

ESTIMATING FUND BALANCE

DISTRICT: WESTCHESTER SDD
PERIOD ENDING: FY 2021

BUDGET CATEGORIES	Adopted FY 21 BUDGET	ACTUAL	PROJECT	TOTAL
REVENUES				
363.10 SPECIAL ASSESSMENTS (Note A)	\$91,972	\$53,627	\$46,377	\$100,004
366.00 DONATIONS				\$0
361.00 INTEREST	\$150	\$8,187	\$21	\$8,208
TOTAL GROSS REVENUES	\$92,122	\$61,814	\$46,398	\$108,212
MINUS 5%	-\$4,606			
PLUS:				
384.00 DEBT PROCEEDS				\$0
389.00 BEGINNING FUND BALANCE (Note B)	\$64,702	\$49,051	\$0	\$49,051
TOTAL REVENUES	\$152,218	\$110,865	\$46,398	\$157,263

EXPENDITURES:	Adopted FY 21 BUDGET	ACTUAL	PROJECT	TOTAL
31.00 PROFESSIONAL SERVICES	\$14,600	\$7,143	\$7,457	\$14,600
32.00 ACCOUNTING AND AUDITING	\$1,200	\$2,400	\$0	\$2,400
34.00 OTHER CONTRACTUAL SERVICES	\$39,168	\$22,890	\$16,355	\$39,245
40.00 TRAVEL AND PER DIEM				\$0
41.00 COMMUNICATION SERVICES	\$1,195	\$524	\$183	\$707
42.00 TRANSPORTATION SERVICES				\$0
43.00 UTILITY SERVICES	\$11,000	\$1,887	\$3,774	\$5,661
44.00 RENTALS AND LEASES				\$0
45.00 INSURANCE	\$5,510	\$5,274	\$0	\$5,274
46.00 REPAIR AND MAINTENANCE	\$66,955	\$4,564	\$10,676	\$15,240
47.00 PRINTING AND BINDING	\$525	\$2	\$1	\$3
49.00 OTHER CHARGES AND OBLIGATIONS	\$4,014	\$2,086	\$2,520	\$4,606
51.00 OFFICE SUPPLIES	\$51	\$0	\$50	\$50
52.00 OPERATING SUPPLIES				\$0
54.00 BOOKS AND PUBLICATIONS				\$0
TOTAL OP EXPENDITURES	\$144,218	\$46,770	\$41,016	\$87,786

CAPITAL OUTLAY	Adopted FY 21 BUDGET	ACTUAL	PROJECT	TOTAL
61.00 LAND				\$0
62.00 BUILDINGS				\$0
63.00 IMPROVEMENTS	\$0	\$0	\$0	\$0
64.00 MACHINERY AND EQUIPMENT				\$0
TOTAL CAPITAL OUTLAY	\$0	\$0	\$0	\$0

DEBT SERVICE	Adopted FY 21 BUDGET	ACTUAL	PROJECT	TOTAL
71.00 PRINCIPAL				\$0
72.00 INTEREST				\$0
73.00 OTHER DEBT SERVICE COSTS				\$0
TOTAL DEBT SERVICE	\$0	\$0	\$0	\$0

ESTIMATING FUND BALANCE

NON-OPERATING	Adopted FY 21 BUDGET	ACTUAL	PROJECT	TOTAL
90.93 BUDGET TRANSFERS (Note C)		DO NOT USE		
90.99 RESERVE FOR FUTURE CAPITAL (Note C)				
90.99 RESERVE FOR CONTINGENCY (Note C)	\$8,000			
TOTAL NON-OPERATING	\$8,000			
TOTAL EXPEND AND NON-OPERATING	\$152,218	\$46,770	\$41,016	\$87,786

SUMMARY OF FY 21 FUND BALANCE	ACTUAL	PROJECT	TOTAL
FY 21 REVENUE: TOTAL =	\$110,865	\$46,398	\$157,263
MINUS: FY 21 EXPENDITURES: TOTAL =	\$46,770	\$41,016	\$87,786
ESTIMATED FUND BALANCE =	\$64,095	\$5,382	\$69,477

NOTES:

- (A) In "ACTUAL" column, use actual amount deposited to district account by Tax Collector's Office.
- (B) In "ACTUAL" column, enter the total fund balance amount from FY 21 Annual Financial Report. This includes all amounts even those reserved for capital projects.
- (C) There can be NO direct expenditures from any of these categories.

ESTIMATING FUND BALANCE

DISTRICT NAME WESTCHESTER SDD

BUDGET CATEGORIES	FY 22 BUDGET
REVENUES	
363.10 SPECIAL ASSESSMENTS	\$91,972
366.00 DONATIONS	
361.00 INTEREST	\$40
TOTAL GROSS REVENUES	\$92,012
MINUS 5%	-\$4,601
PLUS:	
384.00 DEBT PROCEEDS	
389.90 EST BEGINNING FUND BALANCE	\$69,477
TOTAL REVENUES	\$156,889

EXPENDITURES:	FY 22 BUDGET
31.00 PROFESSIONAL SERVICES	\$14,600
32.00 ACCOUNTING AND AUDITING	\$2,400
34.00 OTHER CONTRACTUAL SERVICES	\$39,252
40.00 TRAVEL AND PER DIEM	\$0
41.00 COMMUNICATION SERVICES	\$770
43.00 UTILITY SERVICES	\$11,000
44.00 RENTALS AND LEASES	\$0
45.00 INSURANCE	\$5,801
46.00 REPAIR AND MAINTENANCE	\$70,950
47.00 PRINTING AND BINDING	\$50
49.00 OTHER CHARGES AND OBLIGATIONS	\$2,175
51.00 OFFICE SUPPLIES	\$50
52.00 OPERATING SUPPLIES	\$0
54.00 BOOKS AND PUBLICATIONS	\$0
TOTAL OP EXPENDITURES	\$147,049

CAPITAL OUTLAY	FY 22 BUDGET
61.00 LAND	
62.00 BUILDINGS	
63.00 IMPROVEMENTS	
64.00 MACHINERY AND EQUIPMENT	
TOTAL CAPITAL OUTLAY	\$0

DEBT SERVICE	FY 22 BUDGET
71.00 PRINCIPAL	
72.00 INTEREST	
73.00 OTHER DEBT SERVICE COSTS	
TOTAL DEBT SERVICE	\$0

NON-OPERATING	FY 22 BUDGET
99.01 BUDGET TRANSFERS	\$1,839
99.02 RESERVE FOR FUTURE CAPITAL	\$0
99.03 RESERVE FOR CONTINGENCY	\$8,000
TOTAL NON-OPERATING	\$9,839
TOTAL EXPEND AND NON-OPERATING	\$156,889

Revenues Minus Expenditures Equals **\$0**

ESTIMATING FUND BALANCE

BACKUP SCHEDULES
Show in the area below, how line items are calculated:

363.10	SPECIAL ASSESSMENTS	Single family - (\$58.08 x 368 units); non-single family parcels w/frontage - (\$12 x 5,830 units); non-single family parcels embedded w/other non-single family parcels - (\$58.08 x 11 units)
361.00	INTEREST	Based on 0.08% APY
31.00	PROFESSIONAL SERVICES	Legal fees (\$216.67 x 12); Management fees (\$1,000 x 12 months)
32.00	ACCOUNTING AND AUDITING	Prepare FY 21 audited statement (\$2,400)
34.00	OTHER CONTRACTUAL SERVICES	See Schedule #1
41.00	COMMUNICATION SERVICES	Postage (\$100); Wetsite Hosting (\$167.50 x 4)
43.00	UTILITY SERVICES	Water utilities (\$916.67 x 12)
45.00	INSURANCE	Commercial liability insurance
46.00	REPAIR AND MAINTENANCE	See Schedule #2
47.00	PRINTING AND BINDING	Agenda packages
49.00	OTHER CHARGES AND OBLIGATIONS	Legal ads (\$1,900); Annual District filing fee (\$175); Misc-Contingency (\$100)
51.00	OFFICE SUPPLIES	Miscellaneous supplies
99.03	RESERVE FOR CONTINGENCY	

Schedule #1

Other Contractual Services	Lakes and Wetland services (\$241.02 x 12 months); Landscape services (\$2,775 x 12 months); Irrigation services (\$255 x 12 months)
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Schedule #2

Repair and Maintenance	General \$40,378 repair services; fertilizer services (\$20 x 12 months)
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WESTCHESTER
Special Dependent District

Annual Operating and Debt Service Budget
Fiscal Year 2022

Approved Tentative Budget
(Approved at 6/7/2021 Meeting)

Prepared by:



WESTCHESTER

Special Dependent District

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Westchester
Special Dependent District

Operating Budget
Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU APR-2021	MAY - SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
REVENUES						
Interest - Investments	\$ 60	\$ 150	\$ 29	\$ 21	\$ 50	\$ 40
Interest - Tax Collector	12	-	8,158	-	8,158	-
Special Assmnts- Tax Collector	64,228	91,972	45,595	46,377	91,972	91,972
Special Assmnts- Delinquent	-	-	10,560	-	10,560	-
Special Assmnts- Discounts	(2,519)	(4,606)	(2,528)	-	(2,528)	(4,601)
Other Miscellaneous Revenues	489	-	-	-	-	-
TOTAL REVENUES	62,270	87,516	61,814	46,398	108,212	87,411
OTHER FUNDING SOURCES						
Use of Fund Balance (Carry-over Balance)	-	(64,702)	-	-	-	69,477
TOTAL OTHER FUNDING SOURCES	-	(64,702)	-	-	-	69,477
TOTAL REVENUE AND OTHER FUNDING	62,270	22,814	61,814	46,398	108,212	156,889
EXPENDITURES						
<i>Administrative</i>						
ProfServ-Legal Services	1,368	2,600	143	2,457	2,600	2,600
ProfServ-Mgmt Consulting Serv	12,000	12,000	7,000	5,000	12,000	12,000
Auditing Services	1,100	1,200	2,400	-	2,400	2,400
Contract-Website Hosting	1,040	670	503	168	671	670
Postage and Freight	310	525	21	15	36	100
Insurance - General Liability	5,009	5,510	5,274	-	5,274	5,801
Printing and Binding	295	525	2	1	3	50
Legal Advertising	2,137	1,900	308	1,592	1,900	1,900
Misc-Assessmnt Collection Cost	1,234	1,839	1,603	928	2,531	1,839
Misc-Contingency	100	100	-	-	-	100
Office Supplies	-	51	-	50	50	50
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	24,768	27,095	17,429	10,210	27,639	27,686
<i>Field</i>						
Contracts-Lake and Wetland	2,801	2,808	1,680	1,205	2,885	2,892
Contracts-Landscape	33,300	33,300	19,425	13,875	33,300	33,300
Contracts-Irrigation	3,060	3,060	1,785	1,275	3,060	3,060
Utility - Water	10,858	11,000	1,887	3,774	5,661	11,000
R&M-General	4,673	40,378	4,424	576	5,000	40,378
R&M-Fertilizer	240	240	140	100	240	240
Misc-Contingency	25	26,337	-	10,000	10,000	30,332
Total Field	54,957	117,123	29,341	30,805	60,146	121,203
<i>Non-Operating</i>						
Reserve - Contingency	-	8,000	-	-	-	8,000
Total Non-Operating	-	8,000	-	-	-	8,000
TOTAL EXPENDITURES	79,725	152,218	46,770	41,016	87,786	156,889
Revenues minus Expenditures	(17,455)	(129,404)	15,044	5,382	20,426	(0)

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU APR-2021	MAY - SEPT-2021	PROJECTED FY 2021	BUDGET FY 2022
Net change in fund balance	(17,455)	(64,702)	15,044	5,382	20,426	(69,477)
FUND BALANCE, BEGINNING	66,506	49,051	49,051	-	49,051	69,477
FUND BALANCE, ENDING	\$ 49,051	\$ (15,651)	\$ 64,095	\$ 5,382	\$ 69,477	\$ (0)

Budget Narrative
Fiscal Year 2022**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating account.

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-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 5% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Professional Services-Legal Services**

The District's Attorney, Persson and Cohen 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-Management Consulting Services

The District receives management, accounting and administrative services as part of a management agreement with Inframark Infrastructure Management Services. Also includes cost of Information Technology (GASB 54 Compliant Software System), transcription services, records management and long-term offsite records storage. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

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 for the fiscal year is based on contracted fees from an existing engagement letter.

Contracts-Website Hosting

CDD website services (hosting, support, and training) and CDD ongoing PDF accessibility services to comply with new State Statutes. Innersync Studio, LTD manages the website.

Postage and Freight

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 & Public Officials Liability Insurance policy.

Printing and Binding

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

Legal Advertising

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

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Administrative** (Continue)**Miscellaneous-Assessment Collection Costs**

The District reimburses the Hillsborough County Tax Collector for 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 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Contingency

This is for miscellaneous expenses that the District may incur.

Office Supplies

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

Annual District Filing Fee

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

Field**Contracts-Lake and Wetland**

The District has a contract with Solitude Lake Management, LLC to maintain the lakes for the District.

Contracts-Landscape

The District has a contract with FL Landscapes & Lawns and Brightview Landscape Service, Inc. to maintain the landscape for the District.

Contracts-Irrigation

The District has a contract with FL Landscapes & Lawns and Brightview Landscape Service, Inc. to maintain the irrigation for the District.

Utility - Water

The District has monthly water expenses with B.O.C.C..

R&M-General

This is to cover non-contractual expenses for the District.

R&M-Fertilizer

This fertilizer service is provided by FL Landscapes & Lawns for the District.

Miscellaneous-Contingency

This is for miscellaneous expenses that the District may incur.

Non-Operating**Reserve - Contingency**

This is for planned purchases that the District may want to incur.

Westchester
Special Dependent District

Supporting Budget Schedule
Fiscal Year 2022

WESTCHESTER

Special Dependent District

Comparison of Assessments Rates Fiscal Year 2022 vs. Fiscal Year 2021

Category	Product	General Fund 001			# of
		FY 2022	FY 2021	% Chg	Units/FF
1	Single Family	\$70.79	\$58.08	22%	368
2	Non-Single Family parcels with frontage on Countryway Blvd. within the boundaries of Westchester	\$14.63	\$12.00	22%	4454
3	Owned by HOAs, POAs, and Exempt Entities	\$0.00	\$0.00	n/a	21
4	Non-Single Family Parcels Embedded within Other Non-Single Family Parcels	\$70.79	\$58.08	22%	11
					4,854