



Rizzetta & Company

Entrada Community Development District

**Board of Supervisors' Meeting
May 23, 2023**

**District Office:
2806 N. Fifth Street, Uni 403
St. Augustine, Florida 32708**

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

Entrada Amenity Center, 460 Rio San Juan Rd, St. Augustine, FL 32084

www.entradacdd.org

Board of Supervisors	Robert Porter Mark Dearing Anthony Sharp James Teagle John Gislason	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Melissa Dobbins	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock LLP
District Engineer	Vincent Dunn	Dunn & Associates Inc.

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

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 (239) 936-0913. 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.

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.entradacdd.org

Board of Supervisors
Entrada Community
Development District

May 16, 2023

AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Entrada Community Development District will be held on **May 23, 2023 at 10:30 a.m.** to be held at the Entrada Amenity Center, 460 Rio San Juan Rd, St Augustine, FL 32084. The following is the agenda for the meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on January 24, 2023Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for January, February and March 2023Tab 2
4. **STAFF REPORTS**
 - A. District Counsel
 1. Discussion Regarding Traffic & Parking on CDD Owned Roads
 - B. District Engineer
 - C. Amenity Manager Report.....Tab 3
 1. Lake Doctors Report
 2. Discussion Regarding Fish Stocking Ponds
 - D. District Manager
5. **BUSINESS ITEMS – PART A**
 - A. Acceptance of Lake Doctors Pond Maintenance Agreement Renewal
 - B. Acceptance of Greenpoint Landscape Maintenance Agreement Renewal
 - C. Consideration of Fitness Room Preventative Maintenance Proposals (under separate cover)
 - D. Consideration of Resolution 2023-04; Approving FY 2023/24 Proposed Budget and Setting the Public Hearing.....Tab 4
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **BUSINESS ITEMS – PART B**
 - A. Discussion Regarding Security Options (Per FL Statutes 119.071(3)(a) and 281.301, this portion may be closed to the public.)
8. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,
[Melissa Dobbins](#)
Melissa Dobbins

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.

**ENTRADA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Entrada Community Development District was held on **Tuesday, January 24, 2023, at 10:30 a.m.** at the Entrada Amenity Center – 460 Rio San Juan Rd, St. Augustine, Florida 32084.

Robert Porter	Board Supervisor, Chairman
Anthony Sharp	Board Supervisor, Assistant Secretary
James Teagle	Board Supervisor, Assistant Secretary
John Gislason	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Katie Buchannan	District Counsel, Kutak Rock, LLP
Tony Shiver	President, First Coast CMS
Marty Czako	First Coast CMS

There were audience members present.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Porter called the meeting to order at 10:30 a.m.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

Audience had no comments.

THIRD ORDER OF BUSINESS **Oath of Office**

Ms. Dobbins administered the Oath of Office prior to the start of the meeting to John Gislason, Anthony Sharp and James Teagle.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-01;
Canvassing and Certifying the
Landowners Election**

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board adopted Resolution 2023-01; Canvassing and Certifying the Landowners Election, for the Entrada Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02;
Redesignating Officers**

- Chairman – Bob Porter
- Vice Chairman – Mark Dearing
- Assistant Secretary – John Gislason
- Assistant Secretary – James Teagle
- Assistant Secretary – Anthony Sharp
- Assistant Secretary – Melissa Dobbins
- Assistant Secretary – Lesley Gallagher
- Treasurer – Scott Brizendine
- Assistant Treasurer – Shawn Wildermuth
- Secretary – Bob Schieffer

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board adopted Resolution 2023-02; Redesignating Officers as noted, for the Entrada Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Special Board of Supervisors' Meeting
held on August 23, 2022**

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board Approved the Minutes of the Special Board of Supervisors Meeting held on May 24, 2022, for the Entrada Community Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Landowners
Election held on August 23, 2022**

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board Approved the Minutes of the Board of Supervisors Landowners Election held on November 1, 2022, for the Entrada Community Development District.

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EIGHTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for July
through December 2022**

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board Ratified the Operation and Maintenance Expenditures for July 2022 in the amount of \$30,718.66, August 2022 in the amount of \$17,053.71, September in the amount of \$38,975.29, October in the amount of \$32,980.42, November 2022 in the amount of \$26,707.09, and December 2022 in the amount of \$57,631.70, for the Entrada Community Development District.

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81 **NINTH ORDER OF BUSINESS**

Ratification of Requisitions

- 82
83 1. Account Series 2021; CR 1-18
84

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board ratified the Requisitions of Account Series 2021; CR 1-18, for the Entrada Community Development District.

85
86 **TENTH ORDER OF BUSINESS**

Staff Reports

- 87
88 A. District Counsel
89 Counsel noted that the boundary petition was filed with the county, and she
90 is now waiting for their comments.
91
92 B. District Engineer
93 Not present.
94
95 C. Landscape Report
96 The Board was updated that the landscapers are going to monitor the
97 freeze damaged plant material to see if it comes back before recommending
98 any replacements.
99
100 D. Amenity Manager Report
101 Mr. Shiver provided a summary of why the pool had to be closed after a leak
102 was found. The original contractor was responsible for this repair since
103 everything was still under warranty. Mr. Shiver has now reached out to the
104 contractor about the marcite having brown stains which they will have
105 treated.
106
107 Mr. Shiver is also working on a repair to the controller to the pump of the
108 splash pad and is waiting for more pool chairs from the developer.
109
110 Since the opening of the facilities he has also laid down some gym mats,
111 ordered a marquee sign and has fixed fencing issues.
112
113 Mr. Shiver updated the Board that the entry fountain had a pipe burst and
114 then had complete failure which the system had to be rebuilt, which caused
115 major delays since these parts are also pool parts and they were in short
116 supply of them.
117

118 Mr. Shiver requested the Board to purchase a TV for the amenity room for
119 events.
120

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board approved the purchase of a large TV for the amenity room at a not to exceed amount of \$700.00, for the Entrada Community Development District.

121
122 E. District Manager
123 Ms. Dobbins updated the Board that the next meeting will be March 28,
124 2023.
125

126 **ELEVENTH ORDER OF BUSINESS** **Ratification of FY 2023 District**
127 **Insurance Policy Renewal**
128

129 Ms. Dobbins reviewed the renewal and noted that the premium came in under budget.
130

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board approved the FY 2023 District Insurance Policy Renewal for the Entrada Community Development District.

131
132 **TWELFTH ORDER OF BUSINESS** **Consideration of Community Social**
133 **Meeting & Activity Policies**
134

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board adopted the Community Social Meeting & Activity Policies as presented, for the Entrada Community Development District.

135
136 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-03;**
137 **Amending Records Retention Policy**
138

139 Ms. Buchanan reviewed the Resolution behind Tab 11.
140

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board adopted Resolution 2023-03; Amending Records Retention Policy, for the Entrada Community Development District.

141
142 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Hugus Group**
143 **Sidewalk Repairs Proposal**
144

145 Mr. Shiver reviewed the sidewalk proposal. Discussion ensued.
146

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board approved the Hugus Group Sidewalk Repair Proposal at a not to exceed limit of \$3,000.00, for the Entrada Community Development District.

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FIFTEENTH ORDER OF BUSINESS **Supervisor Request and Public Comment**

Audience members had questions about the following:

- CDD and Assessment CAP.
- Concerns about the gas station off 207 at entry.
- Mailbox concerns and requests for developer to look at larger clusters that could hold bigger packages.
- Questions about the next phase and when and what will be developed. Mr. Porter noted it may have pickle ball courts and should start in the next 8 months.
- Request to reduce the rental fee for residents to rent the amenity room. After discussion the board approved reducing the rental fee to \$100.00 per rental, but keeping the deposit at \$250.

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board approved lowering the amenity rental fee to \$100.00, for the Entrada Community Development District.

- Requests were made to have the community have a flag pole with the American Flag. Mr. Porter said they would review options.
- Residents also requested swing sets, lighting at the roundabout and pet stations, which the Board directed Mr. Shiver to look at a couple good pet station locations to recommend to the Board. The other items can be discussed during a future budget meeting.
- Request to hold some meetings at night. Mr. Porter noted sometimes the District will look at doing so for the budget.

No supervisor comments.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:39 a.m. at for Entrada Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 2

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

District Office · St Augustine, FL 32084
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.entradacdd.com

Operation and Maintenance Expenditures January 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$20,462.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Entrada Community
Development District
Check Register**

Company Name: Entrada CDD
Report Name: Check Register
Created on: 04/12/2023
Location: 566-001--566 General Fund

	Account	Payment date	Vendor name	Document/ check no	Payment Amount
566TRUISTOP					
	566TRUISTOP	01/26/2023	AT&T	01262023	\$ 171.20
	566TRUISTOP	01/04/2023	First Coast Contract Maintenance Service, LLC	100049	\$ 5,490.00
	566TRUISTOP	01/06/2023	First Coast Contract Maintenance Service, LLC	100050	\$ 2,868.87
	566TRUISTOP	01/03/2023	Florida Power & Light Company	ACH	\$ 1,505.45
	566TRUISTOP	01/04/2023	Florida Power & Light Company	ACH	\$ 236.89
	566TRUISTOP	01/04/2023	Florida Power & Light Company	ACH	\$ 223.33
	566TRUISTOP	01/31/2023	Florida Power & Light Company	01312023	\$ 252.67
	566TRUISTOP	01/31/2023	Florida Power & Light Company	01312023-1	\$ 254.93
	566TRUISTOP	01/03/2023	Florida Power & Light Company	ACH	\$ 57.07
	566TRUISTOP	01/24/2023	Republic Services	01242023	\$ 142.31
	566TRUISTOP	01/04/2023	Rizzetta & Company, Inc.	100048	\$ 4,260.00
	566TRUISTOP	01/25/2023	Rizzetta & Company, Inc.	100051	\$ <u>5,000.00</u>
	Report Total				\$ <u>20,462.72</u>

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

District Office · St Augustine, FL 32084
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.entradacdd.com

Operation and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$53,640.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Entrada CDD
Check Register**

Company Name: Entrada CDD
Report Name: Check Register
Created on: 03/13/2023
Location: 566-001--566 General Fund

Account	Payment date	Vendor name	Document/ check no	Payment Amount
566TRUISTOP				
566TRUISTOP	02/10/2023	Anthony K. Sharp	100053	\$ 200.00
566TRUISTOP	02/28/2023	AT&T	02282023	\$ 171.20
566TRUISTOP	02/17/2023	First Coast Contract Maintenance Service, LLC	100065	\$ 4,028.43
566TRUISTOP	02/22/2023	First Coast Contract Maintenance Service, LLC	100070	\$ 9,563.18
566TRUISTOP	02/27/2023	First Coast Contract Maintenance Service, LLC	100072	\$ 5,490.00
566TRUISTOP	02/02/2023	Florida Power & Light Company	02022023	\$ 375.12
566TRUISTOP	02/03/2023	Florida Power & Light Company	02032023	\$ 1,844.06
566TRUISTOP	02/23/2023	Florida Power & Light Company	02232023-1	\$ 1,064.16
566TRUISTOP	02/17/2023	Florida Power & Light Company	100066	\$ 1,098.48
566TRUISTOP	02/10/2023	Greenpoint, Inc.	100054	\$ 7,168.83
566TRUISTOP	02/17/2023	Greenpoint, Inc.	100067	\$ 7,168.83
566TRUISTOP	02/10/2023	Innersync Studio, Ltd	100055	\$ 384.38
566TRUISTOP	02/10/2023	James Teagle	100056	\$ 200.00
566TRUISTOP	02/10/2023	John Gislason	100057	\$ 200.00
566TRUISTOP	02/10/2023	News-Press Media Group	100058	\$ 75.39
566TRUISTOP	02/10/2023	Oak Wells Aquatics, Inc.	100059	\$ 5,442.73
566TRUISTOP	02/10/2023	Phil Lentsch	100060	\$ 38.24
566TRUISTOP	02/17/2023	Republic Services	100068	\$ 286.95
566TRUISTOP	02/03/2023	Rizzetta & Company, Inc.	100052	\$ 4,260.00
566TRUISTOP	02/10/2023	Robert Porter	100061	\$ 200.00
566TRUISTOP	02/23/2023	St Johns County Tax Collector	100071	\$ 79.27
566TRUISTOP	02/13/2023	St Johns Utility Department	02132023	\$ 90.78
566TRUISTOP	02/23/2023	St Johns Utility Department	02232023	\$ 1,407.77
566TRUISTOP	02/27/2023	St Johns Utility Department	02272023	\$ 1,407.63
566TRUISTOP	02/10/2023	The Lake Doctors, Inc.	100062	\$ 150.00
566TRUISTOP	02/10/2023	The Lake Doctors, Inc.	100063	\$ 750.00
566TRUISTOP	02/10/2023	The Lake Doctors, Inc.	100064	\$ 750.00
566TRUISTOP	02/17/2023	The Lake Doctors, Inc.	100069	\$ 750.00
566TRUISTOP	02/27/2023	The Lake Doctors, Inc.	100073	\$ 403.13

Report Total

\$ 53,640.79

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

District Office · St Augustine, FL 32084
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.entradacdd.com

Operation and Maintenance Expenditures March 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$18,718.43**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Entrada Community
Development District
Check Register**

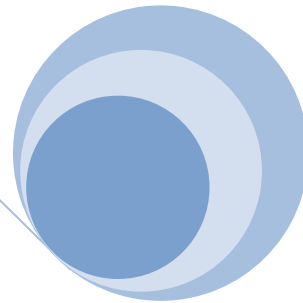
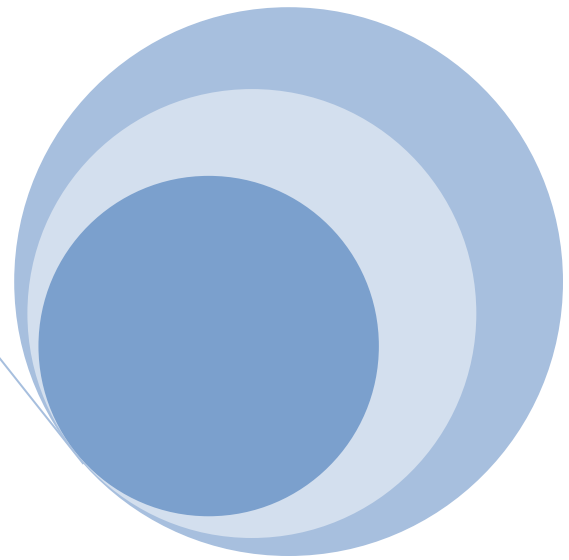
Company Name: Entrada CDD
Report Name: Check Register
Created on: 04/12/2023
Location: 566-001--566 General Fund

Account	Payment date	Vendor name	Document/ check no	Payment Amount
566TRUISTOP				
566TRUISTOP	03/26/2023	AT&T		\$ 171.20
566TRUISTOP	03/30/2023	Dunn & Associates, Inc.	100075	\$ 923.75
566TRUISTOP	03/30/2023	First Coast Contract Maintenance Service, LLC	100076	\$ 1,262.00
566TRUISTOP	03/03/2023	Florida Power & Light Company	ACH	\$ 122.06
566TRUISTOP	03/13/2023	Florida Power & Light Company	ACH	\$ 825.63
566TRUISTOP	03/13/2023	Florida Power & Light Company	ACH	\$ 1,844.36
566TRUISTOP	03/14/2023	Florida Power & Light Company	ACH	\$ 2,827.13
566TRUISTOP	03/03/2023	Florida Power & Light Company	03032023	\$ 264.56
566TRUISTOP	03/30/2023	Oak Wells Aquatics, Inc.	100077	\$ 4,595.09
566TRUISTOP	03/01/2023	Rizzetta & Company, Inc.	100074	\$ 4,260.00
566TRUISTOP	03/11/2023	St Johns Utility Department	ACH	\$ 872.65
566TRUISTOP	03/30/2023	The Lake Doctors, Inc.	100078	\$ <u>750.00</u>
Report Total				\$ <u>18,718.43</u>

Tab 3



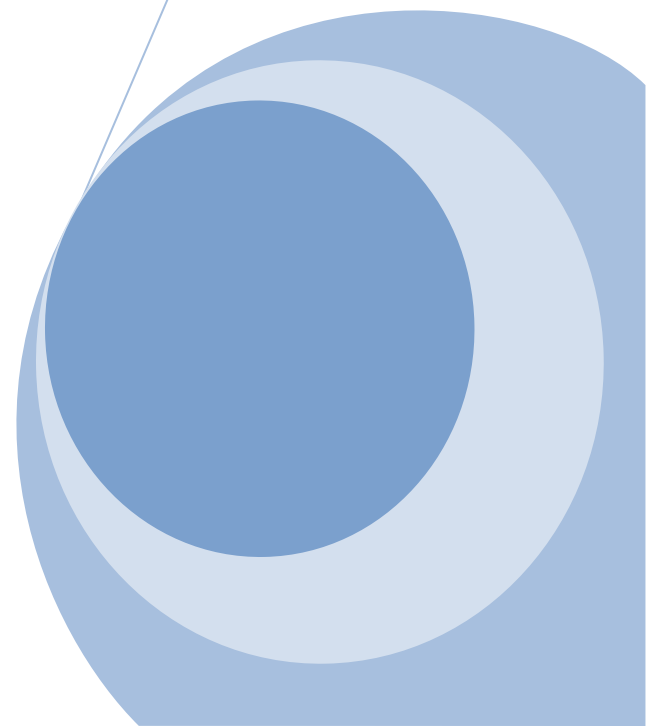
First Coast
CMS



Entrada Community Development District

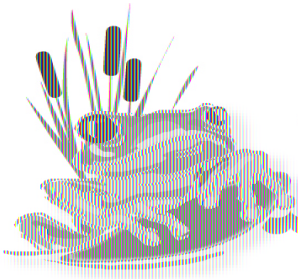
Field Report May 2023

First Coast CMS LLC
05/15/2023



Items to note

- There is a group of residents that have reached out to the CDD, requesting that the CDD stock the ponds with native fish species.
- Sent email blast regarding fish stocking information.
- Purchased and installed marquee. Location is on side of Rio San Juan Road just west of the main entrance near the existing walkway.
- The TV was purchased and installed in the amenity center community room as approved by the board.
- Concerned residents reported a homeless camp behind the south entrance monument in the woods. Although not on district property maintenance was able to properly have the camp inhabitants removed. This was completed with the joint effort of the adjacent property owner, St. Johns sheriffs and CDD management.
- The Republic dumpster located at the amenity center was replaced with a new lockable dumpster.
- Erosion reported around a culvert in the pond behind Caminha Rd. Vendor was contacted and they installed crushed concrete surrounding the drainage area to prevent further erosion.
- Residents of 195 and 201 Logrono Ct. reported unauthorized clearing of section in wooded area behind their property. Resident called sheriff. Maintenance inspected area to confirm that it is district property, it is. No further unauthorized clearing has been reported.
- Mailboxes move adjacent to the fitness parking lot has been completed.
- Resident has brought to our attention that the sidewalk/pathway along Nervion Way ends before the model home parking. They are requesting a timeline of when the pathway will be finished.
- Installation of pressure reducing valve on water supply line feeding the front entrance fountain completed. This is an effort to curtail further leaks at the fountain.
- Residents have requested that swing set be added to the amenity center playground. FCCMS is currently acquiring pricing to possibly add to next year's budget.



The Lake Doctors, Inc.

Aquatic Management Services

The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 727984 ENTRADA CDD
Site Information: Rio San Juan Rd, , St. Augustine, FL
Customer Billing Information: 3434 Colwell Ave SUITE 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W
(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256
AR@lakedoctors.com www.lakedoctors.com

Event Name: Water Management - Monthly
Work Order Number: 1767747
Completed Date: 5/9/2023
Target Pests (if applicable):

**Thank you for
your business!**

Service Notes & Observations

Treated for shoreline weeds & underwater weeds in 1-12 lakes.
Thank you

<u>Environmental Conditions</u>	
Weather:	
Temperature:	0
Wind Direction:	null
Wind Speed:	0
Humidity:	

Treated for Algae & Invasive Aquatic Weeds, Treated Shoreline Weeds

Services Completed by:

Customer Signature (if needed):

Garrett Potter
904-626-1883 | garrett.potter@lakedoctors.com



American Owned
& Operated

Tab 4

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 AND SETTING PUBLIC HEARING(S) IN CONNECTION THEREWITH 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 Entrada 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, the Board has considered the Proposed Budget, and desires to set the required public hearing(s) in connection therewith.

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

1. **PROPOSED BUDGET APPROVED.** The 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 public hearing(s) to adopt said Proposed Budget.

2. **SETTING PUBLIC HEARING(S).** Public hearing(s) on said approved Proposed Budget, and, if applicable, on the levy and collection of special assessments to fund in full or in part the administrative and operations services set forth in such Proposed Budget, are hereby declared and set for the following date, hour and location (“Public Hearing”):

DATE: _____, 2023

HOUR: _____

LOCATION: _____

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 the St Johns County at least 60 days prior to the Public Hearing set forth in Section 2.

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 Public Hearing date as set forth in Section 2, which 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 23rd DAY OF MAY 2023.

ATTEST:

**ENTRADA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson, Board of
Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A

Fiscal Year 2023/2024 Proposed Budget



Rizzetta & Company

Entrada Community Development District

www.entradacdd.org

Proposed Budget for Fiscal Year 2023/2024

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Rizzetta & Company

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

	Chart of Accounts Classification	Actual YTD through 03/31/23	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	Special Assessments							
4	Tax Roll*	\$ 319,877	\$ 324,233	\$ 324,233	\$ -	\$ 554,915	\$ 230,682	To Be Updated Prior to Public Hearing
5	Off Roll*	\$ 173,014	\$ 230,685	\$ 230,685	\$ -	\$ 312,423	\$ 81,738	To Be Updated Prior to Public Hearing
6	Contributions & Donations from Private Sources							
7	Developer Contributions	\$ -	\$ -	\$ 25,000	\$ (25,000)	\$ -	\$ (25,000)	
8	TOTAL REVENUES	\$ 492,891	\$ 554,918	\$ 579,918	\$ (25,000)	\$ 867,338	\$ 287,420	
9								
15								
16	ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$ 800	\$ 4,000	\$ 6,000	\$ 2,000	\$ 6,000	\$ -	
20	Financial & Administrative							
21	Administrative Services	\$ 2,184	\$ 4,368	\$ 4,368	\$ -	\$ 4,586	\$ 218	
22	District Management	\$ 10,920	\$ 21,840	\$ 21,840	\$ -	\$ 22,932	\$ 1,092	
23	District Engineer	\$ 924	\$ 6,000	\$ 12,000	\$ 6,000	\$ 12,000	\$ -	
24	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
25	Trustees Fees	\$ 4,041	\$ 5,000	\$ 10,000	\$ 5,000	\$ 10,000	\$ -	
26	Assessment Roll	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ 5,460	\$ 260	
27	Financial & Revenue Collections	\$ 1,872	\$ 3,744	\$ 3,744	\$ -	\$ 3,931	\$ 187	
28	Accounting Services	\$ 9,984	\$ 19,968	\$ 19,968	\$ -	\$ 20,996	\$ 1,028	
29	Auditing Services	\$ -	\$ 4,350	\$ 4,350	\$ -	\$ 4,350	\$ -	
30	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -	\$ 450	\$ -	
31	Public Officials Liability	\$ 2,540	\$ 2,540	\$ 2,836	\$ 296	\$ 2,836	\$ -	
32	Legal Advertising	\$ 438	\$ 2,500	\$ 5,000	\$ 2,500	\$ 5,000	\$ -	
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
34	Miscellaneous Fees	\$ 38	\$ 76	\$ 2,000	\$ 1,924	\$ 2,000	\$ -	
35	ADA Website & Compliance	\$ 1,369	\$ 2,737	\$ 2,737	\$ -	\$ 2,737	\$ -	

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

	Chart of Accounts Classification	Actual YTD through 03/31/23	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
36	Legal Counsel							
37	District Counsel	\$ 3,082	\$ 6,164	\$ 20,000	\$ 13,836	\$ 20,000	\$ -	
38	Administrative Subtotal	\$ 49,017	\$ 94,112	\$ 125,668	\$ 31,556	\$ 128,453	\$ 2,785	
39								
40	OPERATIONS							
41								
42	Electric Utility Services							
43	Utility Services	\$ 13,515	\$ 27,030	\$ 30,000	\$ 2,970	\$ 50,000	\$ 20,000	Per FPL Increase & Add. Amenities (Also includes Entry, Irrigation & Fountains)
44	Street Lights	\$ 8,204	\$ 16,408	\$ 35,500	\$ 19,092	\$ 40,000	\$ 4,500	More SLs in future Phases
45	Garbage/Solid Waste Control Services							
46	Garbage - Recreation Facility	\$ 1,401	\$ 2,802	\$ 2,750	\$ (52)	\$ 3,985	\$ 1,235	Larger Dumpster
47	Water-Sewer Combination							
48	Utility Services	\$ 6,393	\$ 12,786	\$ 30,000	\$ 17,214	\$ 40,000	\$ 10,000	For Entry and Future Amenities
49	Stormwater Control							
50	Aquatic Maintenance	\$ 3,750	\$ 7,500	\$ 14,000	\$ 6,500	\$ 14,000	\$ -	More Ponds to be added
51	Fountain Service Repairs & Maintenance	\$ 1,329	\$ 2,658	\$ 2,500	\$ (158)	\$ 2,500	\$ -	
52	Miscellaneous Expense	\$ 2,175	\$ 2,175	\$ 3,500	\$ 1,325	\$ 3,500	\$ -	
53	Other Physical Environment							
54	General Liability/Property Insurance	\$ 30,247	\$ 30,247	\$ 30,000	\$ (247)	\$ 55,000	\$ 25,000	Per Est. Increase & New Amenities
55	Entry & Walls Maintenance	\$ 1,220	\$ 2,440	\$ 5,000	\$ 2,560	\$ 5,000	\$ -	
56	Landscape and Irrigation Maintenance Contract	\$ 43,013	\$ 86,026	\$ 125,000	\$ 38,974	\$ 150,000	\$ 25,000	Additional Common Areas to be added to scope
57	Irrigation Repairs	\$ -	\$ 1,000	\$ 5,000	\$ 4,000	\$ 5,000	\$ -	
58	Landscape Replacement	\$ 150	\$ 300	\$ 5,000	\$ 4,700	\$ 10,000	\$ 5,000	
59	Miscellaneous Expense	\$ -	\$ 500	\$ 1,000	\$ 500	\$ 1,000	\$ -	
60	Parks & Recreation							
61	Amenity Management Contract	\$ 33,331	\$ 66,662	\$ 85,000	\$ 18,338	\$ 150,000	\$ 65,000	Staffing, Maintenance, Janitorial Services; Increase for Additional Amenities in FY 24
62	Pool Permits	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ -	

**Entrada Community Development District
Debt Service
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2021	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$676,170.43	\$676,170.43
TOTAL REVENUES	\$676,170.43	\$676,170.43
EXPENDITURES		
Administrative		
Debt Service Obligation	\$676,170.43	\$676,170.43
Administrative Subtotal	\$676,170.43	\$676,170.43
TOTAL EXPENDITURES	\$676,170.43	\$676,170.43
EXCESS OF REVENUES OVER EXPENDITUR	\$0.00	\$0.00

St. Johns County Collection Costs (2%) and Early Payment Discounts () 6.0%

Gross assessments \$719,330.24

Notes:

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

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

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget:		\$867,338.00
Collection Costs:	2%	\$18,454.00
Early Payment Discounts:	4%	\$36,908.00
2023/2024 Total:		<u>\$922,700.00</u>

2022/2023 O&M Budget	\$554,918.00
2023/2024 O&M Budget	\$867,338.00

Total Difference:	<u>\$312,420.00</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<u>Phase 1</u>				
Series 2021 Debt Service - Single Family 40'	\$1,649.84	\$1,649.84	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$966.18	\$966.18	\$0.00	0.00%
Total	\$2,616.02	\$2,616.02	\$0.00	0.00%

Series 2021 Debt Service - Single Family 50'	\$1,649.84	\$1,649.84	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$966.18	\$966.18	\$0.00	0.00%
Total	\$2,616.02	\$2,616.02	\$0.00	0.00%

Phases 2 & 3

Operations/Maintenance - Single Family 40'	\$966.18	\$966.18	\$0.00	0.00%
Total	\$966.18	\$966.18	\$0.00	0.00%

Operations/Maintenance - Single Family 50'	\$966.18	\$966.18	\$0.00	0.00%
Total	\$966.18	\$966.18	\$0.00	0.00%

Unplatted

Operations/Maintenance - Single Family 50' (Unplatted)	\$966.18	\$966.18	\$0.00	0.00%
Total	\$966.18	\$966.18	\$0.00	0.00%

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$867,338.00
COLLECTION COSTS @	2%	\$18,454.00
EARLY PAYMENT DISCOUNT @	4%	\$36,908.00
TOTAL O&M ASSESSMENT		\$922,700.00

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>			
	<u>O&M</u>	<u>SERIES 2021 DEBT SERVICE</u> ⁽¹⁾	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>
Phase 1						
Single Family 40'	126	126	1.00	126.00	13.19%	\$121,738.43
Single Family 50'	310	310	1.00	310.00	32.46%	\$299,515.18
Phases 2 & 3						
Single Family 40'	20	0	1.00	20.00	2.09%	\$19,323.56
Single Family 50'	155	0	1.00	155.00	16.23%	\$149,757.59
Unplatted						
Single Family 50'	344	0	1.00	344.00	36.02%	\$332,365.24
Total Community	955	436		955.00	100.00%	\$922,700.00

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&M</u>	<u>SERIES 2021 DEBT SERVICE</u> ⁽²⁾	<u>TOTAL</u> ⁽³⁾
\$966.18	\$1,649.84	\$2,616.02
\$966.18	\$1,649.84	\$2,616.02
\$966.18	\$0.00	\$966.18
\$966.18	\$0.00	\$966.18
\$966.18	\$0.00	\$966.18

LESS: St Johns County Collection Costs (2%) and Early Payment Discounts (4%): **(\$55,362.00)**

Net Revenue to be Collected: **\$867,338.00**

⁽¹⁾ Reflects the number of total lots with Series 2021 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 bond issue. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2023 St Johns 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.

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 service 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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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.

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.

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.