

***Adopted Budget  
Fiscal Year 2018***

***Waterford Estates  
Community Development District***

***May 12, 2017***



# ***Waterford Estates***

## ***Community Development District***

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# Waterford Estates

## Community Development District

## General Fund

| Description                           | Adopted Budget FY 2017 | Actual Thru 3/31/2017 | Projected Next 6 Months | Total Projected 9/30/2017 | Adopted Budget FY 2018 |
|---------------------------------------|------------------------|-----------------------|-------------------------|---------------------------|------------------------|
| <b>Revenues</b>                       |                        |                       |                         |                           |                        |
| Developer Contributions               | \$162,890              | \$28,832              | \$37,425                | \$66,257                  | \$147,358              |
| Assessments- On Roll                  | \$28,860               | \$33,366              | \$511                   | \$33,878                  | \$44,379               |
| Assessments- Lot Closings             | \$0                    | \$6,915               | \$0                     | \$6,915                   | \$0                    |
| Interest Income                       | \$0                    | \$4                   | \$0                     | \$4                       | \$0                    |
| <b>TOTAL REVENUES</b>                 | <b>\$191,750</b>       | <b>\$69,118</b>       | <b>\$37,937</b>         | <b>\$107,054</b>          | <b>\$191,737</b>       |
| <b>Expenditures</b>                   |                        |                       |                         |                           |                        |
| <i>Administrative</i>                 |                        |                       |                         |                           |                        |
| Supervisors                           | \$6,000                | \$600                 | \$600                   | \$1,200                   | \$6,000                |
| FICA Expense                          | \$459                  | \$46                  | \$46                    | \$92                      | \$459                  |
| Engineering                           | \$12,000               | \$328                 | \$1,590                 | \$1,918                   | \$12,000               |
| Arbitrage                             | \$1,250                | \$0                   | \$1,200                 | \$1,200                   | \$1,200                |
| Dissemination                         | \$5,000                | \$0                   | \$4,000                 | \$4,000                   | \$4,000                |
| Attorney                              | \$30,000               | \$3,136               | \$3,706                 | \$6,842                   | \$30,000               |
| Attorney-Default                      | \$15,000               | \$0                   | \$0                     | \$0                       | \$15,000               |
| Annual Audit                          | \$4,600                | \$4,700               | \$0                     | \$4,700                   | \$4,800                |
| Trustee Fees                          | \$6,500                | \$0                   | \$0                     | \$0                       | \$6,500                |
| Management Fees                       | \$40,000               | \$20,000              | \$20,000                | \$40,000                  | \$40,000               |
| Computer Time                         | \$1,000                | \$500                 | \$500                   | \$1,000                   | \$1,000                |
| Telephone                             | \$600                  | \$0                   | \$250                   | \$250                     | \$600                  |
| Postage                               | \$885                  | \$103                 | \$103                   | \$207                     | \$900                  |
| Printing & Binding                    | \$1,500                | \$9                   | \$9                     | \$19                      | \$1,000                |
| Meeting Room Rental                   | \$375                  | \$128                 | \$64                    | \$193                     | \$375                  |
| Insurance                             | \$5,794                | \$5,457               | \$0                     | \$5,457                   | \$6,003                |
| Legal Advertising                     | \$500                  | \$295                 | \$369                   | \$664                     | \$750                  |
| Other Current Charges                 | \$500                  | \$327                 | \$327                   | \$653                     | \$500                  |
| Office Supplies                       | \$375                  | \$0                   | \$25                    | \$25                      | \$375                  |
| Dues, Licenses & Subscriptions        | \$175                  | \$175                 | \$0                     | \$175                     | \$175                  |
| Website Compliance                    | \$500                  | \$250                 | \$250                   | \$500                     | \$500                  |
| <b>TOTAL ADMINISTRATIVE</b>           | <b>\$133,012</b>       | <b>\$36,054</b>       | <b>\$33,039</b>         | <b>\$69,093</b>           | <b>\$132,137</b>       |
| <i>Field</i>                          |                        |                       |                         |                           |                        |
| Electric                              | \$10,438               | \$8,261               | \$8,260.72              | \$16,521                  | \$16,800               |
| Grounds Maintenance                   | \$20,000               | \$0                   | \$0                     | \$0                       | \$15,000               |
| Lake Bank Mowing                      | \$7,000                | \$0                   | \$7,000                 | \$7,000                   | \$7,000                |
| Lake Maintenance                      | \$12,000               | \$1,900               | \$2,850                 | \$4,750                   | \$11,500               |
| Mitigation Monitoring                 | \$6,500                | \$3,250               | \$3,250                 | \$6,500                   | \$6,500                |
| Exotic Removal                        | \$2,800                | \$3,190               | \$0                     | \$3,190                   | \$2,800                |
| <b>TOTAL FIELD</b>                    | <b>\$58,738</b>        | <b>\$16,601</b>       | <b>\$21,361</b>         | <b>\$37,961</b>           | <b>\$59,600</b>        |
| <b>TOTAL EXPENDITURES</b>             | <b>\$191,750</b>       | <b>\$52,655</b>       | <b>\$54,400</b>         | <b>\$107,054</b>          | <b>\$191,737</b>       |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$0</b>             | <b>\$16,463</b>       | <b>(\$16,463)</b>       | <b>\$0</b>                | <b>\$0</b>             |

|                                  |                 |
|----------------------------------|-----------------|
| Net Assessment                   | \$44,379        |
| Discounts/Collection Fees        | \$2,833         |
| Gross Assessment                 | \$47,211        |
| # of Units                       | 163             |
| <b>Gross per Unit Assessment</b> | <b>\$289.64</b> |

**WATERFORD ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2018  
ADOPTED GENERAL FUND BUDGET

**REVENUES:**

Special Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

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**EXPENDITURES:**

**Administrative:**

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, resolutions etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Per Section 218.39 of the Florida Statutes, each special district with total revenues or expenditures in excess of \$100,000 OR any special district with revenue or expenses between \$50,000 and \$100,000 that has not been subject to a financial audit in the 2 preceding fiscal years must perform an independent annual audit.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District will bind General Liability & Public Officials Liability Insurance with a firm that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

**WATERFORD ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**  
FISCAL YEAR 2018  
ADOPTED GENERAL FUND BUDGET

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Website Compliance

Per Section 189.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

**Field:**

Electric

Electric service provided by Florida Power and Light for the streetlights and lift station.

Culvert/Storm Drain Maintenance

Annual Storm Drain cleaning and maintenance for all Storm Drains throughout the District.

Lake Bank Mowing

Landscape Maintenance around all lake banks throughout the District.

Lake Maintenance

Monthly water management services to all the lakes throughout the District.

Mitigation Monitoring

Monitoring of the District's Mitigation.

Exotic Removal

Removal of exotic plant and vegetation throughout the District.

# Waterford Estates

COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND

Series 2006A

| <u>Description</u>                          | <u>Adopted<br/>Budget<br/>FY 2017</u> | <u>Adopted<br/>Budget<br/>FY 2018</u> |
|---|---------------------------------------|---------------------------------------|
| <b>Revenues</b>                             |                                       |                                       |
| Special Assessments - Direct <sup>(1)</sup> | \$329,995                             | \$282,290                             |
| Special Assessments - On Roll (Net)         | \$74,730                              | \$121,435                             |
| Carry Forward Surplus                       | \$0                                   | \$3,850                               |
| <b>TOTAL REVENUES</b>                       | <b>\$404,725</b>                      | <b>\$407,575</b>                      |
| <b>Expenditures</b>                         |                                       |                                       |
| <i>Series 2006A</i>                         |                                       |                                       |
| Interest - 11/1                             | \$137,363                             | \$133,788                             |
| Interest - 05/1                             | \$137,363                             | \$133,788                             |
| Principal - 05/01                           | \$130,000                             | \$140,000                             |
| <b>TOTAL EXPENDITURES</b>                   | <b>\$404,725</b>                      | <b>\$407,575</b>                      |
| <b>EXCESS REVENUES</b>                      | <b>\$0</b>                            | <b>\$0</b>                            |

Interest Expense 11/1/18 \$129,938

|               | <u>No. of Units</u> | <u>Gross Per Unit</u>              | <u>Gross Assessment</u> |
|---------------|---------------------|------------------------------------|-------------------------|
| Single Family | 87                  | \$750                              | \$65,250                |
| Single Family | 124                 | \$745                              | \$92,380                |
| Twin Villas   | 266                 | \$600                              | \$159,600               |
| Townhome      | 224                 | \$500                              | \$112,000               |
|               | 701                 |                                    | \$429,230               |
|               |                     | Less Discounts and Collection Fees | (\$25,505)              |
|               |                     | Net Assessment                     | \$403,725               |

<sup>(1)</sup> Held in abeyance per settlement agreement dated November 12, 2010.

# WATERFORD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

## AMORTIZATION SCHEDULE

SERIES 2006A, SPECIAL ASSESSMENT BONDS

| DATE         | BALANCE      | RATE  | PRINCIPAL           | INTEREST               | TOTAL                   |
|--------------|--------------|-------|---------------------|------------------------|-------------------------|
| 11/01/06     | \$ 5,900,000 | 5.50% | \$ -                | \$ 81,125.00           |                         |
| 05/01/07     | \$ 5,900,000 | 5.50% | \$ -                | \$ 162,250.00          | \$ 243,375.00           |
| 11/01/07     | \$ 5,900,000 | 5.50% | \$ -                | \$ 162,250.00          |                         |
| 05/01/08     | \$ 5,900,000 | 5.50% | \$ 80,000.00        | \$ 162,250.00          | \$ 404,500.00           |
| 11/01/08     | \$ 5,820,000 | 5.50% | \$ -                | \$ 160,050.00          |                         |
| 05/01/09     | \$ 5,820,000 | 5.50% | \$ 85,000.00        | \$ 160,050.00          | \$ 405,100.00           |
| 11/01/09     | \$ 5,735,000 | 5.50% | \$ -                | \$ 157,712.50          |                         |
| 05/01/10     | \$ 5,735,000 | 5.50% | \$ 90,000.00        | \$ 157,712.50          | \$ 405,425.00           |
| 11/01/10     | \$ 5,645,000 | 5.50% | \$ -                | \$ 155,237.50          |                         |
| 05/01/11     | \$ 5,645,000 | 5.50% | \$ 95,000.00        | \$ 155,237.50          | \$ 405,475.00           |
| 11/01/11     | \$ 5,550,000 | 5.50% | \$ -                | \$ 152,625.00          |                         |
| 05/01/12     | \$ 5,550,000 | 5.50% | \$ 100,000.00       | \$ 152,625.00          | \$ 405,250.00           |
| 11/01/12     | \$ 5,450,000 | 5.50% | \$ -                | \$ 149,875.00          |                         |
| 05/01/13     | \$ 5,450,000 | 5.50% | \$ 105,000.00       | \$ 149,875.00          | \$ 404,750.00           |
| 11/01/13     | \$ 5,345,000 | 5.50% | \$ -                | \$ 146,987.50          |                         |
| 05/01/14     | \$ 5,345,000 | 5.50% | \$ 110,000.00       | \$ 146,987.50          | \$ 403,975.00           |
| 11/01/14     | \$ 5,235,000 | 5.50% | \$ -                | \$ 143,962.50          |                         |
| 05/01/15     | \$ 5,235,000 | 5.50% | \$ 115,000.00       | \$ 143,962.50          | \$ 402,925.00           |
| 11/01/15     | \$ 5,120,000 | 5.50% | \$ -                | \$ 140,800.00          |                         |
| 05/01/16     | \$ 5,120,000 | 5.50% | \$ 125,000.00       | \$ 140,800.00          | \$ 406,600.00           |
| 11/01/16     | \$ 4,995,000 | 5.50% | \$ -                | \$ 137,362.50          |                         |
| 05/01/17     | \$ 4,995,000 | 5.50% | \$ 130,000.00       | \$ 137,362.50          | \$ 404,725.00           |
| 11/01/17     | \$ 4,865,000 | 5.50% | \$ -                | \$ 133,787.50          |                         |
| 05/01/18     | \$ 4,865,000 | 5.50% | \$ 140,000.00       | \$ 133,787.50          | \$ 407,575.00           |
| 11/01/18     | \$ 4,725,000 | 5.50% | \$ -                | \$ 129,937.50          |                         |
| 05/01/19     | \$ 4,725,000 | 5.50% | \$ 145,000.00       | \$ 129,937.50          | \$ 404,875.00           |
| 11/01/19     | \$ 4,580,000 | 5.50% | \$ -                | \$ 125,950.00          |                         |
| 05/01/20     | \$ 4,580,000 | 5.50% | \$ 155,000.00       | \$ 125,950.00          | \$ 406,900.00           |
| 11/01/20     | \$ 4,425,000 | 5.50% | \$ -                | \$ 121,687.50          |                         |
| 05/01/21     | \$ 4,425,000 | 5.50% | \$ 160,000.00       | \$ 121,687.50          | \$ 403,375.00           |
| 11/01/21     | \$ 4,265,000 | 5.50% | \$ -                | \$ 117,287.50          |                         |
| 05/01/22     | \$ 4,265,000 | 5.50% | \$ 170,000.00       | \$ 117,287.50          | \$ 404,575.00           |
| 11/01/22     | \$ 4,095,000 | 5.50% | \$ -                | \$ 112,612.50          |                         |
| 05/01/23     | \$ 4,095,000 | 5.50% | \$ 180,000.00       | \$ 112,612.50          | \$ 405,225.00           |
| 11/01/23     | \$ 3,915,000 | 5.50% | \$ -                | \$ 107,662.50          |                         |
| 05/01/24     | \$ 3,915,000 | 5.50% | \$ 190,000.00       | \$ 107,662.50          | \$ 405,325.00           |
| 11/01/24     | \$ 3,725,000 | 5.50% | \$ -                | \$ 102,437.50          |                         |
| 05/01/25     | \$ 3,725,000 | 5.50% | \$ 200,000.00       | \$ 102,437.50          | \$ 404,875.00           |
| 11/01/25     | \$ 3,525,000 | 5.50% | \$ -                | \$ 96,937.50           |                         |
| 05/01/26     | \$ 3,525,000 | 5.50% | \$ 215,000.00       | \$ 96,937.50           | \$ 408,875.00           |
| 11/01/26     | \$ 3,310,000 | 5.50% | \$ -                | \$ 91,025.00           |                         |
| 05/01/27     | \$ 3,310,000 | 5.50% | \$ 225,000.00       | \$ 91,025.00           | \$ 407,050.00           |
| 11/01/27     | \$ 3,085,000 | 5.50% | \$ -                | \$ 84,837.50           |                         |
| 05/01/28     | \$ 3,085,000 | 5.50% | \$ 240,000.00       | \$ 84,837.50           | \$ 409,675.00           |
| 11/01/28     | \$ 2,845,000 | 5.50% | \$ -                | \$ 78,237.50           |                         |
| 05/01/29     | \$ 2,845,000 | 5.50% | \$ 250,000.00       | \$ 78,237.50           | \$ 406,475.00           |
| 11/01/29     | \$ 2,595,000 | 5.50% | \$ -                | \$ 71,362.50           |                         |
| 05/01/30     | \$ 2,595,000 | 5.50% | \$ 265,000.00       | \$ 71,362.50           | \$ 407,725.00           |
| 11/01/30     | \$ 2,330,000 | 5.50% | \$ -                | \$ 64,075.00           |                         |
| 05/01/31     | \$ 2,330,000 | 5.50% | \$ 280,000.00       | \$ 64,075.00           | \$ 408,150.00           |
| 11/01/31     | \$ 2,050,000 | 5.50% | \$ -                | \$ 56,375.00           |                         |
| 05/01/32     | \$ 2,050,000 | 5.50% | \$ 295,000.00       | \$ 56,375.00           | \$ 407,750.00           |
| 11/01/32     | \$ 1,755,000 | 5.50% | \$ -                | \$ 48,262.50           |                         |
| 05/01/33     | \$ 1,755,000 | 5.50% | \$ 315,000.00       | \$ 48,262.50           | \$ 411,525.00           |
| 11/01/33     | \$ 1,440,000 | 5.50% | \$ -                | \$ 39,600.00           |                         |
| 05/01/34     | \$ 1,440,000 | 5.50% | \$ 330,000.00       | \$ 39,600.00           | \$ 409,200.00           |
| 11/01/34     | \$ 1,110,000 | 5.50% | \$ -                | \$ 30,525.00           |                         |
| 05/01/35     | \$ 1,110,000 | 5.50% | \$ 350,000.00       | \$ 30,525.00           | \$ 411,050.00           |
| 11/01/35     | \$ 760,000   | 5.50% | \$ -                | \$ 20,900.00           |                         |
| 05/01/36     | \$ 760,000   | 5.50% | \$ 370,000.00       | \$ 20,900.00           | \$ 411,800.00           |
| 11/01/36     | \$ 390,000   | 5.50% | \$ -                | \$ 10,725.00           |                         |
| 05/01/37     | \$ 390,000   | 5.50% | \$ 390,000.00       | \$ 10,725.00           | \$ 411,450.00           |
| <b>Total</b> |              |       | <b>\$ 5,900,000</b> | <b>\$ 6,545,550.00</b> | <b>\$ 12,445,550.00</b> |

**Waterford Estates**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND**  
**Series 2006B**

| <u>Description</u>               | <u>Adopted<br/>Budget<br/>FY 2017</u> | <u>Adopted<br/>Budget<br/>FY 2018</u> |
|----------------------------------|---------------------------------------|---------------------------------------|
| <b><u>Revenues</u></b>           |                                       |                                       |
| Assessments                      | \$317,750                             | \$317,750                             |
| <b><u>TOTAL REVENUES</u></b>     | <b><u>\$317,750</u></b>               | <b><u>\$317,750</u></b>               |
| <b><u>Expenditures</u></b>       |                                       |                                       |
| <b><u>Series 2006B</u></b>       |                                       |                                       |
| Interest - 11/1                  | \$158,875                             | \$158,875                             |
| Interest - 05/1                  | \$158,875                             | \$158,875                             |
| <b><u>TOTAL EXPENDITURES</u></b> | <b><u>\$317,750</u></b>               | <b><u>\$317,750</u></b>               |
| <b><u>EXCESS REVENUES</u></b>    | <b><u>\$0</u></b>                     | <b><u>\$0</u></b>                     |



# WATERFORD ESTATES

COMMUNITY DEVELOPMENT DISTRICT

AMORTIZATION SCHEDULE

SERIES 2006B, SPECIAL ASSESSMENT BONDS

| <u>DATE</u>  | <u>BALANCE</u> | <u>RATE</u> | <u>PRINCIPAL</u>    | <u>INTEREST</u>        | <u>TOTAL</u>            |
|--------------|----------------|-------------|---------------------|------------------------|-------------------------|
| 11/01/06     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 88,342.19           | \$ 88,342.19            |
| 05/01/07     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          |                         |
| 11/01/07     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          | \$ 353,368.75           |
| 05/01/08     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          |                         |
| 11/01/08     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          | \$ 353,368.75           |
| 05/01/09     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          |                         |
| 11/01/09     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          | \$ 353,368.75           |
| 05/01/10     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          |                         |
| 11/01/10     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          | \$ 353,368.75           |
| 05/01/11     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          |                         |
| 11/01/11     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          | \$ 353,368.75           |
| 05/01/12     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          |                         |
| 11/01/12     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          | \$ 353,368.75           |
| 05/01/13     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          |                         |
| 11/01/13     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          | \$ 353,368.75           |
| 05/01/14     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          |                         |
| 11/01/14     | \$ 6,895,000   | 5.125%      | \$ -                | \$ 176,684.38          | \$ 353,368.75           |
| 05/01/15     | \$ 6,895,000   | 5.125%      | \$ 375,000          | \$ 176,684.38          |                         |
| 11/01/15     | \$ 6,520,000   | 5.125%      | \$ 320,000          | \$ 167,075.00          | \$ 1,038,759.38         |
| 05/01/16     | \$ 6,200,000   | 5.125%      | \$ -                | \$ 158,875.00          |                         |
| 11/01/16     | \$ 6,200,000   | 5.125%      | \$ -                | \$ 158,875.00          | \$ 317,750.00           |
| 05/01/17     | \$ 6,200,000   | 5.125%      | \$ -                | \$ 158,875.00          |                         |
| 11/01/17     | \$ 6,200,000   | 5.125%      | \$ -                | \$ 158,875.00          | \$ 317,750.00           |
| 05/01/18     | \$ 6,200,000   | 5.125%      | \$ 6,200,000        | \$ 158,875.00          | \$ 6,358,875.00         |
| <u>Total</u> |                |             | <u>\$ 6,895,000</u> | <u>\$ 4,053,426.56</u> | <u>\$ 10,948,426.56</u> |