WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 2700 S. FALKENBURG RD., SUITE 2745, RIVERVIEW, FLORIDA 33578

June 8, 2023

Clerk of the Board of County Commissioners
Manatee County
1115 Manatee Ave. W.
Bradenton, FL 34206-1000

Re: Willow Walk Community Development District
Proposed Fiscal Year 2023/2024 Budget

Dear Sir/Madam:

Enclosed please find the Fiscal Year 2023/2024 budget (the "Proposed Budget") approved by the Board of Supervisors of the Willow Walk Community Development District (the "Board") for the purpose of setting a hearing to consider public comment and testimony on same. The public hearing on the Proposed Budget has been scheduled for **August 7, 2023** at **4:00 p.m.** at the **Harrison Ranch Clubhouse,** located at **5755 Harrison Ranch Blvd., Parrish, FL 34219**. Information regarding participation in any remote hearing may be found at the District's website www.WillowWalkcdd.org or by contacting the District Manager at (239) 936-0913.

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Taylor Nielsen

Taylor Nielsen
District Manager

Cc: Jim Harvey, Chairman
Jere Earlywine, District Counsel

Proposed Budget
Willow Walk Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	**REVENUES**							
3								
4	Interest Earnings							
5	Interest Earnings	$ 832	$ -	$ -	$ -	$ -	$ -	
6	Special Assessments							
7	Tax Roll	$ 626,162	$ 626,162	$ 622,652	$ 3,510	$ 655,675	$ 33,023	
8	Misc. Income							
9	Misc. Revenue	$ 747	$ 747	$ -	$ 747	$ -	$ -	keyfobs
10								
11	**TOTAL REVENUES**	**$ 627,741**	**$ 626,909**	**$ 622,652**	**$ 4,257**	**$ 655,675**	**$ 33,023**	
12								
13	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -	
14								
15	**TOTAL REVENUES AND BALANCE FORWARD**	**$ 627,741**	**$ 626,909**	**$ 622,652**	**$ 4,257**	**$ 655,675**	**$ 33,023**	
16								
17								
18	**EXPENDITURES - ADMINISTRATIVE**							
19								
20	Legislative							
21	Supervisor Fees	$ 3,600	$ 6,171	$ 6,000	$ -	$ 6,000	$ -	5 supervisors x 6 meetings annually
22	Financial & Administrative							
23	Administrative Services	$ 2,868	$ 4,917	$ 4,917	$ 0	$ 5,163	$ 246	contract price
24	District Management	$ 13,640	$ 23,382	$ 23,382	$ -	$ 24,551	$ 1,169	contract price
25	District Engineer	$ 8,100	$ 13,886	$ 15,000	$ 1,114	$ 15,000	$ -	$18,663 spent last FY
26	Disclosure Report	$ 4,500	$ 4,500	$ 4,500	$ -	$ 4,500	$ -	contract price
27	Assessment Roll	$ 5,463	$ 5,463	$ 5,463	$ -	$ 5,736	$ 273	contract price
28	Financial and Revenue Collections	$ 2,294	$ 3,933	$ 3,933	$ -	$ 4,130	$ 197	contract price
29	Trustees Fees	$ 11,375	$ 11,375	$ 10,500	$ (875)	$ 11,500	$ 1,000	contract price
30	Accounting Services	$ 11,472	$ 19,667	$ 19,667	$ -	$ 20,651	$ 984	contract price
31	Auditing Fees	$ -	$ 4,000	$ 4,000	$ -	$ 4,000	$ -	contract price for 22/23/24
32	Arbitrage Rebate Calculation	$ 4,050	$ 4,050	$ 900	$ (3,150)	$ 4,050	$ 3,150	contract price
33	Misc. Mailings	$ -	$ -	$ 500	$ 500	$ 500	$ -	$730 spent last FY
34	Public Officials Liability Insurance	$ 2,733	$ 2,733	$ 3,050	$ 317	$ 3,006	$ (44)	EGIS 23/24 proposal
35	Legal Advertising	$ 243	$ 417	$ 700	$ 283	$ 700	$ -	$968 spent last FY
36	Dues, Licenses & Fees	$ 375	$ 375	$ 500	$ 125	$ 500	$ -	$525 spent last FY
37	Website Hosting, Maintenance, Backup (and Email)	$ 2,179	$ 3,653	$ 3,653	$ -	$ 3,653	$ -	contract price
38	Legal Counsel							
39	District Counsel	$ 8,019	$ 13,747	$ 15,000	$ 1,253	$ 15,000	$ -	$9,877 spent last FY
40								
41	**Administrative Subtotal**	**$ 80,911**	**$ 122,268**	**$ 121,665**	**$ (432)**	**$ 128,640**	**$ 6,975**	
42								
43	**EXPENDITURES - FIELD OPERATIONS**							
44								
45	Electric Utility Services							
46	Utility Services	$ 4,678	$ 8,019	$ 6,000	$ (2,019)	$ 10,000	$ 4,000	$6,312 spent last FY - TECO increase ~10%
47	Utility - Amenity Center	$ 7,642	$ 13,101	$ 20,000	$ 6,899	$ 20,000	$ -	$24,762 spent last FY
48	Water-Sewer Combination Services							
49	Water/Trash Utility Services - Amenity Center	$ 3,720	$ 6,377	$ 15,000	$ 8,623	$ 15,000	$ -	$16,562 spent last FY
50	Stormwater Control							
51	Wetland Mitigation	$ 5,333	$ 9,142	$ 15,965	$ 6,823	$ 16,608	$ 643	contract price - renewed Jan 2023
52	Lake Maintenance	$ 11,964	$ 20,510	$ 19,795	$ (715)	$ 20,592	$ 797	contract price - renewed Jan 2023
53	Midge Fly - Control	$ -	$ -	$ 14,000	$ 14,000	$ 14,000	$ -	$2,452 spent last FY - as needed
54	Fountains and Aeration	$ 8,537	$ 14,635	$ 2,920	$ (11,715)	$ 3,920	$ 1,000	contract price ($1,920/yr) + repairs
56	Other Physical Environment							
57	Field Services	$ 4,900	$ 8,400	$ 8,400	$ -	$ 9,600	$ 1,200	contract price
58	General Liability Insurance	$ 3,341	$ 3,341	$ 3,730	$ 389	$ 3,675	$ (55)	EGIS 23/24 proposal
59	Property Insurance	$ 8,484	$ 8,484	$ 9,179	$ 695	$ 12,726	$ 3,547	EGIS 23/24 proposal
60	Entry & Walls Maintenance	$ 2,250	$ 3,857	$ 1,500	$ (2,357)	$ 2,500	$ 1,000	$0 spent last FY
61	Landscape Maintenance	$ 111,658	$ 191,414	$ 194,504	$ 3,090	$ 194,504	$ -	contract price - includes fert.
62	Landscape Mulch	$ 28,248	$ 28,248	$ 36,000	$ 7,752	$ 36,000	$ -	budget price in contract
63	Plant Replacement and Tree Trimming	$ 37,395	$ 64,106	$ 30,000	$ (34,106)	$ 30,000	$ -	$14,613 spent last FY - this year we had hurricane
64	Irrigation Maintenance	$ 3,945	$ 6,763	$ 10,000	$ 3,237	$ 10,000	$ -	$10,534 spent last FY
65	Parks and Recreation							
66	Clubhouse - Maintenance	$ 12,286	$ 21,062	$ 30,000	$ 8,938	$ 30,000	$ -	$22,550 spent last FY - inc. janitorial and supplies/repairs
67	HVAC Maintenance	$ -	$ -	$ 294	$ 294	$ 294	$ -	contract price
68	Pressure Washing	$ -	$ -	$ 3,000	$ -	$ 3,000	$ -	entrance monuments or amenity
69	Pool Maintenance	$ 10,410	$ 17,846	$ 16,200	$ (1,646)	$ 19,116	$ 2,916	contract price - inc. Jan 2023
70	Pool Repairs	$ -	$ -	$ 7,500	$ 7,500	$ 7,500	$ -	$16,205 spent last FY
71	Pool Furniture	$ -	$ -	$ -	$ -	$ 10,000	$ 10,000	New line item - may need more furniture?
72	Playground Mulch	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -	cost about $2,300 last time 12/2020
73	Playground Repairs	$ -	$ -	$ 1,000	$ 1,000	$ 2,000	$ 1,000	$0 spent last FY
74	Access Control	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -	ADT (996/yr) + repairs
75	Clubhouse Security	$ 14,164	$ 24,281	$ 30,000	$ 5,719	$ 30,000	$ -	Securiteam Monitoring (6k/yr) + full time security guard(~52k/yr)?
76	Contingency							
77	Misc. Contingency	$ 25,780	$ 44,194	$ 20,000	$ (24,194)	$ 20,000	$ -	unforeseen expenses
78	Capital Outlay	$ -	$ -	$ -	$ -	$ -	$ -	pond 9 aeration (~22k) / dog park (~30-50k)
79								
80	**Field Operations Subtotal**	**$ 304,735**	**$ 493,779**	**$ 500,987**	**$ 4,208**	**$ 527,035**	**$ 26,048**	
81								
82	**Contingency for County TRIM Notice**							
83								
84	**TOTAL EXPENDITURES**	**$ 385,646**	**$ 616,047**	**$ 622,652**	**$ 3,776**	**$ 655,675**	**$ 33,023**	
85								
86	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 242,095**	**$ 10,862**	**$ -**	**$ 481**	**$ -**	**$ -**	
87								

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

June 8, 2023

Clerk of the Board of County Commissioners
Manatee County
1115 Manatee Ave. West
Bradenton, FL 34206

Re: Eagle Pointe Community Development District
****Revised****Proposed Fiscal Year 2023/2024 Budget

Dear Sir/Madam:

Enclosed please find the **REVISED** Fiscal Year 2023/2024 budget (the "Proposed Budget") approved by the Board of Supervisors of the Eagle Pointe Community Development District (the "Board") for the purpose of setting a hearing to consider public comment and testimony on same. This Budget will replace the one previously submitted on May 5th, 2023. The public hearing on the Proposed Budget has been scheduled for **August 3, 2023 at 8:30 a.m.** at **Eagle Pointe Clubhouse**, located at 11450 Moonsail Dr., Parrish, FL 34219**.**

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Taylor Nielsen

Taylor Nielsen
District Manager

Proposed Budget
Eagle Pointe Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	**REVENUES**							
3								
4	Special Assessments							
5	Tax Roll	$ 268,956	$ 268,957	$ 268,957	$ -	$ 625,069	$ 356,112	
6	Off Roll*	$ 46,800	$ 46,800	$ -	$ (46,800)	$ -	$ -	
7	Investment Income							
8	Interest Earnings	$ 16	$ 27	$ -	$ (27)	$ -	$ -	
9	Contributions & Donations from Private Sources							
10	Developer Contributions	$ -	$ -	$ 211,452	$ 211,452	$ -	$ (211,452)	
11								
12	**TOTAL REVENUES**	$ 315,772	$ 315,784	$ 480,409	$ 164,625	$ 625,069	$ 144,660	
15								
16	**TOTAL REVENUES AND BALANCE FORWARD**	$ 315,772	$ 315,784	$ 480,409	$ 164,625	$ 625,069	$ 144,660	
17								
18	**EXPENDITURES - ADMINISTRATIVE**							
19								
20	Legislative							
21	Supervisor Fees	$ 400	$ 686	$ 800	$ 114	$ 3,800	$ 3,000	
22	Financial & Administrative							
23	Administrative Services	$ 2,785	$ 4,774	$ 4,774	$ -	$ 5,012	$ 238	contract price
24	District Management	$ 12,438	$ 21,322	$ 21,322	$ -	$ 22,388	$ 1,066	contract price
25	District Engineer	$ 2,023	$ 3,468	$ 8,000	$ 4,532	$ 8,000	$ -	
26	Disclosure Report	$ 5,000	$ 5,000	$ 5,000	$ -	$ 5,000	$ -	contract price
27	Trustee Fees	$ 2,813	$ 3,500	$ 3,500	$ -	$ 3,500	$ -	
28	Assessment Roll	$ 5,304	$ 5,304	$ 5,304	$ -	$ 5,569	$ 265	contract price
29	Financial & Revenue Collections	$ 2,227	$ 3,819	$ 3,819	$ -	$ 4,010	$ 191	contract price
30	Accounting Services	$ 11,139	$ 19,094	$ 19,094	$ -	$ 20,049	$ 955	contract price
31	Auditing Services	$ 2,500	$ 2,500	$ 3,125	$ 625	$ 4,100	$ 975	contract price
32	Arbitrage Rebate Calculation	$ 900	$ 900	$ 500	$ -	$ 900	$ 400	contract price
33	Public Officials Liability Insurance	$ 2,540	$ 2,540	$ 2,836	$ 296	$ 2,794	$ (42)	23-24 EGIS proposal
34	Legal Advertising	$ 879	$ 1,507	$ 2,000	$ 493	$ 2,000	$ -	
35	Dues, Licenses & Fees	$ 774	$ 1,327	$ 1,000	$ (327)	$ 1,550	$ 550	movie licensing fee
36	Website Hosting, Maintenance, and Email	$ 1,853	$ 2,738	$ 2,738	$ -	$ 2,738	$ -	contract price
37	Legal Counsel							
38	District Counsel	$ 8,143	$ 13,959	$ 15,000	$ 1,041	$ 15,000	$ -	
39								
40	**Administrative Subtotal**	$ 61,718	$ 92,438	$ 98,812	$ 6,774	$ 106,410	$ 7,598	
41								
42	**EXPENDITURES - FIELD OPERATIONS**							
43								
44	Electric Utility Services							
45	Utility Services	$ 8,204	$ 14,064	$ 36,000	$ 21,936	$ 40,000	$ 4,000	
46	Streetlighting	$ 18,090	$ 31,011	$ 19,500	$ (11,511)	$ 35,000	$ 15,500	$25/pole x 65 poles per month
47	Water Utility Services							
48	Utility Services	$ 6,141	$ 10,527	$ 3,000	$ (7,527)	$ 15,000	$ 12,000	
49	Stormwater Control							
50	Aquatic Maintenance	$ 10,125	$ 17,357	$ 15,600	$ (1,757)	$ 25,000	$ 9,400	lakes phases 1-3
51	Wetland Monitoring & Maintenance	$ 20,745	$ 35,563	$ 12,690	$ (22,873)	$ 17,940	$ 5,250	phase 1-3
52	Midge Fly Treatments	$ -	$ -	$ -	$ -	$ 30,000	$ 30,000	need to add, lots of midge fly issues
53	Fountain Maintenance	$ -	$ -	$ -	$ -	$ 3,000	$ 3,000	entrance fountains
54	Other Physical Environment							
55	General Liability Insurance	$ 3,105	$ 3,105	$ 3,466	$ 361	$ 3,416	$ (50)	23-24 EGIS proposal
56	Property Insurance	$ 20,809	$ 20,809	$ 341	$ (20,468)	$ 38,727	$ 38,386	23-24 EGIS proposal
57	Landscape Maintenance	$ 64,617	$ 110,772	$ 86,000	$ (24,772)	$ 91,356	$ 5,356	Juniper contract minus amenity breakout (i
58	Irrigation Repairs	$ 722	$ 1,238	$ 5,000	$ 3,762	$ 10,000	$ 5,000	
59	Landscape Inspection Services	$ -	$ -	$ -	$ -	$ 8,400	$ 8,400	contract price
60	Holiday Lights and Décor	$ -	$ -	$ 1,500	$ 1,500	$ 10,000	$ 8,500	
61	Landscape Lighting Maintenance	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -	
62	Parks and Recreation							
63	Pool Service Contract	$ 2,200	$ 3,771	$ 16,800	$ 13,029	$ 13,200	$ (3,600)	contract price
64	Pool Repairs	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -	
65	Pool Permit	$ -	$ -	$ 375	$ 375	$ 375	$ -	
66	Pool Furniture Replacement	$ 8,732	$ 14,969	$ -	$ (14,969)	$ 5,000	$ 5,000	
67	Maintenance & Repairs	$ -	$ -	$ 16,200	$ 16,200	$ 15,000	$ (1,200)	
68	Amenity Management Contract	$ 19,298	$ 33,082	$ 60,400	$ 27,318	$ 46,295	$ (14,105)	contract budget
69	Access Control Maintenance	$ 1,333	$ 2,285	$ 5,000	$ 2,715	$ 5,000	$ -	
70	Amenity Landscape and Irrigation	$ -	$ -	$ 39,600	$ 39,600	$ 39,600	$ -	budget price
71	Clubhouse Office Supplies	$ -	$ -	$ 7,500	$ 7,500	$ 5,000	$ (2,500)	
72	Janitorial Service	$ 6,379	$ 10,935	$ 7,380	$ (3,555)	$ 22,000	$ 14,620	contract price + potential extra clean ups
73	Janitorial Supplies	$ 427	$ 732	$ 1,000	$ 268	$ 5,000	$ 4,000	includes paper products for bathrooms
74	Security System and Cameras	$ -	$ -	$ 11,000	$ 11,000	$ 6,000	$ (5,000)	service plan +repairs/additions
75	Mileage Reimbursement	$ -	$ -	$ 350	$ 350	$ 350	$ -	
76	Telephone, Internet, Cable	$ 533	$ 914	$ -	$ (914)	$ 2,500	$ 2,500	
77	Playground Maintenance	$ -	$ -	$ 3,500	$ 3,500	$ 3,500	$ -	
78	Misc. Recreation	$ -	$ -	$ 1,000	$ 1,000	$ -	$ (1,000)	included in maintenance and repairs
79	Staff Uniforms	$ -	$ -	$ 500	$ 500	$ -	$ (500)	
80	Pest Control	$ 275	$ 471	$ 1,500	$ 1,029	$ 2,500	$ 1,000	contract price
81	Termite Bond	$ -	$ -	$ 750	$ 750	$ 750	$ -	
82	Fire Extinguishers	$ -	$ -	$ 750	$ 750	$ 750	$ -	
83	Misc. Maintenance	$ 3,725	$ 6,386	$ 9,895	$ 3,509	$ -	$ (9,895)	included in maintenance and repairs
84	Computer Support, Maintenance & Repairs	$ 1,086	$ 1,862	$ 1,000	$ (862)	$ 1,500	$ 500	
85	Special Events							
86	Special Events	$ 2,533	$ 4,342	$ 11,000	$ 6,658	$ 8,000	$ (3,000)	
87	Contingency							
88	Misc. Contingency	$ -	$ -	$ -	$ -	$ 2,000	$ 2,000	
89	Reserve Study	$ -	$ -	$ -	$ -	$ 3,500	$ 3,500	
90								
91	**Field Operations Subtotal**	$ 199,079	$ 324,197	$ 381,597	$ 57,400	$ 518,659	$ 137,062	
92								
93	**TOTAL EXPENDITURES**	$ 260,797	$ 416,635	$ 480,409	$ 64,174	$ 625,069	$ 144,660	
94								
95	**EXCESS OF REVENUES OVER EXPENDITURES**	$ 54,975	$ (100,850)	$ -	$ 228,799	$ -	$ -	
96								