



Rizzetta & Company

Waterset North Community Development District

**Board of Supervisors' Meeting
August 11, 2020**

**District Office:
9428 Camden Field Parkway
Riverview, Florida 33578
813.533.2950**

www.watersetnorthcdd.org

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Waterset Club, 7821 Paradiso Drive, Apollo Beach, FL 33572

Board of Supervisors	TJ Pyche Paul Anderson Michael Ball Derek Bush Alex Wohlhueter	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Justin Croom	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	Stephen Brletic	JMT

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors
Wateraset North Community
Development District

August 3, 2020

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wateraset North Community Development District will be held on **Tuesday, August 11, 2020 at 7:00 PM** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, and 20-179 issued by the Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, and July 29, 2020 respectively, and pursuant to Florida Statutes. To access the meeting, please use a telephone to dial 253-215-8782, and enter the ID# 8284309897. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic Systems**
 1. Presentation of Waterway Inspection Report..... Tab 1
 2. Consideration of Restoration Assessments Tab 2
 - B. Field Service Manager**
 1. Presentation of Field Inspection Report..... USC
 2. Consideration of Landscape Enhancement Proposals Tab 4
 - C. Clubhouse Manager**
 1. Presentation of Management Report..... Tab 5
 2. Presentation of Café Sales Report Tab 6
 3. Consideration of Clubhouse Furniture Proposals Tab 7
 - D. District Counsel**
 - E. District Engineer**
 - F. District Manager**
- 4. BUSINESS ITEMS**
 - A. Public Hearing on FY 2020/2021 Budget & Imposing Special Assessments**
 1. Presentation of FY 2020-2021 Budget Tab 8
 2. Consideration of Resolution 2020-05, Adopting FY 2020-2021 Budget..... Tab 9
 3. Consideration of Resolution 2020-06, Imposing Special Assessments and Certifying an Assessment Roll Tab 10
 - B. Consideration of Resolution 2020-07, Setting Meeting Schedule for FY 2020-2021 Tab 11**
 - C. Consideration of Sandhill Crane Crossing Signage Proposal Tab 12**
 - D. Consideration of Landing Security Proposals Tab 13**
 - E. Consideration of Sidewalk Repair Proposals Tab 14**
 - F. Discussion of Landscape RFP**

- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on July 14, 2020..... Tab 15
 - B. Consideration of Operations & Maintenance Expenditures for June 2020..... Tab 16
 - C. Consideration of Operations & Maintenance Expenditures for June 2020 – Café..... Tab 17
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to call us at (813) 533-2950.

Sincerely,
Justin Croom
Justin Croom
District Manager



Rizzetta & Company

Waterset North Community Development District

watersetnorthcdd.com

**Approved Proposed Budget for Fiscal Year
2020/2021**

Presented by: Rizzetta & Company, Inc.

**9428 Camden Field Parkway
Riverview, Florida 33578
Phone: 813-533-2950**

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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.



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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.



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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.



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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.



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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.



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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.



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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 06/30/20	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	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 1,591,503	\$ 1,591,503	\$ 1,607,317	\$ (15,814)	\$ 1,607,317	\$ -	
Off Roll*	\$ 34,304	\$ 45,739	\$ -	\$ 45,739	\$ -	\$ -	
Contributions & Donations from Private Sources							
Developer Contributions	\$ 24,696	\$ 32,928	\$ 32,928	\$ -	\$ 32,928	\$ -	Newland office lease - \$2,744/month
TOTAL REVENUES	\$ 1,650,503	\$ 1,670,170	\$ 1,640,245	\$ 29,925	\$ 1,640,245	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,650,503	\$ 1,670,170	\$ 1,640,245	\$ 29,925	\$ 1,640,245	\$ -	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 7,800	\$ 10,400	\$ 9,600	\$ (800)	\$ 12,000	\$ 2,400	12 mtgs at \$200 per BOS
Financial & Administrative							
Administrative Services	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
District Management	\$ 19,031	\$ 25,375	\$ 25,375	\$ 0	\$ 25,375	\$ -	
District Engineer	\$ 4,045	\$ 5,393	\$ 2,364	\$ (3,029)	\$ 5,000	\$ 2,636	Increase?
Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
Trustees Fees	\$ 7,621	\$ 7,621	\$ 6,000	\$ (1,621)	\$ 6,000	\$ -	Full amount is \$5421
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
Financial & Revenue Collections	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
Accounting Services	\$ 13,650	\$ 18,200	\$ 18,200	\$ -	\$ 18,200	\$ -	
Auditing Services	\$ 3,270	\$ 3,270	\$ 3,270	\$ -	\$ 3,270	\$ -	Need new Audit Selection.
Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	\$ 500	\$ -	LLS Tax Solutions -\$500/yr till 2021
Public Officials Liability Insurance	\$ 2,563		\$ 2,625	\$ 2,625	\$ 2,819	\$ 194	Egis Estimate
Legal Advertising	\$ 2,516	\$ 3,355	\$ 500	\$ (2,855)	\$ 1,500	\$ 1,000	FYE 19' -\$1,350
Dues, Licenses & Fees	\$ 538	\$ 717	\$ 525	\$ (192)	\$ 550	\$ 25	DEO \$175/yr. ASCAP license \$363/yr
Miscellaneous Fees	\$ 100	\$ 133	\$ 1,000	\$ 867	\$ 1,000	\$ -	
Website Hosting, Maintenance, Backup (and	\$ 8,600	\$ 11,467	\$ 6,500	\$ (4,967)	\$ 6,500	\$ -	Vglobal-\$5,200/yr & Rizz Tech-\$1200/yr
Legal Counsel							
District Counsel	\$ 31,503	\$ 42,004	\$ 20,000	\$ (22,004)	\$ 20,000	\$ -	
Administrative Subtotal	\$ 120,737	\$ 149,935	\$ 117,459	\$ (32,476)	\$ 123,714	\$ 6,255	
EXPENDITURES - FIELD OPERATIONS							
Security Operations							
Security Upgrades	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	upgraded camera system?
Electric Utility Services							
Utility Services	\$ 7,261	\$ 9,681	\$ 12,500	\$ 2,819	\$ 12,500	\$ -	FYE 19' -\$13,830
Street Lights	\$ 1,530	\$ 2,040	\$ 25,000	\$ 22,960	\$ 15,000	\$ (10,000)	FYE 19' -\$8,418. Average \$1,016/month
Utility - Recreation Facilities	\$ 14,795	\$ 19,727	\$ 22,000	\$ 2,273	\$ 22,000	\$ -	FYE 19' -\$23,209.
Gas Utility Services							
Utility - Recreation Facilities	\$ 7,528	\$ 10,037	\$ 18,000	\$ 7,963	\$ 18,000	\$ -	FYE 19' -\$10,027
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 6,851	\$ 9,135	\$ 7,500	\$ (1,635)	\$ 9,200	\$ 1,700	Republic -avg. \$765/month
Water-Sewer Combination Services							
Utility Services	\$ 5,749	\$ 7,665	\$ 8,000	\$ 335	\$ 8,000	\$ -	
Utility - Reclaimed	\$ 15,498	\$ 20,664	\$ 20,000	\$ (664)	\$ 20,000	\$ -	
Stormwater Control							
Aquatic Maintenance	\$ 42,023	\$ 56,031	\$ 49,790	\$ (6,241)	\$ 49,980	\$ 190	Solitude \$4,130/month + aerator prev. main \$420/yr
Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Solitude - Fish stocking?
Wetland Maintenance	\$ 675	\$ 900	\$ 5,000	\$ 4,100	\$ 5,000	\$ -	Solitude - Restoration assessments?
Wetland Area Monitoring & Maintenance	\$ 1,127	\$ 1,503	\$ 7,500	\$ 5,997	\$ 8,100	\$ 600	Florida Native -\$675/month
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	Egis Estimate
Property Insurance	\$ 18,297	\$ 18,297	\$ 17,752	\$ (545)	\$ 19,562	\$ 1,810	Egis Estimate
Entry & Walls Maintenance	\$ 334	\$ 445	\$ 1,000	\$ 555	\$ 1,000	\$ -	
Landscape Maintenance	\$ 550,506	\$ 734,008	\$ 745,000	\$ 10,992	\$ 730,000	\$ (15,000)	LMP-\$48,152/month for General/Irr Main. + Pest\$18k & Fert
Holiday Decorations	\$ 6,072	\$ 8,096	\$ 10,000	\$ 1,904	\$ 10,000	\$ -	
Irrigation Repairs	\$ 21,460	\$ 28,613	\$ 15,000	\$ (13,613)	\$ 20,000	\$ 5,000	

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

Chart of Accounts Classification	Actual YTD through 06/30/20	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	Comments
Landscape - Mulch	\$ 73,752	\$ 98,336	\$ 85,000	\$ (13,336)	\$ 88,000	\$ 3,000	Based on LMP bids.
Landscape Replacement Plants, Shrubs, Trees	\$ 35,673	\$ 47,564	\$ 40,000	\$ (7,564)	\$ 40,000	\$ -	
Field Services	\$ 6,750	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ -	RASI Contractual Amount
Fire Ant Treatment	\$ -	\$ -	\$ 3,200	\$ 3,200	\$ 8,000	\$ 4,800	Top Choice Application. FYE 19-\$7,217
Road & Street Facilities							
Sidewalk Repair & Maintenance	\$ 2,096	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Street Sign Repair & Replacement	\$ 2,462	\$ 3,283	\$ 3,000	\$ (283)	\$ 3,000	\$ -	
Parks & Recreation							
Management Contract	\$ 136,677	\$ 182,236	\$ 180,000	\$ (2,236)	\$ 180,000	\$ -	Castle Group Contractual Amount
Pool Permits	\$ 425	\$ 567	\$ 500	\$ (67)	\$ 500	\$ -	
Vehicle Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
Pest Control	\$ 2,775	\$ 3,700	\$ 1,500	\$ (2,200)	\$ 6,700	\$ 5,200	Nvirotect - \$225/month + new rodent bait stations
Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Fitness Equipment Maintenance & Repairs	\$ 1,700	\$ 2,267	\$ 3,000	\$ 733	\$ 3,000	\$ -	
Clubhouse - Facility Janitorial Supplies	\$ 1,558	\$ 2,077	\$ 3,000	\$ 923	\$ 3,000	\$ -	
Pool Service Contract	\$ 13,500	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	\$ -	Suncoast - \$1,500/month
Pool Repairs	\$ 800	\$ 1,067	\$ 8,000	\$ 6,933	\$ 8,000	\$ -	
Security System Monitoring & Maintenance	\$ 2,677	\$ 3,569	\$ 3,500	\$ (69)	\$ 3,500	\$ -	Synergy-\$110/month + Fire alarm inspections
Facility A/C & Heating Maintenance & Repair	\$ 3,917	\$ 5,223	\$ 4,000	\$ (1,223)	\$ 4,000	\$ -	
Maintenance & Repairs	\$ 7,439	\$ 9,919	\$ 20,000	\$ 10,081	\$ 20,000	\$ -	
Telephone Fax, Internet	\$ 8,567	\$ 11,423	\$ 11,940	\$ 517	\$ 7,200	\$ (4,740)	Spectrum & Frontier - \$520/month
Office Supplies	\$ 58	\$ 77	\$ 2,000	\$ 1,923	\$ 2,000	\$ -	
Furniture Repair/Replacement	\$ 855	\$ 1,140	\$ 7,500	\$ 6,360	\$ 7,500	\$ -	
Playground Equipment and Maintenance	\$ 193	\$ 257	\$ 5,000	\$ 4,743	\$ 5,000	\$ -	
Access Control Maintenance & Repair	\$ 3,291	\$ 4,388	\$ 2,500	\$ (1,888)	\$ 2,500	\$ -	Dog Park Gate, etc. (accurate electronics)
Athletic/Park Court/Field Repairs		\$ -	\$ -	\$ -	\$ -	\$ -	
Window Cleaning	\$ 1,347	\$ 1,796	\$ 5,308	\$ 3,512	\$ 5,400	\$ 92	Squeegee Squad -\$1347 per visist(2nd&3rd Floors)
Clubhouse Miscellaneous Expense	\$ 8,470	\$ 11,293	\$ 3,000	\$ (8,293)	\$ 3,000	\$ -	
Trail/Bike Path Maintenance	\$ 14,890	\$ 19,853	\$ 1,500	\$ (18,353)	\$ 1,500	\$ -	
Facility Funding	\$ 55,000	\$ 73,333	\$ 110,000	\$ 36,667	\$ 110,000	\$ -	
Contingency							
Miscellaneous Contingency	\$ 3,800	\$ 5,067	\$ 1,358	\$ (3,709)	\$ 2,161	\$ 803	
Field Operations Subtotal	\$ 1,091,709	\$ 1,445,608	\$ 1,522,786	\$ 77,178	\$ 1,516,531	\$ (6,255)	
Contingency for County TRIM Notice							
TOTAL EXPENDITURES	\$ 1,212,446	\$ 1,595,543	\$ 1,640,245	\$ 44,702	\$ 1,640,245	\$ -	
EXCESS OF REVENUES OVER	\$ 438,057	\$ 74,627	\$ -	\$ 74,627	\$ -	\$ -	

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:		<u>\$1,816,294.68</u>

2019/2020 O&M Budget		\$1,707,317.00
2020/2021 O&M Budget		\$1,707,317.00
Total Difference:		<u><u>\$0.00</u></u>

	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:		<u>\$1,816,294.68</u>

2019/2020 O&M Budget		\$1,707,317.00
2020/2021 O&M Budget		\$1,707,317.00
Total Difference:		<u>\$0.00</u>

	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:		<u>\$1,816,294.68</u>

2019/2020 O&M Budget		\$1,707,317.00
2020/2021 O&M Budget		\$1,707,317.00
Total Difference:		<u><u>\$0.00</u></u>

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				Total 2014 Debt Service	Total 2017 Debt Service			
	SERIES 2014 DEBT SERVICE	SERIES 2017 DEBT SERVICE	TOTAL UNITS	% TOTAL EAU's	AMOUNT PER PARCEL	AMOUNT PER LOT	2014 Debt Service ⁽¹⁾	2017 Debt Service ⁽¹⁾			Total ⁽²⁾		
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.

RESOLUTION 2020-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021.

WHEREAS, the Waterset North Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and .

WHEREAS, the District Manager has, on May 12, 2020, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Waterset North Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 11, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Hillsborough County for posting on its website; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget:, as amended by the Board, attached hereto as Exhibit "A", is hereby adopted in accordance with the provisions of 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019-2020 and/or revised projections for Fiscal Year 2020-2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Waterset North Community Development District for the Fiscal Year Ending September 30, 2021, as adopted by the Board of Supervisors on August 11, 2020.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Hillsborough County for posting on its website.

SECTION 2. Appropriations

There is hereby appropriated out of the revenues of the Waterset North Community Development District, for the fiscal year beginning October 1, 2020 , and ending September 30, 2021, the sum of \$ **2,901,601.04** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
RESERVE FUND	\$ _____
ENTERPRISE FUND	\$ _____
DEBT SERVICE FUND	\$ <u>1,194,284.04</u>
TOTAL ALL FUNDS	\$ 2,901,601.04*

*Not inclusive of collection costs

SECTION 3. Supplemental Appropriations

The Board may authorize, by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of an appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of many funds.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000.00) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000.00 or 10% increase, previously approved transfers included, to the original budget

appropriation for the receiving program. Other transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 11th day of August 2020.

ATTEST:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairman/Vice Chairman

Exhibit A: Budget Fiscal Year 2020-2021

EXHIBIT A
Budget Fiscal Year 2020-2021

RESOLUTION 2020-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET NORTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Waterset North Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2020-2021 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Waterset North Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to unplatted property; and

WHEREAS, the Board set August 11, 2020 as the date for a public hearing to consider the levy of the special assessments to fund the operation and maintenance of the District, and caused notice of such public hearing to be given pursuant to Section 197.3632(4)(b), *Florida Statutes*; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified. That the District’s Assessment Roll is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Waterset North Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Waterset North Community Development District.

PASSED AND ADOPTED this 11th day of August 2020.

ATTEST:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairman / Vice Chairman

Exhibit A: Budget Fiscal Year 2020-2021
Exhibit B: Assessment Roll (Uniform Method)

EXHIBIT A

FY 2020-2021 Budget

Exhibit B

FY 2020-2021 Assessment Roll (Uniform Method)

The Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

RESOLUTION 2020-07

A RESOLUTION OF THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2020/2021

WHEREAS, the Waterset North Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2020/2021 annual meeting schedule as attached in **Exhibit A**;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

1. The Fiscal Year 2020/2021 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of August, 2020.

ATTEST:

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT "A"
BOARD OF SUPERVISORS' MEETING DATES
WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021

October 13, 2020
November 10, 2020
December 8, 2020
January 12, 2021
February 9, 2021
March 9, 2021
April 13, 2021
May 11, 2021
June 8, 2021
July 13, 2021
August 10, 2021
September 14, 2021

The CDD meetings will convene at 7:00 p.m. at the Waterset Club located at 7821 Paradiso Drive Apollo Beach, FL 33572.

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, July 14, 2020 at 7:00** conducted by means of **communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, and 20-179** issued by the Governor DeSantis on **March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, and July 29, 2020** respectively, and pursuant to Florida Statutes.

Present and constituting a quorum:

TJ Pyche	Board Supervisor, Chair
Paul Anderson	Board Supervisor, Vice Chair
Michael Ball	Board Supervisor, Assistant Secretary
Derek Bush	Board Supervisor, Assistant Secretary
Alex Wohlueter	Board Supervisor, Assistant Secretary

Also present were:

Justin Croom	District Manager; Rizzetta & Co., Inc.
John Toborg	Field Service Manager; Rizzetta & Co., Inc.
Erin McCormick	District Counsel
Gabby Davis	Clubhouse Manager; Castle Group
Paul Means	LMP
Stephen Brletic	District Engineer, JMT
Kieran Vogel	Café Manager, Castle Group
Peter Simos	Solitude Lake Management
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Croom called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Several residents commented on the rodent issues.

A resident commented on the need for clubhouse furniture repairs.

48 **THIRD ORDER OF BUSINESS** **Staff Reports**

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A. Aquatic Services Report

1. Presentation of Waterway Inspection Report

Mr. Croom reviewed the Aquatics Services report with the Board.

B. Field Inspection Report

1. Presentation of Field Inspection Report

Mr. Croom reviewed the field inspection report with the Board and answered general questions.

2. Consideration of Landscape Enhancement Proposals

Mr. Croom reviewed several landscape enhancement proposals with the Board. Discussion ensued.

On a Motion by Mr. Bush, seconded by Mr. Ball, with all in favor, the Board of Supervisors approved the proposals from LMP for landscape enhancement at a total cost of \$3,433.30 for the Waterset North Community Development District.

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C. Clubhouse Manager

1. Presentation of Management Report

Ms. Davis reviewed the monthly clubhouse report with the Board. There were discussions regarding the clubhouse alarm system and the sidewalk repairs. Ms. Davis informed the Board of the need for mulch at the playground that is in compliance with ADA.

2. Presentation of Café Sales Report

Castle staff reviewed the café sales report with the Board.

3. Consideration of Landing Operating Hours

On a Motion by Mr. Anderson, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved an amount of \$150 for a sign to reflect the change in operating hours for the Waterset North Community Development District.

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D. District Counsel

Not Report.

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E. District Engineer

Not Present.

F. District Manager

Mr. Croom stated that the next public hearing and regular meeting will take place on Tuesday, August 11, 2020 at 7:00 PM to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, and 20-179 issued by the Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 18, 2020, June 23, 2020, and July 29, 2020 respectively, and pursuant to Florida Statutes.

The Board discussed the rodent issue and reviewed a proposal from Nvirotect for rodent baiting stations.

On a Motion by Mr. Bush, seconded by Mr. Anderson, with all in favor, the Board of Supervisors approved the proposal from Nvirotect for Rodent Baiting Stations at an initial cost of \$875.00 and a monthly cost of \$200.00 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Fitness Equipment Proposal

On a Motion by Mr. Bush, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the proposal from Fit Rev for fitness equipment repairs at a total cost of \$662.01 for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Back Billed TECO Invoice

The Board discussed the back billed TECO invoice and questioned if this is the responsibility of the District. The Board would like to table approving this invoice.

SIXTH ORDER OF BUSINESS

Consideration of District Land Use Requests

The Board reviewed the architectural application for pool pavers and screen enclosure for 6404 Blue Sail Lane. The Board did not approve this land use request at this time.

SEVENTH ORDER OF BUSINESS

Consideration of Suspension/ Termination Privileges Letter

126 The Board discussed the incident that occurred with resident Lisa Elbersen. Discussion
127 ensued.
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On a Motion by Mr. Bush, seconded by Mr. Ball, with all in favor, the Board of Supervisors authorized staff to suspend all amenity privileges for Lisa Elbersen for 6 months for the Waterset North Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held June 09, 2020

On a Motion by Mr. Anderson, seconded by Mr. Wohlueter, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held June 9, 2020, for the Waterset North Community Development District.

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NINTH ORDER OF BUSINESS

TENTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for May 2020

On a Motion by Mr. Ball, seconded by Mr. Anderson, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for May 2020 (\$110,719.43) for the Waterset North Community Development District.

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ELEVENTH ORDER OF BUSINESS

Consideration of Café Operations & Maintenance Expenditures for May 2020

On a Motion by Mr. Bush, seconded by Mr. Anderson, with all in favor, the Board of Supervisors ratified the Café Operations & Maintenance Expenditures for May 2020 (\$9,344.44) for the Waterset North Community Development District.

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TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bush wanted to point out that when homeowners are emailing all Board members, they need to [REDACTED]

Mr. Anderson had a commented regarding the meeting schedule.

Mr. Ball wanted to discuss the possibility of food trucks.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Wohlueter, seconded by Mr. Bush, with all in favor, the Board of Supervisors adjourned the meeting at 9:07 PM for the Waterset North Community Development District.

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Asst. Secretary

Chair / Vice Chair

DRAFT

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures June 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$111,132.43**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc	003653	96168	Repairs Access Control System 06/20	\$ 858.83
Affordable Backflow Testing & Irrigation LLC	003660	16333	Backflow Testing (2) 06/20	\$ 80.00
Bright House Networks	003667	087467902052820	7012 Sail View-Cafe, Pool, Fitness Room Service 06/20	\$ 406.05
Castle Management, LLC	003647	CELL-0520-140	Cellular & Beepers 05/20	\$ 49.99
Castle Management, LLC	003661	CVD19-0520-192	COVID-19 Supplies-Masks 05/20	\$ 24.00
Castle Management, LLC	003661	INS-0520-218	Insurance Reimbursement 05/20	\$ 883.50
Castle Management, LLC	003647	MGT-060120-303	Contract Management Fees 06/20	\$ 1,281.25
Castle Management, LLC	003647	PREIM05-22-20-239	Payroll - Period 05/02/20-05/15/20	\$ 4,744.29
Castle Management, LLC	003661	PREIM06-05-20-243	Payroll - Period 05/16/20-05/29/20	\$ 7,458.57
CIMA Energy Solutions, LLC	003655	66986676	Gas Sales 05/20	\$ 87.98
De Lage Landen Financial Services, Inc.	003643	68169638	Cannon Copier Lease 05/20	\$ 259.00
Erin McCormick Law, P.A.	003662	10424	General Legal Services 05/20	\$ 3,914.00
Erin McCormick Law, P.A.	003662	10429	General Legal Services 06/20	\$ 3,990.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of Florida	003649	813-672-4806-052115-5 06/20	7250 Park Shore Dr-Dog Park & Splash Pad Service 06/20	\$ 302.78
Hillsborough County BOCC	003654	9581654736 05/20	Summary Bill 05/20	\$ 3,447.01
Landscape Maintenance Professionals, Inc.	003650	152493	Irrigation Repairs 05/20	\$ 240.00
Landscape Maintenance Professionals, Inc.	003650	152494	Irrigation Repairs 05/20	\$ 154.00
Landscape Maintenance Professionals, Inc.	003663	152651	Monthly Landscape Maintenance 06/20	\$ 48,432.49
Landscape Maintenance Professionals, Inc.	003650	152799	Irrigation Repairs 05/20	\$ 57.50
Landscape Maintenance Professionals, Inc.	003663	152816	Irrigation Repairs 06/20	\$ 470.00
Landscape Maintenance Professionals, Inc.	003650	152847	Irrigation Repairs 05/20	\$ 204.00
Landscape Maintenance Professionals, Inc.	003650	152853	Irrigation Repairs 05/20	\$ 478.80
Landscape Maintenance Professionals, Inc.	003650	152932	Fertilize Sod, Ornamentals, Palms 05/20	\$ 9,937.00
Landscape Maintenance Professionals, Inc.	003650	152933	Pest Control 05/20	\$ 1,605.00
Landscape Maintenance Professionals, Inc.	003663	152970	Irrigation Repairs 06/20	\$ 54.00
Landscape Maintenance Professionals, Inc.	003663	153051	Irrigation Repairs 06/20	\$ 175.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003663	153052	Irrigation Repairs 06/20	\$ 2,009.64
NVirotec Pest Control, Inc.	003664	207351	Pest Control - 8382 06/20	\$ 195.00
NVirotec Pest Control, Inc.	003664	207352	Pest Control - Amenity 8382 06/20	\$ 30.00
Republic Services LP	003644	0696-000874968	7004 Sailview Lane 06/20	\$ 409.95
Republic Services LP	003644	0696-000875616	Amenity 7250 Parkshore Drive 06/20	\$ 320.81
Rizzetta & Company, Inc.	003645	INV0000050153	District Management Fees 06/20	\$ 5,214.59
Rizzetta Technology Services	003646	INV0000005902	Email & Website Hosting Services 06/20	\$ 175.00
Signa Digital Solutions Inc.	003665	AR-S242118	Color Copier Maintenance Contract XTD08126-01 06/20	\$ 205.00
Solitude Lake Management LLC	003666	PI-A00420593	Monthly Lake & Pond Management Services 06/20	\$ 4,010.00
State of FL Dept of Health	003651	29-60-1412605 06/20	Waterset Phase 1 Pool 29-BID-4698275 06/20	\$ 275.00
State of FL Dept of Health	003651	29-60-1585331 06/20	Park Splash Pad 29-BID-4698951 06/20	\$ 150.00
State of FL Dept of Health	003651	29-60-1764606 06/20	Waterset Lap Pool 29-BID-4698406 06/20	\$ 275.00
State of FL Dept of Health	003651	29-60-1764621 06/20	Waterset Zero Entry Swimming Pool 29-BID-4698407 06/20	\$ 275.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Pool Service, Inc.	003668	6339	Monthly Swimming Pool & Splash Pad Fountain Service 06/20	\$ 1,500.00
Synergy FL	003648	146600	Security Monitoring - Amenity Building 06/20	\$ 54.95
Synergy FL	003656	147040	Security Monitoring - Fitness Center 05/20	\$ 54.95
Tampa Electric Company	003657	Summary Bill 05/20	Summary Bill 05/20	\$ 2,323.65
Times Publishing Company	003652	0000085059 05/24/20	Legal Advertising Account #107056 05/20	\$ 400.00
Times Publishing Company	003658	0000086885 05/31/20	Legal Advertising Account #107056 05/20	\$ 686.00
VGlobalTech	003659	1669	Web Design Services: Website ADA Compliance 06/20	\$ 300.00
VSC Fire & Security, Inc.	003669	33ST18895556	Fire Alarm Service 06/20	\$ 112.50
Waterset North CDD	CD275	CD275	Replenish Clubhouse Debit Card	\$ 1,431.51
Waterset North CDD	CD274	CD274	Replenish Clubhouse Debit Card	<u>\$ 1,128.84</u>
Report Total				<u>\$ 111,132.43</u>

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures June 2020 For Board Approval Café Club

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,971.59**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bay Harbor Services, Inc.	001502	19001943	Monthly Cafe Equipment Maintenance Agreement 05/20	\$ 105.00
Castle Management, LLC	001504	PREIM05-22-20-239	Payroll - Period 05/02/20-05/15/20	\$ 3,113.26
Castle Management, LLC	001510	PREIM06-05-20-243	Payroll - Period 05/16/20-05/29/20	\$ 4,539.22
Cheney Brothers, Inc.	001503	06-919347184	Food/ Beverage/Supplies 05/20	\$ 542.48
Cheney Brothers, Inc.	001503	06-919351390	Food/ Beverage/Supplies 05/20	\$ 47.23
Cheney Brothers, Inc.	001503	06-919351393	Food/ Beverage/Supplies 05/20	\$ 55.19
Cheney Brothers, Inc.	001503	06-919351395	Food/ Beverage/Supplies 05/20	\$ 57.01
Cheney Brothers, Inc.	001503	06-919351396	Food/ Beverage/Supplies 05/20	\$ 48.84
Cheney Brothers, Inc.	001503	06-919351743	Food/ Beverage/Supplies 05/20	\$ 1,255.23
Cheney Brothers, Inc.	001503	06-919386869	Food/ Beverage/Supplies 05/20	\$ 33.86
Cheney Brothers, Inc.	001503	06-919386870	Food/ Beverage/Supplies 05/20	\$ 48.28
Cheney Brothers, Inc.	001503	06-919386871	Food/ Beverage/Supplies 05/20	\$ 33.32
Cheney Brothers, Inc.	001503	06-919387141	Food/ Beverage/Supplies 05/20	\$ 617.15

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Cheney Brothers, Inc.	001503	06-919387273	Food/ Beverage/Supplies 05/20	\$ 132.52
Cheney Brothers, Inc.	001503	06-919414779	Food/ Beverage/Supplies 05/20	\$ 714.60
Cheney Brothers, Inc.	001507	06-919445918	Food/ Beverage/Supplies 06/20	\$ 570.19
Cheney Brothers, Inc.	001511	06-919476276	Food/ Beverage/Supplies 06/20	\$ 567.41
Cheney Brothers, Inc.	001511	06-919496305	Food/ Beverage/Supplies 06/20	\$ 435.81
Culligan Water Conditioning	001505	WC 2237438	Drinking Water 05/20	\$ 61.75
Florida Department of Revenue	001508	39-8015954075-8 05/20	Sales Tax Payable 05/20	\$ 438.89
Johnson Brothers Liquor Co. 1	001509	WC 1608278	Beverages 06/20	\$ 309.60
Pepin	001506	WC 2998155	Cafe Beverages 05/20	\$ 70.00
Pepin	001512	WC 3005780	Cafe Beverages 06/20	<u>\$ 174.75</u>
Report Total				<u>\$ 13,971.59</u>