



Rizzetta & Company

Trevesta Community Development District

**Board of Supervisors' Meeting
November 30, 2023**

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

www.trevestacdd.org

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

Trevesta Clubhouse, 6120 Trevesta Place, Palmetto, Florida 34221

Board of Supervisors	Joseph Powlis	Chairman
	David Hoyt	Vice Chairman
	Dean LaFollette	Assistant Secretary
	Steven Harmon	Assistant Secretary
	William Dornetto	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc.
District Counsel	Meredith Hammock Klinski Van Wyk	
District Engineer	Matt Morris	Morris Engineering

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

TREVESTA COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. FALKENBURG ROAD, SUITE 2745• RIVERVIEW, FLORIDA 33578
WWW.TREVESTACDD.ORG

**Board of Supervisors
Trevesta Community
Development District**

11/27/2023

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Trevesta Community Development District will be held on **Thursday, November 30, 2023 at 3:00 p.m.** at the Trevesta Clubhouse, located at 6120 Trevesta Place, Palmetto, FL 34221. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report & Responses..... Tab 1
 1. Consideration of Landscape Proposals..... Tab 2
 - B. Aquatics Report Tab 3
 1. Consideration of Aquatics Proposal Tab 4
 - C. District Counsel
 - D. District Engineer
 - E. District Manager Report..... Tab 5
 1. Review of October Financial Statement Tab 6
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Special Meeting held on October 26, 2023..... Tab 7
 - B. Consideration of the Operations and Maintenance Expenditures For September and October 2023 Tab 8
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-01, Amending FY 22-23 Budget Tab 9
 - B. Consideration of Lighting Proposals..... Tab 10
 - C. Presentation of Funding Reserve Analysis..... Tab 11
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 533-2950.

Very truly yours,

Matt O'Nolan

Matt O'Nolan
District Manager

Tab 1

TREVESTA



LANDSCAPE INSPECTION REPORT



October 26, 2023

Rizzetta & Company

Bryan Schaub – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary □ Trevesta Place

General □ Updates, Recent □ □ Upcoming □ Maintenance Events

- The property is in a drought. All plant material will show some signs of drought stress at times.
- Hand watering from a water truck is ongoing.
- There is a hold on water for irrigation drawn from the Lake.

The following are action items for the Sun State Landscape Management □SSLM□ to complete. Please refer to the item # in your contractor's response listing action already taken or anticipated time of completion. **Red Text** indicated deficient items from a previous report. **Bold Red Text** indicates deficient items for more than a month. **Green Text** indicates a proposal has been requested. **Blue text** indicates irrigation. **Underlined, bold, black text** indicates information or questions for the BOS. **Orange text** indicates STAFF items.

1. Along Trevesta, continue to treat the Magnolias for Tulip Scale.
2. The low rainfall combined with new construction has lowered the lake level to an alarming level. Irrigation draws from the lake have been halted. We will continue to see negative impacts on the plant material, unless there is consistent and ample rainfall. **Pic 2**
6. One of the Wax Myrtle trunks has broken off at the main entrance. Flush cut and remove. Report to the DM □ invoice. **Pic 6**



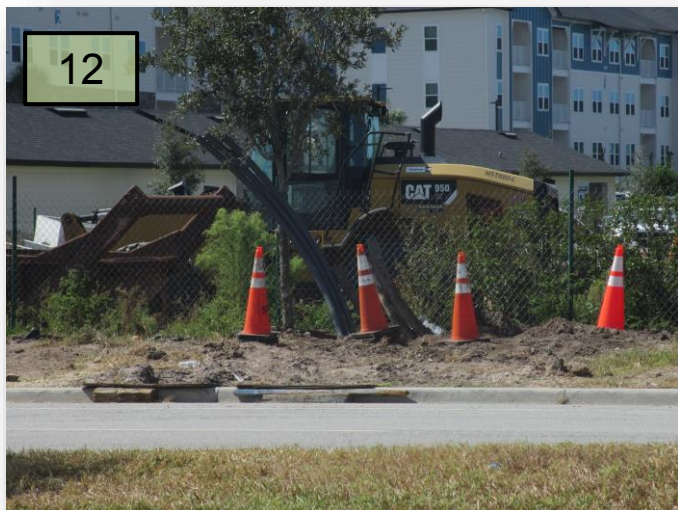
3. Along Trevesta and property-wide, remove all dead plant units □ report to the DM.
4. Refrain from any non-essential and/or emergency pruning until the drought conditions are over.
5. Property-wide, continue to lift all trees over roadways and sidewalks.
7. At the Buffalo entrance, if possible, with the current drought conditions, remove the seed pods and stalks from the palms.
8. Throughout the season, continue to cut back natural areas that border on maintained areas and the conservation signs.
9. Let's suspend mowing for a rotation or until moisture conditions will allow.
10. Some of the turf areas on the north end of Buffalo may have to be replaced, due to the irrigation interruptions from the construction in that area compounded by the drought..



Trevesta, Buffalo Entrance □ Buffalo

11. Along Buffalo at 6th, the Learning Center has ripped out turf. This area will be under construction for months. There will be irrigation system damage.

12. There is still noticeable damage to district turf in the east ROW of Buffalo from the apartment homes' construction. Pic 1



13. In the east ROW of north Buffalo, there was a crushed water pipe that cause as washout. Check to make sure this is not irrigation. Report findings to the DM. SSLM, install an irrigation valve box over the break. This will give us access to the repair area, while protecting pedestrians from fall damage.

14. The deciduous trees in the Buffalo median island are losing leaves a bit early. This is most likely due to the drought stresses. Make sure there are no underlying issues.

15. The Muhly grasses on property are blooming nicely. It is a physical sign of SSLM's fertilization and nutrition programs.

16. Once we get some rainfall, start to set strong bed lines in the newly turned over sections along Buffalo.

17. Property-wide, treat all active ant mounds, raking out inactive mounds.

18. At the tower on Buffalo, continue to treat several stressed Oaks.

19. Property-wide, treat all joint crack weeds.

20. In the west corner of Badini □ Trevesta, the irrigation continues to run on battery-operated timers. The wire cable needs to be connected.

21. At the new phase gate, there are still dead palms, under performing bed plants and no the Date Palms look to be diseased. The Date Palms were tested and are diseased. They will need to be replaced. One Sabal is dead after a re-plant. As directed by the board, the installation of the replacement units will be delayed until the drought conditions change. SSLM, can you send in a proposal for removal of the dead diseased units at a schedule Pic 1



22. Schedule a rotation to prune the hedges at the lift station on Patano, when the drought conditions have lessened or when that area is receiving some regular water.



Proposals



Tab ☐

PROPOSAL

Page 1 of 1

Sun State Landscape Management Inc.

8920 Erie Lane

Parrish, FL 34219

941 776-2897 office

941 776-0857 fax



Design / Build Contractors
Landscaping, Irrigation,
Maintenance

PROPOSAL SUBMITTED TO MI Homes- Requested by Jacob Deloach		DATE 9/14/2023
STREET		JOB NAME Trevesta New Entry
CITY, STATE, ZIP CODE		JOB LOCATION Buffalo Rd
DESIGNER	DATE OF PLANS	JOB PHONE

We hereby submit specifications and materials for Landscape Maintenance of Property. Price Includes

Item / Service	Description	Monthly Price
Turf Management	40 times per year include: Mowing, Edging, Line Trimming, and Blowing off Walks and Drives	\$ 537.50
Bed Management	20 times per year includes: Trimming, Debris Removal, and Weed Control. Palm and Tree Trimming up to 12"	\$ 666.67
Turf Fertilization, Pest and Disease Control	As needed per regulatory guidelines	\$ 150.00
Bed Fertilization, Pest and Disease Control	As needed per regulatory guidelines	\$ 80.00
Irrigation Inspection	4 times per year includes timer and head adjustment	\$ 45.00
Miscellaneous		\$ -
Total		\$ 1,479.17

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: NET 15 DAYS

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

NOTE: This proposal may be withdrawn by us
if not accepted within 30 days

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of Acceptance

Signature

PROPOSAL



Sun State Landscape Management Inc.

8920 Erie Lane

Parrish, FL 34219

☐941☐776-2897 office

☐941☐776-0857 fax

Page 1 of 1

Design / Build Contractors
Landscaping, Irrigation,
Maintenance

PROPOSAL SUBMITTED TO Rizzetta & Company - Matt O’Nolan	DATE 10/27/2023
STREET	☐OB ☐AME One time clean up
CITY, STATE, ZIP CODE	☐OB LOCATION Buffalo Rd
ARCHITECT	DATE OF PLANS

We hereby submit specifications and materials for:

Material:	SIZE	QTY	PRICE	TOTAL
One time clean up of landscape beds on Buffalo Rd 3B and 3C	lump sum	1	\$1,200.00	\$1,200.00
			Total	\$1,200.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Payment to be made as follows: ☐PO ☐ ACCEPTANCE

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.	Authorized Signature
	☐OTE: This proposal may be withdrawn by us if not accepted within 30 days

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. ☐ou are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

Signature

Signature

Tab 3



MONTHLY REPORT

NOVEMBER, 2023



Google Earth

Prepared for: Abigal Jones
Prepared By: Devon Craig

SUMMARY:

Cooler air is coming now. Hopefully we should see a reduction in algae growth as water temperatures decrease as well. The lack of rain may hinder us a little in certain shallow bodies of water but overall we should be able to benefit from these temperature reductions. Technicians will still be aggressively maintaining the bodies of water as well as doing preventative maintenance. We hope everyone enjoys their Thanksgiving.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Algae.



Pond #7 treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



Pond #14 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.

Tab 4

Fountain/Aerator Repair Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Trevesta CDD hereafter called "customer"

Customer: Trevesta CDD
C/O: Rizzetta & Company
Contact: Mr. Matt O'Nolan
Address: 3434 Coldwell Ave Suite 200 Tampa, FL 33614
Email: MOnolan@rizzetta.com
Phone: 941.776.9725

The Following bid is for the repair the Lights on Pond #20 @ the Trevesta community located in Ellenton, Florida.

Service	Cost
Pond #20-(2 sets) Aitmax RGBW color changing LED lights sets w/150' cable	\$5,346.00
3-year Parts Warranty & 1 year Labor	Included
Total cost	\$5,346.00

A deposit of 50% (\$2,673.00) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$2,673.00) due within 30 days of completion of installation. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

Accepted By

Date


President, Sitex Aquatics Ilc.

11/21/2023

Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.



RGBW Color-Changing Lights

RF Remote with 200' Range



- Energy Efficient High Output LED, 120 Volt
- Completely Sealed, Adjustable Above Waterline Design for Low Maintenance
- All Light Sets Include Stainless-Steel Braiding on Power Lead and Between Light Fixtures
- Power Cords Come Standard with Strain Relief and Underwater Disconnect; 100' - 600' Lengths. Also Available with Stainless-Steel and Polyflex Protected Cords
- RF Remote with 200' Range is Included with All RGBW Color-Changing Light Sets
- Compatible With All Manufacturers' Fountains
- EcoSeries & PondSeries available in 2, 4 & 8 LED Light Sets
- LakeSeries Available in 9 & 12 LED Light Sets
- 3-Year Warranty

Adjustable Color Temperature

Broader range of Kelvin allows for changes from cool white to warm white, and vibrant colors to pastels.



Warm White



Cool White



Pastel Blue



Vibrant Blue



Pastel Green



Vibrant Green



RGBW Lights 2700-6500K

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 22
- **FY 2021-2022 Audit Completion Deadline:** In Progress
- **Next Election:** November 2024
- **Quarterly Website Compliance Audit:** Completed, 100% in compliance
- **Bonds Eligible For Refinance:**
 - Series 2016A-1: 11/1/28
 - Series 2018: 11/1/30
 - Series 2020: 5/1/30

District Manager's Report

November 30

2023

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FINANCIAL SUMMARY

10/31/2023

General Fund Cash & Investment
Balance:

\$78,108

Reserve Fund Cash & Investment Balance:

\$0

Debt Service Fund Investment
Balance:

\$1,263,920

**Total Cash and Investment
Balances:**

\$1,342,028

General Fund Expense Variance: \$35,160 Under budget

Tab 6



Rizzetta & Company

Trevesta Community Development District

**Financial Statements
(Unaudited)**

October 31, 2023

Prepared by: Rizzetta & Company, Inc.

trevestacdd.org

rizzetta.com

Trevesta Community Development District

Balance Sheet

As of 10/31/2023

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	78,108	0	0	78,108	0	0
Investments	0	1,263,920	8,539	1,272,459	0	0
Accounts Receivable	826,701	948,541	0	1,775,241	0	0
Allowance for Uncollectible Accounts	(20,077)	0	0	(20,077)	0	0
Refundable Deposits	3,710	0	0	3,710	0	0
Fixed Assets	0	0	0	0	17,137,618	0
Amount Available in Debt Service	0	0	0	0	0	2,212,461
Amount To Be Provided Debt Service	0	0	0	0	0	11,532,539
Total Assets	888,442	2,212,461	8,539	3,109,441	17,137,618	13,745,000
Liabilities						
Accounts Payable	4,627	0	0	4,627	0	0
Accrued Expenses	5,655	0	0	5,655	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	13,745,000
Total Liabilities	10,282	0	0	10,282	0	13,745,000
Fund Equity & Other Credits						
Beginning Fund Balance	131,541	1,265,410	4,410	1,401,361	0	0
Investment In General Fixed Assets	0	0	0	0	17,137,618	0
Net Change in Fund Balance	746,619	947,051	4,129	1,697,798	0	0
Total Fund Equity & Other Credits	878,160	2,212,461	8,539	3,099,159	17,137,618	0
Total Liabilities & Fund Equity	888,442	2,212,461	8,539	3,109,441	17,137,618	13,745,000

See Notes to Unaudited Financial Statements

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Cost Share Contingency	10,819	10,819	10,819	0
Tax Roll	755,808	755,808	795,805	(39,997)
Total Revenues	766,627	766,627	806,624	(39,997)
Expenditures				
Legislative				
Supervisor Fees	7,000	583	800	(216)
Total Legislative	7,000	583	800	(216)
Financial & Administrative				
Accounting Services	20,651	1,721	1,721	0
Administrative Services	5,163	431	430	0
Arbitrage Rebate Calculation	1,000	83	0	83
Assessment Roll	5,736	5,736	5,736	0
Auditing Services	4,000	0	0	0
Disclosure Report	7,000	0	0	0
District Engineer	15,000	1,250	3,000	(1,750)
District Management	24,551	2,046	2,046	0
Dues, Licenses & Fees	175	175	0	175
Financial & Revenue Collections	4,130	344	344	0
Legal Advertising	2,000	167	73	94
Miscellaneous Fees	600	50	0	50
Public Officials Liability Insurance	3,186	3,186	2,867	319
Trustees Fees	14,000	10,793	0	10,793
Website Hosting, Maintenance, Backup & E	2,753	229	1,638	(1,408)
Total Financial & Administrative	109,945	26,211	17,854	8,356
Legal Counsel				
District Counsel	18,000	1,500	1,366	135
Total Legal Counsel	18,000	1,500	1,366	135
Electric Utility Services				
Utility - Street Lights	5,000	417	589	(173)
Utility Services	35,000	2,916	2,265	652
Total Electric Utility Services	40,000	3,333	2,854	479
Water-Sewer Combination Services				
Utility - Irrigation	58,000	4,834	4,655	178
Total Water-Sewer Combination Services	58,000	4,834	4,655	178
Stormwater Control				

See Notes to Unaudited Financial Statements

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Aquatic Maintenance	35,000	2,916	0	2,916
Fountain/Aeration Repairs & Maintenance	7,000	584	0	584
Lake/Pond Bank Maintenance & Repair	10,000	833	55	778
Midge Fly Treatments	20,000	1,667	475	1,192
Wetland Monitoring & Maintenance	119,040	9,920	2,460	7,460
Total Stormwater Control	191,040	15,920	2,990	12,930
Other Physical Environment				
Entry & Walls Maintenance & Repair	10,000	833	0	833
Field Services	8,400	700	0	700
General Liability Insurance	3,843	3,843	3,458	385
Holiday Decorations	15,000	1,250	0	1,250
Landscape - Mulch	35,000	2,917	0	2,917
Landscape Maintenance	188,719	15,726	14,893	833
Landscape Replacement Plants, Shrubs, Tr	25,000	2,084	0	2,083
Property Insurance	11,680	11,680	11,134	546
Wildlife Management Services	10,000	833	0	833
Total Other Physical Environment	307,642	39,866	29,485	10,381
Contingency				
Miscellaneous Contingency	35,000	2,917	0	2,917
Total Contingency	35,000	2,917	0	2,917
Total Expenditures	766,627	95,164	60,005	35,160
Total Excess of Revenues Over(Under) Expenditures	0	671,463	746,619	(75,156)
Fund Balance, Beginning of Period	0	0	131,541	(131,541)
Total Fund Balance, End of Period	0	671,463	878,160	(206,697)

See Notes to Unaudited Financial Statements

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	40,000	40,000	0	40,000
Total Revenues	40,000	40,000	0	40,000
Expenditures				
Contingency				
Capital Reserve	40,000	3,333	0	3,333
Total Contingency	40,000	3,333	0	3,333
Total Expenditures	40,000	3,333	0	3,333
Total Excess of Revenues Over(Under) Expenditures	0	36,667	0	36,667
Fund Balance, Beginning of Period	0	0	0	0
Total Fund Balance, End of Period	0	36,667	0	36,667

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,368	(2,368)
Special Assessments				
Tax Roll	349,200	349,200	349,200	0
Total Revenues	<u>349,200</u>	<u>349,200</u>	<u>351,568</u>	<u>(2,368)</u>
Expenditures				
Debt Service				
Interest	254,200	254,200	0	254,200
Principal	95,000	95,000	0	95,000
Total Debt Service	<u>349,200</u>	<u>349,200</u>	<u>0</u>	<u>349,200</u>
Total Expenditures	<u>349,200</u>	<u>349,200</u>	<u>0</u>	<u>349,200</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>351,568</u>	<u>(351,568)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>553,870</u>	<u>(553,870)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>905,438</u>	<u>(905,438)</u>

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,821	(1,821)
Special Assessments				
Tax Roll	268,100	268,100	268,099	0
Total Revenues	<u>268,100</u>	<u>268,100</u>	<u>269,920</u>	<u>(1,821)</u>
Expenditures				
Debt Service				
Interest	198,100	198,100	0	198,100
Principal	70,000	70,000	0	70,000
Total Debt Service	<u>268,100</u>	<u>268,100</u>	<u>0</u>	<u>268,100</u>
Total Expenditures	<u>268,100</u>	<u>268,100</u>	<u>0</u>	<u>268,100</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>269,920</u>	<u>(269,920)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>423,929</u>	<u>(423,929)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>693,849</u>	<u>(693,849)</u>

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,235	(1,235)
Special Assessments				
Tax Roll	328,441	328,441	328,441	0
Total Revenues	<u>328,441</u>	<u>328,441</u>	<u>329,676</u>	<u>(1,235)</u>
Expenditures				
Debt Service				
Interest	208,441	208,441	0	208,441
Principal	120,000	120,000	0	120,000
Total Debt Service	<u>328,441</u>	<u>328,441</u>	<u>0</u>	<u>328,441</u>
Total Expenditures	<u>328,441</u>	<u>328,441</u>	<u>0</u>	<u>328,441</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>329,676</u>	<u>(329,676)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,114)	4,114
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(4,114)</u>	<u>4,114</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>287,612</u>	<u>(287,612)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>613,174</u>	<u>(613,174)</u>

Trevesta Community Development District

Statement of Revenues and Expenditures

As of 10/31/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 10/31/2023	Year To Date 10/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15	(15)
Total Revenues	<u>0</u>	<u>0</u>	<u>15</u>	<u>(15)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>15</u>	<u>(15)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,113	(4,113)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>4,113</u>	<u>(4,113)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>4,411</u>	<u>(4,411)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>8,539</u>	<u>(8,539)</u>

Trevesta CDD
Investment Summary
October 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2023</u>
Regions Bank Series 2016 Reserve A-1	Fidelity Investments Money Market Government Class I	\$ 234,040
Regions Bank Series 2016 Revenue A-1	Fidelity Investments Money Market Government Class I	98,263
Regions Bank Series 2016 Interest A-1	Fidelity Investments Money Market Government Class I	123,205
Regions Bank Series 2016 Prepayment A-1	Fidelity Investments Money Market Government Class I	2,927
Regions Bank Series 2016 Principal A-1	Fidelity Investments Money Market Government Class I	95,000
Regions Bank Series 2016 Redemption A-1	Fidelity Investments Money Market Government Class I	2
Regions Bank Series 2018 Interest	Fidelity Investments Money Market Government Class I	98,058
Regions Bank Series 2018 Reserve	Fidelity Investments Money Market Government Class I	206,504
Regions Bank Series 2018 Prepayment	Fidelity Investments Money Market Government Class I	1,611
Regions Bank Series 2018 Sinking Fund	Fidelity Investments Money Market Government Class I	70,000
Regions Bank Series 2018 Revenue	Fidelity Investments Money Market Government Class I	49,531
Regions Bank Series 2018 Redemption	Fidelity Investments Money Market Government Class I	46
Regions Bank Series 2020 Revenue	Fidelity Investments Money Market Government Class I	14,671
Regions Bank Series 2020 Sinking Fund	Fidelity Investments Money Market Government Class I	425
Regions Bank Series 2020 Interest	Fidelity Investments Money Market Government Class I	104,695
Regions Bank Series 2020 Reserve	Fidelity Investments Money Market Government Class I	164,942
Total Debt Service Fund Investments		<u><u>\$ 1,263,920</u></u>
Regions Bank 2020 Construction	Fidelity Investments Money Market Government Class I	\$ 8,539
Total Capital Projects Fund Investments		<u><u>\$ 8,539</u></u>

From 10/01/2023 to 10/31/2023

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
241, 2274							
	241-001	241 General Fund	M/I Homes	AR00001015	12109	06/27/2023	20,076.55
	241-001	241 General Fund	Manatee County Tax Collector	AR00001325	12110	10/01/2023	795,804.73
	241-001	241 General Fund	TBR Trevesta Place Owner, LLC	AR00001084	11510	10/01/2023	10,819.00
Sum for 241, 2274							826,700.28
241, 2275							
	241-200	241 Debt Service Fund S2016	Manatee County Tax Collector	AR00001325	12110	10/01/2023	349,199.96
	241-200	241 Debt Service Fund S2016	VK Trevesta, LLC	AR00000066	12109	07/31/2022	2,800.00
Sum for 241, 2275							351,999.96
241, 2276							
	241-201	241 Debt Service Fund S2018	Manatee County Tax Collector	AR00001325	12110	10/01/2023	268,099.51
Sum for 241, 2276							268,099.51
241, 2277							
	241-202	241 Debt Service Fund S2020	Manatee County Tax Collector	AR00001325	12110	10/01/2023	328,440.66
Sum for 241, 2277							328,440.66
Sum for 241							1,775,240.41
Sum Total							1,775,240.41

Trevesta Community Development District
Summary A/P Ledger
From 10/1/2023 to 10/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
241, 2274						
	241 General Fund	10/31/2023	McClatchy Company, LLC	220483	Legal Advertising 10/23	72.54
	241 General Fund	10/31/2023	Morris Engineering and Consulting, LLC	INV-6348	Engineering Services 10/23	1,700.00
	241 General Fund	10/17/2023	Peace River Electric Cooperative, Inc.	Monthly Electric Summary 10/23 ACH	Monthly Electric Summary 10/23	589.68
	241 General Fund	10/17/2023	Peace River Electric Cooperative, Inc.	Monthly Electric Summary 10/23 ACH	Monthly Electric Summary 10/23	2,264.56
Sum for 241, 2274						4,626.78
Sum for 241						4,626.78
Sum Total						4,626.78

10/31/2023

**TREVESTA
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT BONDS - SERIES 2020

Construction Account Activity Through October 31, 2023

Inflows:	Debt Proceeds	\$	5,275,866.69
	Underwriter Discount		115,700.00
	Total Bond Proceeds:		5,391,566.69
	Interest Earnings		3,186.62
	Transfer from Reserve		7,688.18
	Total Inflows:	\$	5,402,441.49

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee As of 10/31/23
10/27/20	COI	Underwriter Discount	\$ (115,700.00)	Cleared
10/27/20	COI	Rizzetta & Company Inc	(35,000.00)	Cleared
10/27/20	COI	Hopping Green & Sam	(39,500.00)	Cleared
10/27/20	COI	Squire Patton Boggs LLP	(5,000.00)	Cleared
10/27/20	COI	Gray Robinson Attorneys at Law	(42,500.00)	Cleared
10/27/20	COI	Bond Counsel	(45,000.00)	Cleared
10/27/20	COI	Printing & Binding	(1,500.00)	Cleared
04/30/21	COI	Regions Bank	(5,000.00)	Cleared
05/01/22	COI	District Engineer	(10,000.00)	Cleared
		Total COI:	(299,200.00)	
10/27/20	CR 1	M/I Homes of Sarasota	(1,602,315.50)	Cleared
07/27/21	CR 2	M/I Homes of Sarasota	(736,872.03)	Cleared
03/23/22	CR 3	Morris Engineer	(1,200.00)	Cleared
04/30/22	CR 4	M/I Homes of Sarasota	(2,424,061.71)	Cleared
05/06/22	CR 5	Morris Engineer	(4,500.00)	Cleared
06/17/22	CR 5	Morris Engineer	(1,875.00)	Cleared
07/12/22	CR 6	Morris Engineer	(975.00)	Cleared
10/06/22	CR 7	M/I Homes of Sarasota, LLC	(40,858.00)	Cleared
10/12/22	CR 8	M/I Homes of Sarasota, LLC	(281,542.06)	Cleared
12/14/22	CR 9	Passarella & Associates, Inc	(500.00)	Cleared
		Total Requisitions:	(5,094,699.30)	

Total COI and Requisitions:	(5,393,899.30)
Transfer COI to Interest	(3.61)
Total Outflows:	(5,393,902.91)

Series 2020 Construction Fund Balance as of October 31, 2023 **\$ 8,538.58**

**Trevesta Community Development District
Notes to Unaudited Financial Statements
October 31, 2023**

Balance Sheet

1. Trust statement activity has been recorded through 10/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger-Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab ☐

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.

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Trevesta Community Development District was held on **Thursday, October 26, 2023 at 3:00 p.m.** at the Trevesta Clubhouse, located at 6120 Trevesta Place, Palmetto, FL 34221.

Present and constituting a quorum were:

Dave Hoyt	Board Supervisor, Vice Chairman
William Dornetto	Board Supervisor, Assistant Secretary
Dean Lafolette	Board Supervisor, Assistant Secretary
Steve Harmon	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Meredith Hammock	District Counsel, Kilinski Van Wyk
Corey Roberts	District Counsel, Kilinski Van Wyk
Bryan Schaub	Landscape Inspector, Rizzetta & Company, Inc.

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. O’Nolan called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

The Board heard comments regarding a leaning fence near 5512 Patano Loop

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

Mr. Schaub presented his report to the Board.

1. Consideration of Landscaping Proposals

On a Motion by Mr. LaFolette, seconded by Mr. Harmon, with all in favor, the Board approved the Sun State Landscape Management Proposal “Trevesta Common Grounds and Buffalo Rd”, in the amount of \$15,207.50, for the Trevesta Community Development District.

On a Motion by Mr. LaFollette, seconded by Mr. Harmon, with all in favor, the Board approved the Sun State Landscape Management Proposal for "Water Truck for turf and landscape", in the amount of \$2,850.00, to begin on 10/30/23 and continue weekly for one month, then every other week thereafter on the recommendation of Landscape Inspector and SSLM, for the Trevesta Community Development District.

B. Aquatics Report

The Board reviewed the monthly Aquatics Report. It was stated that Pond 16 was improving.

C. District Counsel

Present, no report.

D. District Engineer

Not Present. No report.

E. District Manager

Mr. O'Nolan advised that the next meeting of the Board of Supervisors is scheduled for Thursday, November 30, 2023 at 3:00 p.m. at the Trevesta Clubhouse.

1. Review of District Manager Report

Mr. O'Nolan presented the District Manager Report to the Board. As of 9/31/23 the District is \$5,864 over Budget. The biggest overage is from the landscape maintenance.

2. Review of Financial Statement

Mr. O'Nolan presented the Financial Statement to the Board. He noted the CDD was currently \$29,532 Over budget.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Regular meeting held on August 3, 2023 and the O&M Expenditures for June, July, and August 2023

Mr. O’Nolan presented the minutes of the Board of Supervisors’ meeting held on August 3, 2023 and asked if there were any comment. Kalinski Van Wyk was incorrect.

Mr. O’Nolan presented the Operation and Maintenance Expenditures for June, July, and August 2023 and asked if there were any questions.

On a Motion by Mr. Hoyt, seconded by Mr. Harmon, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on August 3, 2023 and the Operation and Maintenance Expenditures for June 2023 (\$79,069.96), July 2023 (\$43,299.32), and August 2023 (\$40,298.22), for the Trevesta Community Development District.

FIFTH ORDER OF BUSINESS

Discussion of Turnover 3B and 3C

On a motion by Mr. Lafollette, seconded by Mr. Dornetto, with all in favor, the Board approved the Turnover of 3B and 3C documents contingent upon receipt of funds from the developer and requested a one-time clean up proposal from SSLM, for Trevesta Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of Manatee County Re-stripping of Trevesta PI

This item was tabled until the next meeting.

SEVENTH ORDER OF BUSINESS

Discussion on Lights on the Trevesta Sign

The Board is waiting for additional proposals to consider.

EIGHTH ORDER OF BUSINESS

Discussion on Maintenance of Grassy Areas on 69th Street

Will be discussed in November BOS meeting.

NINTH ORDER OF BUSINESS

**Ratification of Holiday Lights
Proposal**

On a motion by Mr. Dornetto, seconded by Mr. Lafollette, with all in favor, the Board ratified the Holiday lighting proposal for front entrance and approved a NTE of \$2,000 for additional Holiday lighting for back entrance, for the Trevesta Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Exterior Wall Painting
Agreement**

On a Motion by Mr. Hoyt, seconded by Mr. Dornetto, with all in favor, the Board ratified the 2nd Tower painting proposal for \$4,500 pending addendum from counsel, for the Trevesta Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Reserve Study
Proposals**

On a Motion by Mr. Hoyt, seconded by Mr. Dornetto, with all in favor, the Board approved the FL Reserve Study and Appraisal proposal for \$2,500, for the Trevesta Community Development District.

TWELFTH ORDER OF BUSINESS

**Ratification of Contract for
Professional District Services
Addendum #4**

On a Motion by Mr. Lafollette, seconded by Mr. Hoyt, with all in favor, the Board ratified the fourth addendum to the contract for Professional District Services, for the Trevesta Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Presentation of 3rd Quarter Website
Audit**

The Board requested a copy of the 3rd quarter website audit be sent to them and ensure all website content is current/correct.

FOURTEENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

Mr. Hoyt requested a review of the value of insurance on monuments for accuracy.

FIFTEENTH ORDER OF BUSINESS

ADJOURNMENT

Mr. O’Nolan stated there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. LaFollette, seconded by Mr. Harmon, with all in favor, the Board adjourned the meeting at 3:49 p.m., for the Trevesta Community Development District.
--

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab ☐

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview · Florida · 813-994-1001

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

Operation and Maintenance Expenditures September 2023 For Board Approval

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

The total items being presented: **\$78,798.13**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Eco-Logic Services, LLC	100172	3146	Preserve Maintenance Services 08/23	\$ 25,525.00
Egis Insurance Advisors, LLC	100181	19861	Policy #100123260 10/01/2023-10/01/2024	\$ 17,459.00
FWU Environmental Services	100176	90171628	Water Services 09/23	\$ 4,655.20
Kilinski / Van Wyk, PLLC	100178	7486	Legal Services 08/23	\$ 2,548.55
Morris Engineering and Consulting, LLC	100180	INV-5761	Engineering Services 08/23	\$ 1,000.00
Peace River Electric Cooperative, Inc.	100173	160096008 8/23	6234 Kevesta Avenue 08/23	\$ 72.83
Peace River Electric Cooperative, Inc.	PREC09072023	Monthly Electric Summary 07/23 ACH	Monthly Electric Summary 07/23	\$ 2,417.92
Rizzetta & Company, Inc.	100171	INV0000083186	District Management Fees 09/23	\$ 5,204.92
Sitex Aquatics, LLC	100174	7660B-111	Monthly Lake Maintenance 09/23	\$ 2,730.00
Sun State Landscape Management, Inc.	100179	52457	Irrigation Repairs 08/23	\$ 191.52
Sun State Landscape Management, Inc.	100175	52462	Tree Trimming 08/23	\$ 2,100.00

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sun State Landscape Management, Inc.	100175	52495	Turf Management 09/23	\$ 325.00
Sun State Landscape Management, Inc.	100177	52496	Monthly Maint Common Areas 09/23	<u>\$ 14,568.19</u>
Report Total				<u>\$ 78,798.13</u>

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview · Florida · 813-994-1001

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

Operation and Maintenance Expenditures

October 2023

For Board Approval

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

The total items being presented: **\$44,706.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
David P Hoyt	100195	DH102623	Board of Supervisors Meeting 10/26/23	\$ 200.00
Dean LaFollette	100196	DL102623	Board of Supervisors Meeting 10/26/23	\$ 200.00
Decorating Elves, Inc.	100186	I231823940	Holiday Lighting and Decor 09/23	\$ 1,283.80
Eco-Logic Services, LLC	100188	3238	Maintenance Services for Phase 1 & 2 09/23	\$ 2,460.00
FWU Environmental Services	100184	90172043	Water Services 10/23	\$ 4,655.20
Innersync Studio, Ltd	100189	21720	Website Hosting Annual 10/23 to 09/24	\$ 1,537.50
Kilinski / Van Wyk, PLLC	100191	7729	Legal Services 09/23	\$ 1,365.40
McClatchy Company, LLC	100185	215509	Legal Advertising 09/23	\$ 85.41
Morris Engineering and Consulting, LLC	100192	INV-5983	Engineering Services 09/23	\$ 1,300.00
Peace River Electric Cooperative, Inc.	PREC10062023	Monthly Electric Summary 08/23 ACH	Monthly Electric Summary 08/23	\$ 2,925.26
Rizzetta & Company, Inc.	100183	INV0000084023	Assessment Roll FY 23-24	\$ 5,736.00
Rizzetta & Company, Inc.	100182	INV0000084219	District Management Fees 10/23	\$ 4,641.26

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	100190	7894B	Monthly Lake Maintenance 10/23	\$ 2,730.00
Steven R Harmon	100197	SH102623	Board of Supervisors Meeting 10/26/23	\$ 200.00
Sun State Landscape Management, Inc.	100187	51461	Irrigation Repairs 06/23	\$ 293.46
Sun State Landscape Management, Inc.	100193	53048	Turf Management 10/23	\$ 325.00
Sun State Landscape Management, Inc.	100194	53049	Monthly Maint Common Areas 10/23	\$ 14,568.19
William J Dornetto Jr	100198	WD102623	Board of Supervisors Meeting 10/26/23	<u>\$ 200.00</u>
Report Total				<u>\$ 44,706.48</u>

Tab ☐

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TREVESTA COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2022/2023 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted a final General Fund Budget (“Budget”) for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023 (“Fiscal Year 2022/2023”); and

WHEREAS, the Board desires to amend the Fiscal Year 2022/2023 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2022/2023; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2022/2023 Budget within sixty (60) days following the end of the Fiscal Year 2022/2023; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2022/2023 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “Adopted Annual Budget”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2022/2023.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Trevesta Community Development District for the Fiscal Year Ending September 30, 2023, as amended and adopted by the Board of Supervisors effective November 30, 2023.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sums set forth in **Exhibit A**, to be raised by special assessments or otherwise, which sums are 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:

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect as of November 30, 2023.

PASSED AND ADOPTED this November 30, 2023.

ATTEST:

**TREVESTA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2022/2023 General Fund Budget

**EXHIBIT A
AMENDED FISCAL YEAR 2022/2023 GENERAL FUND BUDGET**

**Amended Budget
Trevesta Community Development District
General Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Amended Budget FY22-23	Budget for FY22-23
REVENUES		
Special Assessments		
Tax Roll*	\$ 718,965	\$ 718,965
TOTAL REVENUES	\$ 718,965	\$ 718,965
Balance Forward from Prior Year.	\$ 25,000	
TOTAL REVENUES AND BALANCE FORWARD	\$ 743,965	\$ 718,965
EXPENDITURES - ADMINISTRATIVE		
Legislative		
Supervisor Fees	\$ 3,000	\$ 3,000
Financial & Administrative		
Administrative Services	\$ 4,917	\$ 4,917
District Management	\$ 23,382	\$ 23,382
District Engineer	\$ 15,000	\$ 15,000
Disclosure Report	\$ 7,000	\$ 7,000
Trustees Fees	\$ 7,000	\$ 7,000
Assessment Roll	\$ 5,463	\$ 5,463
Financial & Revenue Collections	\$ 3,933	\$ 3,933
Accounting Services	\$ 19,667	\$ 19,667
Auditing Services	\$ 4,000	\$ 4,000
Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000
Public Officials Liability Insurance	\$ 3,092	\$ 3,092
Legal Advertising	\$ 2,000	\$ 2,000
Dues, Licenses & Fees	\$ 175	\$ 175
Website Hosting, Maintenance, Backup (and Email)	\$ 2,753	\$ 2,753
Legal Counsel		
District Counsel	\$ 18,000	\$ 18,000
Administrative Subtotal	\$ 120,382	\$ 120,382
EXPENDITURES - FIELD OPERATIONS		
Electric Utility Services		
Utility Services	\$ 35,000	\$ 35,000
Street Lights	\$ 20,000	\$ 20,000
Water/Sewer Combination Services		
Utility Irrigation	\$ 58,000	\$ 58,000
Stormwater Control		
Fountain Maintenance	\$ 5,000	\$ 5,000
Lake/Pond Bank Maintenance	\$ 35,000	\$ 35,000
Lake Maintenance - Midge Control	\$ 20,000	\$ 20,000
Preserve/Wetland Monitoring & Maintenance	\$ 113,240	\$ 113,240
Stormwater Inspections and Maintenance	\$ 8,000	\$ 8,000
Other Physical Environment		
General Liability Insurance	\$ 3,730	\$ 3,730
Property Insurance	\$ 8,494	\$ 8,494
Walls and Monuments Repairs and Maintenance	\$ 10,000	\$ 10,000
Pressure Washing	\$ 10,000	\$ 10,000
Landscape Maintenance	\$ 188,719	\$ 178,719
Landscape Replacements	\$ 30,000	\$ 25,000
Landscape Mulch	\$ 40,000	\$ 30,000
Field Services	\$ 8,400	\$ 8,400
Contingency		
Misc. Contingency	\$ 30,000	\$ 30,000
Field Operations Subtotal	\$ 623,583	\$ 598,583
TOTAL EXPENDITURES	\$ 743,965	\$ 718,965
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Tab 10



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Estimate 15819294
Estimate Date 10/26/2023

Billing Address

Trevesta CDD
C/O Rizzetta & Co 3434 Colwell Ave, Suite 200
Tampa, FL 33614

Job Address

Trevesta CDD
6120 Trevesta Place
Palmetto, FL 34221

Description of work

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Remove and Replace Main Sign Light Fixtures with New Color Changing Linear Wall Washer Fixtures:

Utilizing small boat, and extension ladder, remove existing 2 fixtures from front sign. Once removed, measure distance from center of sign to both ends of sign to find new mounting points. Install (4) new weatherproof mounting brackets with adjustable hinges below monument signage. Install new DMX weatherproof cable jumpers between new fixture locations. Install (2) new 4 ft Linear color changing 24w wall washer fixtures on new adjustable mounting brackets. Position each new fixture to illuminate front sign evenly. Install new smart loop DMX controller on main circuit to operate new smart wall washer fixtures. Make all connections, check for proper operation. (Pricing includes programming of new system, new LED wall washer fixtures include a 5-year warranty)

Total Proposal: \$5,785

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: \$2,892.50
50% Upon Completion: \$2,892.50

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____ Estimate#: _____

Print Name: _____ Signature: _____

Sub-Total	\$5,785.00
Tax	\$0.00
Total Due	\$5,785.00
Deposit/Downpayment	\$0.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (365) day warranty on contracted projects, and (30) days on service and repair work. All work performed as per National Electrical Code (NEC) 2017 Edition unless otherwise noted.

Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed and payment is expected within 30 days from the date of the invoice. Fixtures, devices and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as restocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.



KT-WWLED24-L4A-M-RGBW-DMX

24W LED WALLWASHER

DESCRIPTION

Outdoor Linear Wall Washer | RGBW | 120-277V
| 80 CRI | DMX512

APPLICATION

Architectural Lighting, Landscape Lighting,
Sign Lighting, Billboards



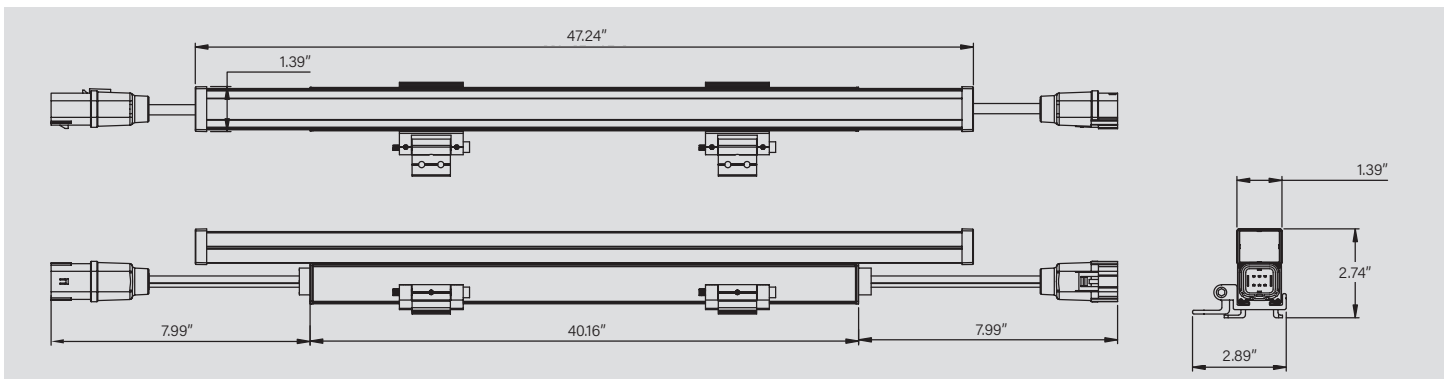
PRODUCT FEATURES

- Ultra Slim Linear Wall Wash product made from extruded aluminum for wall and ground mount applications easily blends into existing landscape or building architectural design
- Ideal for Sign Lighting, Wall Washing or grazing, or simple accent lighting to landscape or design elements
- Full RGBW design
- Compatible with Keystone Smartloop Wireless DMX Controller, offering RGBW color control, sequencing and scheduling that is easy to commission and edit in seconds.
- Fully DMX 512 and RDM Compliant design allows for Compatibility with all industry proven full scale DMX512 based control solutions
- Uses 4 DMX channels per fixture
- Suitable for easy daisy chaining of fixtures end to end, either with or without optional linking cable accessories. Up to 40 fixtures linked end to end (circuit loading dependant)
- Multiple mounting accessories available
- Impact and heat resistant tempered glass
- IP66 rated
- Wet Location Rated
- Ideal for single or two story accent illumination needs
- Ambient operating temperature: -40°C/-40°F - 50°C/122°F
- UL Listed
- Osram LEDs
- Includes DMX512 Signal Termination Cap.
- 120-277V Input, no external power supply needed
- Hinged mounting bracket included

PRODUCT SPECIFICATIONS

Catalog Number	Length	Wattage	Color	Lumen Output	Efficacy	Input Voltage	Light Distribution	Rated Life
KT-WWLED24-L4A-M-RGBW-DMX	4ft	24W	RGBW	1110	45 lm/W	120 - 277V	Medium	50,000 Hours

PHYSICAL SPECIFICATIONS

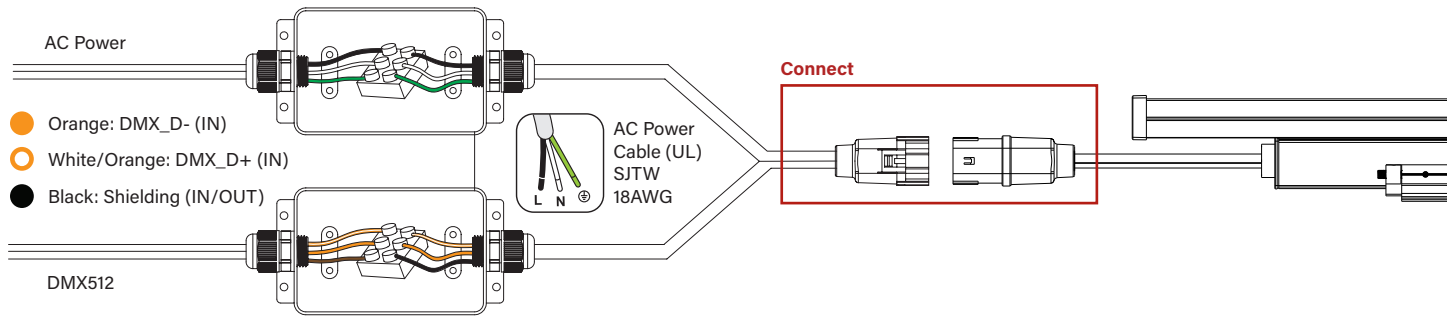


KT-WWLED24-L4A-M-RGBW-DMX

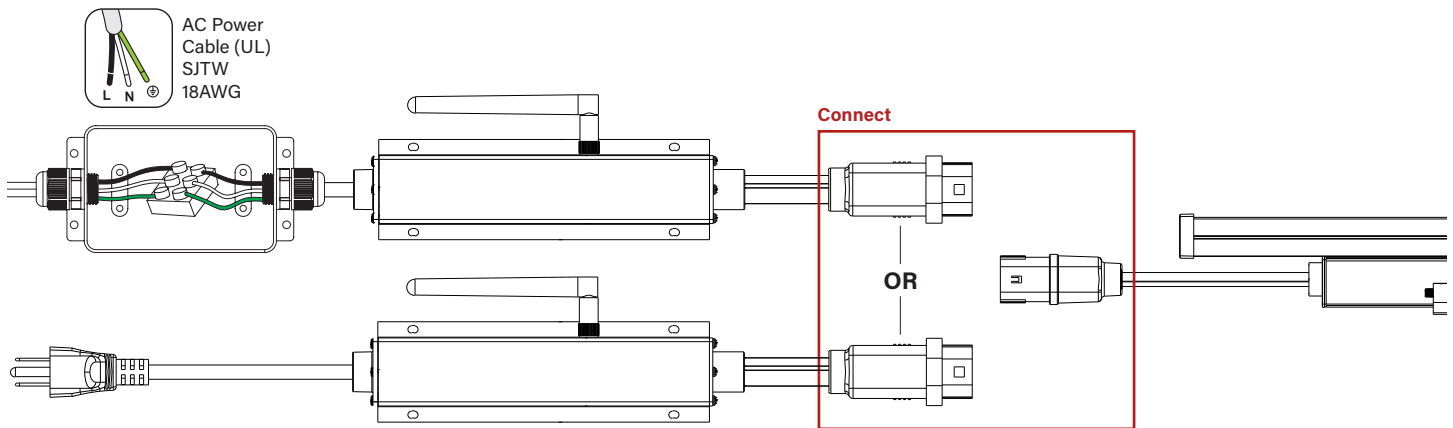
24W LED WALLWASHER

WIRING DIAGRAM

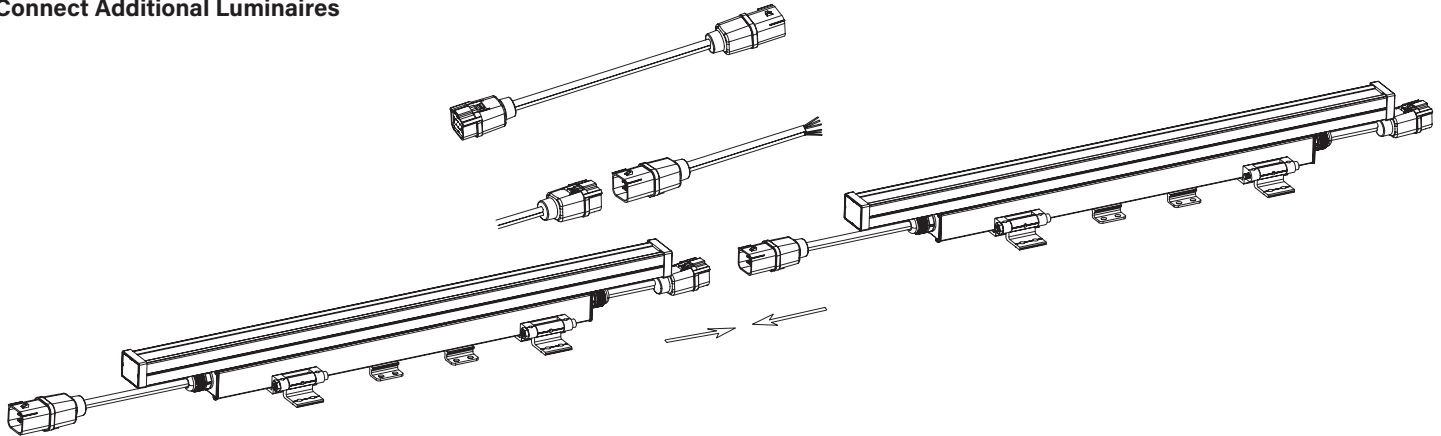
For use with 3rd party DMX systems (using KT-WWLED-DMX-6-WC/XLR wiring harness)



For use with Keystone Smartloop Wireless DMX Controllers (using KTSL-DMXC1-UV-WC or KTSL-DMXC1-1-WC)

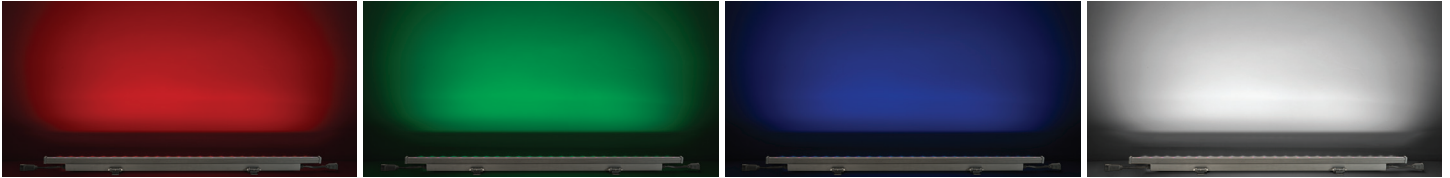


Connect Additional Luminaires



KT-WWLED24-L4A-M-RGBW-DMX

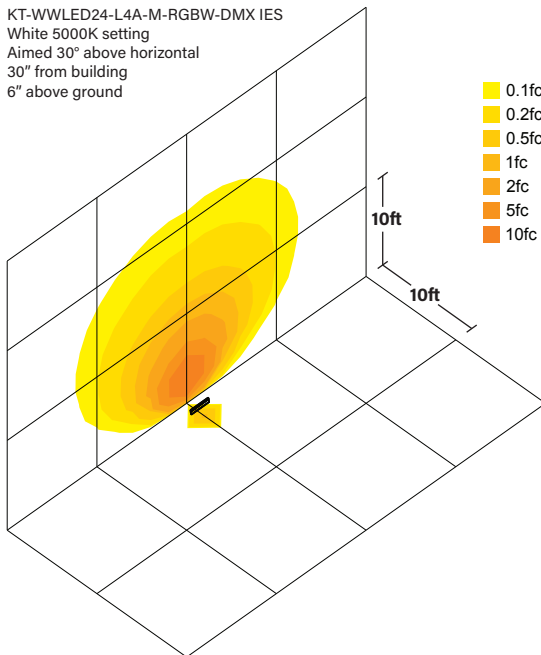
24W LED WALLWASHER



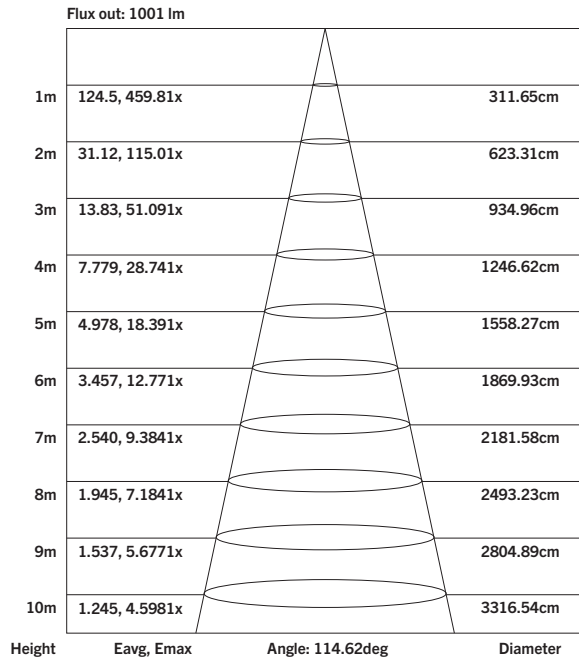
PHOTOMETRICS

Light Distribution Pattern

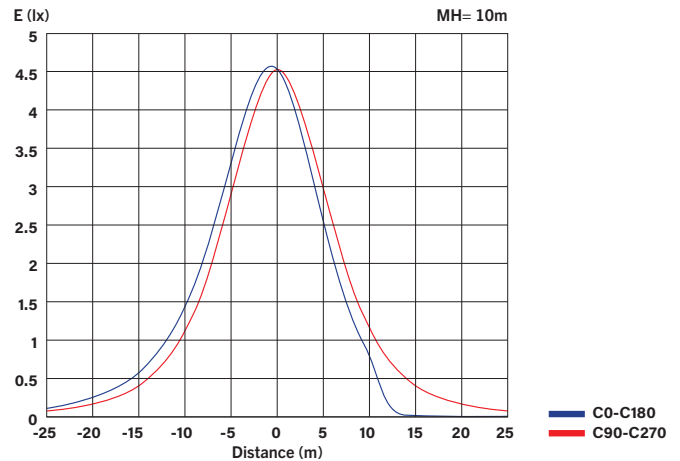
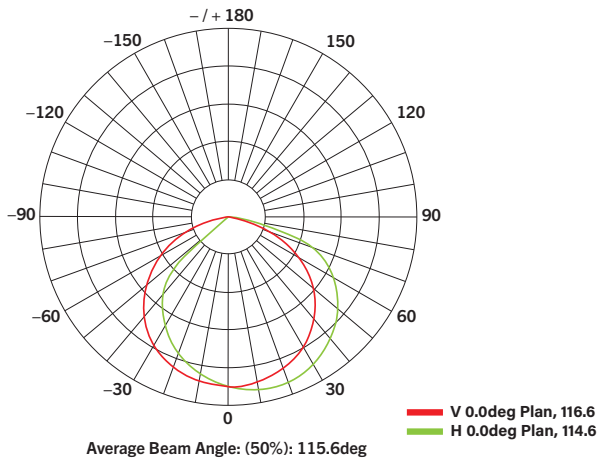
KT-WWLED24-L4A-M-RGBW-DMX IES
White 5000K setting
Aimed 30° above horizontal
30" from building
6" above ground



Illuminance at a Distance



Luminous Intensity Distribution Curve





KT-WWLED24-L4A-M-RGBW-DMX

24W LED WALLWASHER

ACCESSORIES (SOLD SEPARATELY)

DMX CONTROLLERS / INTERFACE

One of the following controllers or interfaces is required per run for operation

✓	CATALOG NUMBER	DESCRIPTION		UPC	EASY CODE
	KTSL-DMXC1-UV-WC	Smart Loop Wireless DMX Controller. 120-277V Input. Proprietary Waterproof Connector for use with Keystone RGBW wall wash fixtures		843654152431	YFS-24
	KTSL-DMXC1-1-WC	Smart Loop Wireless DMX Controller. 120V Input with NEMA 5-15P. Proprietary Connector for use with Keystone RGBW wall wash fixtures		843654152448	XUX-65
	KT-WWLED-DMX-6-WC/XLR	6' long 3 wire input cord, 120-277V, with proprietary Waterproof Connector and standard 3-pin XLR connector, for use with Keystone RGBW wall wash fixtures when controlling via 3rd party DMX controller		843654152455	OFS-98



Smart Loop Wireless DMX Controller
KTSL-DMXC1-UV-WC



Smart Loop Wireless DMX Controller
KTSL-DMXC1-1-WC



6' Long 3 Wire Input Cord
KT-WWLED-DMX-6-WC/XLR

LINKING CABLES

✓	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
	KT-WWLED-DMX-1-LCS	1' long linking cord set to daisy chain line voltage & DMX Signal	843654152462	ABZ-07
	KT-WWLED-DMX-6-LCS	6' long linking cord set to daisy chain line voltage & DMX Signal	843654152479	FTH-94
	KT-WWLED-DMX-15-LCS	15' long linking cord set to daisy chain line voltage & DMX Signal	843654152486	FYB-37



1' Long Linking Cord Set
KT-WWLED-DMX-1-LCS



6' Long Linking Cord Set
KT-WWLED-DMX-6-LCS



15' Long Linking Cord Set
KT-WWLED-DMX-15-LCS

MOUNTS AND BRACKETS

✓	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
	KT-WWLED-LA-WMB-KIT	Wall Mount Bracket Kit for Linear Series A Wall washers. Set of 2. Adjustable Distance 12" to 24" setback from wall. (Compatible with standard fixture mounting or Hinged Bracket Accessories.)	843654152509	FJJ-25



Wall Mount Bracket Kit
KT-WWLED-LA-WMB-KIT



KT-WWLED24-L4A-M-RGBW-DMX

24W LED WALLWASHER

ORDERING INFORMATION

Catalog Number	UPC	Easy Code
KT-WWLED24-L4A-M-RGBW-DMX	843654152424	ZRY-57

CATALOG NUMBER BREAKDOWN

KT-WWLED24-L4A-M-RGBW-DMX

1 2 3 4 5 6 7 8 9

1 Keystone Technologies

2 Fixture Type

3 LED Technology

4 Wattage

5 Length

6 Shape

7 Distribution Type

8 Color

9 Control

2 Fixture Type

WW Wall Washer

5 Length

L2 48 Inches

6 Shape

A A Style

7 Distribution Type

M Medium

8 Color

RGBW Red / Green / Blue / White

9 Control

DMX DMX512





Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Estimate 16068380
Estimate Date 11/20/2023

Billing Address

Trevesta CDD
C/O Rizzetta & Co 3434 Colwell Ave, Suite 200
Tampa, FL 33614

Job Address

Trevesta CDD
6120 Trevesta Place
Palmetto, FL 34221

Description of work

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Installation of new Conduit and Circuitry to Front Center Median Island for Rear Entrance:

Utilizing directional bore/missile, install new 3/4" PVC conduit from existing in-ground electrical box located on rear center median island, new conduit will be installed under street and into front median island planter. Install new in-ground j-box in front center island median. Installs new 20amp GFCI receptacle on new turtle post with in-use cover. Pull in new copper circuitry through new conduit and wire into existing circuit. Make all connections, check for proper operation

Total Proposal: \$2,425

PAYMENT SCHEDULE AS FOLLOWS:

50% Upon Start of Job: \$1,212.50
50% Upon Completion: \$1,212.50

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____ Estimate#: _____

Print Name: _____ Signature: _____

Sub-Total	\$2,425.00
Tax	\$0.00
Total Due	\$2,425.00
Deposit/Downpayment	\$0.00

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!

Notes/Comments:

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- 3.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

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All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Tab 11

Florida Reserve Study and Appraisal, Inc.
12407 N. Florida Avenue
Tampa, FL 33612
Phone: 813.932.1588
Fax: 813.388.4189
www.reservestudyfl.com

Funding Reserve Analysis

for

Trevesta CDD

November 17, 2023



Funding Reserve Analysis

for

Trevesta CDD

Table of Contents

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2	Table of Contents
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15	Reserve Item Summary
16 to 17	Reserve Item Listing
18	Present Cost Report
19	Cash Flow
20 to 21	Assessment Summary
22	Expense Report
23 to 25	Expense Summary

November 17, 2023

Trevesta CDD
6210 Trevesta Place
Palmetto, FL 34221

Board of Supervisors,

We are pleased to present to Trevesta CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Trevesta CDD commenced operations in 5/2015. The community started home construction in 2017 and construction has been gradual up to current times. The community is comprised of single family homes, villas, and townhomes. There will be 843 owners at build-out. The CDD consists of 411.44 acres and is located in Palmetto, Manatee County, Florida.

Date of Physical Inspection

The subject property was physically inspected on November 6, 2023 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2024-2025 fiscal year plus 30 years. The Study Start Date is October 1, 2024 and the study ends on September 30, 2055.

Governing Documents

A review was made of aeriels and subdivision plats for the subject property.

Depth of Study

Full Service Reserve Study with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Trevesta CDD for the Trevesta CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2024</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>843</i>
<i>Reserve Balance as of October 1, 2024¹</i>	<i>\$ 1</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Member Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2024	\$ 88	\$ 74,200	\$ 74,542
2025	\$ 90	\$ 75,758	\$ 144,687
2026	\$ 92	\$ 77,349	\$ 223,839
2027	\$ 94	\$ 78,973	\$ 130,404
2028	\$ 96	\$ 80,632	\$ 156,287
2029	\$ 98	\$ 82,325	\$ 73,508

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2024

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserve items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the course of the study.

Initial Reserves

Through September 30, 2023, reserves have not been set up. These numbers were obtained from the District on the official September 2023 balance sheet and the 2023-2024 budget. October 1, 2024 starts the next fiscal year. September 30, 2025 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$88.02 per owner per year in fiscal year 2024-2025 and \$74,200 in total funding.

At the current time, the District is early in its development and has not set up reserves. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-

30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded
100+% funded:	very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, shown near the end of the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the National Construction Estimator, Marshall Swift cost data, historical costs, and our in-house database of costs. When possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Trevesta CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Trevesta CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that owner monthly fees as shown in the attached "Trevesta CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in

their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Trevesta CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Trevesta CDD shall provide to us Trevesta CDD's best-estimated age of that item. If Trevesta CDD is unable to provide and estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Trevesta CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Trevesta CDD, there are several ponds for stormwater drainage. These ponds are estimated to have 28,698 linear feet of shoreline area. It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 10 percent of the shoreline will erode and need refurbishment over a 10-year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the district. This number can be adjusted in future reserve planning if necessary.

Stormwater Drainage Notes

Trevesta has a large land area comprising 843 lots for single family homes encompassing 411.44 acres. The drainage for the community is comprised of inlets, drainage pipes, and retention ponds.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 97 curb inlets, 91 grate inlets, 11 junction boxes, 1 mitered end section, 56 headwalls, 25 control structures, 1 ditch bottom inlet, and 14 yard drains. Also, there is 17,998 feet of reinforced concrete piping ranging in size from a 15 inch diameter to a 54 inch diameter. Additionally, there is 4,384 feet of HDPE piping ranging in size from an 8 inch diameter to a 36 inch diameter

Trevesta Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Amount
15"	1174'	63.00	\$ 73,692
18"	1471'	75.00	\$ 110,325
24"	4734'	99.00	\$ 468,666
30"	7210'	123.00	\$ 886,830
36"	2439'	147.00	\$ 358,533
48"	874'	195.00	\$ 174,430
54"	96'	219.00	\$ 21,024

HDPE:

Diameter	Length	Cost/LF	Amount
8"	127'	35.00	\$ 4,445
12"	319'	41.00	\$ 13,079
15"	764'	51.00	\$ 38,964
18"	555'	60.00	\$ 33,300
24"	1461'	79.00	\$ 115,419
30"	689'	99.00	\$ 68,211
36"	469'	119.00	\$ 55,811

Other Drainage:

Curb Inlets	97@4500 =	\$436,500
Headwalls	56@3200 =	\$168,000
Junction Boxes	11@3200 =	\$ 44,000

Mitered End Sections	1 @ 2000 =	\$ 2,000
Control Structures	25 @ 5000 =	\$125,000
Grate Inlets	91 @ 4000 =	\$364,000
Yard Drains	14 @ 1200 =	\$ 16,800
Grand Total		\$3,575,299

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District-owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 3 percent of the original system cost should be set aside for reserves over a 10-year period, which would result in a reserve over that time of \$107,300. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

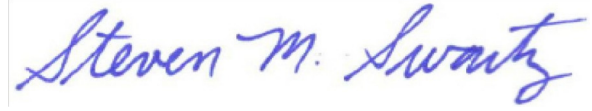
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Trevesta CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

3 Pages of Photographs Attached



North Entry Monument



North Entry Monument Pump



North Entry Monument VFD Drive



North Entry Monument



North Entry Monument Fountains



South Entry Monument



Typical Pond



Typical Pond



Typical Pond



Typical Pond



Pond Fountain



Stormwater Drainage Curb Inlet



Stormwater Drainage Control Structure



Perimeter Wall



Perimeter Wall



Vinyl Fencing NE Corner

Prepared by Florida Reserve Study and Appraisal
Trevesta CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Grounds					
North Entry Monument Refurbishment	\$ 12,000	13 Years	20 Years	\$ 17,023	Yes
North Entry Monument Pump	\$ 3,500	1 Years	8 Year	\$ 3,679	Yes
North Entry Monument VFD Drive	\$ 6,500	5 Years	12 Years	\$ 7,551	Yes
North Entry Monument Tile Roofing	\$ 6,696	18 Years	25 Years	\$ 10,762	Yes
North Entry Fountains and Controls	\$ 30,000	5 Years	12 Years	\$ 34,850	Yes
North Entry Monument Painting	\$ 2,880	1 Years	8 Year	\$ 3,028	Yes
South Entry Monuments Refurbishment	\$ 12,000	14 Years	20 Years	\$ 17,453	Yes
Pond Banks Erosion Control	\$ 172,200	7 Years	10 Years	\$ 210,282	Yes
Pond Fountains and Controls	\$ 24,000	6 Years	12 Years	\$ 28,585	Yes
Stormwater Drainage Repair Allowance	\$ 107,300	5 Years	10 Years	\$ 124,645	Yes
Vinyl Fencing NE Corner	\$ 32,040	13 Years	20 Years	\$ 45,450	Yes
Perimeter Wall Repair Allowance	\$ 49,800	4 Years	10 Years	\$ 56,423	Yes
Perimeter Wall Paint Both Sides	\$ 158,371	3 Years	10 Years	\$ 175,009	Yes

Months Remaining in Fiscal Calendar Year 2024: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 1

Prepared by Florida Reserve Study and Appraisal
Trevesta CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Grounds							
North Entry Monument Refurbishment	\$ 12,000 ea	1	\$ 12,000	13 Years 20 Years	20 Years	2037 2057	\$ 17,023 \$ 28,051
North Entry Monument Pump	\$ 3,500 ea	1	\$ 3,500	1 Year 8 Year	8 Years	2025 2033 2041 2049 2057	\$ 3,679 \$ 4,493 \$ 5,487 \$ 6,700 \$ 8,182
North Entry Monument VFD Drive	\$ 6,500 ea	1	\$ 6,500	5 Years 12 Years	12 Years	2029 2041 2053	\$ 7,551 \$ 10,189 \$ 13,750
North Entry Monument Tile Roofing	\$ 18.00 / sf	372 sf	\$ 6,696	18 Years 25 Years	25 Years	2042 2067	\$ 10,762 \$ 20,093
North Entry Fountains and Controls	\$ 15,000 ea	2	\$ 30,000	5 Years 12 Years	12 Years	2029 2041 2053	\$ 34,850 \$ 47,027 \$ 63,460
North Entry Monument Painting	\$ 2.00 / sf	1440 sf	\$ 2,880	1 Year 8 Year	8 Years	2025 2033 2041 2049 2057	\$ 3,028 \$ 3,697 \$ 4,515 \$ 5,513 \$ 6,732
South Entry Monuments Refurbishment	\$ 6,000 ea	2	\$ 12,000	14 Years 20 Years	20 Years	2038 2058	\$ 17,453 \$ 28,760
Pond Banks Erosion Control	\$ 172,200 / total	1 total	\$ 172,200	7 Years 10 Years	10 Years	2031 2041 2051 2061	\$ 210,282 \$ 269,937 \$ 346,516 \$ 444,819
Pond Fountains and Controls	\$ 12,000 ea	2	\$ 24,000	6 Years 12 Years	12 Years	2030 2042 2054	\$ 28,585 \$ 38,573 \$ 52,052
Stormwater Drainage Repair Allowance	\$ 107,300 / total	1 total	\$ 107,300	5 Years 10 Years	10 Years	2029 2039 2049	\$ 124,645 \$ 160,006 \$ 205,399

Trevesta CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Stormwater	\$ 107,300 / total	1 total	\$ 107,300	10 Years	10 Years	2059	\$ 263,668
Vinyl Fencing NE Corner	\$ 45.00 / lf	712 lf	\$ 32,040	13 Years 20 Years	20 Years	2037 2057	\$ 45,450 \$ 74,896
Perimeter Wall Repair Allowance	\$ 49,800 / total	1 total	\$ 49,800	4 Years 10 Years	10 Years	2028 2038 2048 2058	\$ 56,423 \$ 72,430 \$ 92,978 \$ 119,355
Perimeter Wall Paint Both Sides	\$ 1.30 / sf	121824 sf	\$ 158,371	3 Years 10 Years	10 Years	2027 2037 2047 2057	\$ 175,009 \$ 224,658 \$ 288,391 \$ 370,205

Months Remaining in Fiscal Calendar Year 2024: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 1

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Grounds	North Entry Monument Refurbishment	1	\$ 12,000.00 ea	\$ 12,000.00
	North Entry Monument Pump	1	\$ 3,500.00 ea	\$ 3,500.00
	North Entry Monument VFD Drive	1	\$ 6,500.00 ea	\$ 6,500.00
	North Entry Monument Tile Roofing	372 sf	\$ 18.00 / sf	\$ 6,696.00
	North Entry Fountains and Controls	2	\$ 15,000.00 ea	\$ 30,000.00
	North Entry Monument Painting	1440 sf	\$ 2.00 / sf	\$ 2,880.00
	South Entry Monuments Refurbishment	2	\$ 6,000.00 ea	\$ 12,000.00
	Pond Banks Erosion Control	1 total	\$ 172,200.00 / total	\$ 172,200.00
	Pond Fountains and Controls	2	\$ 12,000.00 ea	\$ 24,000.00
	Stormwater Drainage Repair Allowance	1 total	\$ 107,300.00 / total	\$ 107,300.00
	Vinyl Fencing NE Corner	712 lf	\$ 45.00 / lf	\$ 32,040.00
	Perimeter Wall Repair Allowance	1 total	\$ 49,800.00 / total	\$ 49,800.00
	Perimeter Wall Paint Both Sides	121824 sf	\$ 1.30 / sf	\$ 158,371.20
Totals =				\$ 617,287.20

Trevesta CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2024	\$ 74,200	\$ 341		\$ 74,542	21.9%
2025	\$ 75,758	\$ 1,094	\$ 6,707	\$ 144,687	35.8%
2026	\$ 77,349	\$ 1,802		\$ 223,839	48.2%
2027	\$ 78,973	\$ 2,601	\$ 175,009	\$ 130,404	24.4%
2028	\$ 80,632	\$ 1,675	\$ 56,423	\$ 156,287	36.4%
2029	\$ 82,325	\$ 1,941	\$ 167,046	\$ 73,508	16.5%
2030	\$ 84,054	\$ 1,121	\$ 28,585	\$ 130,099	36.9%
2031	\$ 85,819	\$ 1,695	\$ 210,282	\$ 7,332	1.8%
2032	\$ 87,621	\$ 476		\$ 95,429	35.7%
2033	\$ 89,461	\$ 1,365	\$ 8,190	\$ 178,066	51.2%
2034	\$ 91,340	\$ 2,200		\$ 271,606	64.1%
2035	\$ 93,258	\$ 3,145		\$ 368,009	71.8%
2036	\$ 95,217	\$ 4,118		\$ 467,344	77.3%
2037	\$ 97,216	\$ 5,120	\$ 287,131	\$ 282,549	40.3%
2038	\$ 99,258	\$ 3,282	\$ 89,883	\$ 295,205	58.0%
2039	\$ 101,342	\$ 3,418	\$ 160,006	\$ 239,959	46.5%
2040	\$ 103,470	\$ 2,875		\$ 346,305	76.5%
2041	\$ 105,643	\$ 3,949	\$ 337,155	\$ 118,742	21.4%
2042	\$ 107,862	\$ 1,683	\$ 49,335	\$ 178,951	56.7%
2043	\$ 110,127	\$ 2,296		\$ 291,374	79.1%
2044	\$ 112,439	\$ 3,431		\$ 407,244	85.7%
2045	\$ 114,801	\$ 4,600		\$ 526,645	89.7%
2046	\$ 117,212	\$ 5,805		\$ 649,661	92.3%
2047	\$ 119,673	\$ 7,047	\$ 288,391	\$ 487,990	59.0%
2048	\$ 122,186	\$ 5,441	\$ 92,978	\$ 522,639	79.2%
2049	\$ 124,752	\$ 5,800	\$ 217,611	\$ 435,579	63.0%
2050	\$ 127,372	\$ 4,941		\$ 567,892	94.8%
2051	\$ 130,047	\$ 6,277	\$ 346,516	\$ 357,700	49.0%
2052	\$ 132,778	\$ 4,187		\$ 494,665	96.5%
2053	\$ 135,566	\$ 5,570	\$ 77,210	\$ 558,590	86.3%
2054	\$ 138,413	\$ 6,222	\$ 52,052	\$ 651,172	92.6%
Totals :	\$ 3,196,164	\$ 105,518	\$ 2,650,511		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2024: 12 Inflation = 2.50 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$ 1.00 Final Reserve Value = \$ 651,172.50

Trevesta CDD Modified Reserve Assessment Summary
Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2024	\$ 88.02	\$ 74,200
2025	\$ 89.87	\$ 75,758
2026	\$ 91.75	\$ 77,349
2027	\$ 93.68	\$ 78,973
2028	\$ 95.65	\$ 80,632
2029	\$ 97.66	\$ 82,325
2030	\$ 99.71	\$ 84,054
2031	\$ 101.80	\$ 85,819
2032	\$ 103.94	\$ 87,621
2033	\$ 106.12	\$ 89,461
2034	\$ 108.35	\$ 91,340
2035	\$ 110.63	\$ 93,258
2036	\$ 112.95	\$ 95,217
2037	\$ 115.32	\$ 97,216
2038	\$ 117.74	\$ 99,258
2039	\$ 120.22	\$ 101,342
2040	\$ 122.74	\$ 103,470
2041	\$ 125.32	\$ 105,643
2042	\$ 127.95	\$ 107,862
2043	\$ 130.64	\$ 110,127
2044	\$ 133.38	\$ 112,439
2045	\$ 136.18	\$ 114,801
2046	\$ 139.04	\$ 117,212
2047	\$ 141.96	\$ 119,673
2048	\$ 144.94	\$ 122,186
2049	\$ 147.99	\$ 124,752
2050	\$ 151.09	\$ 127,372
2051	\$ 154.27	\$ 130,047
2052	\$ 157.51	\$ 132,778
2053	\$ 160.81	\$ 135,566
2054	\$ 164.19	\$ 138,413

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.50%

Number of Payment Months in Fiscal Calendar Year 2024: 12

Number of Years of Constant Payments: 1

Trevesta CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued

No of Assessed Owners: 843

Trevesta CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

<i>Item Description</i>	<i>FY 2025</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2033</i>	<i>FY 2037</i>	<i>FY 2038</i>	<i>FY 2039</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>	<i>FY 2051</i>	<i>FY 2053</i>	<i>FY 2054</i>
<i>Reserve Category : Grounds</i>																		
<i>North Entry Monument Refurbishment</i>								\$ 17,023										
<i>North Entry Monument Pump</i>	\$ 3,679						\$ 4,493				\$ 5,487				\$ 6,700			
<i>North Entry Monument VFD Drive</i>				\$ 7,551							\$ 10,189						\$ 13,750	
<i>North Entry Monument Tile Roofing</i>												\$ 10,762						
<i>North Entry Fountains and Controls</i>				\$ 34,850							\$ 47,027						\$ 63,460	
<i>North Entry Monument Painting</i>	\$ 3,028						\$ 3,697				\$ 4,515				\$ 5,513			
<i>South Entry Monuments Refurbishment</i>									\$ 17,453									
<i>Pond Banks Erosion Control</i>						\$ 210,282					\$ 269,937					\$ 346,516		
<i>Pond Fountains and Controls</i>					\$ 28,585							\$ 38,573						\$ 52,052
<i>Stormwater Drainage Repair Allowance</i>				\$ 124,645						\$ 160,006					\$ 205,399			
<i>Vinyl Fencing NE Corner</i>								\$ 45,450										
<i>Perimeter Wall Repair Allowance</i>			\$ 56,423						\$ 72,430					\$ 92,978				
<i>Perimeter Wall Paint Both Sides</i>		\$ 175,009						\$ 224,658					\$ 288,391					
<i>Expense Totals :</i>	<i>\$ 6,707</i>	<i>\$ 175,009</i>	<i>\$ 56,423</i>	<i>\$ 167,046</i>	<i>\$ 28,585</i>	<i>\$ 210,282</i>	<i>\$ 8,190</i>	<i>\$ 287,131</i>	<i>\$ 89,883</i>	<i>\$ 160,006</i>	<i>\$ 337,155</i>	<i>\$ 49,335</i>	<i>\$ 288,391</i>	<i>\$ 92,978</i>	<i>\$ 217,611</i>	<i>\$ 346,516</i>	<i>\$ 77,210</i>	<i>\$ 52,052</i>

Expense Table Fiscal Calendar Years 2024, 2026, 2032, 2034, 2035, 2036, 2040, 2043, 2044, 2045, 2046, 2050, 2052, do not contain any expenses and have been eliminated to save space.

November 17, 2023

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2025	Grounds	North Entry Monument Pump	\$ 3,679
		North Entry Monument Painting	\$ 3,028
	Grounds Subtotal = \$ 6,707.00		
FY 2025 Annual Expense Total = \$ 6,707			
FY 2027	Grounds	Perimeter Wall Paint Both Sides	\$ 175,009
Annual Expense Total = \$ 175,009			
FY 2028	Grounds	Perimeter Wall Repair Allowance	\$ 56,423
Annual Expense Total = \$ 56,423			
FY 2029	Grounds	North Entry Monument VFD Drive	\$ 7,551
		North Entry Fountains and Controls	\$ 34,850
		Stormwater Drainage Repair Allowance	\$ 124,645
	Grounds Subtotal = \$ 167,046.00		
FY 2029 Annual Expense Total = \$ 167,046			
FY 2030	Grounds	Pond Fountains and Controls	\$ 28,585
Annual Expense Total = \$ 28,585			
FY 2031	Grounds	Pond Banks Erosion Control	\$ 210,282
Annual Expense Total = \$ 210,282			
FY 2033	Grounds	North Entry Monument Pump	\$ 4,493
		North Entry Monument Painting	\$ 3,697
	Grounds Subtotal = \$ 8,190.00		
FY 2033 Annual Expense Total = \$ 8,190			
FY 2037	Grounds	North Entry Monument Refurbishment	\$ 17,023
		Vinyl Fencing NE Corner	\$ 45,450
		Perimeter Wall Paint Both Sides	\$ 224,658

Year	Category	Item Name	Expense
		Grounds Subtotal = \$ 287,131.00	
		FY 2037 Annual Expense Total = \$ 287,131	
FY 2038	Grounds	South Entry Monuments Refurbishment	\$ 17,453
		Perimeter Wall Repair Allowance	\$ 72,430
		Grounds Subtotal = \$ 89,883.00	
		FY 2038 Annual Expense Total = \$ 89,883	
FY 2039	Grounds	Stormwater Drainage Repair Allowance	\$ 160,006
		Annual Expense Total = \$ 160,006	
FY 2041	Grounds	North Entry Monument Pump	\$ 5,487
		North Entry Monument VFD Drive	\$ 10,189
		North Entry Fountains and Controls	\$ 47,027
		North Entry Monument Painting	\$ 4,515
		Pond Banks Erosion Control	\$ 269,937
		Grounds Subtotal = \$ 337,155.00	
		FY 2041 Annual Expense Total = \$ 337,155	
FY 2042	Grounds	North Entry Monument Tile Roofing	\$ 10,762
		Pond Fountains and Controls	\$ 38,573
		Grounds Subtotal = \$ 49,335.00	
		FY 2042 Annual Expense Total = \$ 49,335	
FY 2047	Grounds	Perimeter Wall Paint Both Sides	\$ 288,391
		Annual Expense Total = \$ 288,391	
FY 2048	Grounds	Perimeter Wall Repair Allowance	\$ 92,978
		Annual Expense Total = \$ 92,978	
FY 2049	Grounds	North Entry Monument Pump	\$ 6,700
		North Entry Monument Painting	\$ 5,513
		Stormwater Drainage Repair Allowance	\$ 205,399
		Grounds Subtotal = \$ 217,612.00	
		FY 2049 Annual Expense Total = \$ 217,612	
FY 2051	Grounds	Pond Banks Erosion Control	\$ 346,516
		Annual Expense Total = \$ 346,516	
FY 2053	Grounds	North Entry Monument VFD Drive	\$ 13,750
		North Entry Fountains and Controls	\$ 63,460

Year	Category	Item Name	Expense
		Grounds Subtotal = \$ 77,210.00	
FY 2053 Annual Expense Total = \$ 77,210			
FY 2054	Grounds	Pond Fountains and Controls	\$ 52,052
Annual Expense Total = \$ 52,052			