



Rizzetta & Company

Waterset South Community Development District

www.watersetsouthcdd.org

**Adopted Budget
for
Fiscal Year
2023/2024**

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Rizzetta & Company

Adopted Budget
Waterset South Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Budget for 2023/2024
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ 309,526
6	Off Roll*	\$ 223,291
7	Contributions & Donations from Private Sources	
8	Developer Contributions	\$ 78,858
9		
10	TOTAL REVENUES	\$ 611,675
11		
12	*Allocation of assessments between the Tax Roll and Off Roll	
13		
14	EXPENDITURES - ADMINISTRATIVE	
15		
16	Legislative	
17	Supervisor Fees	\$ 2,400
18	Financial & Administrative	
19	Administrative Services	\$ 4,410
20	District Management	\$ 22,050
21	District Engineer	\$ 7,500
22	Disclosure Report	\$ 5,000
23	Trustees Fees	\$ 5,000
24	Financial & Revenue Collections	\$ 3,780
25	Assessment Roll	\$ 5,250
26	Tax Collector /Property Appraiser Fees	\$ 250
27	Accounting Services	\$ 20,160
28	Auditing Services	\$ 3,500
29	Arbitrage Rebate Calculation	\$ 500
30	Public Officials Liability Insurance	\$ 3,000
31	Legal Advertising	\$ 5,000
32	Miscellaneous Mailings	\$ 500
33	Dues, Licenses & Fees	\$ 175
34	Miscellaneous Fees	\$ 500
35	Website Hosting, Maintenance, Backup &	\$ 5,000
36	Legal Counsel	
37	District Counsel	\$ 30,000
38		
39	Administrative Subtotal	\$ 123,975
40		
41	EXPENDITURES - FIELD OPERATIONS	
42		
43	Electric Utility Services	
45	Street Lights	\$ 5,000
46	Water-Sewer Combination Services	
47	Utility - Reclaimed	\$ 2,500
48	Stormwater Control	
49	Aquatic Maintenance	\$ 23,600
50	Other Physical Environment	
51	General Liability Insurance	\$ 4,500
52	Property Insurance	\$ 5,000
53	Landscape & Irrigation	\$ 250,000
54	Landscape Inspections	\$ 9,600
55	Parks & Recreation	
56	Utility vehicle maint & repairs	\$ 30,000
57	Dog waste Stations & Trash	\$ 7,500
58	Parks & Recreation	
59	Management Contract	\$ 25,000
60	Contingency	
61	Miscellaneous Contingency	\$ 100,000
62	Interlocal Agreement contribution	\$ 25,000
63		
64	Field Operations Subtotal	\$ 487,700
65		

**Adopted Budget
Waterset South Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Budget for 2023/2024
66	TOTAL EXPENDITURES	\$ 611,675
67		
68	EXCESS OF REVENUES OVER	\$ -
69		

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

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

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.

⁽¹⁾ Maximum Annual Debt Service

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

2023/2024 O&M Net Assessment		\$532,817.00
Hillsborough County Collection Cost @	2%	\$11,336.53
Early Payment Discount @	4%	<u>\$22,673.06</u>
2023/2024 Total		<u>\$566,826.60</u>

2022/2023 O&M Budget	\$221,000.00	⁽¹⁾
2023/2024 O&M Budget	\$532,817.00	

Total Difference	<u>\$311,817.00</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
PLATTED				
Series 2022 Debt Service - Single Family 40' (PH A & D-1)	\$0.00	\$1,199.74	\$1,199.74	(2)
Operations/Maintenance - Single Family 40' (PH A & D-1)	\$0.00	\$780.75	\$780.75	(3)
Total	\$0.00	\$1,980.49	\$1,980.49	(2)(3)
Series 2022 Debt Service - Single Family 50' (PH A)	\$0.00	\$1,499.67	\$1,499.67	(2)
Operations/Maintenance - Single Family 50' (PH A)	\$0.00	\$975.94	\$975.94	(3)
Total	\$0.00	\$2,475.61	\$2,475.61	(2)(3)
Series 2022 Debt Service - Single Family 60' (PH A)	\$0.00	\$1,799.60	\$1,799.60	(2)
Operations/Maintenance - Single Family 60' (PH A)	\$0.00	\$1,171.13	\$1,171.13	(3)
Total	\$0.00	\$2,970.73	\$2,970.73	(2)(3)
Series 2022 Debt Service - Single Family 40' (PH D-2 & G-1)	\$0.00	\$1,199.74	\$1,199.74	(2)
Operations/Maintenance - Single Family 40' (PH D-2 & G-1)	\$0.00	\$780.75	\$780.75	(3)
Total	\$0.00	\$1,980.49	\$1,980.49	(2)(3)
Series 2022 Debt Service - Single Family 50' (PH D-2 & G-1)	\$0.00	\$1,499.67	\$1,499.67	(2)
Operations/Maintenance - Single Family 50' (PH D-2 & G-1)	\$0.00	\$975.94	\$975.94	(3)
Total	\$0.00	\$2,475.61	\$2,475.61	(2)(3)
Series 2022 Debt Service - Single Family 60' (PH D-2 & G-1)	\$0.00	\$1,799.60	\$1,799.60	(2)
Operations/Maintenance - Single Family 60' (PH D-2 & G-1)	\$0.00	\$1,171.13	\$1,171.13	(3)
Total	\$0.00	\$2,970.73	\$2,970.73	(2)(3)
Series 2022 Debt Service - Single Family 70' (PH D-2 & G-1)	\$0.00	\$2,099.54	\$2,099.54	(2)
Operations/Maintenance - Single Family 70' (PH D-2 & G-1)	\$0.00	\$1,366.32	\$1,366.32	(3)
Total	\$0.00	\$3,465.86	\$3,465.86	(2)(3)
UNPLATTED - CONVENTIONAL				
Operations/Maintenance - Single Family 50' (PH G-2 & H)	\$0.00	\$0.00	\$0.00	(3)
Total	\$0.00	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Single Family 60' (PH G-2 & H)	\$0.00	\$0.00	\$0.00	(3)
Total	\$0.00	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Single Family 70' (PH G-2 & H)	\$0.00	\$0.00	\$0.00	(3)
Total	\$0.00	\$0.00	\$0.00	\$0.00
UNPLATTED - AGE QUALIFIED				
Operations/Maintenance - Duplex/Paired Villa (PH B & C)	\$0.00	\$0.00	\$0.00	(3)
Total	\$0.00	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Single Family 50' (PH B & C)	\$0.00	\$0.00	\$0.00	(3)
Total	\$0.00	\$0.00	\$0.00	\$0.00
Operations/Maintenance - Single Family 60' (PH B & C)	\$0.00	\$0.00	\$0.00	(3)
Total	\$0.00	\$0.00	\$0.00	\$0.00

⁽¹⁾ The fiscal year 2022-2023 Operations and Maintenance budget was funded by the developer.

⁽²⁾ The Series 2022 Bonds were issued on December 13, 2022 with interest capitalized through November 1, 2023. Therefore, the Series 2022 debt service assessments will be levied beginning fiscal year 2023-2024.

⁽³⁾ Operations and Maintenance assessments will be levied beginning fiscal year 2023-2024 based on target assessment levels, with the remainder of the budget to be funded via developer contributions.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL ADMIN BUDGET		\$107,991.97		TOTAL FIELD BUDGET		\$424,825.03
COLLECTION COSTS @	2%	\$2,297.70		COLLECTION COSTS @	2%	\$9,038.83
EARLY PAYMENT DISCOUNT @	4%	\$4,595.40		EARLY PAYMENT DISCOUNT @	4%	\$18,077.66
TOTAL O&M ASSESSMENT		\$114,885.07		TOTAL O&M ASSESSMENT		\$451,941.52

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 ⁽¹⁾
		DEBT SERVICE ⁽¹⁾														DEBT SERVICE ⁽²⁾	
PLATTED																	
CONVENTIONAL																	
Single Family 40' (PH A & D-1)	108	108	108	0.80	86.40	14.88%	\$17,090.34	\$158.24	108	0.80	86.40	14.88%	\$67,230.97	\$622.51	\$780.75	\$1,199.74	\$1,980.49
Single Family 50' (PH A)	59	59	59	1.00	59.00	10.16%	\$11,670.49	\$197.80	59	1.00	59.00	10.16%	\$45,910.04	\$778.14	\$975.94	\$1,499.67	\$2,475.61
Single Family 60' (PH A)	25	25	25	1.20	30.00	5.17%	\$5,934.15	\$237.37	25	1.20	30.00	5.17%	\$23,344.09	\$933.76	\$1,171.13	\$1,799.60	\$2,970.73
Single Family 40' (PH D-2 & G-1)	156	156	156	0.80	124.80	21.49%	\$24,686.05	\$158.24	156	0.80	124.80	21.49%	\$97,114.40	\$622.51	\$780.75	\$1,199.74	\$1,980.49
Single Family 50' (PH D-2 & G-1)	123	123	123	1.00	123.00	21.18%	\$24,330.00	\$197.80	123	1.00	123.00	21.18%	\$95,710.76	\$778.14	\$975.94	\$1,499.67	\$2,475.61
Single Family 60' (PH D-2 & G-1)	101	101	101	1.20	121.20	20.87%	\$23,973.95	\$237.37	101	1.20	121.20	20.87%	\$94,310.11	\$933.76	\$1,171.13	\$1,799.60	\$2,970.73
Single Family 70' (PH D-2 & G-1)	26	26	26	1.40	36.40	6.27%	\$7,200.10	\$276.93	26	1.40	36.40	6.27%	\$28,324.16	\$1,089.39	\$1,366.32	\$2,099.54	\$3,465.86
UNPLATTED																	
CONVENTIONAL																	
Single Family 50' (PH G-2 & H)	209	0	0	1.00	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 60' (PH G-2 & H)	133	0	0	1.20	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 70' (PH G-2 & H)	80	0	0	1.40	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
AGE QUALIFIED																	
Duplex/Paired Villa (PH B & C)	146	0	0	0.72	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 50' (PH B & C)	235	0	0	1.00	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 60' (PH B & C)	162	0	0	1.20	0.00	0.00%	\$0.00	\$0.00	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Community	1563	598	598		580.80	100.00%	\$114,885.07		598		580.80	100.00%	\$451,941.52				

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

(\$6,893.10)

(\$27,116.49)

Net Revenue to be Collected:

\$107,991.97

\$424,825.03

⁽¹⁾ Reflects the number of total lots with Series 2022 debt outstanding.

⁽²⁾ 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.

⁽³⁾ 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.

⁽⁴⁾ The Developer will fund a portion of the budget in order to reach target assessment levels. See Developer Contributions on line 8 in the General Fund Budget.

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.

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.

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.