

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

District Office - Wesley Chapel, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.watersedgecdd.org

2023/2024 BUDGET FAQs

1) What are the CDD assessments for?

- The CDD assessment has three parts: debt service (unchanged), irrigation (unchanged) and Operations & Management [O&M] (anticipated operational expenses). **The proposed O&M annual amount is \$468.83 per lot, a \$41.22 increase from last year's budget. In other words, if this budget is adopted, your monthly CDD assessment cost would increase \$3.44.** (Note: CDD assessments are reflected in your annual tax bill.)
- For details on what is included in the O&M budget, please refer to the line items in the proposed 2023/2024 budget under Financial Documents: <https://www.watersedgecdd.org/documents>

2) Why the increase?

- The CDD Board feels it is imperative to properly fund the reserves for future capital improvements as the community and infrastructure ages. Based on the most recent Reserve Study conducted in July 2020, the Board is proposing to phase in a small budget increase for FY 23-24, as well as transfer any operating excess from the O&M budget at the end of the current fiscal year into the Reserve Fund.

3) What is the total CDD assessment?

- Assessments are determined by the size of each lot. The proposed budget will be met by annual assessments ranging from \$737.83 (townhomes) to \$1,614.25 (single family home on 80' lot). This includes \$468.83 O&M, \$69.42 for irrigation, and debt service based on lot size. See page 5 of the proposed budget for details.

4) How can property owners provide input on the budget?

- The CDD Board holds public meetings on the fourth Thursday of each month at the Clubhouse. To encourage resident attendance, they hold afternoon and evening meetings on a set schedule and offer a call-in option via a phone conference line.
- The annual meeting schedule as well as agendas for previous and upcoming meetings can be found on the District's website: <https://www.watersedgecdd.org/>

5) What can I do if I still have questions?

- Visit www.watersedgecdd.org to view the proposed budget and explanations.
- Come to the meeting at the Clubhouse on Thurs. 08/24/23 at 3:30 p.m.
- If you are unable to attend in person (strongly recommended), you may join the meeting via conference call: **+1 (321) 754-9488. No conference ID is needed.**
- Email District Manager Matt Huber at mhuber@rizzetta.com or your elected CDD Board members (the email addresses are listed on the CDD website here <https://www.watersedgecdd.org/contacts>)