



Rizzetta & Company

# **Bridgewater of Wesley Chapel Community Development District**

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## **Board of Supervisors' Meeting June 6, 2019**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

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

# **BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT**

Country Walk Clubhouse 30400 Country Point Blvd., Wesley Chapel, FL 33543

<b>Board of Supervisors</b>	Steve Brown Joseph Kosiarski Angela Voris Chantell Sicard Don Brisendine	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Angel Montagna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar	Straley Robin & Vericker
<b>District Engineer</b>	Steven Brletic	JMT Engineering

**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) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

May 23, 2019

**Board of Supervisors  
Bridgewater of Wesley Chapel  
Community Development  
District**

**TENTATIVE AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Bridgewater of Wesley Chapel Community Development District will be held on **Thursday, June 6, 2019 at 6:30 p.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543. The following is the advance agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. AQUATIC/FIELD INSPECTION REPORTS**
  - A. Presentation of Aquatic Systems Report ..... Tab 1
    1. Consideration of Proposal for Plantings  
(under separate cover)
  - B. Presentation of Field Inspection/Landscape Report ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Proposals for ADA Website  
Requirements ..... Tab 3
  - B. Consideration of Resolution 2019-03, Approving  
Statewide Mutual Aid Agreement ..... Tab 4
  - C. Consideration of Scope of Services for Landscape RFP . Tab 5
  - D. Consideration of Proposals for Sidewalk Replacement ... Tab 6
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Operation & Maintenance  
Expenditures for April 2019 ..... Tab 7
  - B. Consideration of Minutes of the Board of Supervisors  
Meeting held on May 2, 2019 ..... Tab 8
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. Announcement Regarding Registered Voter  
Count ..... Tab 9
    2. Presentation of Audit for Year Ended 2018..... Tab 10
- 7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 933-5571.

Sincerely,  
**Angel Montagna**  
District Manager

# Tab 1

**MINUTES OF MEETING**

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

**BRIDGEWATER OF WESLEY CHAPEL  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Bridgewater of Wesley Chapel Community Development District was held on **Thursday, May 2, 2019 at 6:32 p.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Steve Brown	<b>Board Supervisor, Chairman</b>
Joseph Kosiarski	<b>Board Supervisor, Vice Chairman</b>
Don Brisendine	<b>Board Supervisor, Assistant Secretary</b>
Chantell Sicard	<b>Board Supervisor, Assistant Secretary</b>
Angela Voris	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Stephen Brletic	<b>District Engineer, JMT Engineering</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Montagna called the meeting to order and performed roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Ms. Montagna asked if there were any audience comments. Audience comments were entertained regarding signage and erosion repair.

On a Motion by Ms. Sicard, seconded by Mr. Brown, with all in favor, the Board of Supervisors authorized District staff to proceed with another vendor recommended by JMT with same scope and a cost not-to-exceed \$5,500.00 for Bridgewater of Wesley Chapel Community Development District.

**THIRD ORDER OF BUSINESS**

**Aquatic/ Field Inspection Report**

A. Aquatic Systems Report

Ms. Montagna presented and reviewed the Aquatics Report dated April 23, 2019. Aquatic Systems provided a letter stating that they would not be increasing their fees for the next fiscal year. Attached as (Exhibit "A").

B. Presentation of Field Inspection Report

Ms. Montagna presented the Field Inspection Report dated April 19, 2019 and the landscaper's response to the inspection report. Attached as (Exhibit "B"). A discussion ensued regarding a gulley around a dead tree and options to prevent climbing.

**FOURTH ORDER OF BUSINESS**

**Consideration of LMP's Proposals for Landscape Improvements**

Ms. Montagna presented LMP's proposal for to install Spring Mulch. This item was tabled. A proposal for irrigation repairs was presented. Attached as (Exhibit "c").

On a Motion by Ms. Sicard, seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors approved LMP's Proposal for Irrigation Repair (\$1,473.00) for Bridgewater of Wesley Chapel Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding CD Allocation Report (Rob Bettini)**

Mr. Bettini was not present at the meeting.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding ADA Website Requirements**

A discussion ensued regarding the ADA Website Compliance.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2019/2020 Proposed Budget**

Ms. Montagna presented the fiscal year 2019/2020 proposed budget. Attached as (Exhibit "D"). Discussion ensued regarding line items of the budget. Ms. Montagna entertained the Board members questions.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02, Approving Fiscal Year 2019/2020 Proposed Budget and Setting the Public Hearing on the Final Budget.**

84 Ms. Montagna presented and reviewed Resolution 2019-02, Approving Fiscal Year  
85 2019/2020 Proposed Budget and Setting the Public Hearing on the Final Budget.  
86

On a Motion by Mr. Brown, seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors approved Resolution 2019-02, Approving Fiscal Year 2019/2020 Proposed Budget (\$773,012.00) and Setting the Public Hearing on the Final Budget, August 1, 2019 at 6:30 p.m. at the Country Walk Clubhouse, 30400 Country Point Blvd., Wesley Chapel, FL 33543 for Bridgewater of Wesley Chapel Community Development District.

87  
88 **NINTH ORDER OF BUSINESS** **Consideration of Operation and**  
89 **Maintenance Expenditures for March**  
90 **2019**  
91

92 Ms. Montagna presented the Operation and Maintenance Expenditures for March  
93 2019.  
94

On a Motion by Mr. Brown, seconded by Ms. Voris, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March 2019 (\$38,340.37) as presented for Bridgewater of Wesley Chapel Community Development District.

95  
96 **TENTH ORDER OF BUSINESS** **Consideration of Minutes of the**  
97 **Board of Supervisors' Meeting held**  
98 **on April 4, 2019**  
99

100 Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on  
101 April 4, 2019.  
102

On a Motion by Ms. Voris, seconded by Ms. Sicard, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on April 4, 2019 as presented for Bridgewater of Wesley Chapel Community Development District.

103  
104 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**  
105

106 A. District Counsel  
107 Not present.

108  
109 B. District Engineer  
110 Mr. Brletic reviewed the pond project. He gave the Board an update on the  
111 SWFWMD permit. Mr. Brletic stated that the District's inspection will say that it is  
112 functioning properly but is not safe. He stated that the pond banks are not 4 to 1  
113 slopes but there is a plan in place to start the repairs.

114  
115 A discussion ensued regarding the HA5 repairs.  
116



117 C. District Manager  
118 Ms. Montagna stated that the next Board meeting was scheduled for June 6,  
119 2019 at 6:30 p.m.

120  
121 The Board had a discussion regarding the landscape maintenance services  
122 and decided to put the landscape services out to bid.

123  
124

On a Motion by Ms. Voris, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors authorized District Chairman to approve the project manual and District staff to submit an Ad for an RFP for Landscape Maintenance Services for Bridgewater of Wesley Chapel Community Development District.

125  
126  
127 **TWELFTH ORDER OF BUSINESS** **Audience Comments and Supervisor**  
128 **Requests**

129  
130 Ms. Montagna asked if there were any audience comments. There were none.

131  
132 Ms. Montagna asked if there were any Supervisor requests. Ms. Sicard inquired  
133 about the "No Trespassing" signage.

134  
135 Mr. Brown stated that Harrison Electric can replace the breaker.

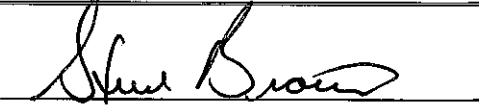
136  
137 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

138  
139 Ms. Montagna stated that if there was no further business to come before the Board  
140 then a motion to adjourn would be in order.

141

On a Motion by Mr. Brown seconded by Mr. Brisendine, with all in favor, the Board of Supervisors adjourned the meeting at 8:32 p.m. for Bridgewater of Wesley Chapel Community Development District.

142  
143   
144  
145 Secretary/Assistant Secretary

  
Chairman/Vice Chairman

# Exhibit A

April 2019

Ms. Angel Montagna, District Manager  
**Bridgewater of Wesley Chapel CDD**  
c/o Rizzetta & Company  
12750 Citrus Park Lane, Suite #115  
Tampa, Florida 33625

**RE: Account # 00060691**  
Notice of Projected Increase for 2020 Budget

**VIA EMAIL: AMONTAGNA@RIZZETTA.COM**

Dear Angel:

The anniversary date of your **Aquatic Systems, Inc.** waterway management program is **August 1, 2020**.

We are pleased to report that your resource management program for care of your waterway system has been successful; therefore, we are extending our scheduled visits for the next successive twelve months at the SAME investment: \$2,300.00 Monthly.

**Please ensure that this budget notification is placed on the CDD Agenda for the Budget Review Meeting.**

If at any time during the term of this Agreement the government imposes any additional related permit requirements, water testing and/or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees. If a renegotiated contract can not be agreed upon ASI reserves the right to cancel this Agreement.

If you have any questions regarding your waterway program, please give me a call, we appreciate your business and look forward to another successful year ahead!

Sincerely,



Jimmy E. Taylor  
Wesley Chapel Sales Manager  
JET/gu

cc: Doug Agnew, General Manager/Senior Consultant

# **Exhibit B**



# Bridgewater

## FIELD INSPECTION REPORT

April 9, 2019

- - Carry Overs
- - Completed
- - LMP Response

1. Spot treat turf weeds surrounding the Humber Circle pond. Also lift some of the Oaks in the Humber Circle lawn. Remove suckers.

2. Eradicate turf-like weeds encroaching into the Bridgewater inbound landscape beds. Complete by 5-9

3. Identify the climbing weedy vine in much of the Muhly Grass and target spray with proper herbicide. It resembles a vetch. Complete by 5-18

4. Palms are scheduled to be pruned late April/early May.

5. Eradicate (hand remove) tall broadleaf weeds in the outbound Bridgewater Confederate Jasmine beds.

6. LMP's arborist to inspect an Oak on the Bridgewater median and recommend a treatment program to promote a more vigorous crown. Complete by 5-25

7. LMP to provide wet check reports for this median. Water continued to run over curb and gutter a while after water had shut off.

8. I have asked LMP to mulch the recently enhanced beds on the Bridgewater median and then subtract that amount from the proposal to install mulch for the entire property.

**9. There continues to be a lot of pedestrian activity in and under the large tree outcropping on the south east end of Glendalough. It is clear they are climbing the tree and installing boards for sitting or playing and there is also a lot of material on the ground beneath the trees. The large limb shown in this photo has been getting lower and lower. I think it is best to at least install several "NO TRESPASSING" signs around this peninsula.**

10. There is some ditch cutting back where it is encroaching into the maintained tract behind some of the homes near the middle of Glendalough, including Primrose Willow that needs removed.

11. LMP to cap off a couple broken PVC pipes on the Glendalough Irrigation Pump & Well that is in disrepair. Dispose of damaged piping lying near the ditch.

**12. I still think the best option to notify pedestrians that they should not be climbing on the large Oak on Golden Gate is to install "NO TRESPASSING" signs**

13. Treat clover in the Butterfly Park and do not mow again until the rainy season begins.

14. Eradicate the Carolina Geranium encroaching into the Dwarf Mexican Petunias.

15. Eradicate all active fire ant mounds and knock down once dead to expose mulch/turf.

16. We need to remove the drip lines from around the base of the trees in the Butterfly Park before they beginning cutting into the bark. Complete by 5-15

17. Remove dead growth from the Birds of Paradise adjacent to the shell path in the Butterfly Park. Also remove dead parts from the Century Plants.

18. The fence line behind the homes on Belt Link Loop needs to have weeds eradicated and removed. Complete by 5-3

19. Remove Spanish Moss from the Bottlebrush along Curley Road. Complete by 5-3

20. The concrete monument at the intersection of Curley & Wells is a Pasco County Survey Monument.

21. As mentioned in the summary portion of the report, it was very clear LMP had not mowed the property for quite some time. This photo was taken on Mesena. The mowing was completed the day after this inspection. LMP used additional labor hours liftings oaks canopy

# **Exhibit C**



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
Bridgewater CDD of Wesley Chapel c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	4/30/2019
Estimate #	59545
LMP REPRESENTATIVE	
SM	
PO #	
Work Order #	

Median island on Bridge Gate near Curley Rd.

ITEM	DESCRIPTION	QTY	COST	TOTAL
Irrigation Relat...	cap spray heads	33	8.00	264.00
Irrigation Relat...	Hunter MP Rotator nozzles	43	13.00	559.00
Irrigation Relat...	Install 12 inch spray head with pipe	10	65.00	650.00
	Renozzle 33 heads and cap 33 heads to help improve coverage and match precipitation rates to help prevent fungus and eliminate drift. Add 10 - 12 inch spray heads with pipe and MP rotator nozzles.			

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$1,473.00</b>
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LMP reserves the right to withdraw this proposal if not accepted within 30 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. Any work performed requiring more than 5 days to complete is subject to progressive payments as portions of the work are completed. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material.

OWNER / AGENT



# Exhibit D



Rizzetta & Company

# **Bridgewater of Wesley Chapel Community Development District**

[bwccd.org](http://bwccd.org)

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**Approved Proposed Budget for Fiscal Year 2019/2020**

**Presented by: Rizzetta & Company, Inc.**

4800 Old Pasco Road  
Suite 100  
Wesley Chapel, Florida 33544  
Phone: 813-994-1001

[rizzetta.com](http://rizzetta.com)

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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.

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**EXPENDITURES – ADMINISTRATIVE:**

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

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with

Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for 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.

**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.

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### **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**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.

**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.

**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.

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**EXPENDITURES:**

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

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

**DEBT SERVICE FUND BUDGET**  
**ACCOUNT CATEGORY DESCRIPTION**

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

**REVENUES:**

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

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**EXPENDITURES – ADMINISTRATIVE:**

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

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

**Proposed Budget  
District  
General Fund  
Fiscal Year 2019/2020**

	Chart of Accounts Classification	Budget for 2019/2020
1		
2	<b>REVENUES</b>	
3		
4	Local Business Tax Revenue	
12	Interest Earnings	
13	Interest Earnings	\$ -
14	Special Assessments	
15	Tax Roll*	\$ 773,012
21	Other Miscellaneous Revenues	
22	HOA Shared Cost	\$ -
31		
32	<b>TOTAL REVENUES</b>	<b>\$ 773,012</b>
33		
34	Balance Forward from Prior Year	\$ -
35		
36	<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 773,012</b>
37		
38	<b>*Allocation of assessments between the Tax Roll and</b>	
39		
40	<b>EXPENDITURES - ADMINISTRATIVE</b>	
41		
42	Legislative	
43	Supervisor Fees	\$ 12,000
44	Financial & Administrative	
45	Administrative Services	\$ 5,400
46	District Management	\$ 25,700
47	District Engineer	\$ 20,000
48	Disclosure Report	\$ 1,000
49	Trustees Fees	\$ 4,100
50	Assessment Roll	\$ 5,000
51	Financial & Revenue Collections	\$ 5,000
52	Accounting Services	\$ 16,570
53	Auditing Services	\$ 5,000
54	Arbitrage Rebate Calculation	\$ 650
55	Rentals and Leases	
59	Public Officials Liability Insurance	\$ 3,000
60	Legal Advertising	\$ 1,000
62	Dues, Licenses & Fees	\$ 175
64	Tax Collector /Property Appraiser Fees	\$ 150
66	Website Hosting, Maintenance, Backup	\$ 20,000
67	Legal Counsel	
68	District Counsel	\$ 12,000
73		
74	<b>Administrative Subtotal</b>	<b>\$ 136,745</b>
75		
76	<b>EXPENDITURES - FIELD OPERATIONS</b>	
77		
78	Law Enforcement	
79	Deputy	\$ 32,000
90	Electric Utility Services	
91	Utility Services	\$ 40,500
92	Street Lights	\$ 31,352
111	Stormwater Control	
113	Aquatic Maintenance	\$ 27,600
114	Fountain Service Repairs & Maintenance	\$ 1,500

**Proposed Budget  
District  
General Fund  
Fiscal Year 2019/2020**

	Chart of Accounts Classification	Budget for 2019/2020
115	Lake/Pond Bank Maintenance	\$ 42,500
116	Midge Fly Treatments	\$ 90,000
118	Aquatic Plant Replacement	\$ 16,000
119	Stormwater System Maintenance	\$ 2,000
125	Other Physical Environment	
130	General Liability Insurance	\$ 3,800
134	Entry & Walls Maintenance	\$ 2,500
135	Landscape Maintenance	\$ 135,000
140	Tree Trimming Services	\$ 2,500
143	Irrigation Maintenance & Repairs	\$ 5,000
145	Landscape - Mulch	\$ 27,000
147	Landscape Replacement Plants, Shrubs,	\$ 30,000
148	Annuals 4- Rotations	\$ 6,000
150	Field Services	\$ 7,200
152	Fire Ant Treatment	\$ 4,000
153	Road & Street Facilities	
156	Street Light Decorative Light Maintenance	\$ -
158	Sidewalk Repair & Maintenance	\$ 11,500
160	Street Sign Repair & Replacement	\$ 1,500
161	Roadway Repair & Maintenance	\$ 5,000
162	Parks & Recreation	
167	Management Contract	\$ 6,285
218	Contingency	
220	Miscellaneous Contingency	\$ 105,530
223		
224	<b>Field Operations Subtotal</b>	<b>\$ 636,267</b>
225		
226	<b>Contingency for County TRIM Notice</b>	
227		
228	<b>TOTAL EXPENDITURES</b>	<b>\$ 773,012</b>
229		
230	<b>EXCESS OF REVENUES OVER</b>	<b>\$ -</b>
231		

**Proposed Budget**  
**Development District**  
**Reserve Fund**  
**Fiscal Year 2018/2019**

	Chart of Accounts Classification	Budget for 2019/2020
1		
2	<b>REVENUES</b>	
3		
4	Special Assessments	
5	Tax Roll*	\$ 55,000
12		
13	<b>TOTAL REVENUES</b>	<b>\$ 55,000</b>
14		
15	Balance Forward from Prior Year	\$ -
16		
17	<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 55,000</b>
18		
19	<b>*Allocation of assessments between the Tax Roll</b>	
20		
21	<b>EXPENDITURES</b>	
22		
23	Contingency	
24	Capital Reserves	\$ 55,000
25	Capital Outlay	\$ -
26		
27	<b>TOTAL EXPENDITURES</b>	<b>\$ 55,000</b>
28		
29	<b>EXCESS OF REVENUES OVER</b>	<b>\$ -</b>
30		

**Budget Template**  
**Bridgewater of Wesley Chapel Community Development District**  
**Debt Service**  
**Fiscal Year 2019-2020**

Chart of Accounts Classification	Series 2014	Budget for 2019/2020
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$354,314.82	\$354,314.82
<b>TOTAL REVENUES</b>	<b>\$354,314.82</b>	<b>\$354,314.82</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$354,314.82	\$354,314.82
<b>Administrative Subtotal</b>	<b>\$354,314.82</b>	<b>\$354,314.82</b>
<b>TOTAL EXPENDITURES</b>	<b>\$354,314.82</b>	<b>\$354,314.82</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

Gross assessments \$376,930.66

**Notes:**

Tax Roll Collection Costs for Pasco County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

**BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2019/2020 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2019/2020 O&M Budget	\$828,012.00
Pasco County 2% Collection Cost:	\$17,617.28
4% Early Payment Discounts:	\$35,234.55
2019/2020 Total:	<u>\$880,863.83</u>

2018/2019 O&M Budget	\$828,012.00
2019/2020 O&M Budget	\$828,012.00
Total Difference:	<u>\$0.00</u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2018/2019</u>	<u>2019/2020</u>	<u>\$</u>	<u>%</u>
Debt Service - SINGLE FAMILY	\$497.27	\$497.27	\$0.00	0.00%
Operations/Maintenance - SINGLE FAMILY	\$1,159.03	\$1,159.03	\$0.00	0.00%
<b>Total</b>	<b><u>\$1,656.30</u></b>	<b><u>\$1,656.30</u></b>	<b><u>\$0.00</u></b>	<b><u>0.00%</u></b>



BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$828,012.00
COLLECTION COSTS @ 2.0%	\$17,617.28
EARLY PAYMENT DISCOUNTS @ 4.0%	\$35,234.55
<b>TOTAL O&amp;M ASSESSMENT</b>	<b>\$880,863.83</b>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2014 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT	
	O&M	SERIES 2014 DEBT SERVICE (1) (2)	EAU FACTOR	EAU'S	% TOTAL EAU'S	O&M BUDGET		O&M SERVICE (3)	TOTAL (4)
SINGLE FAMILY	760	758	1.00	760.00	100.00%	\$880,863.83	\$376,930.66	\$1,159.03	\$497.27
	<u>760</u>	<u>758</u>		<u>760.00</u>	<u>1.00</u>	<u>\$880,863.83</u>	<u>\$376,930.66</u>		
						(\$52,851.83)	(\$22,615.84)		
						<u>\$828,012.00</u>	<u>\$354,314.82</u>		

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

Net Revenue to be Collected

(1) Reflects 2 (two) Series 2014 prepayments.

(2) Reflects the number of total lots with Series 2014 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2014 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

(4) Annual assessment that will appear on November 2019 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).