Waterset North
Community Development District

watersetnorthcdd.com

Approved Proposed Budget for Fiscal Year 2020/2021

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GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Approved Proposed Budget
Waterset North Community Development District
General Fund
Fiscal Year 2020/2021

Chart of Accounts Classification	Actual YTD through 02/29/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
REVENUES						
Special Assessments						
Tax Roll*	$ 1,586,550	$ 1,586,550	$ 1,607,317	$ (20,767)	$ 1,607,317	$ -
Off Roll*	$ 34,306	$ 82,334	$ -	$ 82,334	$ -	$ -
Contributions & Donations from Private Sources						
Developer Contributions		$ -	$ 32,928	$ (32,928)	$ 32,928	$ -
TOTAL REVENUES	**$ 1,620,856**	**$ 1,668,884**	**$ 1,640,245**	**$ 28,639**	**$ 1,640,245**	**$ -**
TOTAL REVENUES AND BALANCE FORWARD	**$ 1,620,856**	**$ 1,668,884**	**$ 1,640,245**	**$ 28,639**	**$ 1,640,245**	**$ -**
EXPENDITURES - ADMINISTRATIVE						
Legislative						
Supervisor Fees	$ 4,800	$ 11,520	$ 9,600	$ (1,920)	$ 12,000	$ 2,400
Financial & Administrative						
Administrative Services	$ 2,083	$ 4,999	$ 5,000	$ 1	$ 5,000	$ -
District Management	$ 10,573	$ 25,375	$ 25,375	$ (0)	$ 25,375	$ -
District Engineer	$ 1,000	$ 2,400	$ 2,364	$ (36)	$ 5,000	$ 2,636
Disclosure Report	$ 6,000	$ 6,000	$ 6,000	$ -	$ 6,000	$ -
Trustees Fees	$ 5,421	$ 5,421	$ 6,000	$ 579	$ 6,000	$ -
Assessment Roll	$ 5,000	$ 5,000	$ 5,000	$ -	$ 5,000	$ -
Financial & Revenue Collections	$ 2,083	$ 4,999	$ 5,000	$ 1	$ 5,000	$ -
Accounting Services	$ 7,583	$ 18,199	$ 18,200	$ 1	$ 18,200	$ -
Auditing Services	$ -	$ -	$ 3,270	$ 3,270	$ 3,270	$ -
Arbitrage Rebate Calculation	$ 500	$ 500	$ 500	$ -	$ 500	$ -
Public Officials Liability Insurance	$ 2,563		$ 2,625	$ 2,625	$ 2,819	$ 194
Legal Advertising	$ 623	$ 1,495	$ 500	$ (995)	$ 1,500	$ 1,000
Dues, Licenses & Fees	$ 538	$ 1,291	$ 525	$ (766)	$ 550	$ 25
Miscellaneous Fees	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -
Website Hosting, Maintenance, Backup (and	$ 875	$ 2,100	$ 6,500	$ 4,400	$ 6,500	$ -
Legal Counsel						
District Counsel	$ 18,365	$ 44,076	$ 20,000	$ (24,076)	$ 20,000	$ -
Administrative Subtotal	**$ 68,007**	**$ 133,376**	**$ 117,459**	**$ (15,917)**	**$ 123,714**	**$ 6,255**
EXPENDITURES - FIELD OPERATIONS						
Security Operations						
Security Upgrades	$ -	$ -	$ 10,000	$ 10,000	$ 10,000	$ -
Electric Utility Services						
Utility Services	$ 3,906	$ 9,374	$ 12,500	$ 3,126	$ 12,500	$ -
Street Lights	$ 3,767	$ 9,041	$ 25,000	$ 15,959	$ 15,000	$ (10,000)
Utility - Recreation Facilities	$ 8,545	$ 20,508	$ 22,000	$ 1,492	$ 22,000	$ -
Gas Utility Services						
Utility - Recreation Facilities	$ 6,419	$ 15,406	$ 18,000	$ 2,594	$ 18,000	$ -
Garbage/Solid Waste Control Services						
Garbage - Recreation Facility	$ 3,851	$ 9,242	$ 7,500	$ (1,742)	$ 9,200	$ 1,700
Water-Sewer Combination Services						
Utility Services	$ 3,274	$ 7,858	$ 8,000	$ 142	$ 8,000	$ -
Utility - Reclaimed	$ 6,135	$ 14,724	$ 20,000	$ 5,276	$ 20,000	$ -
Stormwater Control						
Aquatic Maintenance	$ 25,783	$ 61,879	$ 49,790	$ (12,089)	$ 49,980	$ 190
Lake/Pond Bank Maintenance	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -
Wetland Maintenance	$ 1,022	$ 2,453	$ 5,000	$ 2,547	$ 5,000	$ -
Wetland Area Monitoring & Maintenance	$ -	$ -	$ 7,500	$ 7,500	$ 8,100	$ 600

Approved Proposed Budget
Waterset North Community Development District
General Fund
Fiscal Year 2020/2021

Chart of Accounts Classification	Actual YTD through 02/29/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
Aquatic Plant Enhancement	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -
Other Physical Environment						
General Liability Insurance	$ 3,331	$ 3,331	$ 3,938	$ 607	$ 4,228	$ 290
Property Insurance	$ 18,297	$ 18,297	$ 17,752	$ (545)	$ 19,562	$ 1,810
Entry & Walls Maintenance	$ -	$ -	$ 1,000	$ 1,000	$ 1,000	$ -
Landscape Maintenance	$ 294,123	$ 705,895	$ 745,000	$ 39,105	$ 730,000	$ (15,000)
Holiday Decorations	$ 6,072	$ 14,573	$ 10,000	$ (4,573)	$ 10,000	$ -
Irrigation Repairs	$ 13,343	$ 32,023	$ 15,000	$ (17,023)	$ 20,000	$ 5,000
Landscape - Mulch	$ 8,100	$ 19,440	$ 85,000	$ 65,560	$ 88,000	$ 3,000
Landscape Replacement Plants, Shrubs, Trees	$ 31,449	$ 75,478	$ 40,000	$ (35,478)	$ 44,000	$ 4,000
Field Services	$ 3,750	$ 9,000	$ 9,000	$ -	$ 9,000	$ -
Fire Ant Treatment	$ -	$ -	$ 3,200	$ 3,200	$ 8,000	$ 4,800
Road & Street Facilities						
Sidewalk Repair & Maintenance	$ 2,096	$ -	$ 1,000	$ 1,000	$ 1,000	$ -
Street Sign Repair & Replacement	$ 1,733	$ 4,159	$ 3,000	$ (1,159)	$ 3,000	$ -
Parks & Recreation						
Management Contract	$ 76,906	$ 184,574	$ 180,000	$ (4,574)	$ 180,000	$ -
Pool Permits	$ -	$ -	$ 500	$ 500	$ 500	$ -
Vehicle Maintenance	$ -	$ -	$ 1,500	$ 1,500	$ 1,500	$ -
Pest Control	$ 1,125	$ 2,700	$ 1,500	$ (1,200)	$ 2,700	$ 1,200
Computer Support, Maintenance & Repair	$ -	$ -	$ 500	$ 500	$ 500	$ -
Fitness Equipment Maintenance & Repairs	$ 441	$ 1,058	$ 3,000	$ 1,942	$ 3,000	$ -
Clubhouse - Facility Janitorial Supplies	$ 148	$ 355	$ 3,000	$ 2,645	$ 3,000	$ -
Pool Service Contract	$ 7,500	$ 18,000	$ 18,000	$ -	$ 18,000	$ -
Pool Repairs	$ 800	$ 1,920	$ 8,000	$ 6,080	$ 8,000	$ -
Security System Monitoring & Maintenance	$ 1,620	$ 3,888	$ 3,500	$ (388)	$ 3,500	$ -
Facility A/C & Heating Maintenance & Repair	$ 3,652	$ 8,765	$ 4,000	$ (4,765)	$ 4,000	$ -
Maintenance & Repairs	$ 5,458	$ 13,099	$ 20,000	$ 6,901	$ 20,000	$ -
Telephone Fax, Internet	$ 5,217	$ 12,521	$ 11,940	$ (581)	$ 7,200	$ (4,740)
Office Supplies	$ -	$ -	$ 2,000	$ 2,000	$ 2,000	$ -
Furniture Repair/Replacement	$ 855	$ 2,052	$ 7,500	$ 5,448	$ 7,500	$ -
Playground Equipment and Maintenance	$ -	$ -	$ 5,000	$ 5,000	$ 5,000	$ -
Access Control Maintenance & Repair	$ 1,326	$ 3,182	$ 2,500	$ (682)	$ 2,500	$ -
Athletic/Park Court/Field Repairs		$ -	$ -	$ -	$ -	$ -
Window Cleaning	$ 1,347	$ 3,233	$ 5,308	$ 2,075	$ 5,400	$ 92
Clubhouse Miscellaneous Expense	$ 5,087	$ 12,209	$ 3,000	$ (9,209)	$ 3,000	$ -
Trail/Bike Path Maintenance	$ 14,890	$ 35,736	$ 1,500	$ (34,236)	$ 1,500	$ -
Facility Funding	$ 27,500	$ 66,000	$ 110,000	$ 44,000	$ 110,000	$ -
Contingency						
Miscellaneous Contingency	$ 3,800	$ 9,120	$ 1,358	$ (7,762)	$ 2,161	$ 803
Field Operations Subtotal	**$ 602,668**	**$ 1,411,094**	**$ 1,522,786**	**$ 111,692**	**$ 1,516,531**	**$ (6,255)**
Contingency for County TRIM Notice						
TOTAL EXPENDITURES	**$ 670,675**	**$ 1,544,470**	**$ 1,640,245**	**$ 95,775**	**$ 1,640,245**	**$ -**
EXCESS OF REVENUES OVER	**$ 950,181**	**$ 124,415**	**$ -**	**$ 124,415**	**$ -**	**$ -**

Approved Proposed Budget
Waterset North Community Development District
Reserve Fund
Fiscal Year 2020/2021

Chart of Accounts Classification	Actual YTD through 02/29/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
REVENUES						
Special						
Tax Roll		$ -	$ 100,000	$ (100,000)	$ 100,000	$ -
TOTAL	**$ -**	**$ -**	**$ 100,000**	**$ (100,000)**	**$ 100,000**	**$ -**
***Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.**						
RES						
Contingency						
Capital		$ -	$ 100,000	$ 100,000	$ 100,000	$ -
TOTAL	**$ -**	**$ -**	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ -**
EXCESS OF	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Approved Proposed Budget
Waterset North Community Development District
Enterprise Fund
Fiscal Year 2020/2021

Chart of Accounts Classification	Actual YTD through 02/29/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020
REVENUES						
Other Miscellaneous Revenues						
Food		$ -	$ 93,000	$ (93,000)	$ 93,000	$ -
Beverages		$ -	$ 20,000	$ (20,000)	$ 20,000	$ -
Alcoholic Beverages		$ -	$ 10,000	$ (10,000)	$ 10,000	$ -
Builder Relations		$ -	$ 9,000	$ (9,000)	$ 9,000	$ -
Facility Funding		$ -	$ 110,000	$ (110,000)	$ 110,000	$ -
TOTAL REVENUES	**$ -**	**$ -**	**$ 242,000**	**$ (242,000)**	**$ 242,000**	**$ -**
TOTAL REVENUES AND BALANCE	**$ -**	**$ -**	**$ 242,000**	**$ (242,000)**	**$ 242,000**	**$ -**
EXPENDITURES - ADMINISTRATIVE						
Financial & Administrative						
Bank Fees		$ -	$ 8,000	$ 8,000	$ 8,000	$ -
Dues, Licenses & Fees		$ -	$ 500	$ 500	$ 500	$ -
Miscellaneous Fees	$ -	$ -	$ 100	$ 100	$ 100	$ -
Administrative Subtotal	**$ -**	**$ -**	**$ 8,600**	**$ 8,600**	**$ 8,600**	**$ -**
EXPENDITURES - FIELD OPERATIONS						
Parks & Recreation						
Management Contract		$ -	$ 155,000	$ 155,000	$ 155,000	$ -
Café Marketing & Consulting		$ -	$ 1,000	$ 1,000	$ 1,000	$ -
Maintenance & Repairs		$ -	$ 2,500	$ 2,500	$ 2,500	$ -
Facility Supplies		$ -	$ 12,000	$ 12,000	$ 12,000	$ -
Computer Support, Maintenance &		$ -	$ 250	$ 250	$ 250	$ -
Food		$ -	$ 47,150	$ 47,150	$ 47,150	$ -
Beverage		$ -	$ 15,000	$ 15,000	$ 15,000	$ -
Office Supplies		$ -	$ 500	$ 500	$ 500	$ -
Field Operations Subtotal	**$ -**	**$ -**	**$ 233,400**	**$ 233,400**	**$ 233,400**	**$ -**
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ 242,000**	**$ 242,000**	**$ 242,000**	**$ -**
EXCESS OF REVENUES OVER	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Budget Template
Waterset North Community Development District
Debt Service
Fiscal Year 2020/2021

Chart of Accounts Classification	Series 2014	Series 2017	Budget for 2020/2021
REVENUES			
Special Assessments			
Net Special Assessments	$704,611.13	$489,672.91	$1,194,284.04
TOTAL REVENUES	**$704,611.13**	**$489,672.91**	**$1,194,284.04**
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	$704,611.13	$489,672.91	$1,194,284.04
Administrative Subtotal	**$704,611.13**	**$489,672.91**	**$1,194,284.04**
TOTAL EXPENDITURES	**$704,611.13**	**$489,672.91**	**$1,194,284.04**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**

Collection and Discount % applicable to the county: 6.0%

Gross assessments **$1,269,434.57**

Notes:

1. Tax Roll Collection Costs and Early Payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

Waterset North Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		$1,707,317.00
Collection Cost	**2%**	$36,325.89
Early Payment Discount	**4%**	$72,651.79
2020/2021 Total:		**$1,816,294.68**

2019/2020 O&M Budget	$1,707,317.00
2020/2021 O&M Budget	$1,707,317.00
Total Difference:	**$0.00**

	PER UNIT ANNUAL ASSESSMENT		**Proposed Increase / Decrease**	
	2019/2020	**2020/2021**	$	%
2017 Debt Service - SF 30' Series	$505.75	$505.75	$0.00	0.00%
Operations/Maintenance - SF 30' Series	$821.14	$821.14	$0.00	0.00%
Total	**$1,326.89**	**$1,326.89**	**$0.00**	**0.00%**
2017 Debt Service - SF 40' Series	$632.19	$632.19	$0.00	0.00%
Operations/Maintenance - SF 40' Series	$1,026.44	$1,026.42	-$0.02	0.00%
Total	**$1,658.63**	**$1,658.61**	**-$0.02**	**0.00%**
2017 Debt Service - SF 50' Series	$702.43	$702.43	$0.00	0.00%
Operations/Maintenance - SF 50' Series	$1,140.48	$1,140.47	-$0.01	0.00%
Total	**$1,842.91**	**$1,842.90**	**-$0.01**	**0.00%**
2017 Debt Service - SF 60' Series	$842.91	$842.91	$0.00	0.00%
Operations/Maintenance - SF 60' Series	$1,368.57	$1,368.57	$0.00	0.00%
Total	**$2,211.48**	**$2,211.48**	**$0.00**	**0.00%**
2017 Debt Service - SF 70' Series	$983.40	$983.40	$0.00	0.00%
Operations/Maintenance - SF 70' Series	$1,596.67	$1,596.66	-$0.01	0.00%
Total	**$2,580.07**	**$2,580.06**	**-$0.01**	**0.00%**
2017 Debt Service - SF 80' Series	$1,123.89	$1,123.89	$0.00	0.00%
Operations/Maintenance - SF 80' Series	$1,824.76	$1,824.76	$0.00	0.00%
Total	**$2,948.65**	**$2,948.65**	**$0.00**	**0.00%**
Debt Service - Montessori School	$0.00	$0.00	$0.00	0.00%
Operations/Maintenance - Montessori School	$1,140.48	$1,140.47	-$0.01	0.00%
Total	**$1,140.48**	**$1,140.47**	**-$0.01**	**0.00%**

Waterset North Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		$1,707,317.00
Collection Cost	**2%**	$36,325.89
Early Payment Discount	**4%**	$72,651.79
2020/2021 Total:		**$1,816,294.68**

2019/2020 O&M Budget	$1,707,317.00
2020/2021 O&M Budget	$1,707,317.00
Total Difference:	**$0.00**

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	**2020/2021**	$	%
Debt Service - Daycare	$0.00	$0.00	$0.00	0.00%
Operations/Maintenance - Daycare	$1,140.48	$1,140.47	-$0.01	0.00%
Total	**$1,140.48**	**$1,140.47**	**-$0.01**	**0.00%**
2014 Debt Service - Townhome	$442.77	$442.77	$0.00	0.00%
Operations/Maintenance - Townhome	$570.24	$570.24	$0.00	0.00%
Total	**$1,013.01**	**$1,013.01**	**$0.00**	**0.00%**
2014 Debt Service - SF 40' Series	$794.45	$794.45	$0.00	0.00%
Operations/Maintenance - SF 40' Series	$1,026.44	$1,026.43	-$0.01	0.00%
Total	**$1,820.89**	**$1,820.88**	**-$0.01**	**0.00%**
2014 Debt Service - SF 50' Series	$883.59	$883.59	$0.00	0.00%
Operations/Maintenance - SF 50' Series	$1,140.48	$1,140.47	-$0.01	0.00%
Total	**$2,024.07**	**$2,024.06**	**-$0.01**	**0.00%**
2014 Debt Service - SF 60' Series	$1,058.94	$1,058.94	$0.00	0.00%
Operations/Maintenance - SF 60' Series	$1,368.57	$1,368.57	$0.00	0.00%
Total	**$2,427.51**	**$2,427.51**	**$0.00**	**0.00%**
2014 Debt Service - SF 70' Series	$1,235.27	$1,235.27	$0.00	0.00%
Operations/Maintenance - SF 70' Series	$1,596.67	$1,596.66	-$0.01	0.00%
Total	**$2,831.94**	**$2,831.93**	**-$0.01**	**0.00%**

Waterset North Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		$1,707,317.00
Collection Cost	**2%**	$36,325.89
Early Payment Discount	**4%**	$72,651.79
2020/2021 Total:		**$1,816,294.68**

2019/2020 O&M Budget	$1,707,317.00
2020/2021 O&M Budget	$1,707,317.00
Total Difference:	**$0.00**

PER UNIT ANNUAL ASSESSMENT		**Proposed Increase / Decrease**	
2019/2020	**2020/2021**	$	%

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

Total Budget		**$1,707,317.00**
Collection Costs	**2%**	**$36,325.89**
Early Payment Discount	**4%**	**$72,651.79**
Total O&M Assessment		**$1,816,294.68**

	Units Assessed			Allocation of O&M Assessment					PER LOT ANNUAL O&M ASSESSMENT					
LOT SIZE	**O&M**	**SERIES 2014 DEBT SERVICE**	**SERIES 2017 DEBT SERVICE**	UNITS	TOTAL EAU's	% TOTAL EAU's	AMOUNT PER PARCEL	AMOUNT PER LOT	**O&M**	**2014 Debt Service (1)**	**2017 Debt Service (1)**	**Total (2)**	**Total 2014 Debt Service**	**Total 2017 Debt Service**
Single Family 30' Series	44		44	44	31.68	1.99%	$36,130.19	$821.14	**$821.14**		**$505.75**	**$1,326.89**		$22,253.00
Single Family 40' Series	67		67	67	60.30	3.79%	$68,770.53	$1,026.42	**$1,026.42**		**$632.19**	**$1,658.61**		$42,356.73
Single Family 50' Series	295		295	295	295.00	18.52%	$336,439.57	$1,140.47	**$1,140.47**		**$702.43**	**$1,842.90**		$207,216.85
Single Family 60' Series	173		173	173	207.60	13.04%	$236,762.22	$1,368.57	**$1,368.57**		**$842.91**	**$2,211.48**		$145,823.43
Single Family 70' Series	77		76	77	107.80	6.77%	$122,943.00	$1,596.66	**$1,596.66**		**$983.40**	**$2,580.06**		$74,738.40
Single Family 80' Series	25		25	25	40.00	2.51%	$45,618.92	$1,824.76	**$1,824.76**		**$1,123.89**	**$2,948.65**		$28,097.25
Montessori School	1			1	1.00	0.06%	$1,140.47	$1,140.47	**$1,140.47**		**$0.00**	**$1,140.47**		
Daycare	1			1	1.00	0.06%	$1,140.47	$1,140.47	**$1,140.47**			**$1,140.47**		
Townhouse	46	46		46	23.00	1.44%	$26,230.88	$570.24	**$570.24**	**$442.77**		**$1,013.01**	$20,367.42	
Single Family 40' Series	234	234		234	210.60	13.22%	$240,183.64	$1,026.43	**$1,026.43**	**$794.45**		**$1,820.88**	$185,901.30	
Single Family 50' Series	297	297		297	297.00	18.65%	$338,720.52	$1,140.47	**$1,140.47**	**$883.59**		**$2,024.06**	$262,426.23	
Single Family 60' Series	176	176		176	211.20	13.26%	$240,867.92	$1,368.57	**$1,368.57**	**$1,058.94**		**$2,427.51**	$186,373.44	
Single Family 70' Series	76	76		76	106.40	6.68%	$121,346.34	$1,596.66	**$1,596.66**	**$1,235.27**		**$2,831.93**	$93,880.52	
Total	**1,512**	**829**	**680**	**1512.00**	**1592.58**	**100.00%**	**$1,816,294.68**							
													$748,948.91	**$520,485.66**
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%)							**($108,977.68)**						**($44,337.78)**	**($520,485.66)**
Net Revenue to be Collected							**$1,707,317.00**						**$704,611.13**	**$489,672.91**

(1) Annual debt service assessment per lot adopted in connection with the Series 2014 and Series 2017 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

(2) Annual assessment that will appear on November 2020 Hillsborough 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.