

# **WATERGRASS**

**Community Development District II**

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2019**

**Version 3 - Approved Tentative Budget:**

**(Approved 6/13/18)**

Prepared by:



# **WATERGRASS**

Community Development District II

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**Watergrass**  
**Community Development District II**

**Operating Budget**  
Fiscal Year 2019

# WATERGRASS

Community Development District II

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2018	MAR-2018	SEP-2018	FY 2018	FY 2019
Interest - Investments	\$ 4	\$ 1,062	\$ 500	\$ 1,161	\$ 1,161	\$ 2,322	\$ 2,190
Interlocal Agreement	-	-	(1,712)	-	(1,712)	(1,712)	(1,712)
Interest - Tax Collector	55	38	-	65	-	65	-
Rents or Royalties	2,804	2,196	1,000	1,734	1,734	3,468	3,358
Special Assmnts- Tax Collector	561,741	589,954	586,159	548,240	37,919	586,159	586,159
Special Assmnts- CDD Collected	274,122	282,840	289,647	217,235	72,412	289,647	289,647
Special Assmnts- Discounts	(17,443)	(17,792)	(23,446)	(19,904)	-	(19,904)	(23,446)
Developer Contribution	-	-	-	-	-	-	500,000
Other Miscellaneous Revenues	1,283	5	-	3	-	3	-
Access Cards	164	23	100	93	93	186	225
<b>TOTAL REVENUES</b>	<b>822,730</b>	<b>858,326</b>	<b>852,248</b>	<b>748,627</b>	<b>111,607</b>	<b>860,234</b>	<b>1,356,419</b>

### EXPENDITURES

#### Administrative

P/R-Board of Supervisors	-	-	-	-	-	-	2,000
ProfServ-Engineering	-	-	5,000	-	-	-	5,000
ProfServ-Legal Services	8,445	5,916	5,000	3,924	3,924	7,848	5,000
ProfServ-Property Appraiser	150	150	150	-	150	150	150
ProfServ-Web Site Maintenance	2,000	1,000	1,000	500	500	1,000	1,000
Auditing Services	3,700	3,700	3,700	-	3,700	3,700	3,700
Contracts-Mgmt Services	11,000	11,550	11,550	5,775	5,775	11,550	16,500
Postage and Freight	607	1,726	150	293	293	586	900
Public Officials Insurance	1,256	2,250	2,475	2,295	-	2,295	2,525
Printing and Binding	1,242	1,557	1,200	420	420	840	1,200
Legal Advertising	2,130	1,964	2,500	96	2,200	2,296	2,200
Misc-Assessmnt Collection Cost	8,209	9,566	11,723	10,567	1,156	11,723	11,723
Bank Fees	-	27	36	46	18	64	36
Dues, Licenses, Subscriptions	915	735	455	175	560	735	735
<b>Total Administrative</b>	<b>39,654</b>	<b>40,141</b>	<b>44,939</b>	<b>24,091</b>	<b>18,696</b>	<b>42,787</b>	<b>52,669</b>

#### Utility Services

Electricity - Streetlighting	77,324	83,323	83,000	42,275	42,600	84,875	85,200
Utility - Irrigation & Landscape Lighting	1,126	3,303	1,200	2,531	2,400	4,931	4,800
Building Utilities	17,664	22,560	25,000	11,849	12,600	24,449	25,200
<b>Total Utility Services</b>	<b>96,114</b>	<b>109,186</b>	<b>109,200</b>	<b>56,655</b>	<b>57,600</b>	<b>114,255</b>	<b>115,200</b>

#### Garbage/Solid Waste Services

Utility - Refuse Removal	572	572	624	312	312	624	624
Solid Waste Disposal Assessm.	630	550	600	623	-	623	625
<b>Total Garbage/Solid Waste Services</b>	<b>1,202</b>	<b>1,122</b>	<b>1,224</b>	<b>935</b>	<b>312</b>	<b>1,247</b>	<b>1,249</b>

#### Water-Sewer Comb Services

Utility Services	13,539	8,565	15,000	7,693	12,000	19,693	24,000
<b>Total Water-Sewer Comb Services</b>	<b>13,539</b>	<b>8,565</b>	<b>15,000</b>	<b>7,693</b>	<b>12,000</b>	<b>19,693</b>	<b>24,000</b>

# WATERGRASS

Community Development District II

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAR-2018	APR - SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<b>Flood Control/Stormwater Mgmt</b>							
Contracts-Lakes	30,480	21,360	32,260	10,680	21,580	32,260	32,260
Stormwater Assessment	878	1,128	1,000	2,200	-	2,200	2,000
R&M-Mitigation	7,100	17,000	21,500	4,000	17,500	21,500	27,500
<b>Total Flood Control/Stormwater Mgmt</b>	<b>38,458</b>	<b>39,488</b>	<b>54,760</b>	<b>16,880</b>	<b>39,080</b>	<b>55,960</b>	<b>61,760</b>
<b>Other Physical Environment</b>							
Contracts-Landscape	219,288	217,556	224,700	112,085	112,059	224,144	460,723
Insurance - Property	14,611	9,220	10,142	9,148	-	9,148	10,063
Insurance - General Liability	9,823	3,502	3,025	12,066	-	12,066	14,751
R&M-Fertilizer	31,234	29,072	29,124	6,221	14,562	20,783	60,233
R&M-Mulch	26,040	-	35,000	44,440	-	44,440	83,040
R&M-Pest Control	14,804	11,132	15,076	6,495	7,538	14,033	29,706
R&M-Playscape	-	-	10,000	-	5,000	5,000	10,000
R&M-Annuals	-	248	1,110	-	555	555	10,000
R&M-Wall	-	-	4,700	-	2,350	2,350	4,000
R&M-Plant&Tree Replacement	3,467	5,299	10,000	3,725	5,000	8,725	11,000
R&M-Pressure Washing	-	17,550	20,000	19,066	-	19,066	20,000
Miscellaneous Maintenance	22,934	3,160	2,500	5,282	4,000	9,282	3,000
Irrigation Maintenance	24,670	26,311	16,968	18,093	8,484	26,577	65,236
Irrigation Repairs & Replacem.	-	-	3,400	-	1,700	1,700	3,000
Holiday Lighting & Decorations	4,275	23,088	15,000	7,688	7,688	15,376	15,000
<b>Total Other Physical Environment</b>	<b>371,146</b>	<b>346,138</b>	<b>400,745</b>	<b>244,309</b>	<b>168,936</b>	<b>413,245</b>	<b>799,752</b>
<b>Road and Street Facilities</b>							
R&M-Sidewalks	-	-	16,650	-	8,325	8,325	14,000
R&M-Street Signs	2,210	1,262	500	1,650	250	1,900	500
R&M-Streetlights	-	-	500	-	250	250	500
R&M-Roads	2,000	5,478	5,000	-	2,500	2,500	5,000
<b>Total Road and Street Facilities</b>	<b>4,210</b>	<b>6,740</b>	<b>22,650</b>	<b>1,650</b>	<b>11,325</b>	<b>12,975</b>	<b>20,000</b>
<b>Parks and Recreations</b>							
Payroll-Other	1,743	13,458	13,210	5,535	5,535	11,070	42,480
Contracts-On-Site Management	47,487	62,000	62,000	31,000	31,000	62,000	64,500
Contracts-Security Services	5,486	7,554	4,740	1,920	1,920	3,840	3,840
Contracts-Pools	19,700	27,600	27,600	13,800	13,800	27,600	41,400
Contracts-Cleaning Services	-	7,230	9,600	2,510	2,700	5,210	5,400
Expense Reimbursement	1,330	-	1,800	-	-	-	-
Telephone/Fax/Internet Services	5,931	4,923	7,380	2,567	2,640	5,207	5,280
R&M-Air Conditioning	-	850	850	525	525	1,050	1,000
R&M-Court Maintenance	3,450	2,328	1,000	350	350	700	2,500
R&M-Playground	-	1,779	2,500	2,400	100	2,500	2,500
Maintenance & Repairs	9,516	8,182	3,000	2,192	1,500	3,692	3,000
Misc-Contingency	-	21,353	32,350	3,660	3,660	7,320	125,000
Office Supplies	743	954	3,200	99	99	198	1,000
Capital Outlay	14,642	-	-	-	-	-	15,000
<b>Total Parks and Recreations</b>	<b>110,028</b>	<b>158,211</b>	<b>169,230</b>	<b>66,558</b>	<b>63,829</b>	<b>130,387</b>	<b>312,900</b>

**WATERGRASS**

Community Development District II

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU MAR-2018	PROJECTED APR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>Special Events</b>							
Misc-Special Events	9,386	9,109	9,500	4,925	7,500	12,425	9,500
<b>Total Special Events</b>	<b>9,386</b>	<b>9,109</b>	<b>9,500</b>	<b>4,925</b>	<b>7,500</b>	<b>12,425</b>	<b>9,500</b>
<b>Other Uses</b>							
Misc.-Interlocal Agreement	91,917	-	-	-	-	-	-
Misc.-Contingency	1,571	-	-	-	-	-	-
Capital Reserve	-	25,000	25,000	-	-	-	-
<b>Total Other Uses</b>	<b>93,488</b>	<b>25,000</b>	<b>25,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>777,225</b>	<b>743,700</b>	<b>852,248</b>	<b>423,696</b>	<b>379,278</b>	<b>802,974</b>	<b>1,397,029</b>
Excess (deficiency) of revenues							
Over (under) expenditures	45,505	114,626	-	324,931	(267,671)	57,261	(40,610)
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(40,610)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(40,610)</b>
Net change in fund balance	45,505	114,626	-	324,931	(267,671)	57,261	(40,610)
<b>FUND BALANCE, BEGINNING</b>	<b>142,024</b>	<b>187,529</b>	<b>302,155</b>	<b>302,155</b>	<b>-</b>	<b>302,155</b>	<b>359,416</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 187,529</b>	<b>\$ 302,155</b>	<b>\$ 302,155</b>	<b>\$ 627,086</b>	<b>\$ (267,671)</b>	<b>\$ 359,416</b>	<b>\$ 318,806</b>

**Budget Narrative**  
Fiscal Year 2019**REVENUES****Interest-Investments**

Interest earned on money market account investments.

**Miscellaneous-Interlocal Agreement**

This amount is transferred between Watergrass Community Development District I and Watergrass Community Development District II per the budget and interlocal agreement to level assessments.

**Rents or Royalties**

The District receives rental revenue for the rental of the clubhouse and district facilities.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-CDD Collected**

The District will directly bill the developer for their portion of property within the District to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Access Cards**

The District collects a nominal fee for each access device distributed.

**EXPENDITURES****Administrative****Professional Services-Engineering**

The District's engineer provides general engineering services to the District as requested.

**Professional Services-Legal Services**

The District's Attorney provides 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 as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs was based on historical cost.

**Professional Services – Web Site Development**

The District receives website services provided by Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2019**EXPENDITURES****Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount is estimated based on prior year fees.

**Contracts-Management Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "B" of the Management Agreement.

**Postage and Freight**

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

**Public Officials Insurance**

The District's Public Officials Liability Insurance policy is with Stahl & Associates. The budgeted amount allows for a projected increase in the premium.

**Printing and Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, budget and audit copies, et cet.

**Legal Advertising**

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

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Bank Fees**

Monthly banking service charges.

**Dues, Licenses and Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity Division of Community Development in the amount of \$175. Pool permit costs are also recorded here.

**Utility Services****Electricity-Streetlighting**

Electricity for street lighting is provided by W.R.E.C.

**Utility-Irrigation and Landscape Lighting**

Electricity for irrigation and landscape lighting is provided by W.R.E.C.



**Budget Narrative**  
Fiscal Year 2019**EXPENDITURES****Utility Services** (continued)**Building Utilities**

Electricity for the clubhouse is provided by W.R.E.C.

**Garbage/Solid Waste Services****Utility-Refuse Removal**

Refuse removal services are provided by Progressive Waste Solutions at a cost of \$52/month.

**Solid Waste Disposal Assessment**

The District incurs an annual solid waste disposal assessment paid to Pasco County Utilities Service Branch.

**Water-Sewer Comb Services****Utility Services**

Water and sewer services throughout the District are provided by Pasco County Utilities Service Branch.

**Flood Control/Stormwater Mgmt****Contracts-Lakes**

The District receives monthly lake maintenance provided under contract with Florida Natives Nursery at a cost of \$1,780 per month. The agreement includes three (3) optional additional treatments for submersed aquatic vegetation at a cost of \$1,200 each.

**Stormwater Assessments**

The District incurs an annual stormwater assessment paid to Mike Fasano, Tax Collector.

**R&M-Mitigation**

Florida Natives Nursery provides wetland monitoring and mitigation services.

**Other Physical Environment****Contracts-Landscape**

The District receives monthly landscape maintenance provided under contract with Vivicon. The District reimburses Watergrass Community Development District I for a pro-rata share of landscape costs per the interlocal agreement. The current monthly reimbursement amount is \$483/month.

**Insurance-Property**

Property insurance is currently provided by Egis Insurance Advisors.

**Insurance-General Liability**

General liability insurance is currently provided by Stahl & Associates. Inc.

**Budget Narrative**  
Fiscal Year 2019**EXPENDITURES****Other Physical Environment** (continued)**R&M-Fertilizer**

Fertilizer costs are incurred as needed.

**R&M-Mulch**

Mulch installation throughout the District.

**R&M-Pest Control**

Vivicon provides periodic pest control services as needed. Fire ant prevention is included here.

**R&M-Playscape**

Costs to maintain the playground areas, including the purchase and installation of mulch at the playground site.

**R&M-Annuals**

Installation of flowers throughout the district

**R&M-Wall**

Anticipated costs for repair and maintenance of the wall structures.

**R&M-Plant and Tree Replacement**

Flower installations and other costs associated with the installation and replacement of plants and trees.

**R&M-Pressure Washing**

Pressure washing services throughout the District including entrances, park sidewalks and clubhouse.

**Miscellaneous Maintenance**

Various ancillary maintenance costs not included within another budget line item.

**Irrigation Maintenance**

Repair and maintenance of the District's irrigation system as provided by the contract with Vivicon.

**Irrigation Repairs and Replacement**

Additional repair and maintenance irrigation system costs that are not included within the contract with Vivicon.

**Holiday Lighting & Decorations**

Includes costs for professional holiday lighting installation and removal.

**Roads and Street Facilities****R&M-Sidewalks**

Repair and maintenance of sidewalks throughout the District.

**R&M-Street Signs**

Repair and maintenance of street signs throughout the District.

**Budget Narrative**  
Fiscal Year 2019**EXPENDITURES****Roads and Street Facilities** (continued)**R&M-Streetlights**

Repair and maintenance of streetlights throughout the District.

**R&M-Roads**

Repair and maintenance of roads throughout the District.

**Parks and Recreations****Payroll-Other**

Payroll processed by Innovative for part-time on-site staff.

**Contracts-On-Site Management**

Amenity management services are provided as contracted by Severn Trent.

**Contracts-Security Services**

Securiteam provides video monitoring of the clubhouse and fitness center.

**Contracts-Pools**

Monthly pool maintenance services are provided by Suncoast.

**Contracts-Cleaning Services**

The District has contracted with United Building Maintenance to provide cleaning services.

**Telephone/Fax/Internet Services**

Telephone, fax and internet services costs are recorded here in addition to a monthly subscription to MailChimp.

**R&M-Air Conditioning**

Costs to repair and maintain four (4) air conditioning units four (4) times per year.

**R&M-Court Maintenance**

Costs to maintain the tennis courts throughout the District.

**R&M-Playground**

Repair and maintenance costs associated with District playgrounds.

**Maintenance and Repairs**

Various ancillary park and recreation maintenance and repair costs not included within another budgeted line item.

**Miscellaneous-Contingency**

This line item captures costs not budgeted for within another line item.

**Office Supplies**

Various office supplies for the District including ink, envelopes, paper, business cards and other supplies purchased as needed for the operation of the District.

**Budget Narrative**  
Fiscal Year 2019

**EXPENDITURES**

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**Special Events**

**Miscellaneous-Special Events**

The District occasionally holds special events for the benefit of the public.

# WATERGRASS

## Community Development District II

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### Exhibit "A" Allocation of Fund Balances

#### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 359,416
Net Change in Fund Balance - Fiscal Year 2019	(40,610)
Reserves - Fiscal Year 2019 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2019</b>	<b>318,806</b>

#### ALLOCATION OF AVAILABLE FUNDS

##### ***Nonspendable Fund Balance***

Deposits	2,626
Subtotal	<u>2,626</u>

##### ***Assigned Fund Balance***

Reserves-Capital Reserves (FY 2016)	25,000
Reserves-Capital Reserves (FY 2017)	25,000
Reserves-Capital Reserves (FY 2018)	25,000
Reserves-Capital Reserves (FY 2019)	-
Subtotal	<u>75,000</u>

<b>Total Allocation of Available Funds</b>	<b>77,626</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 241,180</u></b>
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Operating Reserve - First Quarter Operating Capital 349,257 <sup>(1)</sup>

#### **Notes**

(1) Represents approximately 3 months of operating expenditures. First quarter operating is listed for reference only and has not been assigned as of this report date.

**Watergrass**  
**Community Development District II**

**Debt Service Budgets**  
Fiscal Year 2019

**WATERGRASS**

Community Development District II

Series 2005A Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU MAR-2018	PROJECTED APR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	14,279	13,422	14,262	13,340	922	14,262	14,262
Special Assmnts- Discounts	(443)	(405)	(570)	(484)	-	(484)	(570)
<b>TOTAL REVENUES</b>	<b>13,836</b>	<b>13,017</b>	<b>13,692</b>	<b>12,856</b>	<b>922</b>	<b>13,778</b>	<b>13,692</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	277	260	285	257	28	285	285
<b>Total Administrative</b>	<b>277</b>	<b>260</b>	<b>285</b>	<b>257</b>	<b>28</b>	<b>285</b>	<b>285</b>
<b>TOTAL EXPENDITURES</b>	<b>277</b>	<b>260</b>	<b>285</b>	<b>257</b>	<b>28</b>	<b>285</b>	<b>285</b>
Excess (deficiency) of revenues Over (under) expenditures	13,559	12,757	13,407	12,599	894	13,493	13,406
<b>OTHER FINANCING SOURCES (USES)</b>							
Other NonOperating Uses	(13,559)	(12,757)	-	(12,598)	(895)	(13,493)	(13,406)
Contribution to (Use of) Fund Balance	-	-	13,407	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(13,559)</b>	<b>(12,757)</b>	<b>13,407</b>	<b>(12,598)</b>	<b>(895)</b>	<b>(13,493)</b>	<b>(13,406)</b>
Net change in fund balance	-	-	13,407	1	(1)	-	-
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,407</b>	<b>\$ 1</b>	<b>\$ (1)</b>	<b>\$ -</b>	<b>\$ -</b>

# WATERGRASS

Community Development District II

Series 2007 A/B Debt Service Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2018	MAR-2018	SEP-2018	FY 2018	FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	511,633	511,634	511,633	478,535	33,098	511,633	511,633
Special Assmnts- Prepayment	1,195,873	1,261,207	-	896,999	-	896,999	-
Special Assmnts- CDD Collected	245,819	392,454	377,679	148,784	228,895	377,679	269,119
Special Assmnts- Discounts	(15,887)	(15,430)	(20,465)	(17,374)	-	(17,374)	(20,465)
<b>TOTAL REVENUES</b>	<b>1,937,438</b>	<b>2,149,865</b>	<b>868,847</b>	<b>1,506,944</b>	<b>261,993</b>	<b>1,768,937</b>	<b>760,287</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	9,915	9,924	10,233	9,223	1,010	10,233	10,233
<b>Total Administrative</b>	<b>9,915</b>	<b>9,924</b>	<b>10,233</b>	<b>9,223</b>	<b>1,010</b>	<b>10,233</b>	<b>10,233</b>
<b>TOTAL EXPENDITURES</b>	<b>9,915</b>	<b>9,924</b>	<b>10,233</b>	<b>9,223</b>	<b>1,010</b>	<b>10,233</b>	<b>10,233</b>
Excess (deficiency) of revenues Over (under) expenditures	1,927,523	2,139,941	858,614	1,497,721	260,983	1,758,704	750,054
<b>OTHER FINANCING SOURCES (USES)</b>							
Other NonOperating Uses	(2,163,879)	(2,139,942)	(858,614)	(1,497,722)	(260,983)	(1,758,705)	(750,054)
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(2,163,879)</b>	<b>(2,139,942)</b>	<b>(858,614)</b>	<b>(1,497,722)</b>	<b>(260,983)</b>	<b>(1,758,705)</b>	<b>(750,054)</b>
Net change in fund balance	(236,356)	(1)	-	(1)	-	(1)	-
<b>FUND BALANCE, BEGINNING</b>	<b>236,358</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>1</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU MAR-2018	PROJECTED APR - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	-	-	-	-	-	-	-
Special Assmnts- Prepayment	-	-	-	-	-	-	-
Special Assmnts- CDD Collected	-	-	-	-	-	-	671,413
Special Assmnts- Discounts	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	-	-	-	-	-	-	<b>671,413</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	-	-	-	-	-
<b>Total Administrative</b>	-	-	-	-	-	-	-
<i>Debt Service</i>							
Principal Debt Retirement	-	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-	-
<b>Total Debt Service</b>	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	-	-	-	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	-	-	671,413
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	671,413
<b>TOTAL OTHER SOURCES (USES)</b>	-	-	-	-	-	-	<b>671,413</b>
Net change in fund balance	-	-	-	-	-	-	671,413
<b>FUND BALANCE, BEGINNING</b>	-	-	-	-	-	-	-
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 671,413</b>

**Budget Narrative**  
Fiscal Year 2019**REVENUES****Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

**Special Assessments-CDD Collected**

The District will directly bill the developer for their portion of assessable property within the District to pay for the debt service expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES****Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Other Non-Operating Uses**

Net revenues received will be transferred to the appropriate trust accounts of Watergrass Community Development District I.

**Watergrass**  
**Community Development District II**

**Supporting Budget Schedules**  
Fiscal Year 2019

# WATERGRASS

## Community Development District II

### Summary of Assessments

Platted* Product	Parcel	District	Total Admin Units	Total Field Units	Total 2005 Units	Total 2007 Units	Total 2018 Units	ERU Per Product	Total Admin ERUS	Admin %age of EAUs	Total Field ERUS	Field %age of EAUs	Admin per Unit	Field Per Unit	FY 2019 Total O&M Per Unit	FY 2018 Total O&M Per Unit	Percent Change	2005 DS Per Unit	2007 DS Per Unit	2018 DS Per Unit	FY 2019 Total Annual Assessment	FY 2018 Total Annual Assessment	Percent Change
55'	A-1	Watergrass	87.00	87.00				1.38	119.63	4.56%	119.63	4.61%	\$ 72.43	\$ 964.17	\$ 1,036.60	\$ 1,036.60	0%	\$ 935.00	\$ -	\$ -	\$ 1,971.60	\$ 1,971.60	0.0%
40'	A-2	Watergrass	87.00	87.00				1.00	87.00	3.32%	87.00	3.35%	\$ 52.68	\$ 701.21	\$ 753.89	\$ 753.89	0%	\$ 679.95	\$ -	\$ -	\$ 1,433.84	\$ 1,433.84	0.0%
60'	B-1	Watergrass	60.00	60.00				1.5	90.00	3.43%	90.00	3.47%	\$ 79.01	\$ 1,051.82	\$ 1,130.83	\$ 1,130.83	0%	\$ 1,020.00	\$ -	\$ -	\$ 2,150.83	\$ 2,150.83	0.0%
75'	B-2	Watergrass	60.00	60.00				1.88	112.50	4.29%	112.50	4.34%	\$ 98.77	\$ 1,314.77	\$ 1,413.54	\$ 1,413.54	0%	\$ 1,275.00	\$ -	\$ -	\$ 2,688.54	\$ 2,688.54	0.0%
75'	B-3	Watergrass	61.00	61.00				1.88	114.38	4.36%	114.38	4.41%	\$ 98.77	\$ 1,314.77	\$ 1,413.54	\$ 1,413.54	0%	\$ 1,275.00	\$ -	\$ -	\$ 2,688.54	\$ 2,688.54	0.0%
65'	B-4	Watergrass	76.00	76.00				1.63	123.50	4.71%	123.50	4.76%	\$ 85.60	\$ 1,139.47	\$ 1,225.07	\$ 1,225.07	0%	\$ 1,105.00	\$ -	\$ -	\$ 2,330.07	\$ 2,330.07	0.0%
70'	B5-B6	Watergrass II	46.00	46.00		46.00		1.75	80.50	3.07%	80.50	3.10%	\$ 92.18	\$ 1,227.12	\$ 1,319.30	\$ 1,319.30	0%	\$ -	\$ 1,189.91	\$ -	\$ 2,509.21	\$ 2,509.21	0.0%
40'	C-1	Watergrass II	21.00	21.00	21.00			1.00	21.00	0.80%	21.00	0.81%	\$ 52.68	\$ 701.21	\$ 753.89	\$ 753.89	0%	\$ 679.15	\$ -	\$ -	\$ 1,433.04	\$ 1,433.04	0.0%
40'	C-1	Watergrass II	42.00	42.00		42.00		1.00	42.00	1.60%	42.00	1.62%	\$ 52.68	\$ 701.21	\$ 753.89	\$ 753.89	0%	\$ -	\$ 679.95	\$ -	\$ 1,433.84	\$ 1,433.84	0.0%
Villas	C-2	Watergrass II	126.00	126.00		126.00		0.80	100.80	3.84%	100.80	3.89%	\$ 42.14	\$ 560.97	\$ 603.11	\$ 603.11	0%	\$ -	\$ 523.90	\$ -	\$ 1,127.01	\$ 1,127.01	0.0%
65'	D-1	Watergrass II	91.00	91.00		91.00		1.63	147.88	5.64%	147.88	5.70%	\$ 85.60	\$ 1,139.47	\$ 1,225.07	\$ 1,225.07	0%	\$ -	\$ 1,104.92	\$ -	\$ 2,329.99	\$ 2,329.99	0.0%
65'	D-2	Watergrass II	35.00	35.00		35.00		1.63	56.88	2.17%	56.88	2.19%	\$ 85.60	\$ 1,139.47	\$ 1,225.07	\$ 1,225.07	0%	\$ -	\$ 1,104.92	\$ -	\$ 2,329.99	\$ 2,329.99	0.0%
75'	D-3	Watergrass II	40.00	40.00		40.00		1.88	75.00	2.86%	75.00	2.89%	\$ 98.77	\$ 1,314.77	\$ 1,413.54	\$ 1,413.54	0%	\$ -	\$ 1,274.91	\$ -	\$ 2,688.45	\$ 2,688.45	0.0%
85'	D-4	Watergrass II	68.00	68.00		68.00		2.13	144.84	5.52%	144.84	5.58%	\$ 112.20	\$ 1,493.58	\$ 1,605.78	\$ 1,605.78	0%	\$ -	\$ 1,444.89	\$ -	\$ 3,050.67	\$ 3,050.67	0.0%
55'	DD-1	Watergrass II	79.00	79.00		79.00		1.38	108.63	4.14%	108.63	4.19%	\$ 72.43	\$ 964.17	\$ 1,036.60	\$ 1,036.60	0%	\$ -	\$ 934.93	\$ -	\$ 1,971.53	\$ 1,971.53	0.0%
<b>Unplatted**</b>																							
37.5'	Phase III	Watergrass II	126.00	126.00			126.00	0.94	118.13	4.50%	118.13	4.55%	\$ 46.42	\$ 617.94	\$ 664.36	\$ -	n/a	\$ -	\$ -	\$ 757.23	\$ 1,421.60	\$ -	n/a
40'	Phase III	Watergrass II	120.00	120.00			120.00	1.00	120.00	4.57%	120.00	4.63%	\$ 49.51	\$ 659.14	\$ 708.65	\$ -	n/a	\$ -	\$ -	\$ 807.71	\$ 1,516.37	\$ -	n/a
50'	Phase III	Watergrass II	130.00	130.00			130.00	1.25	162.50	6.19%	162.50	6.26%	\$ 61.89	\$ 823.92	\$ 885.82	\$ -	n/a	\$ -	\$ -	\$ 1,009.64	\$ 1,895.46	\$ -	n/a
55'	Phase III	Watergrass II	114.00	114.00			114.00	1.38	156.75	5.97%	156.75	6.04%	\$ 68.08	\$ 906.32	\$ 974.40	\$ -	n/a	\$ -	\$ -	\$ 1,110.61	\$ 2,085.01	\$ -	n/a
65'	Phase III	Watergrass II	82.00	82.00			82.00	1.63	133.25	5.08%	133.25	5.14%	\$ 80.46	\$ 1,071.10	\$ 1,151.56	\$ -	n/a	\$ -	\$ -	\$ 1,312.54	\$ 2,464.10	\$ -	n/a
75'	Phase III	Watergrass II	75.00	75.00			75.00	1.88	140.63	5.36%	140.63	5.42%	\$ 92.84	\$ 1,235.89	\$ 1,328.73	\$ -	n/a	\$ -	\$ -	\$ 1,514.46	\$ 2,843.19	\$ -	n/a
TH	J	Watergrass II	40.00	-		40.00		0.75	30.00	1.14%	-	0.00%	\$ 37.14	\$ -	\$ 37.14	\$ 43.10	-14%	\$ -	\$ 461.46	\$ -	\$ 498.59	\$ 504.56	0.0%
TCMF - FR	Towncenter	Watergrass II	359.00	359.00		359.00		0.10	35.90	1.37%	35.90	1.38%	\$ 4.95	\$ 65.91	\$ 70.87	\$ 70.87	0%	\$ -	\$ 49.73	\$ -	\$ 120.59	\$ 120.59	0.0%
TCMF - FS	Towncenter	Watergrass II	75.00	75.00		75.00		0.75	56.25	2.14%	56.25	2.17%	\$ 37.14	\$ 494.35	\$ 531.49	\$ 531.49	0%	\$ -	\$ 461.46	\$ -	\$ 992.95	\$ 992.95	0.0%
Office/Comm	Office/Commercial	Watergrass II	24.61	24.61		24.61		10	246.10	9.38%	246.10	9.49%	\$ 495.15	\$ 6,591.40	\$ 7,086.54	\$ 7,086.54	0%	\$ -	\$ 5,026.18	\$ -	\$ 12,112.72	\$ 12,112.73	0.0%
									2,624.02	100%	2,594.02	100%											

\* Platted Lands include 6% Gross Up for Discounts and Collection Costs

\*\* Unplatted Lands are net the Discounts and Collection Costs