



Windward Community Development District

Amended Budget
FY 2018



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Windward

Community Development District

<u>Description</u>	Adopted Budget FY2018	Increase/ (Decrease)	Adopted Budget FY2018
<u>Revenues</u>			
Developer Contributions	\$93,327	\$85,873	\$179,200
Total Revenues	\$93,327	\$85,873	\$179,200
<u>Expenditures</u>			
<i><u>Administrative</u></i>			
Supervisor Fees	\$4,800	\$0	\$4,800
FICA Expense	\$367	\$0	\$367
Engineering	\$12,000	(\$4,000)	\$8,000
Attorney	\$25,000	(\$15,000)	\$10,000
Management Fees	\$35,000	\$0	\$35,000
Information Technology	\$600	\$0	\$600
Telephone	\$300	(\$150)	\$150
Postage	\$1,000	(\$750)	\$250
Insurance	\$5,800	(\$800)	\$5,000
Printing & Binding	\$1,000	(\$500)	\$500
Legal Advertising	\$5,000	(\$2,500)	\$2,500
Other Current Charges	\$1,000	(\$133)	\$867
Office Supplies	\$625	\$0	\$625
Travel Per Diem	\$660	\$0	\$660
Dues, Licenses & Subscriptions	\$175	\$0	\$175
Administrative Expenses	\$93,327	(\$23,833)	\$69,494
<i><u>Operation & Maintenance</u></i>			
Electric	\$0	\$8,000	\$8,000
Water & Sewer	\$0	\$38,000	\$38,000
Security Building Maintenance	\$0	\$1,000	\$1,000
Landscape Maintenance	\$0	\$34,306	\$34,306
Landscape Contingency	\$0	\$23,000	\$23,000
Fountain Maintenance	\$0	\$4,200	\$4,200
Irrigation Repairs	\$0	\$1,200	\$1,200
Contingency	\$0	\$0	\$0
Operation & Maintenance Expenses	\$0	\$109,706	\$109,706
Total Expenditures	\$93,327	\$85,873	\$179,200
Excess Revenues/(Expenditures)	\$0	\$0	\$0

REVENUES:

Developer Contributions

The District will enter into a Funding Agreement with the Developer to Fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

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

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

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GENERAL FUND BUDGET

Telephone

Telephone and fax machine.

Postage

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

Insurance

The District's general liability, public officials liability and property insurance coverages.

Printing & Binding

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

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 incurred during the year.

Office Supplies

Miscellaneous office supplies.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Field:

Electric

Represents estimated costs for electrical accounts with Duke Energy for entrance lighting, irrigation meters and other District areas.

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GENERAL FUND BUDGET

Water & Sewer

Represents estimated costs for water & sewer services with Toho Water Authority for fountain, guardhouse, irrigation meters and other District areas.

Security Building Maintenance

Represents estimated costs for any repairs and maintenance to the guardhouse.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Down to Earth Lawncare II, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance	\$3,167	\$38,000
Total		\$38,000

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Fountain Maintenance

The District will schedule the regularly cleaning and treatment of the fountain maintained by the District. The District will be contracting with Gruit Pool Contractors.

Description	Monthly	Annual
Fountain Maintenance	\$350	\$4,200
Total		\$4,200

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system

Contingency

Represents any additional field expense that may not have been provided for in the budget.