

*Weiberg Road
Community Development District*

Meeting Agenda

December 6, 2022

AGENDA

Weiberg Road

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

November 29, 2022

**Board of Supervisors
Weiberg Road
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Weiberg Road Community Development District** will be held on **Tuesday, December 6, 2022**, at **10:15 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/84993021305>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 849 9302 1305

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the October 26, 2022 Landowners' and Board of Supervisors Meetings
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2021/2022 and 2022/2023 Budgets
 - i. Consideration of Resolution 2023-06 Adopting the District's Fiscal Year 2021/2022 and 2022/2023 Budgets and Appropriating Funds
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**MINUTES OF MEETING
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting of the Weiberg Road Community Development District was held Wednesday, **October 26, 2022** at 10:30 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Lauren Schwenk
Jill Burns
Bobbie Henley
Daniel Arnette

Also present were:

Roy Van Wyk *by Zoom*
Rey Malave *by Zoom*

District Counsel, KE Law
District Engineer, Dewberry

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns noted that she has a ballot on behalf of GLK Lake Trask authorizing Lauren Schwenk to sign on behalf of the entity that owns 211.17 acres authorizing her to cast up to 212 votes.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns called the meeting to order.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Ms. Burns was elected as Chairperson to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Ms. Burns stated that she had a ballot from Ms. Schwenk. That ballot nominated Rennie Heath, Lauren Schwenk, Chuck Cavaretta, Daniel Arnette, and Bobbie Henley.

FIFTH ORDER OF BUSINESS

Casting of Ballots

The ballot was filled out as follows; Rennie with 150 votes, Lauren Schwenk with 150 votes, Bobbie Henley with 100 votes, Daniel Arnette with 100 votes, and Chuck Cavaretta with 100 votes.

SIXTH ORDER OF BUSINESS Ballot Tabulation

Ms. Burns noted that Rennie Heath and Lauren Schwenk will serve four-year terms, and Daniel Arnette, Chuck Cavaretta, and Bobbie Henley will serve two-year terms.

SEVENTH ORDER OF BUSINESS Landowner’s Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Weiberg Road Community Development District was held Wednesday, **October 26, 2022** at 10:30 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Bobbie Henley	Assistant Secretary
Daniel Arnette	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>by Zoom</i>	District Counsel, KE Law
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns swore the new Board members into office and stated that she will swear Rennie Heath and Chuck Cavaretta in at a later date.

B. Consideration of Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated that Ms. Schwenk and Mr. Heath will serve four-year terms and the other three Supervisors will serve two-year terms.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Resolution 2023-01 Canvassing and Certifying the Results of the Landowner’s Election, was approved.

C. Election of Officers

Ms. Burns noted that previously Rennie Heath served as Chair, Lauren Schwenk was the Vice Chair, and the other three Supervisors along with George Flint from the GMS office served as Assistant Secretaries, and Ms. Burns served as Secretary. The Board motioned to keep the same appointments.

D. Consideration of Resolution 2023-02 Electing Officers

As stated above.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Resolution 2023-02 Electing Officers with Mr. Rennie Heath as Chair, Ms. Lauren Schwenk as Vice Chair, and Ms. Bobbie Henley, Mr. Daniel Arnette, and Mr. Chuck Cavaretta as Assistant Secretaries, Ms. Burns as Secretary, and Mr. George Flint as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 21, 2022 Organizational Meeting

Ms. Burns presented the meeting minutes from the September 21, 2022 meeting and asked for any corrections of comments. There being none, there was a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Arnette, with all in favor, the Minutes of the September 21, 2022 Organizational Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments

Ms. Burns noted that this public hearing has been advertised and mail notice was sent to all property owners. She then asked for a motion to open the public hearing.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Opening the Public Hearing, was approved.

There being no members of the public present, the Board preceded to the consideration of items related to the imposition of special assessments.

i. Presentation of Engineer's Report

Mr. Malave presented the Engineer's Report to the Board which can be found in the agenda package. The report is dated September 21, 2022 for the Weiberg Road Community Development District located within the town of Dundee, Florida, in Polk County. Shown in the report was the approved ordinance by the town council on September 13th. The table shows approximately 298 acres distributed with various land uses with two types of residential facilities for a total of 956 units. The report provides a description of the proposed capital improvements to serve the development which are necessary for the proposed project. Also included are amenities and parks, the undergrounding of the electrical systems and the entry features. Table 9 is the breakdown of the total costs estimated at \$27,631,246 broken up into various phases. Mr. Malave stated that as of today they believe the project can be built based on these costs.

Mr. Van Wyk asked if there was anything that would prevent the District from constructing the improvements as outlined in the report, and Mr. Malave answered that there is nothing that they are aware of. Mr. Van Wyk asked if all the improvements are necessary for the benefit of the landowners within the District, and Mr. Malave answered yes. There being no other questions, Ms. Burns asked for a motion of approval.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Assessment Methodology

Ms. Burns stated that this assessment report allocates debt to the properties based on the benefits each receive from the District's Capital Improvement Plan. This assessment report will be supplemented with one or more Supplemental Methodology Reports and will reflect the actual terms and conditions at the issuant of each series of bonds. She reviewed the tables for the Board and asked for any questions. She stated that the assessments are fairly and reasonably apportioned across the product types and that the benefit of the lands are equal to or in excess of the burden placed against them by the special assessment. There being no questions from the Board, she asked for a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Assessment Methodology, was approved.

iii. Consideration of Resolution 2023-03 Levying Special Assessments

Ms. Burns noted that the resolution levying special assessments is included in the agenda package and asked for any questions from the Board. There being none, she asked for a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Arnette, with all in favor, Resolution 2023-03 Levying Special Assessments, was approved.

iv. Master Notice of Special Assessments

Ms. Burns noted that this will be recorded by counsel, and it would put potential property owners on notice of the lien of the assessments that were placed on the land and asked for a motion to authorize counsel to record.

On MOTION by Ms. Henley, seconded by Mr. Arnette, with all in favor, the Maser Notice of Special Assessments, was approved.

Ms. Burns asks for a motion to close the public hearing.

On MOTION by Mr. Arnette, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing, was approved.

B. Public Hearing on the District’s Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Ms. Burns noted that this public hearing was advertised and asked for a motion to open the hearing.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Opening the Public Hearing, was approved.

There being no members of the public present, the Board proceeded to the consideration of items related to the use of the Uniform Method of levying, collecting, and enforcing non-ad valorem assessments.

i. Consideration of Resolution 2023-04 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Ms. Burns noted that the resolution is included in the agenda package and stated that this resolution will be transmitted to the property appraiser and will allow the District to utilize the tax bill to collect assessments when the District is ready to collect.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Resolution 2023-04 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing, was approved.

C. Public Hearing on the Adoption of District Rules of Procedure

Ms. Burns noted that the public hearing was advertised and asked for a motion to open the hearing.

On MOTION by Ms. Henley, seconded by Mr. Arnette, with all in favor, Opening the Public Hearing, was approved.

There being no members of the public present, the Board proceeded to the consideration of items related to the adoption of District Rules of Procedure.

i. Consideration of Resolution 2023-05 Adopting the Rules of Procedure

Ms. Burns presented a standard set of rules that will govern the District and stated that they have not changed since the Board saw them at the last meeting and offered to answer any questions. There being none, she asked for a motion to approve the resolution.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Resolution 2023-05 Adopting the Rules of Procedure, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Proposal to Provide Interim District Engineering Services from Dewberry

Ms. Burns noted that this has already been executed by the Chair and needs to be ratified by the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Proposal to Provide Interim District Engineering Services from Dewberry, was ratified.

SEVENTH ORDER OF BUSINESS

Review and Ranking of Proposals for District Engineering Services and Selection of District Engineer

Ms. Burns noted that at the prior meeting staff was authorized to issue an RFQ for engineering services and they received one response from Dewberry. There being no questions from the Board, Ms. Burns asked for a motion to rank Dewberry #1 and authorize staff to send a Notice of Intent to Award and authorize counsel to draft an agreement for district engineering services.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, Review and Ranking of Proposals for District Engineering Services and Selection of Dewberry for District Engineer Authorizing Staff to Send a Notice of Intent to Award and Authorize District Counsel to Draft an Agreement for Engineer Services, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted that the bond validation hearing is set for December 9, 2022. They are almost complete with the boundary amendment package and plan to file it soon.

B. Engineer

Mr. Malave had nothing further for the Board.

C. District Manager’s Report

Ms. Burns had nothing further to report.

NINTH ORDER OF BUSINESS

There being none, the next item followed.

Other Business

TENTH ORDER OF BUSINESS

There being none, the next item followed.

Supervisors Requests and Audience Comments

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Arnette, seconded by Ms. Schwenk, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2023-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE REMAINING FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND ADOPTING THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District was established by Ordinance No. 22-27, adopted by the Town Commission of the Town of Dundee, Florida, effective September 13, 2022, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”), of the Weiberg Road Community Development District (“**District**”), proposed budgets (“**Proposed Budgets**”), for the remaining of fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), and for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**” and together with Fiscal Year 2021/2022, the “**Fiscal Years**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budgets, the District filed a copy of the Proposed Budgets with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budgets on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared Proposed Budgets, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budgets, attached hereto as **Composite Exhibit “A,”** as amended by the Board, are hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budgets**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budgets, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Weiberg Road Community Development District for the Fiscal Year Ending September 30, 2022” and “The Budget for the Weiberg Road Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budgets shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

FY 2021/2022 TOTAL GENERAL FUND \$ _____

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

FY 2022/2023 TOTAL GENERAL FUND \$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within the Fiscal Years or within 60 days following the end of the Fiscal Years may amend its Adopted Budgets for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF DECEMBER 2022.

ATTEST:

**WEIBERG ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

COMPOSITE EXHIBIT A

Fiscal Year 2021/2022 and Fiscal Year 2022/2023 Budgets

Weiberg Road
Community Development District

Proposed Budget
FY2022 - FY2023



Table of Contents

1 General Fund

2-4 General Fund Narrative

Weiberg Road
Community Development District
Proposed Budget
General Fund

Description	Proposed Budget FY2022*	Proposed Budget FY2023
<u>Revenues</u>		
Developer Contributions	\$ 30,769	\$ 188,792
Total Revenues	\$ 30,769	\$ 188,792
<u>Expenditures</u>		
<i><u>General & Administrative</u></i>		
Supervisor Fees	\$ 1,000	\$ 12,000
Engineering	\$ 1,250	\$ 15,000
Attorney	\$ 10,000	\$ 25,000
Annual Audit	\$ -	\$ 4,000
Assessment Administration	\$ -	\$ 5,000
Arbitrage	\$ -	\$ 450
Dissemination	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ 4,042
Management Fees	\$ 3,125	\$ 37,500
Information Technology	\$ 150	\$ 1,800
Website Maintenance **	\$ 1,850	\$ 1,200
Postage & Delivery	\$ 83	\$ 1,000
Insurance	\$ 5,000	\$ 5,000
Copies	\$ 83	\$ 1,000
Legal Advertising	\$ 5,000	\$ 15,000
Other Current Charges	\$ 3,000	\$ 5,000
Office Supplies	\$ 52	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175
Total General & Administrative:	\$ 30,769	\$ 138,792
<i><u>Operations & Maintenance</u></i>		
Playground Lease	\$ -	\$ 25,000
Field Contingency	\$ -	\$ 25,000
Total Operations & Maintenance:	\$ -	\$ 50,000
Total Expenditures	\$ 30,769	\$ 188,792
Excess Revenues/(Expenditures)	\$ -	\$ -

*Budget is prorated for September 2022

** FY22 Budget amount includes a one-time website creation fee.

Weiberg Road Community Development District General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Weiberg Road

Community Development District

General Fund Narrative

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Weiberg Road Community Development District General Fund Narrative

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Playground & Furniture Lease

The District will enter into a leasing agreement for playground equipment installed in the community.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

SECTION V

SECTION C

SECTION 1

Weiberg Road Community Development District

Summary of Checks

November 1, 2022 to November 30, 2022

Bank	Date	Check No.'s	Amount
General Fund	11/9/22	1-8	\$ 11,340.02
	11/15/22	9	\$ 10,597.49
	11/23/22	10-12	\$ 10,714.32
			<hr/>
			\$ 32,651.83
			<hr/>
			\$ 32,651.83

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/09/22	00007	10/26/22	BH102620	202210	310-51300-11000				SUPERVISOR FEE 10/26/22	*	200.00		
									BOBBIE HENLEY			200.00	000001
11/09/22	00005	9/30/22	00049240	202209	310-51300-48000				NOT OF ORGANIZATIONAL MTG	*	330.51		
		9/30/22	00049240	202209	310-51300-48000				NOT OF RULE DEVELOPMENT	*	282.61		
		9/30/22	00049240	202209	310-51300-48000				NOT OF RULEMAKING	*	502.95		
									CA FLORIDA HOLDINGS, LLC			1,116.07	000002
11/09/22	00008	10/26/22	DA102620	202210	310-51300-11000				SUPERVISOR FEE 10/26/22	*	200.00		
									DANIEL ARNETTE			200.00	000003
11/09/22	00003	9/23/22	87583	202209	310-51300-54000				SPECIAL DISTRICT FEE FY22	*	75.00		
									DEPARTMENT OF ECONOMIC OPPORTUNITY			75.00	000004
11/09/22	00002	10/13/22	17503	202210	310-51300-45000				FY23 INSURANCE POLICY	*	5,000.00		
									EGIS INSURANCE ADVISORS, LLC			5,000.00	000005
11/09/22	00001	9/21/22	1	202209	310-51300-34000				MANAGEMENT FEES - SEP 22	*	1,041.70		
		9/21/22	1	202209	310-51300-35200				WEBSITE MANAGEMENT-SEP 22	*	33.40		
		9/21/22	1	202209	310-51300-35100				INFORMATION TECH - SEP 22	*	50.00		
		10/01/22	2	202210	310-51300-34000				MANAGEMENT FEES - OCT 22	*	3,125.00		
		10/01/22	2	202210	310-51300-35200				WEBSITE MANAGEMENT-OCT 22	*	100.00		
		10/01/22	2	202210	310-51300-35100				INFORMATION TECH - OCT 22	*	150.00		
		10/01/22	2	202210	310-51300-51000				OFFICE SUPPLIES	*	2.80		
		10/01/22	2	202210	310-51300-42000				POSTAGE	*	12.05		
		11/01/22	3	202211	310-51300-34000				MANAGEMENT FEES - NOV 22	*	3,125.00		
		11/01/22	3	202211	310-51300-35200				WEBSITE MANAGEMENT-NOV 22	*	100.00		
		11/01/22	3	202211	310-51300-35100				INFORMATION TECH - NOV 22	*	150.00		

WBGR WEIBERG ROAD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/22	3			202211	310	51300	51000			*	2.53		
			OFFICE SUPPLIES										
11/01/22	3			202211	310	51300	42000			*	12.09		
			POSTAGE										
9/21/22	1			202209	310	51300	34000			V	1,041.70-		
			MANAGEMENT FEES - SEP 22										
9/21/22	1			202209	310	51300	35200			V	33.40-		
			WEBSITE MANAGEMENT-SEP 22										
9/21/22	1			202209	310	51300	35100			V	50.00-		
			INFORMATION TECH - SEP 22										
10/01/22	2			202210	310	51300	34000			V	3,125.00-		
			MANAGEMENT FEES - OCT 22										
10/01/22	2			202210	310	51300	35200			V	100.00-		
			WEBSITE MANAGEMENT-OCT 22										
10/01/22	2			202210	310	51300	35100			V	150.00-		
			INFORMATION TECH - OCT 22										
10/01/22	2			202210	310	51300	51000			V	2.80-		
			OFFICE SUPPLIES										
10/01/22	2			202210	310	51300	42000			V	12.05-		
			POSTAGE										
11/01/22	3			202211	310	51300	34000			V	3,125.00-		
			MANAGEMENT FEES - NOV 22										
11/01/22	3			202211	310	51300	35200			V	100.00-		
			WEBSITE MANAGEMENT-NOV 22										
11/01/22	3			202211	310	51300	35100			V	150.00-		
			INFORMATION TECH - NOV 22										
11/01/22	3			202211	310	51300	51000			V	2.53-		
			OFFICE SUPPLIES										
11/01/22	3			202211	310	51300	42000			V	12.09-		
			POSTAGE										
GOVERNMENTAL MANAGEMENT SERVICES												.00	000006
11/09/22	00004	10/04/22	4279	202209	310	51300	31500			*	2,690.45		
			GEN.COUNSEL/MTHLY MEETING										
		10/05/22	4314	202209	310	51300	49100			*	1,858.50		
			BOUNDARY AMENDMENT FR#2										
KE LAW GROUP												4,548.95	000007
11/09/22	00006	10/26/22	LS102620	202210	310	51300	11000			*	200.00		
			SUPERVISOR FEE 10/26/22										
LAUREN SCHWENK												200.00	000008
11/15/22	00005	10/31/22	00050149	202210	310	51300	48000			*	6,904.40		
			NOT OF PUBLIC HEARING										
		10/31/22	00050149	202210	310	51300	48000			*	1,705.24		
			NOT OF UNIFORM METHOD										

WBGR WEIBERG ROAD KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/31/22		00050149	202210	310-51300-48000					REQ FOR ENGINEERING SVCS	*	641.86		
10/31/22		00050149	202210	310-51300-48000					NOT OF LANDOWNERS MEETING	*	996.32		
10/31/22		00050149	202210	310-51300-48000					BOS MEETING DATES	*	349.67		
CA FLORIDA HOLDINGS, LLC											10,597.49	000009	
11/23/22	00009	11/14/22	2201912	202210	310-51300-31100				GEN ENGINEER SVC - OCT 22	*	280.00		
DEWBERRY ENGINEERS INC.											280.00	000010	
11/23/22	00001	9/21/22	1	202209	310-51300-34000				MANAGEMENT FEES - SEP 22	*	1,041.70		
		9/21/22	1	202209	310-51300-35200				WEBSITE MANAGEMENT-SEP 22	*	33.40		
		9/21/22	1	202209	310-51300-35100				INFORMATION TECH - SEP 22	*	50.00		
		10/01/22	2	202210	310-51300-34000				MANAGEMENT FEES - OCT 22	*	3,125.00		
		10/01/22	2	202210	310-51300-35200				WEBSITE MANAGEMENT-OCT 22	*	100.00		
		10/01/22	2	202210	310-51300-35100				INFORMATION TECH - OCT 22	*	150.00		
		10/01/22	2	202210	310-51300-51000				OFFICE SUPPLIES	*	2.80		
		10/01/22	2	202210	310-51300-42000				POSTAGE	*	12.05		
		11/01/22	3	202211	310-51300-34000				MANAGEMENT FEES - NOV 22	*	3,125.00		
		11/01/22	3	202211	310-51300-35200				WEBSITE MANAGEMENT-NOV 22	*	100.00		
		11/01/22	3	202211	310-51300-35100				INFORMATION TECH - NOV 22	*	150.00		
		11/01/22	3	202211	310-51300-51000				OFFICE SUPPLIES	*	2.53		
		11/01/22	3	202211	310-51300-42000				POSTAGE	*	12.09		
GOVERNMENTAL MANAGEMENT SERVICES											7,904.57	000011	
11/23/22	00004	11/10/22	4789	202210	310-51300-31500				GEN.COUNSEL/MTHLY MEETING	*	2,529.75		
KE LAW GROUP											2,529.75	000012	
TOTAL FOR BANK A											32,651.83		
WBGR WEIBERG ROAD KCOSTA													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						32,651.83	

WBGR WEIBERG ROAD KCOSTA