

**WaterGrass
Community Development District II
Adopted General Fund Budget
Fiscal Year 2015/2016**

	Chart of Accounts Classification	Budget for 2015/2016
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll	\$ 521,403
6	Off Roll	\$ 280,755
7	TOTAL REVENUES	\$ 802,158
8		
9	TOTAL REVENUES AND BALANCE FORWARD	\$ 802,158
10		
11	EXPENDITURES - ADMINISTRATIVE	
12		
13	Financial & Administrative	
14	District Management	\$ 11,000
15	District Engineer	\$ 5,000
16	Auditing Services	\$ 3,700
17	Public Officials Liability Insurance	\$ 1,327
18	Legal Advertising	\$ 2,500
19	Dues, Licenses & Fees	\$ 455
20	Property Appraiser Fees	\$ 150
21	Website Services	\$ 2,000
22	Legal Counsel	
23	District Counsel	\$ 5,000
24		
25	Administrative Subtotal	\$ 31,132
26		
27	EXPENDITURES - FIELD OPERATIONS	
28		
29	Electric Utility Services	
30	Utility - Recreation Facilities	\$ 15,000
31	Utility- Irrigation and landscape lighting	\$ 10,600
32	Street Lights	\$ 79,673
33	Garbage/Solid Waste Control Services	
34	Garbage - Recreation Facility	\$ 624
35	Solid Waste Assessment	\$ 632
36	Water-Sewer Combination Services	
37	Utility Services	\$ 6,481
38	Stormwater Control	
39	Stormwater Assessment	\$ 737
40	Aquatic Maintenance	\$ 24,960
41	Mitigation Area Monitoring & Maintenance	\$ 21,500
42	Other Physical Environment	
43	General Liability Insurance	\$ 3,000
44	Property Insurance	\$ 25,000
45	Entry & Walls Maintenance	\$ 4,700
46	Landscape Maintenance	\$ 226,452
47	Holiday Decorations	\$ 2,500
48	Irrigation Maintenance	\$ 21,968
49	Landscape Fertilization	\$ 28,272
50	Landscape - Mulch	\$ 25,000
51	Landscape Replacement Plants, Shrubs, Trees	\$ 6,800
52	Miscellaneous Expense	\$ 2,500
53	Fire Ant Treatment	\$ 10,512
54	Road & Street Facilities	
55	Street Light Decorative Light Maintenance	\$ 500
56	Sidewalk Repair & Maintenance	\$ 16,650
57	Street Sign Repair & Replacement	\$ 500
58	Roadway Repair & Maintenance	\$ 5,000
59	Parks & Recreation	
60	Management Contract	\$ 54,048
61	Employee Reimbursement	\$ 1,200
62	Maintenance & Repair	\$ 3,000
63	Security System Monitoring & Maintenance	\$ 3,100
64	Telephone Fax, Internet	\$ 3,600
65	Office Supplies	\$ 3,200
66	Pool Maintenance	\$ 23,400
67	Playground Equipment and Maintenance	\$ 2,500
68	Athletic/Park Court/Field Repairs	\$ 1,000

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Community Development District II
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Fiscal Year 2015/2016**

	Chart of Accounts Classification	Budget for 2015/2016
69	Special Events	
70	Special Events	\$ 9,500
71	Contingency	
72	Miscellaneous Contingency	\$ 10,000
73	Capital Reserves	\$ 25,000
74		
75	Field Operations Subtotal	\$ 679,110
76		
77	Administrative and Field Operations Subtotal	\$ 710,241
78		
79	Inter Governmental Funding	\$ 91,917
80		
81	TOTAL EXPENDITURES & FUNDING	\$ 802,158
82		
83	EXCESS OF REVENUES OVER EXPENDITURES	\$ 0
84		

Budget Template
WaterGrass Community Development District II
Debt Service
Fiscal Year 2015/2016

Chart of Accounts Classification	Series 2005A	Series 2007A	Series 2007B	Budget for 2015/2016
REVENUES				
Special Assessments				
Net Special Assessments	\$13,422.21	\$516,709.38	\$505,335.00	\$1,035,466.59
TOTAL REVENUES	\$13,422.21	\$516,709.38	\$505,335.00	\$1,035,466.59
EXPENDITURES				
Administrative				
Financial & Administrative				
Bank Fees				0
Debt Service Obligation	\$13,422.21	\$516,709.38	\$505,335.00	\$1,035,466.59
Administrative Subtotal	\$13,422.21	\$516,709.38	\$505,335.00	\$1,035,466.59
TOTAL EXPENDITURES	\$13,422.21	\$516,709.38	\$505,335.00	\$1,035,466.59
EXCESS OF REVENUES OVER EXPENDITURES	0	0	0	0

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,069,304.78

Notes:

1. Tax Roll Collection Costs for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

WATERGRASS II

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

WATERGRASS I (ADMIN BUDGET)	\$101,163.00	WATERGRASS I (FIELD BUDGET)	\$429,051.00
WATERGRASS II (ADMIN BUDGET)	<u>\$31,132.00</u>	WATERGRASS II (FIELD BUDGET)	<u>\$679,110.00</u>
TOTAL ADMINISTRATIVE BUDGET	<u>\$132,295.00</u>	TOTAL FIELD BUDGET	<u>\$1,108,161.00</u>
COLLECTION COSTS @ 6.0%	<u>\$8,444.36</u>	COLLECTION COSTS @ 6.0%	<u>\$70,733.68</u>
TOTAL O&M ASSESSMENT	<u>\$140,739.36</u>	TOTAL O&M ASSESSMENT	<u>\$1,178,894.68</u>

UNITS ASSESSED				ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT			
PRODUCT TYPE	PARCEL	O&M	EAU FACTOR	ADMIN UNITS	TOTAL EAU's	% TOTAL EAU's	ADMIN PER PARCEL	ADMIN PER LOT	FIELD UNITS	TOTAL EAU's	% TOTAL EAU's	FIELD PER PARCEL	FIELD PER LOT	O&M	2005A DEBT SERVICE ⁽¹⁾	2007A DEBT SERVICE ⁽¹⁾	TOTAL (2)
				55'	A-1	87	1.38	87	119.63	4.51%	\$6,351.15	\$73.00	87	119.63	6.79%	\$80,076.13	\$920.42
40'	A-2	87	1.00	87	87.00	3.28%	\$4,619.02	\$53.09	87	87.00	4.94%	\$58,237.19	\$669.39	\$722.48	\$679.95	\$0.00	\$1,402.43
60'	B-1	60	1.50	60	90.00	3.40%	\$4,778.29	\$79.64	60	90.00	5.11%	\$60,245.36	\$1,004.09	\$1,083.73	\$1,020.00	\$0.00	\$2,103.73
75'	B-2	60	1.88	60	112.50	4.24%	\$5,972.87	\$99.55	60	112.50	6.39%	\$75,306.71	\$1,255.11	\$1,354.66	\$1,275.00	\$0.00	\$2,629.66
75'	B-3	61	1.88	61	114.38	4.31%	\$6,072.42	\$99.55	61	114.38	6.49%	\$76,561.82	\$1,255.11	\$1,354.66	\$1,275.00	\$0.00	\$2,629.66
65'	B-4	75	1.63	75	121.88	4.60%	\$6,470.61	\$86.27	75	121.88	6.92%	\$81,582.26	\$1,087.76	\$1,174.03	\$1,105.00	\$0.00	\$2,279.03
70'	B-5/B-6	46	1.75	46	80.50	3.04%	\$4,273.92	\$92.91	46	80.50	4.57%	\$53,886.13	\$1,171.44	\$1,264.35	\$0.00	\$1,189.91	\$2,454.26
40'	C-1	21	1.00	21	21.00	0.79%	\$1,114.94	\$53.09	21	21.00	1.19%	\$14,057.25	\$669.39	\$722.48	\$679.95	\$0.00	\$1,402.43
40'	C-1	42	1.00	42	42.00	1.58%	\$2,229.87	\$53.09	42	42.00	2.38%	\$28,114.50	\$669.39	\$722.48	\$0.00	\$679.95	\$1,402.43
Villas	C-2	126	0.80	126	100.80	3.80%	\$5,351.69	\$42.47	126	100.80	5.72%	\$67,474.81	\$535.51	\$577.98	\$0.00	\$523.90	\$1,101.88
65'	D-1	91	1.63	91	147.88	5.58%	\$7,851.00	\$86.27	91	147.88	8.40%	\$98,986.48	\$1,087.76	\$1,174.03	\$0.00	\$1,104.92	\$2,278.95
65'	D-2	35	1.63	35	56.88	2.15%	\$3,019.62	\$86.27	35	56.88	3.23%	\$38,071.72	\$1,087.76	\$1,174.03	\$0.00	\$1,104.92	\$2,278.95
75'	D-3	40	1.88	40	75.00	2.83%	\$3,981.91	\$99.55	40	75.00	4.26%	\$50,204.47	\$1,255.11	\$1,354.66	\$0.00	\$1,274.91	\$2,629.57
85'	D-4	68	2.13	68	144.84	5.46%	\$7,689.87	\$113.09	68	144.84	8.22%	\$96,954.87	\$1,425.81	\$1,538.90	\$0.00	\$1,444.89	\$2,983.79
55'	DD-1	79	1.38	79	108.63	4.10%	\$5,767.14	\$73.00	79	108.63	6.17%	\$72,712.81	\$920.42	\$993.42	\$0.00	\$934.93	\$1,928.35
85'	E-1	67	2.13	67	142.71	5.38%	\$7,576.78	\$113.09	67	0.00	0.00%	\$0.00	\$0.00	\$113.09	\$0.00	\$0.00	\$113.09
65'	E-2	77	1.63	77	125.13	4.72%	\$6,643.16	\$86.27	77	0.00	0.00%	\$0.00	\$0.00	\$86.27	\$0.00	\$0.00	\$86.27
75'	E-3	87	1.88	87	163.13	6.15%	\$8,660.66	\$99.55	87	0.00	0.00%	\$0.00	\$0.00	\$99.55	\$0.00	\$0.00	\$99.55
55'	F-1	69	1.38	69	94.88	3.58%	\$5,037.12	\$73.00	69	0.00	0.00%	\$0.00	\$0.00	\$73.00	\$0.00	\$0.00	\$73.00
65'	F-2	74	1.63	74	120.25	4.54%	\$6,384.33	\$86.27	74	0.00	0.00%	\$0.00	\$0.00	\$86.27	\$0.00	\$0.00	\$86.27
55'	F-3	34	1.38	34	46.75	1.76%	\$2,482.06	\$73.00	34	0.00	0.00%	\$0.00	\$0.00	\$73.00	\$0.00	\$0.00	\$73.00
75'	G-1	17	1.88	17	31.88	1.20%	\$1,692.31	\$99.55	17	0.00	0.00%	\$0.00	\$0.00	\$99.55	\$0.00	\$0.00	\$99.55
75'	H-1	72	1.88	72	135.00	5.09%	\$7,167.44	\$99.55	72	0.00	0.00%	\$0.00	\$0.00	\$99.55	\$0.00	\$0.00	\$99.55
TH	J	40	0.75	40	30.00	1.13%	\$1,592.76	\$39.82	40	0.00	0.00%	\$0.00	\$0.00	\$39.82	\$0.00	\$490.91	\$530.73
TCMF - FR	Towncenter	359	0.10	359	35.90	1.35%	\$1,906.01	\$5.31	359	35.90	2.04%	\$24,031.21	\$66.94	\$72.25	\$0.00	\$52.90	\$125.15
TCMF - FS	Towncenter	75	0.75	75	56.25	2.12%	\$2,986.43	\$39.82	75	56.25	3.19%	\$37,653.35	\$502.04	\$541.86	\$0.00	\$490.91	\$1,032.77
Office/Comm	Office/Commercial	24.61	10.00	24.61	246.10	9.28%	\$13,065.98	\$530.92	24.61	246.10	13.97%	\$164,737.60	\$6,693.93	\$7,224.85	\$0.00	\$5,347.00	\$12,571.85
					<u>2650.85</u>	<u>100.00%</u>	<u>\$140,739.36</u>			<u>1761.14</u>	<u>100.00%</u>	<u>\$1,178,894.68</u>					
							<u>(\$8,444.36)</u>					<u>(\$70,733.68)</u>					
							<u>\$132,295.00</u>					<u>\$1,108,161.00</u>					

LESS: Pasco County Collection Costs and Early Payment Discount Costs

Net Revenue to be Collected

(1) Annual debt service assessment per lot adopted in connection with the Series 2005A and Series 2007A bond issues. Annual Debt Service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(2) Annual assessment that will appear on November 2015 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Watergrass Community Development District II

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

Watergrass II 2015/2016 O&M Budget	\$710,242.00
Pasco Co. 6% Collection Cost:	\$45,334.60
2015/2016 Total:	<u>\$755,576.60</u>

Watergrass 2014/2015 O&M Budget	\$669,635.00
Watergrass II 2015/2016 O&M Budget	\$710,242.00
Total Difference:	<u>\$40,607.00</u>

	PARCELS	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
		2014/2015	2015/2016	\$	%
Debt Service - Townhome	J	\$490.91	\$490.91	\$0.00	0.00%
Operations/Maintenance - Townhome		\$32.73	\$39.82	\$7.09	21.66%
Total		\$523.64	\$530.73	\$7.09	1.35%
Debt Service - Villas	C-2	\$523.90	\$523.90	\$0.00	0.00%
Operations/Maintenance - Villa		\$545.44	\$577.98	\$32.54	5.97%
Total		\$1,069.34	\$1,101.88	\$32.54	3.04%
Debt Service - Single Family 40'	C-1	\$679.95	\$679.95	\$0.00	0.00%
Operations/Maintenance - Single Family 40'		\$681.81	\$722.48	\$40.67	5.97%
Total		\$1,361.76	\$1,402.43	\$40.67	2.99%
Debt Service - Single Family 55'		\$934.93	\$934.93	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	DD-1	\$937.49	\$993.42	\$55.93	5.97%
Total		\$1,872.42	\$1,928.35	\$55.93	2.99%
Debt Service - Single Family 55'		\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	F-1; F-3	\$60.01	\$73.00	\$12.99	21.65%
Total		\$60.01	\$73.00	\$12.99	21.65%
Debt Service - Single Family 65'		\$1,104.92	\$1,104.92	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	D-1	\$1,107.94	\$1,174.03	\$66.09	5.97%
Total		\$2,212.86	\$2,278.95	\$66.09	2.99%
Debt Service - Single Family 65'		\$1,104.92	\$1,104.92	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	D-2	\$1,107.94	\$1,174.03	\$66.09	5.97%
Total		\$2,212.86	\$2,278.95	\$66.09	2.99%
Debt Service - Single Family 65'		\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	E-2; F-2	\$70.92	\$86.27	\$15.35	21.64%
Total		\$70.92	\$86.27	\$15.35	21.64%
Debt Service - Single Family 70'		\$1,189.91	\$1,189.91	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	B-5 / B-6	\$1,193.17	\$1,264.35	\$71.18	0.00%
Total		\$2,383.08	\$2,454.26	\$71.18	0.00%
Debt Service - Single Family 75'		\$1,274.91	\$1,274.91	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	D-3	\$1,278.39	\$1,354.66	\$76.27	5.97%
Total		\$2,553.30	\$2,629.57	\$76.27	2.99%
Debt Service - Single Family 75'		\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	E-3; G-1; H-1	\$81.83	\$99.55	\$17.72	21.65%
Total		\$81.83	\$99.55	\$17.72	21.65%
Debt Service - Single Family 85'	D-4	\$1,444.89	\$1,444.89	\$0.00	0.00%
Operations/Maintenance - Single Family 85'		\$1,452.25	\$1,538.90	\$86.65	5.97%
Total		\$2,897.14	\$2,983.79	\$86.65	2.99%
Debt Service - Single Family 85'	E-1	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Single Family 85'		\$92.96	\$113.09	\$20.13	21.65%
Total		\$92.96	\$113.09	\$20.13	21.65%
Debt Service - Office/Commercial		\$5,347.00	\$5,347.00	\$0.00	0.00%
Operations/Maintenance - Office/Commercial		\$6,818.08	\$7,224.85	\$406.77	5.97%
Total		\$12,165.08	\$12,571.85	\$406.77	3.34%
Debt Service - TCMF - FR		\$52.90	\$52.90	\$0.00	0.00%
Operations/Maintenance - TCMF - FR		\$68.18	\$72.25	\$4.07	5.97%
Total		\$121.08	\$125.15	\$4.07	3.36%
Debt Service - TCMF - FS		\$490.91	\$490.91	\$0.00	0.00%
Operations/Maintenance - TCMF - FS		\$511.35	\$541.86	\$30.51	5.97%
Total		\$1,002.26	\$1,032.77	\$30.51	3.04%