



Rizzetta & Company

Waterset North Community Development District

Board of Supervisors' Meeting May 12, 2020

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

www.watersetnorthcdd.org

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY, RIVERVIEW, FL 33578

www.WatersetNorthCDD.org

Board of Supervisors
Wateraset North Community
Development District

May 5, 2020

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wateraset North Community Development District will be held on **Tuesday, May 12, 2020 at 7:00 PM** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by the Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and pursuant to Florida Statutes. To access the meeting, please use a telephone to dial 253-215-8782, and enter the ID# 8284309897. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic Systems**
 1. Presentation of March 2020 Waterway Inspection Report Tab 1
 2. Consideration of Solitude Lake Management Budget Letter Tab 2
 - B. Field Service Manager**
 1. Presentation of April 2020 Field Inspection Report Tab 3
 2. Consideration of Landscape & Irrigation Maintenance Proposals (Wall Area) Tab 4
 - C. Clubhouse Manager**
 1. Presentation of Management Report Tab 5
 2. Consideration of Café Maintenance Proposal Tab 6
 - D. District Counsel**
 - E. District Engineer**
 - F. District Manager**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-02, Authorizing Bank Account Signatories Tab 7**
 - B. Presentation of Proposed Budget for Fiscal Year 2020-2021 .Tab 8**
 1. Consideration of Resolution 2020-03, Approving Proposed Budget & Setting Public Hearing Tab 9
 - C. Consideration of Resolution 2020-04, re-Designating Secretary Tab 10**
 - D. Ratification of 2019 Financial Audit..... Tab 11**
 - E. Presentation of Voter Registration Letter Tab 12**
 - F. Consideration of County Sign Installation Proposals Tab 13**
 - G. Discussion Regarding Amenity Closures and Re-Openings**
 - H. Consideration of Holiday Décor Proposals Tab 14**
 - I. Consideration of Architectural Review Application..... Tab 15**

- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors’
Regular Meeting held on March 10, 2020 Tab 16
 - B. Consideration of Operations & Maintenance
Expenditures for February & March 2020 Tab 17
 - C. Consideration of Operations & Maintenance
Expenditures for February & March 2020 – Café..... Tab 18
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

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

Sincerely,
Justin Croom
Justin Croom
District Manager

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Waterset North Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

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

Section 1. The Chairman, Vice Chairman, Secretary, Assistant Secretaries and Treasurer and Assistant Treasurer are hereby designated as authorized signatories for the operating bank accounts of the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF MAY 2020.

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

**_____
CHAIRMAN / VICE CHAIRMAN**

ATTEST:

**_____
SECRETARY / ASSISTANT SECRETARY**



Rizzetta & Company

Waterset North Community Development District

watersetnorthcdd.com

Proposed Budget for Fiscal Year 2020/2021

Presented by: Rizzetta & Company, Inc.

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

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



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DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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

Chart of Accounts Classification	Actual YTD through 02/29/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
REVENUES							
Special Assessments							
Tax Roll*	\$ 1,586,550	\$ 1,586,550	\$ 1,607,317	\$ (20,767)	\$ 1,607,317	\$ -	
Off Roll*	\$ 34,306	\$ 82,334	\$ -	\$ 82,334	\$ -	\$ -	
Contributions & Donations from Private Sources							
Developer Contributions		\$ -	\$ 32,928	\$ (32,928)	\$ 32,928	\$ -	Newland office lease - \$2,744/month
TOTAL REVENUES	\$ 1,620,856	\$ 1,668,884	\$ 1,640,245	\$ 28,639	\$ 1,640,245	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,620,856	\$ 1,668,884	\$ 1,640,245	\$ 28,639	\$ 1,640,245	\$ -	
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 4,800	\$ 11,520	\$ 9,600	\$ (1,920)	\$ 12,000	\$ 2,400	12 mtgs at \$200 per BOS
Financial & Administrative							
Administrative Services	\$ 2,083	\$ 4,999	\$ 5,000	\$ 1	\$ 5,000	\$ -	
District Management	\$ 10,573	\$ 25,375	\$ 25,375	\$ (0)	\$ 25,375	\$ -	
District Engineer	\$ 1,000	\$ 2,400	\$ 2,364	\$ (36)	\$ 5,000	\$ 2,636	Increase?
Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
Trustees Fees	\$ 5,421	\$ 5,421	\$ 6,000	\$ 579	\$ 6,000	\$ -	Full amount is \$5421
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
Financial & Revenue Collections	\$ 2,083	\$ 4,999	\$ 5,000	\$ 1	\$ 5,000	\$ -	
Accounting Services	\$ 7,583	\$ 18,199	\$ 18,200	\$ 1	\$ 18,200	\$ -	
Auditing Services	\$ -	\$ -	\$ 3,270	\$ 3,270	\$ 3,270	\$ -	Need new Audit Selection.
Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ -	LLS Tax Solutions -\$500/yr till 2021
Public Officials Liability Insurance	\$ 2,563		\$ 2,625	\$ 2,625	\$ 2,819	\$ 194	Egis Estimate
Legal Advertising	\$ 623	\$ 1,495	\$ 500	\$ (995)	\$ 1,500	\$ 1,000	FYE 19' -\$1,350
Dues, Licenses & Fees	\$ 538	\$ 1,291	\$ 525	\$ (766)	\$ 550	\$ 25	DEO \$175/yr. ASCAP license \$363/yr
Miscellaneous Fees	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Website Hosting, Maintenance, Backup (and	\$ 875	\$ 2,100	\$ 6,500	\$ 4,400	\$ 6,500	\$ -	Vglobal-\$5,200/yr & Rizz Tech-\$1200/yr
Legal Counsel							
District Counsel	\$ 18,365	\$ 44,076	\$ 20,000	\$ (24,076)	\$ 20,000	\$ -	
Administrative Subtotal	\$ 68,007	\$ 133,376	\$ 117,459	\$ (15,917)	\$ 123,714	\$ 6,255	
EXPENDITURES - FIELD OPERATIONS							
Security Operations							
Security Upgrades	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	upgraded camera system?
Electric Utility Services							
Utility Services	\$ 3,906	\$ 9,374	\$ 12,500	\$ 3,126	\$ 12,500	\$ -	FYE 19' -\$13,830
Street Lights	\$ 3,767	\$ 9,041	\$ 25,000	\$ 15,959	\$ 15,000	\$ (10,000)	FYE 19' -\$8,418. Average \$1,016/month
Utility - Recreation Facilities	\$ 8,545	\$ 20,508	\$ 22,000	\$ 1,492	\$ 22,000	\$ -	FYE 19' -\$23,209.
Gas Utility Services							
Utility - Recreation Facilities	\$ 6,419	\$ 15,406	\$ 18,000	\$ 2,594	\$ 18,000	\$ -	FYE 19' -\$10,027
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 3,851	\$ 9,242	\$ 7,500	\$ (1,742)	\$ 9,200	\$ 1,700	Republic -avg. \$765/month
Water-Sewer Combination Services							
Utility Services	\$ 3,274	\$ 7,858	\$ 8,000	\$ 142	\$ 8,000	\$ -	
Utility - Reclaimed	\$ 6,135	\$ 14,724	\$ 20,000	\$ 5,276	\$ 20,000	\$ -	
Stormwater Control							
Aquatic Maintenance	\$ 25,783	\$ 61,879	\$ 49,790	\$ (12,089)	\$ 49,980	\$ 190	Solitude \$4,130/month + aerator prev. main \$420/yr
Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Solitude - Fish stocking?
Wetland Maintenance	\$ 1,022	\$ 2,453	\$ 5,000	\$ 2,547	\$ 5,000	\$ -	Solitude - Restoration assessments?
Wetland Area Monitoring & Maintenance	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 8,100	\$ 600	Florida Native -\$675/month
Aquatic Plant Enhancement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
Other Physical Environment							
General Liability Insurance	\$ 3,331	\$ 3,331	\$ 3,938	\$ 607	\$ 4,228	\$ 290	Egis Estimate
Property Insurance	\$ 18,297	\$ 18,297	\$ 17,752	\$ (545)	\$ 19,562	\$ 1,810	Egis Estimate
Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Landscape Maintenance	\$ 294,123	\$ 705,895	\$ 745,000	\$ 39,105	\$ 730,000	\$ (15,000)	LMP-\$48,152/month for General/Irr Main.+ Pest\$18k & Fert
Holiday Decorations	\$ 6,072	\$ 14,573	\$ 10,000	\$ (4,573)	\$ 10,000	\$ -	
Irrigation Repairs	\$ 13,343	\$ 32,023	\$ 15,000	\$ (17,023)	\$ 20,000	\$ 5,000	

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

Chart of Accounts Classification	Actual YTD through 02/29/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
Landscape - Mulch	\$ 8,100	\$ 19,440	\$ 85,000	\$ 65,560	\$ 88,000	\$ 3,000	Based on LMP bids.
Landscape Replacement Plants, Shrubs, Trees	\$ 31,449	\$ 75,478	\$ 40,000	\$ (35,478)	\$ 44,000	\$ 4,000	
Field Services	\$ 3,750	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ -	RASI Contractual Amount
Fire Ant Treatment	\$ -	\$ -	\$ 3,200	\$ 3,200	\$ 8,000	\$ 4,800	Top Choice Application. FYE 19-\$7,217
Road & Street Facilities							
Sidewalk Repair & Maintenance	\$ 2,096	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Street Sign Repair & Replacement	\$ 1,733	\$ 4,159	\$ 3,000	\$ (1,159)	\$ 3,000	\$ -	
Parks & Recreation							
Management Contract	\$ 76,906	\$ 184,574	\$ 180,000	\$ (4,574)	\$ 180,000	\$ -	Castle Group Contractual Amount
Pool Permits	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Vehicle Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
Pest Control	\$ 1,125	\$ 2,700	\$ 1,500	\$ (1,200)	\$ 2,700	\$ 1,200	Nvirotect - \$225/month
Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
Fitness Equipment Maintenance & Repairs	\$ 441	\$ 1,058	\$ 3,000	\$ 1,942	\$ 3,000	\$ -	
Clubhouse - Facility Janitorial Supplies	\$ 148	\$ 355	\$ 3,000	\$ 2,645	\$ 3,000	\$ -	
Pool Service Contract	\$ 7,500	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	\$ -	Suncoast - \$1,500/month
Pool Repairs	\$ 800	\$ 1,920	\$ 8,000	\$ 6,080	\$ 8,000	\$ -	
Security System Monitoring & Maintenance	\$ 1,620	\$ 3,888	\$ 3,500	\$ (388)	\$ 3,500	\$ -	Synergy-\$110/month + Fire alarm inspections
Facility A/C & Heating Maintenance & Repair	\$ 3,652	\$ 8,765	\$ 4,000	\$ (4,765)	\$ 4,000	\$ -	
Maintenance & Repairs	\$ 5,458	\$ 13,099	\$ 20,000	\$ 6,901	\$ 20,000	\$ -	
Telephone Fax, Internet	\$ 5,217	\$ 12,521	\$ 11,940	\$ (581)	\$ 7,200	\$ (4,740)	Spectrum & Frontier - \$520/month
Office Supplies	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
Furniture Repair/Replacement	\$ 855	\$ 2,052	\$ 7,500	\$ 5,448	\$ 7,500	\$ -	
Playground Equipment and Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
Access Control Maintenance & Repair	\$ 1,326	\$ 3,182	\$ 2,500	\$ (682)	\$ 2,500	\$ -	Dog Park Gate, etc. (accurate electronics)
Athletic/Park Court/Field Repairs		\$ -	\$ -	\$ -	\$ -	\$ -	
Window Cleaning	\$ 1,347	\$ 3,233	\$ 5,308	\$ 2,075	\$ 5,400	\$ 92	Squeegee Squad -\$1347 per visist(2nd&3rd Floors)
Clubhouse Miscellaneous Expense	\$ 5,087	\$ 12,209	\$ 3,000	\$ (9,209)	\$ 3,000	\$ -	
Trail/Bike Path Maintenance	\$ 14,890	\$ 35,736	\$ 1,500	\$ (34,236)	\$ 1,500	\$ -	
Facility Funding	\$ 27,500	\$ 66,000	\$ 110,000	\$ 44,000	\$ 110,000	\$ -	
Contingency							
Miscellaneous Contingency	\$ 3,800	\$ 9,120	\$ 1,358	\$ (7,762)	\$ 2,161	\$ 803	
Field Operations Subtotal	\$ 602,668	\$ 1,411,094	\$ 1,522,786	\$ 111,692	\$ 1,516,531	\$ (6,255)	
Contingency for County TRIM Notice							
TOTAL EXPENDITURES	\$ 670,675	\$ 1,544,470	\$ 1,640,245	\$ 95,775	\$ 1,640,245	\$ -	
EXCESS OF REVENUES OVER	\$ 950,181	\$ 124,415	\$ -	\$ 124,415	\$ -	\$ -	

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

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

36310-1001

57900-6405

Chart of Accounts Classification	Actual YTD through 02/29/20	Projected Annual Totals 2019/2020	Annual Budget for 2019/2020	Projected Budget variance for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
REVENUES							
Other Miscellaneous Revenues							
Food		\$ -	\$ 93,000	\$ (93,000)	\$ 93,000	\$ -	36900-0030
Beverages		\$ -	\$ 20,000	\$ (20,000)	\$ 20,000	\$ -	36900-0031
Alcoholic Beverages		\$ -	\$ 10,000	\$ (10,000)	\$ 10,000	\$ -	36900-0032
Builder Relations		\$ -	\$ 9,000	\$ (9,000)	\$ 9,000	\$ -	36900-0034
Facility Funding		\$ -	\$ 110,000	\$ (110,000)	\$ 110,000	\$ -	36900-1013
TOTAL REVENUES	\$ -	\$ -	\$ 242,000	\$ (242,000)	\$ 242,000	\$ -	
TOTAL REVENUES AND BALANCE	\$ -	\$ -	\$ 242,000	\$ (242,000)	\$ 242,000	\$ -	
EXPENDITURES - ADMINISTRATIVE							
Financial & Administrative							
Bank Fees		\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	51300-4901
Dues, Licenses & Fees		\$ -	\$ 500	\$ 500	\$ 500	\$ -	51300-4902
Miscellaneous Fees	\$ -	\$ -	\$ 100	\$ 100	\$ 100	\$ -	51300-4903
Administrative Subtotal	\$ -	\$ -	\$ 8,600	\$ 8,600	\$ 8,600	\$ -	
EXPENDITURES - FIELD OPERATIONS							
Parks & Recreation							
Management Contract		\$ -	\$ 155,000	\$ 155,000	\$ 155,000	\$ -	57200-3305
Café Marketing & Consulting		\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	57200-4500
Maintenance & Repairs		\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	57200-4660
Facility Supplies		\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	57200-4663
Computer Support, Maintenance &		\$ -	\$ 250	\$ 250	\$ 250	\$ -	57200-4711
Food		\$ -	\$ 47,150	\$ 47,150	\$ 47,150	\$ -	57200-4664
Beverage		\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	57200-4665
Office Supplies		\$ -	\$ 500	\$ 500	\$ 500	\$ -	57200-5101
Field Operations Subtotal	\$ -	\$ -	\$ 233,400	\$ 233,400	\$ 233,400	\$ -	
TOTAL EXPENDITURES	\$ -	\$ -	\$ 242,000	\$ 242,000	\$ 242,000	\$ -	
EXCESS OF REVENUES OVER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

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

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

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,269,434.57

Notes:

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

Waterset North Community Development District

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

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

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

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

Waterset North Community Development District

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

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

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

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

Waterset North Community Development District

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

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

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

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

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

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

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

RESOLUTION 2020-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSSET NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Waterset North Community Development District ("**District**") prior to June 15, 2020, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 11, 2020
HOUR:	7:00 p.m.
LOCATION:	Waterset Club 7821 Paradiso Drive Apollo Beach FL, 33572

While it is anticipated that the public hearing will be held at the location above, in the event that the COVID-19 public health emergency prevents the hearing from occurring in-person, the hearing may be conducted remotely, via communications media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, as such orders may be extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Information regarding participation in any remote hearing may be found

at the District's website, <https://www.watersetnorthcdd.org/>, or by contacting the District Manager at 813-533-2950.

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

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

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 12th DAY OF MAY, 2020.

ATTEST:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A

RESOLUTION 2020-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2016-10
DESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, Waterset North Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough county, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2016-10 which designated Eric Dailey as the District’s Secretary; and

WHEREAS, the Board desires to amend Resolution 2016-10 to remove Eric Dailey and designate Bob Schleifer as Secretary.

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

Section 1. Resolution 2016-10 is hereby amended to remove Eric Dailey and designate Bob Schleifer as District Secretary.

Section 2. All other provisions of Resolution 2016-10 shall remain unchanged and in full force and effect.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of May, 2020.

ATTEST:

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman

MINUTES OF MEETING

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

WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, March 10, 2020 at 7:00 PM** at the Waterset Club located at 7821 Paradiso Drive Apollo Beach FL, 33572.

Present and constituting a quorum:

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

Also present were:

Justin Croom	District Manager; Rizzetta & Co., Inc.
Erin McCormick	District Counsel
Chuck Schultz	Clubhouse Manager; Castle Group
Paul Means	LMP
Garth Rinard	LMP
Peter Simos	Solitude Lake Management
Eric Hendra	District Engineer, JMT (via phone)
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Several residents commented on the landscaping at Crest Point park.
A resident asked a question about the sound wall on I-75.
A resident requested the Board look at a proposal for a row machine.

THIRD ORDER OF BUSINESS**Staff Reports****A. Aquatic Services Report**

Mr. Simoes reviewed the February 2020 Aquatics Services report with the Board. There was a discussion regarding top choice application and when the best time would be to do that.

B. Field Inspection Report**1. Presentation of January 2020 Field Inspection Report**

Mr. Croom reviewed the field inspection report with the Board and answered general questions from the Board. There was a discussion regarding the turf, LMP was hoping for a better color on turf by this point but will continue to monitor.

2. Consideration of Landscape Enhancement Proposals

The Board reviewed several landscape enhancement proposals from LMP.

On a Motion by Mr. Bush, seconded by Mr. Anderson, with all in favor, the Board of Supervisors approved the landscape enhancement proposals at a not to exceed amount of \$2,800.00 for the Waterset North Community Development District.

3. Ratification of Crosswalk Tree Removal Proposal

On a Motion by Mr. Anderson, seconded by Mr. Ball, with all in favor, the Board of Supervisors ratified the proposal from LMP for crosswalk tree removal at a total cost of \$1,155.00 for the Waterset North Community Development District.

C. Clubhouse Manager**1. Presentation of Management Report**

Mr. Shultz reviewed the monthly clubhouse report with the Board. There was a discussion regarding cleaning materials at the gym other areas of the clubhouse due to virus concerns.

On a Motion by Mr. Bush, seconded by Mr. Ball, with all in favor, the Board of Supervisors approved spending an extra \$1000.00 a month on the debit card for the next two months for cleaning products for the Waterset North Community Development District.

83 2. Café Sales Report
84

85 The Board reviewed the café sales report presented in the agenda. Mr. Shultz
86 informed the Board of the new café manager. Mr. Shultz informed the Board
87 that the new TVs were hung March 10th. There was a discussion about the
88 lantern park lights and if the Board would like TECO to install 4 new lights.
89

On a Motion by Mr. Bush, seconded by Mr. Ball, with all in favor, the Board of Supervisors approved the proposal from Hawkins Electric at a total cost of \$2,375.00 for the Waterset North Community Development District.

90
91 **D. District Counsel**

92 Not Present.

93
94
95 **E. District Engineer**

96 No Present.

97
98
99 **F. District Manager**

100 Mr. Croom stated that the next public hearing and regular meeting will take
101 place on Tuesday, April 14, 2020 at 7:00 PM at the Waterset Clubhouse
102 located at 7821 Paradiso Drive, Apollo Beach, Florida 33572. Mr. Croom
103 informed the Board that TECO will be changing the traditional meters to smart
104 meters. He also stated that the county will be out on March 16, 2020 to finish
105 sidewalk reconstruction.
106

107
108 **FOURTH ORDER OF BUSINESS****Consideration of Pool Skimmer
Proposal**
109
110

On a Motion by Mr. Bush, seconded by Mr. Ball, with all in favor, the Board of Supervisors approved the proposal from Finn Outdoor for pool skimmer repair at a total cost of \$5,500.00 for the Waterset North Community Development District.

111
112 **FIFTH ORDER OF BUSINESS****Consideration of Castle Management
Agreement**
113
114

On a Motion by Mr. Bush, seconded by Mr. Anderson, with all in favor, the Board of Supervisors approved the contract amendment from Castle Group for the Waterset North Community Development District.

115
116 **SIXTH ORDER OF BUSINESS****Consideration of Food Truck License
Agreement**
117
118

The Board discussed that the social committee would like to invite food trucks for a spring/ Easter event on Saturday April 11th, 2020 from 11: 00 a.m. until 2:00 p.m. at the clubhouse parking lot.

On a Motion by Mr. Wohlueter, seconded by Mr. Pyche, with all in favor, the Board of Supervisors approved the food truck vendor license agreement for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Gem Cart Proposal

The Board would like to table this proposal.

EIGHTH ORDER OF BUSINESS

Consideration of True Up Per Interlocal Agreement

No action was taken.

NINTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held February 11, 2020

On a Motion by Mr. Ball, seconded by Mr. Bush, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held February 11, 2020, for the Waterset North Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for January 2020

On a Motion by Ms. Bush, seconded by Mr. Pyche, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for January 2020 (\$139,725.02) for the Waterset North Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Café Operations & Maintenance Expenditures for January 2020

On a Motion by Mr. Bush, seconded by Mr. Ball, with all in favor, the Board of Supervisors ratified the Café Operations & Maintenance Expenditures for January 2020 (\$22,651.86) for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Ball would like to look into high traffic areas and possible donations for trees and benches.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Wohlueter, seconded by Mr. Pyche, with all in favor, the Board of Supervisors adjourned the meeting at 8:43 PM for the Waterset North Community Development District.

Asst. Secretary

Chair / Vice Chair

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2020 through February 29, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$104,873.27**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alex Wohlhueter	003543	AW021120	Board of Supervisors Meeting 02/11/20	\$ 200.00
All American Gas Service	003507	19-1432	Replace Riser on U/G Line Existing Fireplace 11/19	\$ 457.03
Castle Management, LLC	003528	CELL-0120-141	Cellular & Beepers 01/20	\$ 49.99
Castle Management, LLC	003520	MGT-020120-297	Contract Management Fees 02/20	\$ 1,281.25
Castle Management, LLC	003510	PREIM01-17-20-226	Payroll - Period 12/28/19-01/10/20	\$ 7,492.34
CIMA Energy Solutions, LLC	003535	30242816	Gas Sales 01/20	\$ 914.44
De Lage Landen Financial Services, Inc.	003511	66698410	Cannon Copier Lease 01/20	\$ 259.00
Derek Bush	003534	DB021120	Board of Supervisors Meeting 02/11/20	\$ 200.00
Erin McCormick Law, P.A.	003522	10396	General Legal Services 01/20	\$ 2,916.15
Frontier Communications of Florida	003523	813-672-4806-052115-5 02/20	Waterset Lakeside Services 813-672- 4806 02/20	\$ 303.28
Frontier Communications of Florida	003512	813-677-2768 02/20	Clubhouse Services 813-677-2768 02/20	\$ 746.30
Hillsborough County BOCC	003526	021720 BOCC	Reclaim/Deposit/Setup Fee - 6651 Waterset Blvd	\$ 250.00
Hillsborough County BOCC	003508	0761919834 01/20	6651 Waterset Blvd 01/20	\$ 109.40
Hillsborough County BOCC	003527	0849701035 01/20	6213 Covington Garden Drive 01/20	\$ 30.78
Hillsborough County BOCC	003527	2901278101 01/20	7024 Sail View Lane 01/20	\$ 329.73
Hillsborough County BOCC	003527	4195480573 01/20	6500 Maiden Sea Drive 01/20	\$ 4.65

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hillsborough County BOCC	003527	9581654736 01/20	Summary Bill 01/20	\$ 1,099.73
Karl J. Koudelka	003509	4001123	(100) CA-Clam Prox Cards 01/20	\$ 211.92
Landscape Maintenance Professionals, Inc.	003537	148165	Irrigation Repairs 11/19	\$ 705.00
Landscape Maintenance Professionals, Inc.	003537	148166	Irrigation Repairs 11/19	\$ 154.00
Landscape Maintenance Professionals, Inc.	003513	148928	Replace (1) Dead Sabal Palm 12/19	\$ 563.75
Landscape Maintenance Professionals, Inc.	003513	148929	Replace (2) Dead Sabal Palms 12/19	\$ 1,155.00
Landscape Maintenance Professionals, Inc.	003513	148930	Remove & Replace Dead Japanese Blueberry 12/19	\$ 558.25
Landscape Maintenance Professionals, Inc.	003513	149675	Irrigation Repairs 01/20	\$ 35.00
Landscape Maintenance Professionals, Inc.	003537	149706	Irrigation Repairs 01/20	\$ 120.00
Landscape Maintenance Professionals, Inc.	003537	149716	Irrigation Repairs 01/20	\$ 154.00
Landscape Maintenance Professionals, Inc.	003537	149772	Irrigation Repairs 01/20	\$ 315.00
Landscape Maintenance Professionals, Inc.	003537	149977	Monthly Landscape Maintenance 02/20	\$ 47,825.91
Landscape Maintenance Professionals, Inc.	003537	150046	Remove Palm Tree Staking at the Amenity Center 02/20	\$ 505.40
Landscape Maintenance Professionals, Inc.	003537	150057	Irrigation Repairs 01/20	\$ 45.00

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003537	150075	Install (10) Dwarf Asian Jasmine - Bowspirit Park 12/19	\$ 58.00
Landscape Maintenance Professionals, Inc.	003537	150096	Irrigation Repairs 01/20	\$ 45.00
Landscape Maintenance Professionals, Inc.	003537	150180	Pest Control 01/20	\$ 1,929.00
Michael Ball	003532	MB021120	Board of Supervisors Meeting 02/11/20	\$ 200.00
NVirotect Pest Control, Inc.	003529	197543	Pest Control - 8382 02/20	\$ 195.00
NVirotect Pest Control, Inc.	003529	197544	Pest Control - Amenity 8382 02/20	\$ 30.00
Onsight Signage & Visual Solutions	003538	006-20-268149-1	Balance Due - Street Blades & Stop Sign 02/20	\$ 498.05
Paul R Anderson Jr	003531	PA021120	Board of Supervisors Meeting 02/11/20	\$ 200.00
Payne Air Conditioning and Heating, Inc.	003524	647155	A/C Repairs & Maintenance 01/20	\$ 162.00
Payne Air Conditioning and Heating, Inc.	003524	C21519	Preventative Maintenance 01/20	\$ 265.00
Pro Performance Pressure Washing & Fleet Washing LLC	003514	PRO-6362	Pressure Washing Sidewalks on Nature Trail 01/20	\$ 14,890.00
Republic Services LP	003515	0696-000850998	7004 Sailview Lane 02/20	\$ 440.86
Republic Services LP	003515	0696-000851673	Amenity 7250 Parkshore Drive 02/20	\$ 325.95
Rizzetta & Company, Inc.	003516	INV0000046526	District Management Fees 02/20	\$ 5,214.59

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services	003517	INV0000005499	Email & Website Hosting Services 02/20	\$ 175.00
Signa Digital Solutions Inc.	003518	AR-S235378	Color Copier Maintenance Contract XTD08126-01 01/20	\$ 205.00
Signa Digital Solutions Inc.	003540	AR-S237059	Color Copier Maintenance Contract XTD08126-01 02/20	\$ 205.00
Solitude Lake Management LLC	003541	PI-A00356113	Monthly Lake & Pond Management Services 02/20	\$ 3,960.00
Suncoast Pool Service, Inc.	003542	6009	Monthly Swimming Pool & Splash Pad Fountain Service 02/20	\$ 1,500.00
Synergy FL	003536	132846	Security Monitoring - Amenity Building 01/20	\$ 54.95
Synergy FL	003521	135641	Security Monitoring - Amenity Building 02/20	\$ 54.95
Synergy FL	003521	136120	Security Monitoring - Fitness Center 01/20	\$ 54.95
Tampa Electric Company	003525	Summary Bill 01/20	Summary Bill 01/20	\$ 3,955.56
TJ Pyche	003539	TP021120	Board of Supervisors Meeting 02/11/20	\$ 200.00
Waterset North CDD	CD264	CD264	Replenish Clubhouse Debit Card	<u>\$ 1,062.11</u>
Report Total				<u>\$ 104,873.27</u>

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2020 through March 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$123,918.27**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Electronics, Inc	003544	94532	Gate Repairs - Landing Pool	\$ 352.50
Alex Wohlhueter	003568	AW031020	Pedestrian Gate 02/20 Board of Supervisors Meeting 03/10/20	\$ 200.00
Castle Management, LLC	003554	CELL-0220-140	Cellular & Beepers 02/20	\$ 49.99
Castle Management, LLC	003561	INS-0120-210	Insurance Reimbursement 01/20	\$ 684.75
Castle Management, LLC	003561	INS-0220-212	Insurance Reimbursement 02/20	\$ 788.50
Castle Management, LLC	003569	JANIT-0220-001	Janitorial Services 01/20 & 02/20	\$ 3,942.00
Castle Management, LLC	003554	MGT-030120-295	Contract Management Fees 03/20	\$ 1,281.25
Castle Management, LLC	003545	PREIM01-31-20-228	Payroll - Period 01/11/20-01/24/20	\$ 6,276.98
Castle Management, LLC	003545	PREIM02-14-20-228	Payroll - Period 01/25/20-02/07/20	\$ 3,743.38
Castle Management, LLC	003561	PREIM02-28-20-225	Payroll - Period 02/08/20-02/21/20	\$ 4,522.78
CIMA Energy Solutions, LLC	003562	67271086	Gas Sales 02/20	\$ 567.39
De Lage Landen Financial Services, Inc.	003546	67091010	Cannon Copier Lease 02/20	\$ 259.00
Derek Bush	003560	DB031020	Board of Supervisors Meeting 03/10/20	\$ 200.00
Erin McCormick Law, P.A.	003547	10403	General Legal Services 02/20	\$ 2,726.15

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of Florida	003556	813-672-4806-052115-5 03/20	Waterset Lakeside Services 813-672-4806 03/20	\$ 303.28
Frontier Communications of Florida	003556	813-677-2768 03/20	Clubhouse Services 813-677-2768 03/20	\$ 726.33
Hillsborough County BOCC	003559	9581654736 02/20	Summary Bill 02/20	\$ 1,452.74
HIVE LLC	003564	1857645	Security Camera Repairs 12/19	\$ 160.00
Johnson, Mirmiran & Thompson, Inc.	003570	1-153594	Engineering Services 02/20	\$ 2,280.00
Landscape Maintenance Professionals, Inc.	003548	150232	Irrigation Repairs 02/20	\$ 55.00
Landscape Maintenance Professionals, Inc.	003548	150233	Irrigation Repairs 02/20	\$ 35.00
Landscape Maintenance Professionals, Inc.	003548	150258	Irrigation Repairs 02/20	\$ 59.86
Landscape Maintenance Professionals, Inc.	003548	150299	Irrigation Repairs 02/20	\$ 235.00
Landscape Maintenance Professionals, Inc.	003548	150362	Irrigation Repairs 02/20	\$ 154.00
Landscape Maintenance Professionals, Inc.	003548	150363	Irrigation Repairs 02/20	\$ 425.00
Landscape Maintenance Professionals, Inc.	003548	150371	Irrigation Repairs 02/20	\$ 61.20
Landscape Maintenance Professionals, Inc.	003548	150393	Remove Palm Tree Staking 02/20	\$ 388.85
Landscape Maintenance Professionals, Inc.	003548	150400	Remove Dead Sabal Palm - Dog Park & Lakeside Amenity 02/20	\$ 701.25

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	003571	150564	Monthly Landscape Maintenance 03/20	\$ 47,825.91
Landscape Maintenance Professionals, Inc.	003548	150633	Fill in Bare Areas with Knockout Roses Covington 02/20	\$ 998.50
Landscape Maintenance Professionals, Inc.	003548	150653	Irrigation Repairs 02/20	\$ 154.00
Landscape Maintenance Professionals, Inc.	003548	150708	Remove Oak Trees/Stump Grind, Sod, & Soil 02/20	\$ 1,155.00
Landscape Maintenance Professionals, Inc.	003571	150722	Irrigation Repairs 02/20	\$ 35.00
Landscape Maintenance Professionals, Inc.	003571	150730	Irrigation Repairs 02/20	\$ 425.00
Landscape Maintenance Professionals, Inc.	003571	150771	Irrigation Repairs 02/20	\$ 154.00
Landscape Maintenance Professionals, Inc.	003571	150853	Fertilizer - St Augustine, Bermuda, Zoysia & Bahia 02/20	\$ 14,193.50
Landscape Maintenance Professionals, Inc.	003571	150854	Pest Control 02/20	\$ 1,580.00
Landscape Maintenance Professionals, Inc.	003571	150866	Replace Shrubs at Entrance Due to Animal Destruction 03/20	\$ 670.00
Landscape Maintenance Professionals, Inc.	003571	150883	Remove Oak Trees/Stump Grind, Sod, & Soil 03/20	\$ 1,305.00
Landscape Maintenance Professionals, Inc.	003571	151075	Irrigation Repairs 03/20	\$ 154.00
Landscape Maintenance Professionals, Inc.	003571	151079	Irrigation Repairs 03/20	\$ 103.90

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Michael Ball	003558	MB031020	Board of Supervisors Meeting 03/10/20	\$ 200.00
NVirotect Pest Control, Inc.	003565	199925	Pest Control - 8382 03/20	\$ 195.00
NVirotect Pest Control, Inc.	003565	199926	Pest Control - Amenity 8382 03/20	\$ 30.00
Paul R Anderson Jr	003557	PA031020	Board of Supervisors Meeting 03/10/20	\$ 200.00
Republic Services LP	003549	0696-000856676	7004 Sailview Lane 03/20	\$ 439.05
Republic Services LP	003549	0696-000857435	Amenity 7250 Parkshore Drive 03/20	\$ 325.65
Rizzetta & Company, Inc.	003550	INV0000047381	District Management Fees 03/20	\$ 5,214.59
Rizzetta Technology Services	003551	INV0000005599	Email & Website Hosting Services 03/20	\$ 175.00
Signa Digital Solutions Inc.	003572	AR-S238780	Color Copier Maintenance Contract XTD08126-01 03/20	\$ 205.00
Solitude Lake Management LLC	003552	PI-A00362137	Vertex HF 3 Plus Aeration System Installation 02/20	\$ 5,983.42
Solitude Lake Management LLC	003573	PI-A00370344	Monthly Lake & Pond Management Services 03/20	\$ 4,079.00
Synergy FL	003555	138414	Security Monitoring - Amenity Building 03/20	\$ 54.95
Synergy FL	003563	138877	Security Monitoring - Fitness Center 02/20	\$ 54.95
Tampa Electric Company	003567	Summary Bill 02/20	Summary Bill 02/20	\$ 3,453.84

Waterset North Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TJ Pyche	003566	TP031020	Board of Supervisors Meeting 03/10/20	\$ 200.00
VSC Fire & Security, Inc.	003553	05-000134379	Annual Extinguisher Inspection 08/19	\$ 220.00
Waterset North CDD	CD267	CD267	Replenish Clubhouse Debit Card	\$ 741.87
Waterset North CDD	CD266	CD266	Replenish Clubhouse Debit Card	<u>\$ 759.96</u>
Report Total				<u>\$ 123,918.27</u>

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2020 For Board Approval Café Club

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2020 through February 29, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,323.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Castle Management, LLC	001465	PREIM01-17-20-226	Payroll - Period 12/28/19-01/10/20	\$ 4,259.94
Cheney Brothers, Inc.	001468	06-918929394	Food/ Beverage/Supplies 02/20	\$ 537.10
Cheney Brothers, Inc.	001472	06-918971632	Food/ Beverage/Supplies 02/20	\$ 430.34
Cheney Brothers, Inc.	001475	06-919011297	Food/ Beverage/Supplies 02/20	\$ 563.99
Culligan Water Conditioning	001469	WC 2095248	Drinking Water 01/20	\$ 47.25
Culligan Water Conditioning	001469	WC 2102996	Drinking Water 01/20	\$ (24.00)
Florida Department of Revenue	001473	39-8015954075-8 01/20	Sales Tax Payable 01/20	\$ 1,226.38
Johnson Brothers Liquor Co. 1	001470	WC 1546232	Beverages 02/20	\$ 385.20
Pepin	001474	WC 1055180	Credit Cafe Beverages 01/20	\$ (60.00)
Pepin	001466	WC 2933326	Cafe Beverages 01/20	\$ 196.90
Pepin	001474	WC 2942212	Cafe Beverages 02/20	\$ 407.95
Sysco West Coast Florida, Inc.	001467	WC 237862886	Cafe Food/Beverages/Supplies 11/19	\$ 66.61
Sysco West Coast Florida, Inc.	001467	WC 237862887	Cafe Food/Beverages/Supplies 11/19	\$ 202.63
Sysco West Coast Florida, Inc.	001467	WC 237888235	Cafe Food/Beverages/Supplies 12/19	\$ 106.38
Sysco West Coast Florida, Inc.	001467	WC 237890032	Cafe Food/Beverages/Supplies 12/19	\$ 66.61

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2020 Through February 29, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sysco West Coast Florida, Inc.	001467	WC 237914778	Cafe Food/Beverages/Supplies 12/19	\$ (48.98)
Sysco West Coast Florida, Inc.	001467	WC 237954485	Cafe Food/Beverages/Supplies 01/20	\$ 135.02
Sysco West Coast Florida, Inc.	001467	WC 237954486	Cafe Food/Beverages/Supplies 01/20	\$ 13.42
Sysco West Coast Florida, Inc.	001467	WC 237954487	Cafe Food/Beverages/Supplies 01/20	\$ 13.42
Sysco West Coast Florida, Inc.	001467	WC 237979330	Cafe Food/Beverages/Supplies 01/20	\$ 1,065.93
Sysco West Coast Florida, Inc.	001467	WC 237987347	Cafe Food/Beverages/Supplies 01/20	\$ 106.38
Sysco West Coast Florida, Inc.	001467	WC 237992756	Cafe Food/Beverages/Supplies 01/20	\$ 843.51
Sysco West Coast Florida, Inc.	001467	WC 237993273	Cafe Food/Beverages/Supplies 01/20	\$ 43.83
Sysco West Coast Florida, Inc.	001471	WC 337008629	Cafe Food/Beverages/Supplies 02/20	\$ 948.77
Sysco West Coast Florida, Inc.	001471	WC 337009126	Supplies 02/20	\$ 62.45
Waterset North CDD	CD265	CD265	Replenish Cafe Debit Card	<u>\$ 726.39</u>
Report Total				<u>\$ 12,323.42</u>

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2020 For Board Approval Café Club

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2020 through March 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$25,426.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bay Harbor Services, Inc.	001476	19001361	Repair Freezer 01/20	\$ 250.00
Bay Harbor Services, Inc.	001476	19001384	Maintenance & Repairs Ice Machine 01/20	\$ 105.00
Bay Harbor Services, Inc.	001476	19001415	Maintenance & Repairs Electrical 02/20	\$ 618.20
Bay Harbor Services, Inc.	001476	19001482	Maintenance & Repairs 02/20	\$ 105.00
Castle Management, LLC	001483	INS-0120-210	Insurance Reimbursement 01/20	\$ 415.00
Castle Management, LLC	001483	INS-0220-212	Insurance Reimbursement 02/20	\$ 415.00
Castle Management, LLC	001477	PREIM01-31-20-228	Payroll - Period 01/11/20-01/24/20	\$ 4,707.04
Castle Management, LLC	001477	PREIM02-14-20-228	Payroll - Period 01/25/20-02/07/20	\$ 4,713.50
Castle Management, LLC	001483	PREIM02-28-20-225	Payroll - Period 02/08/20-02/21/20	\$ 5,529.32
Cheney Brothers, Inc.	001480	06-918978614	Food/ Beverage/Supplies 02/20	\$ 32.42
Cheney Brothers, Inc.	001480	06-918978617	Food/ Beverage/Supplies 02/20	\$ 32.42
Cheney Brothers, Inc.	001480	06-918980201	Food/ Beverage/Supplies 02/20	\$ 1,033.32
Cheney Brothers, Inc.	001478	06-919038295	Food/ Beverage/Supplies 02/20	\$ 41.55
Cheney Brothers, Inc.	001478	06-919038324	Food/ Beverage/Supplies 02/20	\$ 563.87
Cheney Brothers, Inc.	001480	06-919076098	Food/ Beverage/Supplies 03/20	\$ 1,090.56
Cheney Brothers, Inc.	001480	06-919092903	Food/ Beverage/Supplies 03/20	\$ 449.80

Waterset North Café Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2020 Through March 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cheney Brothers, Inc.	001484	06-919103616	Food/ Beverage/Supplies 03/20	\$ 1,010.71
Cheney Brothers, Inc.	001484	06-919114371	Food/ Beverage/Supplies 03/20	\$ 605.44
Cheney Brothers, Inc.	001487	06-919140451	Food/ Beverage/Supplies 03/20	\$ 123.14
Cheney Brothers, Inc.	001487	06-919140453	Food/ Beverage/Supplies 03/20	\$ 309.84
Cheney Brothers, Inc.	001487	06-919141922	Food/ Beverage/Supplies 03/20	\$ 654.46
Culligan Water Conditioning	001481	WC 2139831	Drinking Water 02/20	\$ 33.75
Culligan Water Conditioning	001481	WC 2148243	Drinking Water 02/20	\$ 33.75
Florida Department of Revenue	001485	39-8015954075-8 02/20	Sales Tax Payable 02/20	\$ 1,205.21
Pepin	001479	WC 2951479	Cafe Beverages 02/20	\$ 89.70
Pepin	001486	WC 2958016	Cafe Beverages 03/20	\$ 209.44
S & W Refrigeration, LLC	001482	3277	Maintenance & Repairs - Cooler Gaskets & Door Hinges 11/19	\$ 420.00
Waterset North CDD	CD268	CD268	Replenish Cafe Debit Card	\$ 628.60
Report Total				<u>\$ 25,426.04</u>