



Rizzetta & Company

# Waterset South Community Development District

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## Board of Supervisors' Meeting June 8, 2023

District Office:  
2700 S Falkenburg Rd.  
Suite 2745  
Riverview, FL 33578

[www.watersetsouthcdd.org](http://www.watersetsouthcdd.org)

# **WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578

<b>District Board of Supervisors</b>	Deneen Klenke Pete Williams Lenny Woster Lynda McMorrow Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	Alyssa Willson	Kutak Rock LLP
<b>District Engineer</b>	Tim Plate	Heidt Design LLC

**All cellular phones and pagers must be turned off 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, or 1-800-955-8771 (TTY) 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**  
**Waterset South Community**  
**Development District**

May 31, 2023

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Waterset South Community Development District will be held on **Thursday, June 8, 2023, at 10:00 a.m., or immediately following the Waterset Central CDD meeting**, at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. The following is the agenda for this meeting:

**BOARD OF SUPERVISORS' MEETING:**

- 1. CALL TO ORDER/ ROLLE CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Audit Meeting held on May 11, 2023..... Tab 1
  - B. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on May 11, 2023..... Tab 2
  - C. Consideration of Operation & Maintenance Expenditures for April 2023..... Tab 3
- 4. BUSINESS ITEMS**
  - A. Appointment of New Board Supervisor
  - B. Consideration of Resolution 2023-14; Re-Designating Officers of the District..... Tab 4
  - C. Discussion of Toll Brothers AQ Non-Resident User Fee
  - D. Presentation of FY 2023-2024 Proposed Budget..... Tab 5
  - E. Consideration of Resolution 2023-15; Approving FY 2023-2024 Proposed Budget & Setting Public Hearing..... Tab 6
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. AUDIENCE COMMENTS AND 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 813-933-5571.

Sincerely,

*Matthew Huber*

Matthew Huber  
Regional District Manager

# Tab 1

**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 SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of Waterset South Community Development District was held on **Thursday, May 11, 2023, at 11:46 a.m.** at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd. #2745, Riverview, FL 33578.

Present were:

Deneen Klenke	<b>Committee Member</b>
Pete Williams	<b>Committee Member</b>
Lynda McMorrow	<b>Committee Member</b>
Lenny Woster	<b>Committee Member</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Ruben Durand	<b>District Manager, Rizzetta &amp; Company, Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and confirmed a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There was no audience present.

**THIRD ORDER OF BUSINESS**

**Presentation of Audit Proposals**

Mr. Huber stated that proposals were received from Berger, Toombs, Elam, Gaines, and Frank and Grau and Associates. However, Grau did not bid per instructions for the years 2023 -2027. They bid through 2026.

Following a brief discussion, the Committee ranked Berger Toombs as number 1 with 100 points and Grau 2<sup>nd</sup> with 90 points.

On a Motion by Mr. Williams, seconded by Ms. Klenke, with all in favor, the Audit Committee recommended that the firm of Berger, Toombs, Elam, Gaines, and Frank be awarded the contract for District Auditing services for Fiscal Years starting September 30, 2022, through September 30, 2027, for the Waterset South Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Adjournment**

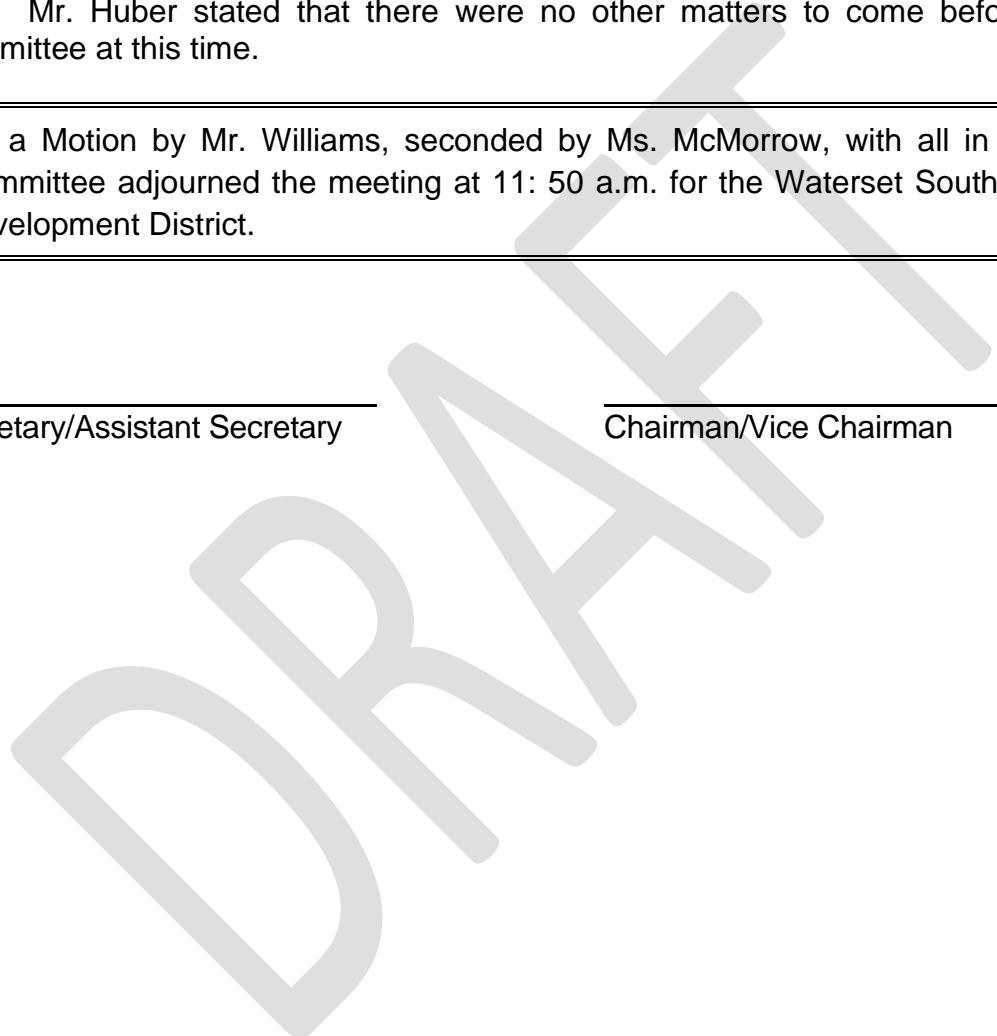
Mr. Huber stated that there were no other matters to come before the Audit Committee at this time.

On a Motion by Mr. Williams, seconded by Ms. McMorrow, with all in favor, Audit Committee adjourned the meeting at 11: 50 a.m. for the Waterset South Community Development District.

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



## **Tab 2**

**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 SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Waterset South Community Development District was held on **Thursday, May 11, 2023, at 11:45 am** at the Offices of Rizzetta & Company, located at 2700 S Falkenburg Ave #2745, Riverview, FL 33578.

Present and constituting a quorum:

Deneen Klenke	<b>Board Supervisor, Chairman</b>
Pete Williams	<b>Board Supervisor, Vice-Chairman</b>
Lynda McMorrow	<b>Board Supervisor, Assistant Secretary</b>
Lenny Woster	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager; Rizzetta &amp; Co., Inc.</b>
Ruben Durand	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Mike O’Nolan	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Alyssa Willson	<b>District Counsel; Kutak Rock LLP (via conference call)</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and confirmed a quorum.

*Mr. Huber recessed the meeting at 11:46 a.m. to hold the Audit Committee Meeting.*

*Mr. Huber called the meeting back to order at 11:50 a.m. with all those in attendance at the onset of the meeting still in attendance.*

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience present.





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**NINTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2023-2024  
Proposed Budget**

Mr. Huber spoke briefly about the proposed budget and then entertained comments from the Board.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Further discussion was held regarding the age qualifier issue and Sovereign immunity. The Board asked that more research be done on these issues.

**B. District Engineer**

Not present and no report.

**C. District Manager**

Mr. Huber presented the District Manager report to the Board. He announced that Hillsborough County is showing 28 registered voters residing in the district as of April 15, 2023.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Brief discussions were held regarding the Sitex proposal and trash pick-up concerns.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Williams, seconded by Ms. McMorrow, the Board of Supervisors adjourned the meeting at 12:09 p.m, for the Waterset South Community Development District.

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Secretary/Assistant Secretary

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Chairman / Vice-Chairman

## **Tab 3**

# Waterset South Community Development District

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District Office · Riverview, Florida · (813)-533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

[www.watersetsouthcdd.org](http://www.watersetsouthcdd.org)

## **Operations and Maintenance Expenditures April 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,967.82**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_Chairperson

\_\_\_\_Vice Chairperson

\_\_\_\_Assistant Secretary

# Waterset South Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Heidt Design, LLC	100039	47391	Engineering Services 03/23	\$ 250.00
Hillsborough County BOCC		2643318705 03/23	5568 Waterset Blvd. 03/23	\$ 24.02
Kutak Rock, LLP	100038	3196321	General Counsel - Legal Services 02/23	\$ 467.50
Rizzetta & Company, Inc.	100037	INV0000078802	District Management Fees 04/23	\$ 4,100.00
TECO		221008801724 03/23	Lighting Services 03/23	\$ 11,290.80
Times Publishing Company	100040	0000278889 04/05/23	Legal Advertising Customer Account #324589 04/05/23	\$ 369.50
Times Publishing Company	100040	0000281024 04/02/23	Legal Advertising Customer Account #324589 04/02/23	\$ <u>466.00</u>
<b>Report Total</b>				<b>\$ <u>16,967.82</u></b>



# HEIDT DESIGN

P: (813) 253-5311 | F: (813) 464-7629  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

## Invoice

Attention:  
Waterset CDD South  
District Office  
2700 S Falkenburg  
Suite 2745  
Riverview, FL 33578

Invoice Number: 47391  
Invoice Date: March 31, 2023  
Month Ending: March 31, 2023  
Project Manager: FRANCIS, ERIC N.  
Project Number: CDD WS 1001

Project Name: Waterset South CDD Engineering Services

		Hours	Rate	Amount
District Engineer	Amenity Exhibit	1.00	250.00	\$250.00
<b>Total Professional Services</b>		<b>1.00</b>		<b>\$250.00</b>
<b>Previously Billed</b>				<b>\$3,540.00</b>
<b>Maximum Allowable</b>				<b>\$5,000.00</b>
<b>Net Professional Services</b>				<b>\$250.00</b>

Invoice Total \$250.00

**RECEIVED**  
03/29/23

Payment prior to the 15th of the month following the date of this invoice will qualify for a 2% discount.

Payment is due no later than the 25th of the month following the date of this invoice. Failure to pay the amount due within the time frame set forth herein shall result in an interest charge accruing in accordance with our contract. Please contact RikkiLee Glass if you should have a question concerning this invoice.



Hillsborough County Florida

S-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	03/29/2023	04/19/2023



**Summary of Account Charges**

Previous Balance	\$41.68
Net Payments - Thank You	\$-41.68
Bill Adjustments	\$3.12
Total Account Charges	<b>\$20.90</b>

<b>AMOUNT DUE</b>	<b>\$24.02</b>
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**Important Message**

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54142.

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **2643318705**



ELECTRONIC PAYMENTS BY CHECK OR		
Automated Payment Line: (813) 276 8526		
Internet Payments: <a href="http://HCFLGov.net/WaterBill">HCFLGov.net/WaterBill</a>		
Additional Information: <a href="http://HCFLGov.net/Water">HCFLGov.net/Water</a>		

**THANK YOU!**



WATERSET SOUTH CDD  
3434 COLWELL AVENUE  
TAMPA FL 33614-8390

2,076 8

<b>DUE DATE</b>	04/19/2023
<b>AMOUNT DUE</b>	\$24.02
<b>AMOUNT PAID</b>	

0026433187056 00000024026



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	03/29/2023	04/19/2023

Service Address: 5568 WATERSET BLVD - COMM RCLM IRRIG

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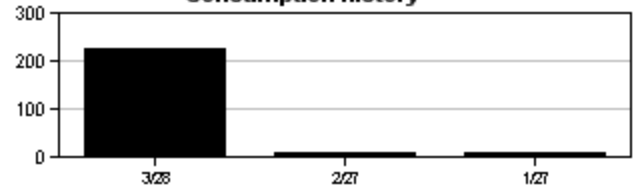


METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702082010	02/27/2023	25	03/28/2023	252	227 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$5.24
Late Payment Charge	\$0.78
<b>Total Service Address Charges</b>	<b>\$6.02</b>

Consumption History



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WATERSET SOUTH CDD	2643318705	03/29/2023	04/19/2023

Service Address: 5448 WATERSET BLVD - COMM RCLM IRRIG

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702109180	02/27/2023	25	03/28/2023	252	227 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$5.24
Late Payment Charge	\$0.78
<b>Total Service Address Charges</b>	<b>\$6.02</b>

Consumption History







Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
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WATERSET SOUTH CDD

2643318705

03/29/2023

04/19/2023

Service Address: 5421 SUMMER SUNSET DR - COMM RCLM IRRIG

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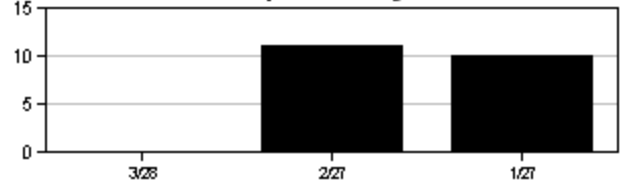


METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702138184	02/27/2023	25	03/28/2023	25	0 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$5.21
Late Payment Charge	\$0.78
<b>Total Service Address Charges</b>	<b>\$5.99</b>

Consumption History



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
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WATERSET SOUTH CDD

2643318705

03/29/2023

04/19/2023

Service Address: 6021 GOLDEN NETTLE DR - COMM RCLM IRRIG

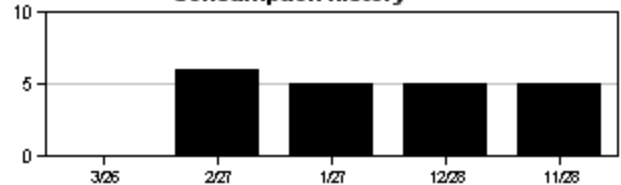
S-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702045274	02/27/2023	25	03/26/2023	25	0 GAL	ACTUAL	RECLAIM

**Service Address Charges**

Reclaimed Water Charge	\$5.21
Late Payment Charge	\$0.78
<b>Total Service Address Charges</b>	<b>\$5.99</b>

Consumption History



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 24, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3196321

Client Matter No. 28623-1

Notification Email: eftgroup@kutakrock.com

Mr. Jerry Whited  
Waterset South CDD  
c/o Rizzetta & Company, Inc.  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3196321  
28623-1

Re: General Counsel

For Professional Legal Services Rendered

02/01/23	K. John	0.80	200.00	Review and revise notices and engineering agreement; confer with Cole and Huber regarding same
02/04/23	S. Sandy	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/09/23	K. John	0.30	75.00	Review outstanding district tasks; confer with Cole regarding same

TOTAL HOURS 1.60

TOTAL FOR SERVICES RENDERED \$467.50

TOTAL CURRENT AMOUNT DUE \$467.50

**RECEIVED**  
03/24/23

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
4/1/2023	INV0000078802

**Bill To:**

Waterset South CDD 3434 Colwell Ave Suite 200 Tampa FL 33614
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Services for the month of	Terms	Client Number
April	Upon Receipt	00184

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,600.00	\$1,600.00
Administrative Services	1.00	\$350.00	\$350.00
Financial & Revenue Collections	1.00	\$300.00	\$300.00
Management Services	1.00	\$1,750.00	\$1,750.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$4,100.00
		<b>Total</b>	\$4,100.00



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/04/2023  
Account: 221008801724

WATERSET SOUTH CDD  
C/O WOLF CREEK PH A, D1  
APOLLO BEACH, FL 33572

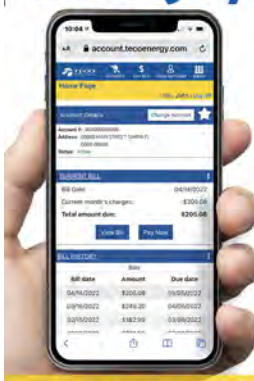
<b>Current month's charges:</b>	<b>\$11,290.80</b>
<b>Total amount due:</b>	<b>\$11,290.80</b>
<b>Payment Due By:</b>	<b>04/25/2023</b>

### Your Account Summary

Previous Amount Due	\$8,959.66
Payment(s) Received Since Last Statement	-\$8,959.66
<b>Current Month's Charges</b>	<b>\$11,290.80</b>
<b>Total Amount Due</b>	<b>\$11,290.80</b>

This has been paid by ACH over the phone.  
Payment Confirmation #100017474926

### A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

**Log in at [TECOaccount.com](https://TECOaccount.com) today!**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Yard project?

### Avoid damage and fines

Learn more at [TampaElectric.com/811](https://TampaElectric.com/811)

  
**CALL**  


  
**WAIT** two  
business days

  
**Start**  
**DIGGING!**

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008801724

<b>Current month's charges:</b>	<b>\$11,290.80</b>
<b>Total amount due:</b>	<b>\$11,290.80</b>
<b>Payment Due By:</b>	<b>04/25/2023</b>
<b>Amount Enclosed</b>	<b>\$ _____</b>

614346967721

WATERSET SOUTH CDD  
C/O WOLF CREEK PH A, D1  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614-8390

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6143469677212210088017240000011290805



tampaelectric.com

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

### Hearing Impaired/TTY

711

### Power Outages Toll-Free

877-588-1010

### Energy-Saving Programs

813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

**Bright Choices<sup>SM</sup>** – The associated fees and charges for leased outdoor lighting services.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Clean Energy Transition Mechanism (CETM)** – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

**Energy Charge** – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

**Storm Protection Charge** – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

**Storm Surcharge** – The charge that will recover the cost of storms charged to the storm reserve.

**Sun Select<sup>SM</sup>** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go<sup>SM</sup>** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems<sup>®</sup>** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling **866-689-6469**.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

**Please note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



# ACCOUNT INVOICE

tampaelectric.com



Account: 221008801724  
Statement Date: 04/04/2023  
Current month's charges due 04/25/2023

## Details of Charges – Service from 03/01/2023 to 03/29/2023

Service for: , APOLLO BEACH, FL 33572

### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	4351 kWh @ \$0.03511/kWh	\$152.76
Fixture & Maintenance Charge	229 Fixtures	\$3737.28
Lighting Pole / Wire	229 Poles	\$6363.91
Lighting Fuel Charge	4351 kWh @ \$0.05169/kWh	\$224.90
Storm Protection Charge	4351 kWh @ \$0.01466/kWh	\$63.79
Clean Energy Transition Mechanism	4351 kWh @ \$0.00036/kWh	\$1.57
Storm Surcharge	4351 kWh @ \$0.00326/kWh	\$14.18
Florida Gross Receipt Tax		\$11.72
State Tax		\$720.69

#### Lighting Charges

**\$11,290.80**

### Total Current Month's Charges

**\$11,290.80**

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone: 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

RECEIVED  
 APR 10 2023

Advertising Run Dates		Advertiser Name	
04/ 5/23		WATERSET SOUTH CDD	
Billing Date	Sales Rep	Customer Account	
04/05/2023	Deirdre Bonett	324589	
Total Amount Due		Ad Number	
\$369.50		0000278889	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/05/23	04/05/23	0000278889	Times	Legals CLS	RFP Audit Services	1	2x43 L	\$365.50
04/05/23	04/05/23	0000278889	Tampabay.com	Legals CLS	RFP Audit Services AffidavitMaterial	1	2x43 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

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\$369.50		0000278889	

#### ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WATERSET SOUTH CDD  
 C/O RIZETTA  
 3434 COLWELL AVENUE SUITE 200  
 TAMPA, FL 33614

REMIT TO:

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

# Tampa Bay Times

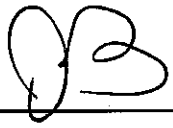
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} SS

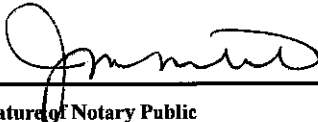
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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **04/05/2023**



\_\_\_\_\_  
Signature of Notary Public

Personally known           X           or produced identification

Type of identification produced \_\_\_\_\_

### WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

RECEIVED  
APR 10 2023

The Waterset South Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2022, 2023, 2024, 2025, 2026. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District was created by Hillsborough County Ordinance and has an annual operating budget of approximately \$221,000 dollars. The final contract will require that, among other things, the audit for Fiscal Year 2022 be completed no later than June 30, 2023.

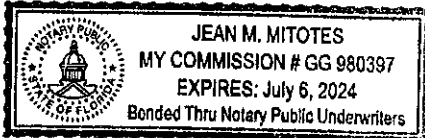
The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) digital copy of their proposal to Matt Huber, District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa Florida 33614, (813) 533-2950, in an envelope marked on the outside "Auditing Services - Waterset South Community Development District." Proposals must be received by April 26, 2023 at 12:00 p.m., at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Waterset South Community Development District  
Matthew Huber, Regional District Manager

Run Date - April 5, 2023 0000278889





# Tampa Bay Times

Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

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Signature Affiant

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Signature of Notary Public

Personally known           X           or produced identification

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Matthew Huber, Regional District Manager

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 APR 10 2023

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04/ 2/23		WATERSET SOUTH CDD	
Billing Date	Sales Rep	Customer Account	
04/02/2023	Deirdre Bonett	324589	
Total Amount Due		Ad Number	
\$466.00		0000281024	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/02/23	04/02/23	0000281024	Times	Legals CLS	BOS Meeting	1	2x43 L	\$462.00
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#### ADVERTISING INVOICE

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REMIT TO:

WATERSET SOUTH CDD  
 C/O RIZETTA  
 3434 COLWELL AVENUE SUITE 200  
 TAMPA, FL 33614

Times Publishing Company  
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# Tampa Bay Times

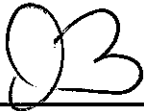
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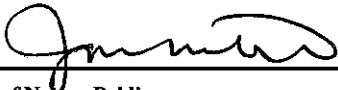
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Signature Affiant

Sworn to and subscribed before me this **04/02/2023**



Signature of Notary Public

Personally known           X           or produced identification

Type of identification produced \_\_\_\_\_

### NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waterset South Community Development District will hold a meeting on April 13, 2023, at 10:00 a.m. or immediately following the Waterset Central CDD meeting, at the office of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

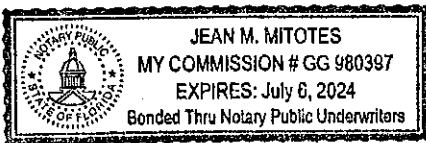
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

Matthew Huber  
Regional District Manager

Run Date: 4/2/23

0000281024

RECEIVED  
APR 10 2023



# Tampa Bay Times

Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

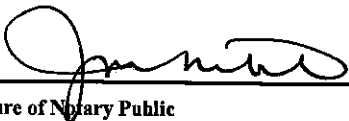
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Signature Affiant

Sworn to and subscribed before me this **04/02/2023**



Signature of Notary Public

Personally known       X       or produced identification

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Matthew Huber  
Regional District Manager

Run Date: 4/2/23

0000281024

RECEIVED  
APR 10 2023



## **Tab 4**

**RESOLUTION 2023-14**

**A RESOLUTION ELECTING THE OFFICERS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, HILLSBOROUGH COUNTY, FLORIDA.**

**WHEREAS**, the Waterset South Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

- Chairperson \_\_\_\_\_
- Vice Chairperson \_\_\_\_\_
- Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Treasurer \_\_\_\_\_
- Assistant Treasurer \_\_\_\_\_

**PASSED AND ADOPTED** this 8th day of June 2023.

ATTEST:

**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

## **Tab 5**



Rizzetta & Company

# **Waterset South Community Development District**

[www.watersetsouthcdd.org](http://www.watersetsouthcdd.org)

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## **Proposed Budget for Fiscal Year 2023/2024**



## Table of Contents

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2022/2023</b>	<b>3</b>
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<b>Assessments Charts for Fiscal Year 2022/2023</b>	<b>5</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>7</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>12</b>



Rizzetta & Company



**Waterset South Community Development District**  
**Debt Service**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2022	Budget for 2023/2024
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$818,748.40	\$818,748.40
<b>TOTAL REVENUES</b>	<b>\$818,748.40</b>	<b>\$818,748.40</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$818,748.40	\$818,748.40
<b>Administrative Subtotal</b>	<b>\$818,748.40</b>	<b>\$818,748.40</b>
<b>TOTAL EXPENDITURES</b>	<b>\$818,748.40</b>	<b>\$818,748.40</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

**Gross assessments** **\$871,008.94**

**Notes:**

Tax Roll Collection Costs for Hillsborough County are 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments Received

**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Net Assessment		\$300,000.00
Hillsborough County Collection Cost @ 2.0%	2.0%	\$6,382.98
Early Payment Discount @ 4.0%	4.0%	\$12,765.96
<b>2023/2024 Total</b>		<b>\$319,148.94</b>

2022/2023 O&M Budget	\$0.00	<sup>(1)</sup>
2023/2024 O&M Budget	\$300,000.00	

**Total Difference** \$300,000.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Bond Series 2022 Debt Service - Single Family 40' (PH A & D-1)	N/A	\$1,199.74	N/A	(2)
Operations/Maintenance - Single Family 40' (PH A & D-1)	N/A	\$324.04	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,523.78</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 50' (PH A)	N/A	\$1,499.67	N/A	(2)
Operations/Maintenance - Single Family 50' (PH A)	N/A	\$405.06	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,904.73</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 60' (PH A)	N/A	\$1,799.60	N/A	(2)
Operations/Maintenance - Single Family 60' (PH A)	N/A	\$486.07	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,285.67</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 40' (PH D-2 & G-1)	N/A	\$1,199.74	N/A	(2)
Operations/Maintenance - Single Family 40' (PH D-2 & G-1)	N/A	\$66.11	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,265.85</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 50' (PH D-2 & G-1)	N/A	\$1,499.67	N/A	(2)
Operations/Maintenance - Single Family 50' (PH D-2 & G-1)	N/A	\$82.64	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,582.31</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 50' (PH G-2 & H)	N/A	\$0.00	N/A	(2)
Operations/Maintenance - Single Family 50' (PH G-2 & H)	N/A	\$82.64	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$82.64</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 60' (PH D-2 & G-1)	N/A	\$1,799.60	N/A	(2)
Operations/Maintenance - Single Family 60' (PH D-2 & G-1)	N/A	\$99.17	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,898.77</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 60' (PH G-2 & H)	N/A	\$0.00	N/A	(2)
Operations/Maintenance - Single Family 60' (PH G-2 & H)	N/A	\$99.17	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$99.17</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 70' (PH D-2 & G-1)	N/A	\$2,099.54	N/A	(2)
Operations/Maintenance - Single Family 70' (PH D-2 & G-1)	N/A	\$115.70	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,215.24</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 70' (PH G-2 & H)	N/A	\$0.00	N/A	(2)
Operations/Maintenance - Single Family 70' (PH G-2 & H)	N/A	\$115.70	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$115.70</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Duplex/Paired Villa (PH B & C)	N/A	\$0.00	N/A	(2)
Operations/Maintenance - Duplex/Paired Villa (PH B & C)	N/A	\$59.50	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$59.50</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 50' (PH B & C)	N/A	\$0.00	N/A	(2)
Operations/Maintenance - Single Family 50' (PH B & C)	N/A	\$82.64	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$82.64</b>	<b>N/A</b>	<b>(2)(3)</b>
Bond Series 2022 Debt Service - Single Family 60' (PH B & C)	N/A	\$0.00	N/A	(2)
Operations/Maintenance - Single Family 60' (PH B & C)	N/A	\$99.17	N/A	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$99.17</b>	<b>N/A</b>	<b>(2)(3)</b>

**Note:**

- (1) FY 2022-2023 O&M Budget was Developer Funded.  
(2) FY 2023-2024 will be the first year of levied Series 2022 Debt Service Assessments  
(3) FY 2023-2024 will be the first year of levied O&M Assessments

**WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL ADMIN BUDGET			\$123,975.00	TOTAL FIELD BUDGET			\$176,025.00
COLLECTION COSTS @	2%		\$2,637.77	COLLECTION COSTS @	2%		\$3,745.21
EARLY PAYMENT DISCOUNT @	4%		\$5,275.53	EARLY PAYMENT DISCOUNT @	4%		\$7,490.43
<b>TOTAL O&amp;M ASSESSMENT</b>			<b>\$131,888.30</b>	<b>TOTAL O&amp;M ASSESSMENT</b>			<b>\$187,260.64</b>

UNITS ASSESSED			ALLOCATION OF ADMIN O&M ASSESSMENT						ALLOCATION OF FIELD O&M ASSESSMENT						PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2022	ADMIN UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	ADMIN PER UNIT	FIELD UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER UNIT	O&M	SERIES 2022	TOTAL <sup>(3)</sup>
		DEBT SERVICE <sup>(1)</sup>														DEBT SERVICE <sup>(2)</sup>	
<b>PLATTED</b>																	
<b>CONVENTIONAL</b>																	
Single Family 40' (PH A & D-1)	108	108	108	0.80	86.40	5.41%	\$7,140.18	\$66.11	108	0.80	86.40	14.88%	\$27,856.95	\$257.93	\$324.04	\$1,199.74	\$1,523.78
Single Family 50' (PH A)	59	59	59	1.00	59.00	3.70%	\$4,875.81	\$82.64	59	1.00	59.00	10.16%	\$19,022.69	\$322.42	\$405.06	\$1,499.67	\$1,904.73
Single Family 60' (PH A)	25	25	25	1.20	30.00	1.88%	\$2,479.23	\$99.17	25	1.20	30.00	5.17%	\$9,672.55	\$386.90	\$486.07	\$1,799.60	\$2,285.67
Single Family 40' (PH D-2 & G-1)	156	156	156	0.80	124.80	7.82%	\$10,313.59	\$66.11	156	0.80	124.80	21.49%	\$40,237.82	\$0.00	\$66.11	\$1,199.74	\$1,265.85
Single Family 50' (PH D-2 & G-1)	123	123	123	1.00	123.00	7.71%	\$10,164.83	\$82.64	123	1.00	123.00	21.18%	\$39,657.47	\$0.00	\$82.64	\$1,499.67	\$1,582.31
Single Family 60' (PH D-2 & G-1)	101	101	101	1.20	121.20	7.59%	\$10,016.08	\$99.17	101	1.20	121.20	20.87%	\$39,077.12	\$0.00	\$99.17	\$1,799.60	\$1,898.77
Single Family 70' (PH D-2 & G-1)	26	26	26	1.40	36.40	2.28%	\$3,008.13	\$115.70	26	1.40	36.40	6.27%	\$11,736.03	\$0.00	\$115.70	\$2,099.54	\$2,215.24
<b>UNPLATTED</b>																	
<b>CONVENTIONAL</b>																	
Single Family 50' (PH G-2 & H)	209	0	209	1.00	209.00	13.10%	\$17,271.95	\$82.64	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$82.64	\$0.00	\$82.64
Single Family 60' (PH G-2 & H)	133	0	133	1.20	159.60	10.00%	\$13,189.49	\$99.17	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$99.17	\$0.00	\$99.17
Single Family 70' (PH G-2 & H)	80	0	80	1.40	112.00	7.02%	\$9,255.78	\$115.70	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$115.70	\$0.00	\$115.70
<b>AGE QUALIFIED</b>																	
Duplex/Paired Villa (PH B & C)	146	0	146	0.72	105.12	6.59%	\$8,687.21	\$59.50	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$59.50	\$0.00	\$59.50
Single Family 50' (PH B & C)	235	0	235	1.00	235.00	14.73%	\$19,420.62	\$82.64	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$82.64	\$0.00	\$82.64
Single Family 60' (PH B & C)	162	0	162	1.20	194.40	12.18%	\$16,065.39	\$99.17	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$99.17	\$0.00	\$99.17
<b>Total Community</b>	<b>1563</b>	<b>598</b>	<b>1563</b>		<b>1595.92</b>	<b>100.00%</b>	<b>\$131,888.30</b>		<b>598</b>		<b>580.80</b>	<b>100.00%</b>	<b>\$187,260.64</b>				

LESS: Collection Costs (2%) and Early Payment Discounts (4%):

**(\$7,913.30)**

**(\$11,235.64)**

Net Revenue to be Collected:

**\$123,975.00**

**\$176,025.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2022 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2022 bond issuance. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

<sup>(3)</sup> Annual assessment that will appear on November 2023 Hillsborough County property tax bill for Platted Lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Unplatted lots will be direct billed and exclude the county collection costs and early payment discounts.

## 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:

**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.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, 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 the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the 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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on the 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.

**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.

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## **EXPENDITURES - FIELD OPERATIONS:**

**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.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights 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.

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

**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.

**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.

**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.

## **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.

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## 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.

## **Tab 6**

## RESOLUTION 2023-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Waterset South Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190 and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSSET SOUTH COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2023, and pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, and 197, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 10, 2023  
HOUR: 10:00 a.m.  
LOCATION: Rizzetta & Company, Inc.  
2700 South Falkenburg Road, #2745  
Riverview, Florida 33578

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

**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.

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8TH DAY OF JUNE 2023.**

ATTEST:

**WATERSET SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Proposed Budget

**Exhibit A**

Fiscal Year 2023/2024 Proposed Budget