

**Waterset North Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

**Waterset North Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Waterset North Community Development District  
Hillsborough County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Waterset North Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Waterset North Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors  
Waterset North Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
Waterset North Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated October 26, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Waterset North Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 26, 2023

**Waterset North Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2022**

Management's discussion and analysis of Waterset North Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Waterset North Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$35,933,067 (net position). Net investment in capital assets for the District was \$36,160,376. Restricted net position was \$379,346. Unrestricted net position was \$(606,655).
- ◆ Governmental activities revenues totaled \$3,126,896 while governmental activities expenses totaled \$4,106,169.

**Waterset North Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

	<b>Net Position</b>	
	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Current assets	\$ 677,924	\$ 728,880 *
Restricted assets	1,680,292	1,654,607
Capital assets	48,774,992	50,185,809
Total Assets	<u>51,133,208</u>	<u>52,569,296 *</u>
Deferred outflows of resources	<u>169,705</u>	<u>179,938</u>
Current liabilities	829,414	818,935
Non-current liabilities	14,540,432	14,990,459
Total Liabilities	<u>15,369,846</u>	<u>15,809,394</u>
Deferred inflows of resources	<u>-</u>	<u>27,500 *</u>
Net Position		
Net investment in capital assets	36,160,376	37,185,945
Restricted	379,346	371,097
Unrestricted	(606,655)	(644,702) *
Total Net Position	<u>\$ 35,933,067</u>	<u>\$ 36,912,340 *</u>

\*Restated

The decrease in current assets is the result of expenditures exceeding revenues in the General Fund in the current year.

The decrease in capital assets and net investment in capital assets is mainly the result of current year depreciation.

The decrease in total liabilities is primarily related to principal payments on long-term debt.



**Waterset North Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Program Revenues		
Charges for services	\$ 3,086,014	\$ 3,143,687 *
General Revenues		
Miscellaneous revenues	32,775	16,008 *
Investment earnings	8,107	413
Total Revenues	<u>3,126,896</u>	<u>3,160,108 *</u>
Expenses		
General government	160,425	183,415
Physical environment	2,077,368	2,015,604
Culture/recreation	1,100,378	1,101,173
Interest and other charges	767,998	782,893
Total Expenses	<u>4,106,169</u>	<u>4,083,085</u>
Change in Net Position	(979,273)	(922,977)
Net Position - Beginning of Year	<u>36,912,340</u>	<u>37,835,317</u>
Net Position - End of Year	<u>\$ 35,933,067</u>	<u>\$ 36,912,340 *</u>

\*Restated

The increase in physical environment is primarily due to an increase in landscape maintenance in the current year.

**Waterset North Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Capital Assets, not being depreciated	\$ 21,576,170	\$ 21,583,953
Capital Assets, being depreciated	34,326,559	34,276,177
Accumulated depreciation	<u>(7,127,737)</u>	<u>(5,674,321)</u>
Capital Assets, Net	<u>\$ 48,774,992</u>	<u>\$ 50,185,809</u>

The activity for the year consisted of additions of \$41,495 to building and improvements, \$8,887 to equipment, transfers of construction in progress of \$7,783, and \$1,453,416 in depreciation.

**General Fund Budgetary Highlights**

The final budget exceeded actual expenditures in the current year due to less use of reserves than anticipated.

The General Fund budget was amended for engineering fees, landscape and irrigation repairs, and equipment lease expenditures that were higher than originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In September 2014, the District issued \$10,665,000 Series 2014 Special Assessment Revenue Bonds. These bonds were issued to finance the construction of certain infrastructure improvements located within the District. As of September 30, 2022, the balance outstanding was \$9,315,000.
- ◆ In February 2017, the District issued \$7,000,000 Series 2017 Special Assessment Revenue Refunding Bonds. These bonds were issued to refund and redeem the Series 2007 Special Assessment Revenue Bonds. As of September 30, 2022, the balance outstanding was \$5,860,000.
- ◆ In July 2021, the District entered into a lease agreement for the purchase of certain equipment. The balance outstanding as of September 30, 2022 was \$30,671.

**Waterset North Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

Waterset North Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in the fiscal year ended September 30, 2023.

**Request for Information**

The financial report is designed to provide a general overview of Waterset North Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Waterset North Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**Waterset North Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 617,875
Accounts receivable	1,068
Prepaid expenses	38,863
Deposits	20,118
Total Current Assets	677,924
Non-current Assets	
Restricted Assets	
Investments	1,680,292
Capital Assets, Not Being Depreciated	
Land and improvements	414,121
Construction in progress	21,162,049
Capital Assets, Being Depreciated	
Buildings and improvements	11,727,846
Infrastructure	22,431,112
Equipment	167,601
Less: accumulated depreciation	(7,127,737)
Total Non-current Assets	50,455,284
Total Assets	51,133,208
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred amount on refunding, net	169,705
 <b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	57,838
Due to others	23
Unearned revenues	2,977
Financed purchase payable	10,745
Bonds payable	450,000
Accrued interest	307,831
Total Current Liabilities	829,414
Non-current Liabilities	
Financed purchase payable	19,926
Bonds payable, net	14,520,506
Total Non-current Liabilities	14,540,432
Total Liabilities	15,369,846
 <b>NET POSITION</b>	
Net investment in capital assets	36,160,376
Restricted for debt service	379,346
Unrestricted	(606,655)
Total Net Position	\$ 35,933,067

See accompanying notes to financial statements.

**Waterset North Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expenses) Revenues and Change in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (160,425)	\$ 146,880	\$ (13,545)
Physical environment	(2,077,368)	1,080,273	(997,095)
Culture/recreation	(1,100,378)	653,884	(446,494)
Interest and other charges	(767,998)	1,204,977	436,979
Total Governmental Activities	\$ (4,106,169)	\$ 3,086,014	(1,020,155)
		<b>General Revenues</b>	
		Miscellaneous revenues	32,775
		Investment income	8,107
		Total General Revenues	40,882
		Change in Net Position	(979,273)
		Net Position - Beginning of Year	36,912,340 *
		Net Position - End of Year	\$ 35,933,067

\*Restated

See accompanying notes to financial statements.

**Waterset North Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 617,875	\$ -	\$ -	\$ 617,875
Accounts receivable	1,068	-	-	1,068
Prepaid expenses	38,863	-	-	38,863
Deposits	20,118	-	-	20,118
Restricted assets				
Investments, at fair value	-	1,655,632	24,660	1,680,292
<b>Total Assets</b>	<b>\$ 677,924</b>	<b>\$ 1,655,632</b>	<b>\$ 24,660</b>	<b>\$ 2,358,216</b>
 <b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 57,838	\$ -	\$ -	\$ 57,838
Unearned revenues	2,977	-	-	2,977
Due to others	23	-	-	23
<b>Total Liabilities</b>	<b>60,838</b>	<b>-</b>	<b>-</b>	<b>60,838</b>
 <b>FUND BALANCES</b>				
Nonspendable:				
Prepaid expenses	38,863	-	-	38,863
Deposits	20,118	-	-	20,118
Restricted:				
Debt service	-	1,655,632	-	1,655,632
Capital projects	-	-	24,660	24,660
Unassigned	558,105	-	-	558,105
<b>Total Fund Balances</b>	<b>617,086</b>	<b>1,655,632</b>	<b>24,660</b>	<b>2,297,378</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 677,924</b>	<b>\$ 1,655,632</b>	<b>\$ 24,660</b>	<b>\$ 2,358,216</b>

*See accompanying notes to financial statements.*

**Waterset North Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2022**

Total Governmental Fund Balances	\$ 2,297,378
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements, \$414,121, construction in progress, \$21,162,049, buildings, \$11,727,846, infrastructure, \$22,431,112, and equipment, \$167,601, net of accumulated depreciation, \$(7,127,737), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	48,774,992
Long-term liabilities, bonds payable, \$(15,175,000), and financed purchase payable, \$(30,671), are not due and payable in the current period, and therefore, are not reported at the fund level.	(15,205,671)
Bond discount being amortized, net of accumulated amortization, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	204,494
Deferred outflow of resources (deferred amount on refunding) are not current financial resources and therefore, are not reported at the fund level.	169,705
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(307,831)</u>
Net Position of Governmental Activities	<u><u>\$ 35,933,067</u></u>

*See accompanying notes to financial statements.*

**Waterset North Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Special assessments	\$ 1,725,619	\$ 1,204,977	\$ -	\$ 2,930,596
Charges for services	155,418	-	-	155,418
Miscellaneous revenues	32,775	-	-	32,775
Investment income	1,018	6,987	102	8,107
Total Revenues	<u>1,914,830</u>	<u>1,211,964</u>	<u>102</u>	<u>3,126,896</u>
<b>EXPENDITURES</b>				
Current				
General government	160,425	-	-	160,425
Physical environment	1,179,896	-	-	1,179,896
Culture/recreation	544,434	-	-	544,434
Capital outlay	42,599	-	-	42,599
Debt service				
Principal	9,921	435,000	-	444,921
Interest	2,890	751,381	-	754,271
Total Expenditures	<u>1,940,165</u>	<u>1,186,381</u>	<u>-</u>	<u>3,126,546</u>
Excess of revenues over/(under) expenditures	<u>(25,335)</u>	<u>25,583</u>	<u>102</u>	<u>350</u>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer in	-	-	3,297	3,297
Transfer out	-	(3,297)	-	(3,297)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(3,297)</u>	<u>3,297</u>	<u>-</u>
Net Change in Fund Balance	(25,335)	22,286	3,399	350
Fund Balances - Beginning of Year	<u>642,421</u> *	<u>1,633,346</u>	<u>21,261</u>	<u>2,297,028</u>
Fund Balances - End of Year	<u>\$ 617,086</u>	<u>\$ 1,655,632</u>	<u>\$ 24,660</u>	<u>\$ 2,297,378</u>

\*Restated

See accompanying notes to financial statements.



**Waterset North Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds	\$	350
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount that capital outlay, \$42,599, was exceeded by depreciation, \$(1,453,416), in the current period.		(1,410,817)
The deferred amount on refunding is recognized as an expenditure at the fund level but is recognized as a deferred outflow of resources at the government-wide level and amortized over the life of the debt.		(10,233)
Repayment of bond principal and financed purchase principal are expenditures in the governmental funds, but the repayment reduces long-term liabilities at the government-wide level.		444,921
Governmental funds report bond discounts as expenditures. However, in the Statement of Activities, the cost is allocated as amortization expense.		(10,718)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current period.		<u>7,224</u>
Change in Net Position of Governmental Activities	\$	<u><u>(979,273)</u></u>

*See accompanying notes to financial statements.*

**Waterset North Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>				
Special assessments	\$ 1,707,317	\$ 1,725,506	\$ 1,725,619	\$ 113
Charges for services	123,500	123,500	155,418	31,918
Developer contributions	32,928	32,928	-	(32,928)
Miscellaneous revenues	-	-	32,775	32,775
Investment income	-	-	1,018	1,018
Total Revenues	<u>1,863,745</u>	<u>1,881,934</u>	<u>1,914,830</u>	<u>32,896</u>
<b>EXPENDITURES</b>				
Current				
General government	136,227	151,227	160,425	(9,198)
Physical environment	1,196,980	1,258,980	1,179,896	79,084
Culture/recreation	530,538	555,406	544,434	10,972
Capital outlay	-	-	42,599	(42,599)
Debt Service				
Principal	-	-	9,921	(9,921)
Interest	-	-	2,890	(2,890)
Total Expenditures	<u>1,863,745</u>	<u>1,965,613</u>	<u>1,940,165</u>	<u>25,448</u>
Net Change in Fund Balances	-	(83,679)	(25,335)	58,344
Fund Balances - Beginning of Year	<u>-</u>	<u>83,679</u>	<u>642,421</u>	<u>558,742</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 617,086</u>	<u>\$ 617,086</u>

\*Restated

*See accompanying notes to financial statements.*

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on February 16, 2007, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Hillsborough County Ordinance #07-3 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Waterset North Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by landowners of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Waterset North Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Funds – Accounts for the accumulation of resources for the annual payment of principal and interest on long-term general obligation debt.

Capital Projects Funds – The Capital Projects Funds account for the construction of infrastructure improvements within the boundaries of the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)**

**b. Restricted Net Position**

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land and improvements, construction in progress, buildings and improvements, infrastructure and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings and improvements	7-30 years
Infrastructure	10-30 years
Equipment	5-15 years

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.



**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)**

**e. Deferred Amount on Refunding**

Deferred costs of refunding associated with the issuance of refunding bonds are presented on the financial statements and amortized over the life of the bonds using the straight line method of accounting. For financial reporting, the deferred costs of refunding are reported as a deferred outflow of resources on the Statement of Net Position.

**f. Unamortized Bond Discount**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight line method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**g. Leases**

The District determines if an arrangement is a lease at inception. Lessee arrangements for governmental funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position, however, these leases are not reflected in the fund financial statements since they are not payable from available resources. Lessee arrangements for proprietary funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position.

Payment for short-term leases with a lease term of twelve months or less are recognized as expenses as incurred. The District has a \$25,000 threshold, for total lease payments, for leases subject to GASB 87. Short-term leases and leases under the threshold are not included as lease liabilities or right-to-use lease assets on the Statement of Net Position. The right-to-use assets are amortized on a straight-line basis over the terms of the related leases.

Lessor arrangements are included as lease receivables and deferred inflow of resources. Lease receivables are measured at the present value of the lease payments expected to be received during the lease term. Deferred inflows of resources are recorded at the initiation of the lease in an amount equal to the initial lease receivable. These leases are reflected in the Statement of Net Position and fund financial statements regardless of fund type.

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)**

**g. Leases (Continued)**

**Governmental Accounting Standards Board Statement No. 87**

The District implemented GASB Statement No. 87, Leases, which changes the accounting and financial reporting for leases. GASB Statement No. 87 defines a lease as a contract that conveys the right to use another entity’s nonfinancial asset as specified in the contract for a period of time in an exchange or exchange-like transaction. Under GASB Statement No. 87, leases other than short-term leases, defined as having a maximum possible term of twelve months or less, are required to be recognized on the Statement of Net Position in the financial statements of the District. A lessee should recognize a lease liability and an intangible right-to-use leased asset, and a lessor should recognize a lease receivable and a deferred inflow of resources.

For one year look back at the implementation, October 1, 2020, the District, as lessor under the governmental activities, recognized a lease receivable of \$61,236 along with corresponding deferred inflow of \$55,000.

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$659,175 and the carrying value was \$617,875. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Treasury Obligation Fund	9 days*	\$ 1,232,708
First American Government Obligation Fund	18 days*	447,584
Total		<u>\$ 1,680,292</u>

\*Maturity is a weighted average maturity.

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Investments (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in both investments listed above were rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in the First American Treasury Obligation Fund represents 73% of the District's total investments. The District's investment in the First American Government Obligation Fund represents 27% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value to be temporary.

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE C – SPECIAL ASSESSMENT REVENUES**

Assessment revenues recognized for the 2021-2022 fiscal year were levied in October 2021. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to June 1; therefore, there were no material taxes receivable at fiscal year end.

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<b><u>Governmental Activities:</u></b>				
Capital assets, not being depreciated:				
Land and land improvements	\$ 414,121	\$ -	\$ -	\$ 414,121
Construction in progress	21,169,832	-	(7,783)	21,162,049
Total Capital Assets, Not Being	<u>21,583,953</u>	<u>-</u>	<u>(7,783)</u>	<u>21,576,170</u>
Capital assets, being depreciated:				
Buildings	11,686,351	41,495	-	11,727,846
Infrastructure	22,431,112	-	-	22,431,112
Equipment	158,714	8,887	-	167,601
Total Capital Assets, Being Depreciated	<u>34,276,177</u>	<u>50,382</u>	<u>-</u>	<u>34,326,559</u>
Less accumulated depreciation for:				
Buildings	(2,633,145)	(537,145)	-	(3,170,290)
Infrastructure	(2,942,737)	(904,044)	-	(3,846,781)
Equipment	(98,439)	(12,227)	-	(110,666)
Total Accumulated Depreciation	<u>(5,674,321)</u>	<u>(1,453,416)</u>	<u>-</u>	<u>(7,127,737)</u>
Total Capital Assets Depreciated, Net	<u>28,601,856</u>	<u>(1,403,034)</u>	<u>-</u>	<u>27,198,822</u>
Governmental Activities Capital Assets	<u>\$50,185,809</u>	<u>\$ (1,403,034)</u>	<u>\$ (7,783)</u>	<u>\$48,774,992</u>

Current year depreciation was charged to culture/recreation, \$555,944, and physical environment, \$897,472.

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – LONG-TERM DEBT**

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$	15,610,000
Principal payments		<u>(435,000)</u>
Long-term debt at September 30, 2022	\$	15,175,000
Less: bond discount, net		<u>(204,494)</u>
Bonds Payable, Net at September 30, 2022	\$	<u><u>14,970,506</u></u>

Long-term debt for Governmental Activities is comprised of the following:

**Special Assessment Revenue Bonds**

\$10,665,000 Series 2014 Special Assessment Revenue Bonds are due in annual principal installments beginning November 2016 maturing November 2045. Interest at various rates between 4.75% and 5.5% is due May and November beginning May 2015. Current portion is \$205,000. \$ 9,315,000

\$5,150,000 Series 2017A-1 Special Assessment Revenue Refunding Bonds are due in annual principal installments beginning May 2018. Interest at various rates between 2% and 4% is due May and November beginning May 2017. Current portion is \$185,000. 4,265,000

\$1,850,000 Series 2017A-2 Special Assessment Revenue Refunding Bonds are due in annual principal installments beginning May 2018. Interest at a rate of 5.25% is due May and November beginning May 2017. Current portion is \$60,000. 1,595,000

Bond payable \$ 15,175,000

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 450,000	\$ 733,925	\$ 1,183,925
2024	470,000	715,250	1,185,250
2025	485,000	695,213	1,180,213
2026	515,000	674,175	1,189,175
2027	535,000	651,219	1,186,219
2028-2032	3,060,000	2,860,746	5,920,746
2033-2037	3,860,000	2,065,850	5,925,850
2038-2042	3,345,000	1,082,538	4,427,538
2043-2046	2,455,000	279,262	2,734,262
Totals	<u>\$ 15,175,000</u>	<u>\$ 9,758,178</u>	<u>\$ 24,933,178</u>

Summary of Significant Bond Resolution Terms and Covenants

**Special Assessment Revenue Bonds**

Significant Bond Provisions

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2024 at a redemption price set forth in the Trust Indenture. The Series 2014 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2017A-1 and Series 2017A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027 at a redemption price equal to the principal amount of the Series 2017A-1 Bonds and Series 2017A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2017A-1 and Series 2017A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund

The Series 2014 Reserve Account was funded from the proceeds of the Series 2014 Bonds in an amount equal to maximum annual debt service of the Series 2014 Bonds at issuance. The Series 2017A-1 and Series 2017A-2 Reserve Accounts were funded from the proceeds of the Series 2017A-1 and Series 2017A-2 Bonds in amounts equal to 50 percent of the maximum annual outstanding Series 2017A-1 and Series 2017A-2 Bonds at issuance. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2022:

	Reserve Balance	Reserve Requirement
Special Assessment Revenue Bonds, Series 2014	\$ 722,638	\$ 722,638
Special Assessment Revenue Refunding Bonds, Series 2017A-1	\$ 173,793	\$ 173,793
Special Assessment Revenue Refunding Bonds, Series 2017A-2	\$ 72,025	\$ 72,025

**NOTE F – FINANCED PURCHASE**

The District entered into a financed purchase agreement for certain equipment during the year ended September 30, 2021. The agreement has an end-of-finance purchase option which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of future minimum payments. The agreement, in the total amount of \$44,299, commenced in July 2021 for a term of 48 months.

The annual requirements to amortize the principal and interest of the financed purchase as of September 30, 2022 were as follows:

Year Ending September 30,	Amount
2023	\$ 12,811
2024	12,811
2025	8,540
Total minimum lease payments	34,162
Less: amount representing interest	(3,491)
Present value of minimum lease payments	\$ 30,671

**Waterset North Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE G – LEASES**

Governmental Activities

The District, as lessor, entered into an agreement to lease the amenity center to the Developer. The agreement qualifies as a lease under GASB 87 and, therefore, has been recorded at the present value of lease payments expected to be received during the lease term. In addition, in accordance with the implementation of GASB 87, the District has recorded a lease receivable and deferred inflow for the amenity center lease.

The lease agreement was executed in September 2012, to lease the amenity center to the Developer and requires 60 monthly payments of \$2,744. The initial lease term expired in September 2017; however, the agreement included an option to extend an additional 60 monthly payments of \$2,769.53. The lease receivable was measured at the present value of the lease payments expected to be received during the lease term at a discount rate of 8%. In the current year, the District recognized \$27,500 of lease revenue and \$1,396 of interest revenue under this lease. The lease agreement, including the optional renewal, expired in the current year.

**NOTE H – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage during the last three years.

**NOTE I – RESTATEMENT OF NET POSITION/FUND BALANCE**

Net position for Governmental Activities and fund balance for the General Fund were restated as of October 1, 2021, to properly reflect the implementation of a new accounting standard.

Governmental Activities

Net Position October 1, 2021, as previously reported	\$ 36,908,002
Increase in lease receivable	31,838
Increase in deferred inflows of resources	(27,500)
Net Position October 1, 2021, Restated	\$ 36,912,340

General Fund

Fund Balance October 1, 2021, as previously reported	\$ 638,083
Increase in lease receivable	31,838
Increase in deferred inflows of resources	(27,500)
Fund Balance October 1, 2021, Restated	\$ 642,421





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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Waterset North Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Waterset North Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, and have issued our report thereon dated October 26, 2023.

### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Waterset North Community Development District's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Waterset North Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Waterset North Community Development District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Supervisors  
Waterset North Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Waterset North Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 26, 2023



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Waterset North Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Waterset North Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated October 26, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 26, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors  
Waterset North Community Development District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Waterset North Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Waterset North Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Waterset North Community Development District. It is management's responsibility to monitor the Waterset North Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Waterset North Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 15
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$151,290
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: \$0
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.



To the Board of Supervisors  
Waterset North Community Development District

	<u>Original Budget</u>	<u>Actual</u>	<b>Variance with Original Budget Positive (Negative)</b>
<b>Revenues</b>			
Special assessments	\$ 1,707,317	\$ 1,725,619	\$ 18,302
Charges for services	123,500	155,418	31,918
Investment income	-	1,018	1,018
Miscellaneous revenues	-	32,775	32,775
Developer contributions	32,928	-	(32,928)
Total Revenues	<u>1,863,745</u>	<u>1,914,830</u>	<u>51,085</u>
<b>Expenditures</b>			
<b>Current</b>			
General government	136,227	160,425	(24,198)
Physical environment	1,196,980	1,179,896	17,084
Culture and recreation	530,538	544,434	(13,896)
Capital outlay	-	42,599	(42,599)
<b>Debt service</b>			
Principal	-	9,921	(9,921)
Interest	-	2,890	(2,890)
Total Expenditures	<u>1,863,745</u>	<u>1,940,165</u>	<u>(76,420)</u>
Revenues over/(under) expenditures	<u>-</u>	<u>(25,335)</u>	<u>(25,335)</u>
Fund Balances - Beginning of year	<u>-</u>	<u>642,421</u>	<u>642,421</u>
Fund Balances - End of year	<u>\$ -</u>	<u>\$ 617,086</u>	<u>\$ 617,086</u>

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Waterset North Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:  
General Fund: \$870 - \$1,597; Debt Service Fund: \$443 - \$1,235.
- 2) The amount of special assessments collected by or on behalf of the District: \$1,430,595.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2014, \$9,315,000, maturing in 2045; Series 2017A-1, \$4,265,000, maturing in 2039; and Series 2017A-2, \$1,595,000 maturing in 2039.



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors  
Waterset North Community Development District

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 26, 2023



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Waterset North Community Development District  
Hillsborough County, Florida

We have examined Waterset North Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Waterset North Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Waterset North Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Waterset North Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Waterset North Community Development District's compliance with the specified requirements.

In our opinion, Waterset North Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

October 26, 2023