

BEXLEY COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Riverview FL, 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.BEXLEYCDD.ORG

August 15, 2023

Board of Supervisors
Bexley Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, August 23, 2023, at 6:00 p.m.** at the Residence Inn Marriott Tampa, located at 2101 Northpointe Parkway, Lutz, Florida 33558. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Discussion of Juniper Pond Bank Mowing Proposal Tab 1
 - B. Public Hearing on FY 2023-2024 Final Budget
 - i. Consideration of Resolution 2023-08; Adopting
FY 2023-2024 Final Budget Tab 2
 - C. Public Hearing on Imposing Special Assessments
 - i. Consideration of Resolution 2023-09; Approving
FY 2023-2024 Imposing Special Assessments Tab 3
 - D. Consideration of Resolution 2023-10; Approving
FY 2023-2024 Meeting Schedule Tab 4
 - E. Consideration of Mulch Proposal..... Tab 5
 - F. Consideration of District Management Addendum Tab 6
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatic Report Tab 7
 - D. Wetland Quarterly Report Tab 8
 - E. Landscape Inspection Report (under separate cover)
 - F. Landscape Report..... Tab 9
 - F. Clubhouse Manager
 - i. Presentation of Clubhouse Report..... Tab 10
 - G. District Manager
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors
Meeting held on July 26, 2023 Tab 11
 - B. Consideration of Operation and Maintenance for
June & July 2023 Tab 12
- 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 call us at (813) 994-1001.

Sincerely,

Matthew Huber

Regional District Manager

Tab 2

RESOLUTION 2023-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2023, submitted to the Board of Supervisors ("**Board**") of the Bexley Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") 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 Budget, the District filed a copy of the Proposed Budget 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 Budget 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 a Proposed Budget, 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 BEXLEY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, 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 Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, 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 Bexley Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget 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 2023/2024, 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:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2016	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget 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

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

Its: _____

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget



Rizzetta & Company

Bexley Community Development District

BexleyCDD.org

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

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

1

	Chart of Accounts Classification	Actual YTD through 06/30/23	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	Interest Earnings	\$ 4,351	\$ 5,801	\$ -	\$ 5,801	\$ -	\$ -	
4	Special Assessments							
5	Tax Roll*	\$ 1,805,446	\$ 1,805,446	\$ 1,803,721	\$ 1,803,721	\$ 2,059,291	\$ 255,570	
6	Off Roll*	\$ 128,359	\$ 128,359	\$ 94,208	\$ 94,208	\$ -	\$ (94,208)	
7	Other Miscellaneous Revenues							
8	Cost Share Contingency	\$ 8,036	\$ 8,036	\$ 14,335	\$ (6,299)	\$ 14,335	\$ -	
9	Miscellaneous Revenues	\$ 50	\$ 67	\$ -	\$ 67	\$ -	\$ -	Access fees paid
10	TOTAL REVENUES	\$ 1,946,242	\$ 1,941,908	\$ 1,912,264	\$ 1,891,697	\$ 2,073,626	\$ 161,362	
13								
14	TOTAL REVENUES AND BALANCE	\$ 1,946,242	\$ 1,941,908	\$ 1,912,264	\$ 1,891,697	\$ 2,073,626	\$ 161,362	
15								
16	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Legislative							
21	Supervisor Fees	\$ 4,200	\$ 5,600	\$ 4,800	\$ (800)	\$ 9,600	\$ 4,800	4 BOS @ 12mtgs annually
22	Financial & Administrative							
23	Administrative Services	\$ 3,851	\$ 4,938	\$ 5,135	\$ 197	\$ 5,392	\$ 257	
24	District Management	\$ 18,029	\$ 23,113	\$ 24,038	\$ 925	\$ 25,240	\$ 1,202	
25	District Engineer	\$ 13,565	\$ 18,087	\$ 7,000	\$ (11,087)	\$ 10,000	\$ 3,000	
26	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
27	Trustees Fees	\$ 2,420	\$ 2,420	\$ 5,000	\$ 2,580	\$ 5,000	\$ -	
28	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
29	Financial & Revenue Collections	\$ 4,097	\$ 5,464	\$ 5,463	\$ (1)	\$ 5,736	\$ 273	
30	Assessment Roll	\$ 5,463	\$ 5,463	\$ 5,463	\$ -	\$ 5,736	\$ 273	
31	Accounting Services	\$ 15,721	\$ 20,960	\$ 20,961	\$ 1	\$ 22,009	\$ 1,048	
32	Auditing Services	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	Per McDirmit Davis contract
33	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
34	Public Officials Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,730	\$ -	Per EGIS fees
35	Legal Advertising	\$ 1,760	\$ 2,347	\$ 3,000	\$ 653	\$ 3,000	\$ -	
36	Miscellaneous Mailings	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	
37	Dues, Licenses & Fees	\$ 470	\$ 627	\$ 325	\$ (302)	\$ 350	\$ 25	based on historical data
38	Website Hosting, Maintenance, Backup & Email	\$ 900	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	RTS Contract
39	ADA Website Compliance	\$ 1,538	\$ 1,538	\$ 1,538	\$ -	\$ 1,538	\$ -	
40	Legal Counsel							
41	District Counsel	\$ 14,687	\$ 19,583	\$ 30,000	\$ 10,417	\$ 30,000	\$ -	
42								
43	Administrative Subtotal	\$ 99,692	\$ 124,330	\$ 129,103	\$ 4,773	\$ 139,981	\$ 10,878	
44								
45	EXPENDITURES - FIELD OPERATIONS							
46								
47	Electric Utility Services							
48	Utility Services	\$ 8,987	\$ 11,983	\$ 12,000	\$ 17	\$ 12,000	\$ -	
49	Utility - Street Lights-Neighborhood Roads	\$ 1,918	\$ 2,557	\$ 10,000	\$ 7,443	\$ 5,000	\$ (5,000)	
50	Utility - Street Lights-Collector Roads	\$ 64,533	\$ 130,544	\$ 125,000	\$ (5,544)	\$ 130,000	\$ 5,000	
51	Water-Sewer Combination Services							
52	Utility - Reclaimed	\$ 42,257	\$ 65,843	\$ 50,000	\$ (15,843)	\$ 50,000	\$ -	
53	Stormwater Control							
54	Lake/Pond Bank Maintenance	\$ 855	\$ 1,140	\$ 10,000	\$ 8,860	\$ 10,000	\$ -	
55	Aquatic Maintenance	\$ 74,175	\$ 98,900	\$ 98,225	\$ (675)	\$ 99,252	\$ 1,027	(7416*12) + (855*12)
56	Wetland Mitigation	\$ 75,817	\$ 101,089	\$ 90,000	\$ (11,089)	\$ 106,116	\$ 16,116	(18144x4)+(2795*12)
57	Aquatic Plant Replacement	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
58	Other Physical Environment							
59	General Liability Insurance	\$ 3,589	\$ 3,589	\$ 3,730	\$ 141	\$ 3,730	\$ -	Per EGIS est.
60	Property Insurance	\$ 572	\$ 572	\$ 894	\$ 322	\$ 1,230	\$ 336	Per EGIS est.
61	Landscape Maintenance	\$ 717,227	\$ 956,303	\$ 951,397	\$ (4,906)	\$ 951,397	\$ -	Parts 1-4 of the contract + 3% fuel charge
62	Pond Bank mowing	\$ -	\$ -	\$ -	\$ -	\$ 80,640	\$ 80,640	All ponds in the CDD
63	Irrigation Repair	\$ 22,985	\$ 30,647	\$ 25,000	\$ (5,647)	\$ 50,000	\$ 25,000	Overhaul of system & repairs
64	Landscape Replacement Plants, Shrubs, Trees	\$ 64,773	\$ 86,364	\$ 54,330	\$ (32,034)	\$ 54,330	\$ -	overages in FY 21/22 due to change in vendor -
65	Landscape Inspection Services	\$ 7,200	\$ 9,600	\$ 9,600	\$ -	\$ 10,800	\$ 1,200	
66	Landscape - Annuals/Flowers	\$ 12,875	\$ 17,167	\$ 25,750	\$ 8,583	\$ 25,750	\$ -	per contract + 3% fuel charge
67	Landscape - Mulch	\$ 104,273	\$ 85,000	\$ 92,700	\$ 7,700	\$ 92,700	\$ -	per chairman
68	Road & Street Facilities							
69	Street Sign Repair & Replacement	\$ 180	\$ 240	\$ 2,000	\$ 1,760	\$ 2,000	\$ -	
70	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
71	Parks & Recreation							
72	Employee - Salaries	\$ 57,076	\$ 76,101	\$ 78,000	\$ 1,899	\$ 92,500	\$ 14,500	
73	GEM Car Maintenance	\$ 1,955	\$ 2,607	\$ 1,000	\$ (1,607)	\$ 2,500	\$ 1,500	

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

2

	Chart of Accounts Classification	Actual YTD through 06/30/23	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
74	Telephone Fax, Internet	\$ 1,161	\$ 1,548	\$ 1,600	\$ 52	\$ 1,600	\$ -	
75	Playground Equipment & Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
76	Fitness Equipment Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
77	Athletic Court/Field/Playground	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
78	Access Control Maintenance & Repair	\$ 6,184	\$ 8,245	\$ 2,500	\$ (5,745)	\$ 7,000	\$ 4,500	trending up the last 2 years
79	Wildlife Management Services	\$ 16,664	\$ 21,499	\$ 30,000	\$ 8,501	\$ 30,000	\$ -	Per contract with USDA not to exceed \$30k
80	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
81	Dog Waste Station Supplies &	\$ 21,743	\$ 28,991	\$ 26,100	\$ (2,891)	\$ 26,100	\$ -	contract increased
82	Contingency							
83	Miscellaneous Contingency	\$ 5,485	\$ 7,313	\$ 60,000	\$ 52,687	\$ 60,000	\$ -	continues to trend up
84	Cost Share Contingency	\$ -	\$ -	\$ 14,335	\$ 14,335	\$ 20,000	\$ 5,665	HOA Cost Share Agreements
85								
86								
87	Field Operations Subtotal	\$ 1,312,484	\$ 1,747,841	\$ 1,783,161	\$ 35,320	\$ 1,933,645	\$ 150,484	
88								
89	Contingency for County TRIM Notice							
90								
91	TOTAL EXPENDITURES	\$ 1,412,176	\$ 1,872,171	\$ 1,912,264	\$ 40,093	\$ 2,073,626	\$ 161,362	
92								
93	EXCESS OF REVENUES OVER	\$ 534,066	\$ 69,737	\$ -	\$ 1,931,790	\$ -	\$ -	
94								

Proposed Budget
Bexley Community Development District
Reserve Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Actual YTD through 06/30/23	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
REVENUES							
Interest Earnings							
Interest Earnings	\$ 637	\$ 637	\$ -	\$ 637	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 50,540	\$ 50,540	\$ 53,125	\$ (2,585)	\$ 53,125	\$ -	
Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES	\$ 51,177	\$ 51,177	\$ 53,125	\$ (1,948)	\$ 53,125	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 51,177	\$ 51,177	\$ 53,125	\$ (1,948)	\$ 53,125	\$ -	
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
EXPENDITURES							
Contingency							
Capital Reserves	\$ -	\$ -	\$ 53,125	\$ 53,125	\$ 53,125	\$ -	
TOTAL EXPENDITURES	\$ -	\$ -	\$ 53,125	\$ 53,125	\$ 53,125	\$ -	
EXCESS OF REVENUES OVER EXPENDITURES	\$ 51,177	\$ 51,177	\$ -	\$ 51,177	\$ -	\$ -	

Bexley Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2016	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$1,491,465.29	\$1,491,465.29
TOTAL REVENUES	\$1,491,465.29	\$1,491,465.29
EXPENDITURES		
Administrative		
Debt Service Obligation	\$1,491,465.29	\$1,491,465.29
Administrative Subtotal	\$1,491,465.29	\$1,491,465.29
TOTAL EXPENDITURES	\$1,491,465.29	\$1,491,465.29
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

County Collection Costs (2%) and Early payment Discounts (4%)

6.0%

Gross assessments

\$1,585,316.00

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Pasco County is 6.0% total of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

(1) Maximum Annual Debt Service less any Prepayments

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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

2023/2024 O&M Budget		\$2,112,416.00
Collection Cost @	2%	\$44,945.02
Early Payment Discount @	4%	\$89,890.04
2023/2024 Total		\$2,247,251.06

2022/2023 O&M Budget	\$1,935,980.65
2023/2024 O&M Budget	\$2,112,416.00

Total Difference	\$176,435.35
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2016 Debt Service - Townhome	\$575.00	\$575.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$1,827.77	\$1,941.94	\$114.17	6.25%
Series 2016 Debt Service - 30 Series	\$850.00	\$850.00	\$0.00	0.00%
Operations/Maintenance - 30 Series	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$2,102.77	\$2,216.94	\$114.17	5.43%
Series 2016 Debt Service - Duplex/Villa	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - Duplex/Villa	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$2,152.77	\$2,266.94	\$114.17	5.30%
Series 2016 Debt Service - 40 Series	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - 40 Series	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$2,152.77	\$2,266.94	\$114.17	5.30%
Series 2016 Debt Service - 50 Series	\$945.00	\$945.00	\$0.00	0.00%
Operations/Maintenance - 50 Series	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$2,197.77	\$2,311.94	\$114.17	5.19%
Series 2016 Debt Service - 60 Series	\$1,090.00	\$1,090.00	\$0.00	0.00%
Operations/Maintenance - 60 Series	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$2,342.77	\$2,456.94	\$114.17	4.87%
Series 2016 Debt Service - Courtyard	\$1,090.00	\$1,090.00	\$0.00	0.00%
Operations/Maintenance - Courtyard	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$2,342.77	\$2,456.94	\$114.17	4.87%
Series 2016 Debt Service - 70 Series	\$1,275.00	\$1,275.00	\$0.00	0.00%
Operations/Maintenance - 70 Series	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$2,527.77	\$2,641.94	\$114.17	4.52%
Series 2016 Debt Service - 80 Series	\$1,465.00	\$1,465.00	\$0.00	0.00%
Operations/Maintenance - 80 Series	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$2,717.77	\$2,831.94	\$114.17	4.20%
Series 2016 Debt Service - Daycare/Residential Support	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Daycare/Residential Support	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$1,252.77	\$1,366.94	\$114.17	9.11%

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

2023/2024 O&M Budget		\$2,112,416.00
Collection Cost @	2%	\$44,945.02
Early Payment Discount @	4%	\$89,890.04
2023/2024 Total		<u>\$2,247,251.06</u>

2022/2023 O&M Budget	\$1,935,980.65
2023/2024 O&M Budget	\$2,112,416.00

Total Difference	<u>\$176,435.35</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2016 Debt Service - Recreation Center	\$4,716.00	\$4,716.00	\$0.00	0.00%
Operations/Maintenance - Recreation Center	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$5,968.77	\$6,082.94	\$114.17	1.91%
Series 2016 Debt Service - 40 Series (Expansion Parcel)	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - 40 Series	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$2,152.77	\$2,266.94	\$114.17	5.30%
Series 2016 Debt Service - 50 Series (Expansion Parcel)	\$945.00	\$945.00	\$0.00	0.00%
Operations/Maintenance - 50 Series	\$1,252.77	\$1,366.94	\$114.17	9.11%
Total	\$2,197.77	\$2,311.94	\$114.17	5.19%

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$2,112,416.00
COLLECTIONS COSTS @	2%	\$44,945.02
EARLY PAYMENT DISCOUNT @	4%	\$89,890.04
TOTAL O&M ASSESSMENT		\$2,247,251.06

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL O&M ASSESSMENT		
LOT SIZE	O&M	Series 2016 Debt Units ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	Series 2016 Debt Service ⁽²⁾	Total ⁽³⁾
Townhome	171	171	1.00	171	10.40%	\$233,746.92	\$1,366.94	\$575.00	\$1,941.94
30 Series	64	64	1.00	64	3.89%	\$87,484.23	\$1,366.94	\$850.00	\$2,216.94
Duplex/Villa	44	44	1.00	44	2.68%	\$60,145.41	\$1,366.94	\$900.00	\$2,266.94
40 Series	254	254	1.00	254	15.45%	\$347,203.02	\$1,366.94	\$900.00	\$2,266.94
50 Series	336	336	1.00	336	20.44%	\$459,292.19	\$1,366.94	\$945.00	\$2,311.94
60 Series	212	212	1.00	212	12.90%	\$289,791.50	\$1,366.94	\$1,090.00	\$2,456.94
Courtyard	28	28	1.00	28	1.70%	\$38,274.35	\$1,366.94	\$1,090.00	\$2,456.94
70 Series	187	187	1.00	187	11.37%	\$255,617.97	\$1,366.94	\$1,275.00	\$2,641.94
80 Series	43	43	1.00	43	2.62%	\$58,778.46	\$1,366.94	\$1,465.00	\$2,831.94
Daycare/Residential Support	1	0	1.00	1	0.06%	\$1,366.94	\$1,366.94	\$0.00	\$1,366.94
Recreation Center	1	1	1.00	1	0.06%	\$1,366.94	\$1,366.94	\$4,716.00	\$6,082.94
40 Series (Expansion Parcel)	160	160	1.00	160	9.73%	\$218,710.57	\$1,366.94	\$900.00	\$2,266.94
50 Series (Expansion Parcel)	143	143	1.00	143	8.70%	\$195,472.57	\$1,366.94	\$945.00	\$2,311.94
TOTAL	1644	1643		1644.00	100.00%	\$2,247,251.06			
LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%)						(\$134,835.06)			
Net Revenue to be Collected						\$2,112,416.00			

⁽¹⁾ Reflects the number of total lots with Series 2016 debt outstanding.

Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs of up to

⁽²⁾ 4% if paid early.

⁽³⁾ Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of 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.

Tab 3

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bexley Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A;"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 23rd day of August 2023.

ATTEST:

**BEXLEY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

Exhibit A
Budget

EXHIBIT B

Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 4

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Bexley Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as **Exhibit “A”**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County and the Department of Economic Opportunity, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

ATTEST:

**BEXLEY COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary/Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
BEXLEY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

October 25, 2023
November 15, 2023 (Date adjusted due to Holiday)
December 27, 2023
January 24, 2024
February 28, 2024
March 27, 2024
April 24, 2024
May 22, 2024
June 26, 2024
July 24, 2024
August 28, 2024
September 25, 2024

The meetings will convene at 1:00 p.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Tab 11

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.

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Bexley Community Development District was held on Wednesday, July 26, 2023, at 1:03 p.m. at the offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Deneen Klenke	Board Supervisor, Chairman
Nancy Pettit	Board Supervisor, Vice Chairman
John Blakley	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Pete Williams	Board Supervisor, Assistant Secretary
Stephen Babon	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager, Rizzetta & Co.
Jillian Minichino	District Manager, Rizzetta & Co., Inc.
Alyssa Wilson	District Counsel, Kutak Rock
John Toborg	Landscape Inspection Manager, Rizzetta
Bill Berthold	Clubhouse Manager
Charlie Hemelgarn	Representative, Juniper Landscape
Tommy Tito	Representative, Clearview Land Design LLP
Doug Agnew	Representative, Advanced Aquatics

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

The CDD Board of Supervisors' meeting opened at 1:03 p.m. and a quorum was verified.

SECOND ORDER OF BUSINESS

Audience Comments

A member of the audience inquired about an access agreement to utilize CDD property to aid in the installation of a pool.

THIRD ORDER OF BUSINESS

Discussion of CDD Website

The Board asked that district maps be updated to the HOA's website.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07;
Re-Designating Secretary**

Ms. Minichino presented Resolution 2023-07, noting that Management is recommending Scott Brizendine be named Secretary.

On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor the Board unanimously approved Resolution 2023-07, naming Scott Brizendine as Secretary, for the Bexley Community Development District.

FIFTH ORDER OF BUSINESS

Update on Pond Fishing

A brief discussion was held regarding whether the "No Fishing" policy should be removed or stay in place.

On a motion from Ms. Klenke seconded by Mr. Williams, with three in favor and two against (Mr. Babon and Ms. Pettit) the Board approved retaining the current "No Fishing Policy" whereas no fishing is allowed in posted ponds, for the Bexley Community Development District.

SIXTH ORDER OF BUSINESS

Discussion on Pond Mowing

Staff reviewed the current mowing policy and a brief discussion ensued. The following Board action was taken.

On a motion from Ms. Klenke, seconded by Mr. Williams, with four in favor and one against (Mr. Babon) the Board approved keeping the pond mowing policy in place, as written, for the Bexley Community Development District.

On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor the Board unanimously authorized Management to request that the HOA/Developer amend their policy requiring property owners mow to the water's edge instead of 20 or 30 feet from the edge, for the Bexley Community Development District.

On a motion from Mr. Williams, seconded by Mr. Babon, with all in favor the Board unanimously authorized Management to obtain an updated proposal from Juniper Landscaping for the true cost of pond bank mowing, for the Bexley Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion of Snipe Signs within
Community**

On a motion from Ms. Klenke, seconded by Mr. Williams, with three in favor and two against (Ms. Pettit and Mr. Babon) the Board banned snipe signs on all CDD Property, for the Bexley Community Development District.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Wilson provided an update on the 4-hour Ethics Training that will need to be completed within the year.

Ms. Wilson reviewed the standard Resident Access Agreement to include \$100.00 non-refundable payment and \$2500.00 deposit in case damages are incurred.

On a motion from Mr. Williams, seconded by Mr. Babon, with all in favor the Board unanimously approved the Resident Access Agreement to include \$100.00 non-refundable payment and \$2500.00 deposit in case damages are incurred, for the Bexley Community Development District.

B. District Engineer**i. Discussion of Stormwater Priority List**

Mr. Tito provided a listing of the priority items in need of repair following his inspection. Mr. Williams asked for a good faith estimate on the items from list to include a description and general costs.

Mr. Tito noted that there is a SWFWMD inspection due by October 1, 2023.

The Board asked that Mr. Tito provide Geoweb proposals for the next meeting.

C. Aquatics Reports

Mr. Agnew reviewed the Aquatics Report with the Board. He recommended that residents stay out of the buffer areas. Ms. Minichino will send out a letter to the resident with the garden, that is encroaching on conservation area (has met with them). Also, reach out to HOA to ensure plantings are acceptable.

D. Landscape Inspection Report

Mr. Toborg reviewed his report and stated that he will provide Management with a proposal for pond mowing from Juniper.

E. Landscape Contractors Response Report

Mr. Hemelgarn shared his updates, noting that the Thwack Grass is beginning to be cut back, the mulch proposal was sent to Mr. Toborg, and recommended that the Board consider going with smaller rocks to replace those stolen from the River Rock landscaping.

F. Clubhouse Manager**i. Presentation of Clubhouse Report**

Mr. Berthold presented his report and sought direction regarding how the Board would like to proceed with the closed playgrounds. The Board indicated that the playgrounds should remain closed until an independent inspection can be completed and adequate information is obtained to make an informed decision.

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously authorized the Chair to approve playground inspection quote with a not-to-exceed amount of \$15,000.00, for the Bexley Community Development District.

G. District Manager

Ms. Minichino informed the Board that the next regular Board meeting is scheduled for August 23, 2023, at 6:00 p.m. at the Resident Inn Marriott Tampa, 2102 Northpointe Parkway, Lutz, FL 33558. It will include the public hearings on the budget.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting held on June
28, 2023**

On a motion from Mr. Williams seconded by Mr. Blakley, the Board unanimously approved the Board of Supervisors Meeting Minutes for June 28, 2023, as presented, for the Bexley Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May
2023**

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously ratified the operation and maintenance expenditures for May 2023 (\$119,574.41), for the Bexley Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Babon sought an explanation on the plating of wetland areas and what the purpose is.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Blakley seconded by Ms. Pettit, the Board unanimously approved to adjourn the meeting at 2:54 p.m., for the Bexley Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 12

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.bexleycdd.org

Operations and Maintenance Expenditures June 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$164,252.46**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100149	10549708	Monthly Pond & Wetland Maintenance 06/23	\$ 17,114.00
Bexley CDD			Debit Card Replenishment 06/28/23	\$ 858.34
Clearview Land Design, P.L.	100150	23-04565	District Engineer Service 05/23	\$ 5,307.50
DCSI, Inc.	100151	30805	Service Call 05/09/23	\$ 250.00
Doug Larson	100156	060823 Larson	Access Agreement Refundable Deposit	\$ 2,500.00
Juniper Landscaping of Florida, LLC	100146	214747	Fertilization & Pest Control 05/23	\$ 24,030.00
Juniper Landscaping of Florida, LLC	100155	206139	Plant Material (Soccer Field) - 03/23	\$ 1,383.58
Juniper Landscaping of Florida, LLC	100155	206471	Monthly Grounds Maintenance 04/23	\$ 66,400.00
Juniper Landscaping of Florida, LLC	100155	207754	Irrigation Diagnosis 03/23	\$ 1,800.00
Juniper Landscaping of Florida, LLC	100155	207755	Plant Material - 03/31/2023	\$ 6,250.00
Juniper Landscaping of Florida, LLC	100155	207756	Irrigation Repairs 03/23	\$ 644.71
Juniper Landscaping of Florida, LLC	100155	207757	Irrigation Repairs 03/30/23	\$ 644.71
Juniper Landscaping of Florida, LLC	100155	207758	Irrigation Repairs 03/30/23	\$ 644.71
Juniper Landscaping of Florida, LLC	100155	207759	Diagnostic Irrigation Repairs 03/30/23	\$ 1,544.85

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	100157	213817	Irrigation Repairs 05/17/23	\$ 569.71
Juniper Landscaping of Florida, LLC	100157	214772	Diagnostic Irrigation Repairs 05/25/23	\$ 1,800.00
Juniper Landscaping of Florida, LLC	100157	216222	Plant Material - 05/31/22	\$ 1,384.66
Pasco County Utilities	20230601-2	Pasco Water Summary 04/23 (2) 547	Pasco Water Summary 04/23	\$ 6,261.41
Pasco County Utilities	20230623-1	Pasco Water Summary 05/23(2) 547	Pasco Water Summary 05/23	\$ 6,713.37
Poop 911	100153	B052023	Monthly Maintenance - Removal of Pet Waste 05/23	\$ 2,174.30
Rizzetta & Company, Inc.	100136	INV0000080708	District Management Fees 06/23	\$ 5,533.09
Stantec Consulting Services, Inc.	100147	1999706	Mitigation Maintenance 10/22	\$ 1,507.00
Stantec Consulting Services, Inc.	100147	2014504	Mitigation Maintenance 11/22	\$ 1,507.00
Stantec Consulting Services, Inc.	100147	2040609	Mitigation Maintenance 02/23	\$ 1,507.00
Stantec Consulting Services, Inc.	100154	1982737	Mitigation Maintenance 09/22	\$ 4,521.00
Times Publishing Company	100148	000290202 05/07/23	Acct #71068 Legal Advertising 05/23	\$ 97.60
U. S. Department of Agriculture	100145	3004535973	Animal and Plant Inspection 01/31/23	<u>\$ 1,303.92</u>

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Report Total				<u><u>\$ 164,252.46</u></u>

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.bexleycdd.org

Operations and Maintenance Expenditures July 2023 For Board Approval

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

The total items being presented: **\$295,198.59**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100158	10549358	Pond Maintenance of Additional Areas 05/23	\$ 3,650.00
Advanced Aquatic Services, Inc.	100170	10550224	Monthly Pond & Wetland Maintenance 07/23	\$ 17,114.00
Bexley Homeowners Association, Inc.	100159	030123 PR	CDD Payroll Cost Share 03/23	\$ 6,925.22
Bexley Homeowners Association, Inc.	100159	050123 PR	CDD Payroll Cost Share 05/23	\$ 6,925.22
Bexley Homeowners Association, Inc.	100159	060123 PR	CDD Payroll Cost Share 06/23	\$ 6,925.22
Clearview Land Design, P.L.	100176	23-04802	District Engineer Service 06/23	\$ 2,494.14
DCSI, Inc.	100165	30884	Service Call 06/02/23	\$ 1,347.00
Duke Energy	20230714-1	Bexley Summary B 06/23 547 ACH	Bexley Summary B 06/23	\$ 6,208.57
Duke Energy	20230728-1	Bexley Summary A 06/23 547 ACH	Bexley Summary A 06/23	\$ 2,006.40
F Peter Williams	100160	PW062823	Board of Supervisors Meeting 06/28/23	\$ 200.00
John C. Blakley	100161	JB062823	Board of Supervisors Meeting 06/28/23	\$ 200.00
Juniper Landscaping of Florida, LLC	100171	218172	Fertilize Turf - June - 06/08/23	\$ 3,919.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	100172	210846	Fertilize Turf 04/23	\$ 7,076.00
Juniper Landscaping of Florida, LLC	100172	210846-2	Fertilize Turf 04/23	\$ 7,076.00
Juniper Landscaping of Florida, LLC	100172	218466	198526 - FIR December #1 Plant Material 06/15/23	\$ 2,368.19
Juniper Landscaping of Florida, LLC	100172	218467	198527 - FIR December #2 - Plant Material 06/14/23	\$ 1,246.59
Juniper Landscaping of Florida, LLC	100172	218468	198532 - FIR December #2b - Plant Material 06/14/23	\$ 701.63
Juniper Landscaping of Florida, LLC	100172	218469	199473 - FIR January 3 - Plant Material 06/15/23	\$ 1,224.93
Juniper Landscaping of Florida, LLC	100172	218470	199671 - FIR January 2 - Plant Material 06/15/23	\$ 3,591.36
Juniper Landscaping of Florida, LLC	100172	218471	207936 - Fir March 2 - Plant Material 06/14/23	\$ 1,058.31
Juniper Landscaping of Florida, LLC	100172	218472	207938 - FIR March 3 - Plant Material 06/15/23	\$ 1,677.47
Juniper Landscaping of Florida, LLC	100172	218473	Landscape Enhancements 06/07/23	\$ 6,250.00
Juniper Landscaping of Florida, LLC	100172	218475	Fertilization & Pest Control 06/23	\$ 1,418.00
Juniper Landscaping of Florida, LLC	100172	218926	178388 - August FIR number 5 - Plant Material 06/15/23	\$ 468.63

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	100172	218927	192768 - FIR 1 October 24 - Plant Material 06/14/23	\$ 4,557.50
Juniper Landscaping of Florida, LLC	100172	219694	August FIR 6 - Plant Material 06/21/23	\$ 113.30
Juniper Landscaping of Florida, LLC	100172	219695	Plant Material 06/23/23	\$ 7,923.75
Juniper Landscaping of Florida, LLC	100172	219696	Control Components 06/23/23	\$ 1,307.13
Juniper Landscaping of Florida, LLC	100172	220440	Plant Material 06/23	\$ 22,028.75
Juniper Landscaping of Florida, LLC	100172	220441	Control Components 06/30/23	\$ 203.51
Juniper Landscaping of Florida, LLC	100172	220442	Irrigation Repairs 06/30/23	\$ 453.78
Juniper Landscaping of Florida, LLC	100172	220487	Monthly Grounds Maintenance 07/23	\$ 66,400.00
Juniper Landscaping of Florida, LLC	100172	222156	Fertilization & Pest Control 07/23	\$ 2,680.00
Juniper Landscaping of Florida, LLC	100173	217481	Monthly Grounds Maintenance 06/23	\$ 63,904.00
Juniper Landscaping of Florida, LLC	100177	222700	Fertilize Turf - July - 07/13/23	\$ 5,250.00
Kutak Rock, LLP	100162	3239916	General/Monthly Legal Services 05/23	\$ 1,385.10
Lutz Hotel Management, LLC	100166	071523 Lutz	BOS Meeting Room Rental 08/23/23	\$ 244.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Nancy M Pettit	100163	NP062823	Board of Supervisors Meeting 06/28/23	\$ 200.00
Pasco County Utilities	100167	Pasco Water Summary 06/23 547	Pasco Water Summary 06/23	\$ 5,032.59
Pasco County Utilities	100168	18639477	4636 Ballantrae Reclaim Blvd. 06/23	\$ 1,226.50
Poop 911	100174	B062023	Monthly Maintenance - Removal of Pet Waste 06/23	\$ 2,174.30
Rizzetta & Company, Inc.	100164	INV0000081383	District Management Fees 07/23	\$ 5,533.09
Rizzetta & Company, Inc.	100175	INV0000082172	Mass Mailing 07/23	\$ 2,176.66
Spectrum	061223	1410986062423	Wifi @ Dog Park 06/24/23 to 07/23/23	\$ 114.98
Times Publishing Company	100179	0000291724 07/26/23	Acct #71068 Legal Advertising 07/23	\$ 1,208.88
Times Publishing Company	100179	0000296737 07/19/23	Acct #71068 Legal Advertising 07/23	\$ 97.60
U. S. Department of Agriculture	100169	3004629114	Personnel Compensation and Program Support Through 07/23	\$ 4,762.91
U.S. Bank	100178	6937401	Trustee Fees S16 05/01/23-04/30/24	\$ 4,148.38
Report Total				<u>\$ 295,198.59</u>