



Rizzetta & Company

Eagle Pointe Community Development District

Board of Supervisors' Meeting June 8, 2023

**District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578**

www.eaglepointecdd.org

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Board of Supervisors	Candice Smith Greg Meath Troy Simpson Paul Martin Roger Aman	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Taylor Nielsen	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Kutak Rock Law Group
District Engineer	Trent Stephenson	LevelUp Consulting

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, 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.

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. FALKENBURG ROAD, SUITE 2700• RIVERVIEW, FLORIDA 33578
WWW.EAGLEPOINTECDD.ORG

June 1, 2023

Board of Supervisors
**Eagle Pointe Community
Development District**

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of Eagle Pointe Community Development District will be held on **Thursday, June 8, 2023 at 8:30 a.m.** at the Eagle Pointe Clubhouse, located at 11450 Moonsail Drive, Parrish, FL 34219. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-04, Approving Revised Proposed Budget for FY 2023-2024 and Setting Public Hearing..... Tab 1
- 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 contact me at (813) 533-2950.

Very truly yours,

Taylor Nielsen

Taylor Nielsen
District Manager

Tab 1

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2023-03 AND APPROVING A REVISED PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Eagle Pointe Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, pursuant to Resolution 2023-03, the District's Board previously approved the Proposed Budget, and, after further consideration, now desires to rescind Resolution 2023-03 and approve a "**Revised Proposed Budget**" for Fiscal Year 2023/2024, as set forth in **Exhibit A**; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT:

1. **REVISED PROPOSED BUDGET APPROVED.** The Revised Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Revised Proposed Budget.

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

DATE: August 3, 2023

HOUR: 8:30am

LOCATION: 11450 Moonsail Dr.
Parrish, FL 34219

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

4. **POSTING OF REVISED PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Revised 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. **CONFLICTS.** Resolution 2023-03 is hereby rescinded and no longer in force or effect.

7. **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.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

ATTEST:

**EAGLE POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Revised Proposed Budget



Rizzetta & Company

Eagle Pointe Community Development District

EaglePointeCDD.org

**Revised Proposed
Budget for Fiscal
Year 2023-2024**

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget for Fiscal Year 2023-2024	1
Debt Service Fund Budget for Fiscal Year 2023-2024	2
Assessments Charts for Fiscal Year 2023-2024	3
General Fund Budget Account Category Descriptions	6
Reserve Fund Budget Account Category Descriptions	12
Debt Service Fund Budget Account Category Descriptions	13

Proposed Budget
Eagle Pointe Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 268,956	\$ 268,957	\$ 268,957	\$ -	\$ 625,069	\$ 356,112	
6	Off Roll*	\$ 46,800	\$ 46,800	\$ -	\$ (46,800)	\$ -	\$ -	
7	Investment Income							
8	Interest Earnings	\$ 16	\$ 27	\$ -	\$ (27)	\$ -	\$ -	
9	Contributions & Donations from Private Sources							
10	Developer Contributions	\$ -	\$ -	\$ 211,452	\$ 211,452	\$ -	\$ (211,452)	
11								
12	TOTAL REVENUES	\$ 315,772	\$ 315,784	\$ 480,409	\$ 164,625	\$ 625,069	\$ 144,660	
15								
16	TOTAL REVENUES AND BALANCE FORWARD	\$ 315,772	\$ 315,784	\$ 480,409	\$ 164,625	\$ 625,069	\$ 144,660	
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Legislative							
21	Supervisor Fees	\$ 400	\$ 686	\$ 800	\$ 114	\$ 800	\$ -	
22	Financial & Administrative							
23	Administrative Services	\$ 2,785	\$ 4,774	\$ 4,774	\$ -	\$ 5,012	\$ 238	contract price
24	District Management	\$ 12,438	\$ 21,322	\$ 21,322	\$ -	\$ 22,388	\$ 1,066	contract price
25	District Engineer	\$ 2,023	\$ 3,468	\$ 8,000	\$ 4,532	\$ 8,000	\$ -	
26	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	contract price
27	Trustee Fees	\$ 2,813	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
28	Assessment Roll	\$ 5,304	\$ 5,304	\$ 5,304	\$ -	\$ 5,569	\$ 265	contract price
29	Financial & Revenue Collections	\$ 2,227	\$ 3,819	\$ 3,819	\$ -	\$ 4,010	\$ 191	contract price
30	Accounting Services	\$ 11,139	\$ 19,094	\$ 19,094	\$ -	\$ 20,049	\$ 955	contract price
31	Auditing Services	\$ 2,500	\$ 2,500	\$ 3,125	\$ 625	\$ 4,100	\$ 975	contract price
32	Arbitrage Rebate Calculation	\$ 900	\$ 900	\$ 500	\$ -	\$ 900	\$ 400	contract price
33	Public Officials Liability Insurance	\$ 2,540	\$ 2,540	\$ 2,836	\$ 296	\$ 2,794	\$ (42)	23-24 EGIS proposal
34	Legal Advertising	\$ 879	\$ 1,507	\$ 2,000	\$ 493	\$ 2,000	\$ -	
35	Dues, Licenses & Fees	\$ 774	\$ 1,327	\$ 1,000	\$ (327)	\$ 1,550	\$ 550	movie licensing fee
36	Website Hosting, Maintenance, and Email	\$ 1,853	\$ 2,738	\$ 2,738	\$ -	\$ 2,738	\$ -	contract price
37	Legal Counsel							
38	District Counsel	\$ 8,143	\$ 13,959	\$ 15,000	\$ 1,041	\$ 15,000	\$ -	
39								
40	Administrative Subtotal	\$ 61,718	\$ 92,438	\$ 98,812	\$ 6,774	\$ 103,410	\$ 4,598	
41								
42	EXPENDITURES - FIELD OPERATIONS							
43								
44	Electric Utility Services							
45	Utility Services	\$ 8,204	\$ 14,064	\$ 36,000	\$ 21,936	\$ 40,000	\$ 4,000	
46	Streetlighting	\$ 18,090	\$ 31,011	\$ 19,500	\$ (11,511)	\$ 35,000	\$ 15,500	\$25/pole x 65 poles per month
47	Water Utility Services							
48	Utility Services	\$ 6,141	\$ 10,527	\$ 3,000	\$ (7,527)	\$ 15,000	\$ 12,000	
49	Stormwater Control							
50	Aquatic Maintenance	\$ 10,125	\$ 17,357	\$ 15,600	\$ (1,757)	\$ 25,000	\$ 9,400	lakes phases 1-3
51	Wetland Monitoring & Maintenance	\$ 20,745	\$ 35,563	\$ 12,690	\$ (22,873)	\$ 17,940	\$ 5,250	phase 1-3
52	Midge Fly Treatments	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	need to add, lots of midge fly issues
53	Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	entrance fountains
54	Other Physical Environment							
55	General Liability Insurance	\$ 3,105	\$ 3,105	\$ 3,466	\$ 361	\$ 3,416	\$ (50)	23-24 EGIS proposal
56	Property Insurance	\$ 20,809	\$ 20,809	\$ 341	\$ (20,468)	\$ 38,727	\$ 38,386	23-24 EGIS proposal
57	Landscape Maintenance	\$ 64,617	\$ 110,772	\$ 86,000	\$ (24,772)	\$ 91,356	\$ 5,356	Juniper contract minus amenity breakout (n
58	Irrigation Repairs	\$ 722	\$ 1,238	\$ 5,000	\$ 3,762	\$ 10,000	\$ 5,000	
59	Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ 8,400	\$ 8,400	contract price
60	Holiday Lights and Décor	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 10,000	\$ 8,500	
61	Landscape Lighting Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
62	Parks and Recreation							
63	Pool Service Contract	\$ 2,200	\$ 3,771	\$ 16,800	\$ 13,029	\$ 13,200	\$ (3,600)	contract price
64	Pool Repairs	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
65	Pool Permit	\$ -	\$ -	\$ 375	\$ 375	\$ 375	\$ -	
66	Pool Furniture Replacement	\$ 8,732	\$ 14,969	\$ -	\$ (14,969)	\$ 5,000	\$ 5,000	
67	Maintenance & Repairs	\$ -	\$ -	\$ 16,200	\$ 16,200	\$ 15,000	\$ (1,200)	
68	Amenity Management Contract	\$ 19,298	\$ 33,082	\$ 60,400	\$ 27,318	\$ 46,295	\$ (14,105)	contract budget
69	Access Control Maintenance	\$ 1,333	\$ 2,285	\$ 5,000	\$ 2,715	\$ 5,000	\$ -	
70	Amenity Landscape and Irrigation	\$ -	\$ -	\$ 39,600	\$ 39,600	\$ 39,600	\$ -	budget price
71	Clubhouse Office Supplies	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 5,000	\$ (2,500)	
72	Janitorial Service	\$ 6,379	\$ 10,935	\$ 7,380	\$ (3,555)	\$ 22,000	\$ 14,620	contract price + potential extra clean ups
73	Janitorial Supplies	\$ 427	\$ 732	\$ 1,000	\$ 268	\$ 5,000	\$ 4,000	includes paper products for bathrooms
74	Security System and Cameras	\$ -	\$ -	\$ 11,000	\$ 11,000	\$ 6,000	\$ (5,000)	service plan +repairs/additions
75	Mileage Reimbursement	\$ -	\$ -	\$ 350	\$ 350	\$ 350	\$ -	
76	Telephone, Internet, Cable	\$ 533	\$ 914	\$ -	\$ (914)	\$ 2,500	\$ 2,500	
77	Playground Maintenance	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	
78	Misc. Recreation	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)	included in maintenance and repairs
79	Staff Uniforms	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	
80	Pest Control	\$ 275	\$ 471	\$ 1,500	\$ 1,029	\$ 2,500	\$ 1,000	contract price
81	Termite Bond	\$ -	\$ -	\$ 750	\$ 750	\$ 750	\$ -	
82	Fire Extinguishers	\$ -	\$ -	\$ 750	\$ 750	\$ 750	\$ -	
83	Misc. Maintenance	\$ 3,725	\$ 6,386	\$ 9,895	\$ 3,509	\$ -	\$ (9,895)	included in maintenance and repairs
84	Computer Support, Maintenance & Repairs	\$ 1,086	\$ 1,862	\$ 1,000	\$ (862)	\$ 1,500	\$ 500	
85	Special Events							
86	Special Events	\$ 2,533	\$ 4,342	\$ 11,000	\$ 6,658	\$ 8,000	\$ (3,000)	
87	Contingency							
88	Misc. Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
89	Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500	
90								
91	Field Operations Subtotal	\$ 199,079	\$ 324,197	\$ 381,597	\$ 57,400	\$ 521,659	\$ 140,062	
92								
93	TOTAL EXPENDITURES	\$ 260,797	\$ 416,635	\$ 480,409	\$ 64,174	\$ 625,069	\$ 144,660	
94								
95	EXCESS OF REVENUES OVER EXPENDITURES	\$ 54,975	\$ (100,850)	\$ -	\$ 228,799	\$ -	\$ -	
96								

Eagle Pointe Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2020	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$456,026.09	\$456,026.09
TOTAL REVENUES	\$456,026.09	\$456,026.09
EXPENDITURES		
Administrative		
Debt Service Obligation	\$456,026.09	\$456,026.09
Administrative Subtotal	\$456,026.09	\$456,026.09
TOTAL EXPENDITURES	\$456,026.09	\$456,026.09
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

Gross assessments:

\$490,350.63

Notes:

Tax Roll Collection Costs (3%) and Early Payment Discounts (4%) are a total 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$625,069.00
Collection Cost @ 3%		\$20,163.52
Early Payment Discount @ 4%		\$26,884.69
2023/2024 Total:		<u>\$672,117.20</u>

2022/2023 O&M Budget		\$268,957.00
2023/2024 O&M Budget		\$625,069.00
Total Difference:		<u>\$356,112.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2020 Debt Service - Single Family 40'	\$1,048.39	\$1,048.39	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$1,200.00	\$1,697.27	\$497.27	41.44%
Total	\$2,248.39	\$2,745.66	\$497.27	22.12%
Series 2020 Debt Service - Single Family 50'	\$1,268.82	\$1,268.82	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,200.00	\$1,697.27	\$497.27	41.44%
Total	\$2,468.82	\$2,966.09	\$497.27	20.14%
Series 2020 Debt Service - Single Family 60'	\$1,505.38	\$1,505.38	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,200.00	\$1,697.27	\$497.27	41.44%
Total	\$2,705.38	\$3,202.65	\$497.27	18.38%
Series 2020 Debt Service - Single Family 40' (Previously Unplatted)	\$1,048.39	\$1,048.39	\$0.00	0.00%
Operations/Maintenance - Single Family 40' (Previously Unplatted) ⁽¹⁾	\$0.00	\$1,697.27	\$1,697.27	0.00%
Total	\$1,048.39	\$2,745.66	\$1,697.27	161.89%
Series 2020 Debt Service - Single Family 50' (Previously Unplatted)	\$1,268.82	\$1,268.82	\$0.00	0.00%
Operations/Maintenance - Single Family 50' (Previously Unplatted) ⁽¹⁾	\$0.00	\$1,697.27	\$1,697.27	0.00%
Total	\$1,268.82	\$2,966.09	\$1,697.27	133.77%
Series 2020 Debt Service - Single Family 60' (Previously Unplatted)	\$1,505.38	\$1,505.38	\$0.00	0.00%
Operations/Maintenance - Single Family 60' (Previously Unplatted) ⁽¹⁾	\$0.00	\$1,697.27	\$1,697.27	0.00%
Total	\$1,505.38	\$3,202.65	\$1,697.27	112.75%

⁽¹⁾ Operations & Maintenance assessments for the unplatted lots were developer funded for FY 2022-2023. Assessments were levied once sold to an end user

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$625,069.00
COLLECTION COST @	3%	\$20,163.52
EARLY PAYMENT DISCOUNT @	4%	\$26,884.69
TOTAL O&M ASSESSMENT		<u>\$672,117.20</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER UNIT ASSESSMENTS		
	SERIES 2020		TOTAL	% TOTAL	TOTAL	2020 DEBT			
	O&M	DEBT SERVICE ⁽¹⁾	EAU FACTOR	EAU's	EAU's	O&M BUDGET	O&M	SERVICE ⁽²⁾	TOTAL ⁽³⁾
Single Family 40'	115	115	1.00	115.00	29.04%	\$195,185.55	\$1,697.27	\$1,048.39	\$2,745.66
Single Family 50'	225	225	1.00	225.00	56.82%	\$381,884.78	\$1,697.27	\$1,268.82	\$2,966.09
Single Family 60'	56	56	1.00	56.00	14.14%	\$95,046.88	\$1,697.27	\$1,505.38	\$3,202.65
Totals	396	396		396.00	100.00%	\$672,117.20			

LESS: Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

(\$47,048.20)

Net Revenue to be Collected:

\$625,069.00

⁽¹⁾ Reflects the number of total lots with Series 2020 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2020 bond issue. Annual assessment includes principal, interest, Manatee County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2023 Manatee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

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. The second way is by Off Roll collection.

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.

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 Master 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 fees 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.

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.

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. The second way is by Off Roll collection.

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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