

***Waterford Estates***  
***Community Development District***

***Amended Budget***  
***Fiscal Year 2025***



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# Waterford Estates

## Community Development District

### Amended Budget General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 9/30/25	Proposed Increase/ Decrease	Amended Budget Fiscal Year 2025
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#### **REVENUES:**

Special Assessments - On Roll	\$ 243,637	\$ 245,158	\$ 1,521	\$ 245,158
Interest Income	4,000	7,190	3,190	7,190
Unassigned Fund Balance *	65,738	90,271	83,641	149,379

<b>TOTAL REVENUES</b>	<b>\$ 313,375</b>	<b>\$ 342,619</b>	<b>\$ 88,351</b>	<b>\$ 401,726</b>
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#### **EXPENDITURES:**

##### **General and Administrative**

Engineering	\$ 14,000	\$ 12,280	\$ -	\$ 14,000
Attorney	24,000	22,393	-	24,000
Annual Audit	3,800	3,800	-	3,800
Arbitrage Rebate	600	600	-	600
Dissemination Agent	4,000	8,000	-	4,000
Assessment Roll Administration	5,000	5,000	-	5,000
Trustee Fees	4,100	4,246	-	4,100
Management Fees	42,436	42,436	-	42,436
Information Technology	1,000	1,000	-	1,000
Website Maintenance	1,000	1,000	-	1,000
Postage and Delivery	500	710	-	500
Insurance General Liability	7,877	7,448	-	7,877
Printing and Binding	1,000	298	-	1,000
Legal Advertising	750	1,136	-	750
Other Current Charges	250	727	-	250
Office Supplies	200	59	-	200
Dues, Licenses and Subscriptions	175	175	-	175

<b>TOTAL GENERAL AND ADMINISTRATIVE</b>	<b>\$ 110,688</b>	<b>\$ 111,308</b>	<b>\$ -</b>	<b>\$ 110,688</b>
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# Waterford Estates

## Community Development District

### Amended Budget General Fund

Description	Adopted Budget Fiscal Year 2025	Actuals Through 9/30/25	Proposed Increase/ Decrease	Amended Budget Fiscal Year 2025
<b><u>Operations and Maintenance</u></b>				
Electric (for Streetlights)	\$ 37,000	\$ 37,750	\$ -	\$ 37,000
Grounds Maintenance-Phase 1	26,000	62,898	36,898	62,898
Conveyance Ditch	7,600	6,600	-	7,600
Lake Maintenance	10,200	10,200	-	10,200
Mitigation Monitoring	6,500	6,500	-	6,500
Exotic Removal / Landscape Replacement	7,584	59,037	51,453	59,037
Lake Bank Restoration / Trimming	26,802	-	-	26,802
Palm and Tree Trimming	6,836	-	-	6,836
Shrub and Bush Trimming	22,880	-	-	22,880
Field Management	24,000	24,000	-	24,000
1st Quarter Operating/Contingency	27,285	24,325	-	27,285
<b>TOTAL OPERATIONS AND MAINTENANCE</b>	<b>\$ 202,687</b>	<b>\$ 231,311</b>	<b>\$ 88,351</b>	<b>\$ 291,038</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 313,375</b>	<b>\$ 342,619</b>	<b>\$ 88,351</b>	<b>\$ 401,726</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>

Note - Prior year surplus reserves are being used for the unassigned fund balance.

**Waterford Estates**  
**Community Development District**  
**Exhibit "A"**  
**Allocation of Operating Reserve**

**OPERATING RESERVE**

Beginning Fund Balance - 10/1/23	\$	97,924
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Estimated Net Change in Fund Balance - Fiscal Year 2024		(23,758)
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<b>Total Funds Available (Estimated) - 9/30/24</b>		<b>74,166</b>
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**ALLOCATION OF AVAILABLE FUNDS**

Funding for First Quarter Operating Expenditures		74,166
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<b>Total Allocation of Available Funds</b>		<b>74,166</b>
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<b>Total Unassigned (Undesignated) Cash</b>	<b>\$</b>	<b>-</b>
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**Waterford Estates**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

<b>REVENUES</b>
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**Special Assessments - On Roll**

The District will levy a non-ad valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

<b>Expenditures - General and Administrative</b>
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**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus an anticipated increase.

**Arbitrage Rebate**

The District is required to have an annual arbitrage rebate calculation prepared for the Series 2006A, Special Assessment Bonds. The District has contracted with Grau & Associates to perform this calculation.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for unrated bond issues.

**Assessment Roll Administration**

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local tax collector and financial advisory services.

**Trustee Fees**

The District bonds will be held and administered by a trustee. This represents the trustee annual fee.

**Management Fees**

The District receives management, accounting, and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

**Information Technology**

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 – South Florida, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the District as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar community development districts.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Waterford Estates**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

<b>Expenditures - General and Administrative (Continued)</b>
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**Legal Advertising**

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

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the fiscal year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses and Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity community affairs for \$175.

<b>Expenditures – Operations and Maintenance</b>
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**Electric (for Streetlights)**

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

**Grounds Maintenance**

Landscape maintenance services for Phase 1 and Phase 2.

**Conveyance Ditch**

Represents the costs for maintenance of the swales.

**Lake Maintenance**

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

**Mitigation Monitoring**

Represents the costs for monitoring of the District's mitigation.

**Exotic Removal / Landscape Replacement**

Represents the costs for exotic removal and landscape replacement, as needed.

**Lake Bank Restoration / Trimming**

Represents the costs to trim lake banks.

**Palm and Tree Trimming**

Represents the costs for palm and tree trimming.

**Shrub and Bush Trimming**

Represents the costs to repair/restore lake banks.

**Field Management**

Represents the costs for the supervision and on-site management of the district. Responsibilities will include reviewing contracts and other maintenance related items.

**1st Quarter Operating/Contingency**

These funds are the first quarter of the following fiscal year of expenses the District will incur before assessments are collected and/or unscheduled expenditures incurred throughout the year, as applicable.

# Waterford Estates

## Community Development District

### Amended Budget

#### Debt Service Series 2006A Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2025	Actuals Through 9/30/25	Amended Budget Fiscal Year 2025
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#### **REVENUES:**

Special Assessments - On Roll	\$ 386,025	\$ 388,436	\$ 386,025
Interest Income	200	26,861	200
Carry Forward Surplus <sup>(1)</sup>	152,195	-	155,828

<b>TOTAL REVENUES</b>	<b>\$ 538,420</b>	<b>\$ 415,297</b>	<b>\$ 542,053</b>
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#### **EXPENDITURES:**

Interest - 11/1	\$ 98,175	\$ 98,175	\$ 98,175
Interest - 5/1	98,175	98,175	98,175
Principal - 5/1	195,000	195,000	195,000

<b>TOTAL EXPENDITURES</b>	<b>\$ 391,350</b>	<b>\$ 391,350</b>	<b>\$ 391,350</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 147,070</b>	<b>\$ 23,947</b>	<b>\$ 150,703</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

\$92,812.50

\$92,812.50



**Waterford Estates**  
**Community Development District**  
**AMORTIZATION SCHEDULE**

**Debt Service Series 2006A Special Assessment Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest
05/01/24	\$3,750,000	5.50%	\$180,000	\$103,125.00
11/01/24	3,570,000	5.50%	-	98,175.00
05/01/25	3,570,000	5.50%	195,000	98,175.00
11/01/25	3,375,000	5.50%	-	92,812.50
05/01/26	3,375,000	5.50%	205,000	92,812.50
11/01/26	3,170,000	5.50%	-	87,175.00
05/01/27	3,170,000	5.50%	215,000	87,175.00
11/01/27	2,955,000	5.50%	-	81,262.50
05/01/28	2,955,000	5.50%	225,000	81,262.50
11/01/28	2,730,000	5.50%	-	75,075.00
05/01/29	2,730,000	5.50%	240,000	75,075.00
11/01/29	2,490,000	5.50%	-	68,475.00
05/01/30	2,490,000	5.50%	255,000	68,475.00
11/01/30	2,235,000	5.50%	-	61,462.50
05/01/31	2,235,000	5.50%	270,000	61,462.50
11/01/31	1,965,000	5.50%	-	54,037.50
05/01/32	1,965,000	5.50%	285,000	54,037.50
11/01/32	1,680,000	5.50%	-	46,200.00
05/01/33	1,680,000	5.50%	300,000	46,200.00
11/01/33	1,380,000	5.50%	-	37,950.00
05/01/34	1,380,000	5.50%	315,000	37,950.00
11/01/34	1,065,000	5.50%	-	29,287.50
05/01/35	1,065,000	5.50%	335,000	29,287.50
11/01/35	730,000	5.50%	-	20,075.00
05/01/36	730,000	5.50%	355,000	20,075.00
11/01/36	375,000	5.50%	-	10,312.50
05/01/37	375,000	5.50%	375,000	10,312.50
<b>Total</b>			<b>\$3,750,000</b>	<b>\$1,627,725</b>

**Waterford Estates**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2024-2025**

Product	O&M Units	Bonds Units 2006A	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			Fiscal Year 2025	Fiscal Year 2024	Increase/ (decrease)	Fiscal Year 2025	Fiscal Year 2024	Increase/ (decrease)	Fiscal Year 2025	Fiscal Year 2024	Increase/ (decrease)
Single Family	12	12	<b>\$429.83</b>	\$429.83	<b>\$0.00</b>	<b>\$745.00</b>	\$745.00	<b>\$0.00</b>	<b>\$1,174.83</b>	\$1,174.83	<b>\$0.00</b>
Single Family	199	199	<b>\$429.83</b>	\$429.83	<b>\$0.00</b>	<b>\$745.00</b>	\$745.00	<b>\$0.00</b>	<b>\$1,174.83</b>	\$1,174.83	<b>\$0.00</b>
Twin Villas	266	266	<b>\$429.83</b>	\$429.83	<b>\$0.00</b>	<b>\$600.00</b>	\$600.00	<b>\$0.00</b>	<b>\$1,029.83</b>	\$1,029.83	<b>\$0.00</b>
Single Family - Phase 2	126	126	<b>\$429.83</b>	\$429.83	<b>\$0.00</b>	<b>\$745.00</b>	\$745.00	<b>\$0.00</b>	<b>\$1,174.83</b>	\$1,174.83	<b>\$0.00</b>
Total Assessment Units	603	603									