

**Bellalago Educational Facilities
Benefit District**

Board Meeting

August 14, 2019

11:00 a.m.



**Bellalago Charter Academy
3651 Pleasant Hill Road
Kissimmee, FL 34746**

Bellalago Educational Facilities Benefit District

Wednesday, August 14, 2019

11:00 a.m.

Bellalago Charter Academy

3651 Pleasant Hill Road

Kissimmee, FL 34746

Meeting Agenda

Introduction - Call to Order

Board Matters

- 1 Approval of the May 29, 2019 Board Meeting Minutes
- 2 Approval of Resolution 2019-4 Approving the 2019-2020 Assessment Roll
- 3 Approval of Resolution 2019-5 Approving the 2019-2020 Annual Budget
- 4 Approval of Resolution 2019-6 Revising Election Procedures

Other Business

- 1 Audience Comments
- 2 Supervisor Requests
- 3 Counsel Requests
- 4 Manager Requests

Adjournment

Bellalago Educational Facilities Benefit District

August 14, 2019

Board Matters Agenda Item 1

Approval of the May 29, 2019 Board Meeting Minutes

Executive Summary:

Request approval of the May 29, 2019 Board Meeting Minutes

**MINUTES OF THE BOARD OF DIRECTORS OF
BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT
WEDNESDAY, MAY 29, 2019 AT 10:00 A.M.
BELLALAGO WELCOME CENTER**

PRESENT: Migdalia Gonzalez, School District of Osceola County, Jasper Thompson, Osceola County, Lisa Lynch, School District of Osceola County, and Matt Young, Taylor Morrison.

Also present were Angela G. Barner, Benefit District Manager, Christopher Roe, Bryant Miller Olive and Jonathan Rasmussen, Principal for Bellalago Charter Academy.

Public Hearing – Board of Supervisors Seat 1

The Public Hearing was called to order at 10:01 a.m. by Migdalia Gonzalez

Matt Young was nominated to represent landowner Taylor Morrison Company, for Seat 1 by casting 82 votes.

The Public Hearing closed at 10:05 a.m. by Migdalia Gonzalez.

General Meeting

Introduction

Migdalia Gonzalez called the General Meeting to order at 10:05 a.m.

Board Matters

1. Resolution 2019-2 Canvassing Election Results

A motion to adopt Resolution 2019-2 Canvassing Election Results was made by Jasper Thompson and seconded by Lisa Lynch. The motion passed 4-0.

2. Approval of March 27, 2019 minutes

A motion to approve the March 27, 2019 Board Meeting Minutes was made by Lisa Lynch and seconded by Jasper Thompson. The motion passed 4-0.

3. Acceptance of Nicholas Gluckman's resignation

The Board acknowledged Nicholas Gluckman's resignation from the Board. No action taken.

4. Resolution 2019-3 Approving a Proposed Budget for Fiscal Year 2019-20

A motion to adopt Resolution 2019-3 Approving a Proposed Budget for Fiscal Year 2019-20 was made by Jasper Thompson and seconded by Lisa Lynch. The motion passed 4-0.

Other Business

Audience Request - None.

Supervisors Request - None.

Counsel Request - None.

Manager Request –

Angela Barner explained that the fence project is board approval for funding. The cost of the project would be \$388,771, and would be funded out of Bellalago EFBD's Maintenance Reserves for Bellalago Charter Academy. This funding is set aside annually from Bellalago Charter Academy's operating budget, payable to the BEFBD, to fund maintenance projects. This funding does not derive from the BEFBD assessments.

A motion to fund the fence project was made by Jasper Thompson and seconded by Lisa Lynch. The motion passed 4-0.

Angela Barner announced that the next meeting will be held on Wednesday, August 14, 2019 at 11:00 a.m.

Adjournment

A motion to adjourn the BEFBD District meeting was made by Jasper Thompson and seconded by Lisa Lynch. The motion passed 4-0.

Meeting adjourned at 10.20 a.m.

Bellalago Educational Facilities Benefit District

August 14, 2019

Board Matters Agenda Item 2

Approval of Resolution 2019-4 Approving the 2019-2020 Assessment Roll

Executive Summary:

Request approval of Resolution 2019-4 Approving the 2019-2020 Assessments

RESOLUTION NO. 2019-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA RELATING TO THE FUNDING OF EDUCATIONAL FACILITIES IMPROVEMENTS; APPROVING THE FISCAL YEAR 2019-20 NON-AD VALOREM ASSESSMENT ROLL AND DIRECTING CERTIFICATION THEREOF TO THE OSCEOLA COUNTY TAX COLLECTOR; PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution of the Board of Supervisors (the "Board") of the Bellalago Educational Facilities Benefit District (the "District") is adopted pursuant to the Interlocal Agreement between Osceola County, Florida (the "County") and the School Board of Osceola County dated September 15, 2003, as amended and County Ordinance No. 03-20, as amended (collectively, the "District Charter"), District Resolution 2003-7, Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS. This resolution constitutes the Annual Assessment Resolution. All capitalized terms not otherwise defined herein shall have the meanings defined in District Resolution Nos. 2003-7 (the "Procedural Assessment Resolution"), 2003-8 (the "Initial Assessment Resolution") and 2003-11 (the "Final Assessment Resolution").

SECTION 3. FINDINGS. It is hereby ascertained, determined and declared that:

(A) The District is a special purpose local government organized and existing in accordance with Sections 1013.355, 1013.356, and 1013.357, Florida Statutes, (the "Educational Facilities Act") and is a dependant special district, established and created pursuant to Chapter 189, Florida Statutes.

(B) The District was created for the purpose of assisting in financing the construction and maintenance of the Educational Facilities Improvements to be located within District boundaries.

(C) The Educational Facilities Act expressly empowers the District to levy, impose, collect, and enforce non-ad valorem assessments, sometimes referred to as special assessments. The reference to non-ad valorem assessments in the Educational Facilities Act means those assessments which are not based upon millage and which can become a lien against a homestead as permitted in Section 4, Article X of the State Constitution.

(D) Pursuant to Sections 197.3631, 197.3632, and 197.3635, Florida Statutes, authorizing the imposition and collection of non-ad valorem assessments on the same bill as ad valorem taxes (the "Uniform Collection Act"), the District also has the power and authority to levy, impose, collect, and enforce non-ad valorem assessments.

(E) Pursuant to the Procedural Assessment Resolution, the District is required to adopt an Annual Assessment Resolution approving the non-ad valorem assessment roll for each Fiscal Year.

(F) The District has heretofore directed the preparation of an assessment roll for Fiscal Year 2019-20 containing a description of the real property subject to the special assessments, the name and address of the owner of such property and the amount of the assessment (the "Assessment Roll").

(G) The Board wishes to hereby approve the Assessment Roll and to direct certification of the Assessment Roll to the Osceola County Tax Collector for collection.

SECTION 4. APPROVAL AND CERTIFICATION OF ASSESSMENT ROLL; LIEN OF ASSESSMENTS.

(A) The Assessment Roll, which is on file with the District Manager and incorporated herein by reference, is hereby approved. The District Manager shall cause the certification and delivery of the Assessment Roll to the Tax Collector by August 26, 2019, in the manner prescribed by the Uniform Collection Act. The Assessment Roll as delivered to the Tax Collector shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix A.

(B) The special assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes

and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

SECTION 5. APPLICABILITY AND EFFECTIVE DATE. This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption.

DULY ADOPTED this 14th day of August, 2019.

**BOARD OF SUPERVISORS OF THE
BELLALAGO EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

By: _____
Chair

(SEAL)

ATTEST:

Secretary

**APPENDIX A – FORM OF
CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that I am the Chairman of the Board of Supervisors of the Bellalago Educational Facilities Benefit District (the "District") or authorized agent of the District; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for the District (the "Non-Ad Valorem Assessment Roll") is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Osceola County Tax Collector by August 26, 2019.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Osceola County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this 14th day of August, 2019.

**BELLALAGO EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

By: _____
Chair

Bellalago E.F.B.D.
Pro Forma 2019-2020

Item #	Description	All 2019-2020 Bellalago Parcels/Units		Original Bellalago Service Area		Estate C Lots 1-103 (Formerly Bellalago West Unplatted Lots)		Bellalago Phase B-2 (Formerly Tract B)		Estate C Lots 104-119 and Reedy Reserve Ph 2 (Formerly Bellalago West Unplatted Lots)	
		Total E.F.B.D. Units	Total Cost	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU	Costs to be Recovered by the NAV	Approx. Cost Per EDU
1	<i>E.F.B.D. Assessment Units Collected Using the Uniform Collection Method</i>	2,615		2,265		103		138		109	
2	Net Assessment (Total Units x Base NAV per Unit)		\$ 696,023.21	\$ 609,670.05	\$ 269.17	\$ 27,724.51	\$ 269.17	\$ 29,289.12	\$ 212.24	\$ 29,339.53	\$ 269.17
2a	Adjustment for shortfall		\$ 7,183.30	\$ 6,568.50	\$ 2.90	\$ 298.70	\$ 2.90	\$ -	\$ -	\$ 316.10	\$ 2.90
2b	Adjusted Net Assessment ((Total Units x Base NAV per Unit) + (Adjustment for Shortfall))		\$ 703,206.51	\$ 616,238.55	\$ 272.07	\$ 28,023.21	\$ 272.07	\$ 29,289.12	\$ 212.24	\$ 29,655.63	\$ 272.07
	<i>Recoverable Collection Costs (Source: Proposed Budget, unless noted otherwise)</i>										
3	Roll Maintenance, Preparation & Documentation		\$ 3,950.00	\$ 3,420.15	\$ 1.51	\$ 155.53	\$ 1.51	\$ 208.38	\$ 1.51	\$ 164.59	\$ 1.51
4	Audit		\$ 10,300.00	\$ 8,924.10	\$ 3.94	\$ 405.82	\$ 3.94	\$ 543.72	\$ 3.94	\$ 429.46	\$ 3.94
5	Director's Liability Insurance		\$ 5,000.00	\$ 4,326.15	\$ 1.91	\$ 196.73	\$ 1.91	\$ 263.58	\$ 1.91	\$ 208.19	\$ 1.91
6	Registration		\$ 175.00	\$ 158.55	\$ 0.07	\$ 7.21	\$ 0.07	\$ 9.66	\$ 0.07	\$ 7.63	\$ 0.07
7	Advertisement		\$ 800.00	\$ 679.50	\$ 0.30	\$ 30.90	\$ 0.30	\$ 41.40	\$ 0.30	\$ 32.70	\$ 0.30
8	Legal		\$ 10,000.00	\$ 8,652.30	\$ 3.82	\$ 393.46	\$ 3.82	\$ 527.16	\$ 3.82	\$ 416.38	\$ 3.82
9	Disclosure Fee		\$ 2,500.00	\$ 2,174.40	\$ 0.96	\$ 98.88	\$ 0.96	\$ 132.48	\$ 0.96	\$ 104.64	\$ 0.96
10	Trustee Fee		\$ 9,956.00	\$ 8,629.65	\$ 3.81	\$ 392.43	\$ 3.81	\$ 525.78	\$ 3.81	\$ 415.29	\$ 3.81
11	Arbitrage Calculations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	School District Management Fee		\$ 20,000.00	\$ 17,327.25	\$ 7.65	\$ 787.95	\$ 7.65	\$ 1,055.70	\$ 7.65	\$ 833.85	\$ 7.65
13	Collection Cost of \$1.00/tax parcel billed using Uniform Collection Method (Source: Osceola County Assessment Office) for 2,615 parcels on the roll	2,615	\$ 2,506.00	\$ 2,174.40	\$ 0.96	\$ 98.88	\$ 0.96	\$ 132.48	\$ 0.96	\$ 104.64	\$ 0.96
14	<i>Subtotal</i>		\$ 768,393.51	\$ 672,705.00	\$ 297.00	\$ 30,591.00	\$ 297.00	\$ 32,729.46	\$ 237.17	\$ 32,373.00	\$ 297.00
15	4% Discount (Source: Florida Statute)		\$ 32,016.40	\$ 28,029.38	\$ 12.38	\$ 1,274.63	\$ 12.38	\$ 1,363.73	\$ 9.88	\$ 1,348.88	\$ 12.38
16	Rate Adjusted for 4% Discount		\$ 800,409.91	\$ 700,734.38	\$ 309.38	\$ 31,865.63	\$ 309.38	\$ 34,093.19	\$ 247.05	\$ 33,721.88	\$ 309.38
17	Approx. Tax Collector's Fee - Collection Cost of 2% of NAV Assessment Total on the Certified Roll (Source: Tax Collector's Office)		\$ 16,334.90	\$ 14,300.70	\$ 6.31	\$ 650.32	\$ 6.31	\$ 695.78	\$ 5.04	\$ 688.20	\$ 6.31
18	Pro Forma Assessment Total/Rate		\$ 816,744.80	\$ 715,035.08	\$ 315.69	\$ 32,515.94	\$ 315.69	\$ 34,788.97	\$ 252.09	\$ 34,410.08	\$ 315.69

Pro Forma Total to be Collected	\$ 816,744.80
Total Amount to be Collected on Roll	\$ 816,752.55
Overage due to rounding	\$ 7.75

2019-20 Bellalago E.F.B.D. NAV Assessment Roll
Approved for Certification

Parcel ID	EDUs	Rate per EDU	NAV Assessment
29-26-29-2646-0001-1080	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1090	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1100	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1110	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1120	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1130	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1140	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1150	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1160	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1170	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1180	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1190	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1200	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1210	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1220	1	\$ 315.69	\$ 315.69
29-26-29-2646-0001-1230	1	\$ 315.69	\$ 315.69

Parcel ID	EDUs	Rate per EDU	NAV Assessment
33-26-29-3356-0001-2890	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-2900	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-2910	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-2920	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-2930	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-2940	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-2950	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-2960	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-2970	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-2980	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-2990	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-3000	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-3010	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-3020	1	\$ 315.69	\$ 315.69
33-26-29-3356-0001-3030	1	\$ 315.69	\$ 315.69
Total EDUs and NAV Assessment	2615	\$ 816,752.55	\$ 816,752.55

Bellalago Educational Facilities Benefit District

August 14, 2019

Board Matters Agenda Item 3

Approval of Resolution 2019-5 Approving the 2019-2020 Annual Budget

Executive Summary:

Request approval of Resolution 2019-3 Approving a Proposed Budget
for Fiscal Year 2019-2020

General Fund:

Estimated Revenues - \$2,422,693.62

Appropriations - \$81,521.90

Other Uses - \$1,733,687.53

Fund Balance -\$1,392,593.82

Debt Service:

Appropriations - \$1,733,687.53

Other Sources - \$1,733,687.53

Fund Balance - \$474,489.51

RESOLUTION 2019-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA, ADOPTING A BUDGET FOR THE FISCAL YEAR 2019-20; PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution of the Board of Supervisors (the "Board") of the Bellalago Educational Facilities Benefit District (the "District") is adopted pursuant to the Interlocal Agreement between Osceola County, Florida (the "County") and the School Board of Osceola County dated September 15, 2003, as amended and County Ordinance No. 03-15, as amended (collectively, the "District Charter"), Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared as follows:

(A) On May 29, 2019, the Board approved a proposed Fiscal Year 2019-20 Annual Budget and scheduled a public hearing thereon as required by the District Charter.

(B) On August 14, 2019, the Board conducted a duly noticed public hearing to receive comment upon such proposed budget.

(C) In accordance with the District Charter, the Board hereby determines that the Fiscal Year 2019-20 Annual Budget of the District accurately describes the estimated amounts to be expended by the Board in the ensuing fiscal year.

SECTION 3. ADOPTION OF BUDGET. The Fiscal Year 2019-20 Annual Budget attached hereto as Appendix A is hereby approved and adopted. The District Manager is hereby directed to submit a certified copy of this Resolution, including the budget attached hereto, to Osceola County in accordance with the District Charter.

SECTION 4. APPLICABILITY AND EFFECTIVE DATE. This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption.

DULY ADOPTED this 14th day of August, 2019.

**BOARD OF SUPERVISORS OF THE
BELLALAGO EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

[SEAL]

By: _____
Chair

ATTEST:

Secretary

APPENDIX A

FISCAL YEAR 2019-20 BUDGET

Bellalago Educational Facilities Benefit District

Fiscal Year 2019-20 Final Budget

General Fund

Uses	Function	2019-2020 Preliminary	2019-2020 Final	Difference
ESTIMATED REVENUES				
Federal Direct	3100			0.00
Federal Through State & Local	3200			0.00
State Sources	3300			0.00
Local Sources	3400	2,416,330.57	2,422,693.62	6,363.05
Total Estimated Revenues		2,416,330.57	2,422,693.62	6,363.05
APPROPRIATIONS				
Current:				
Instruction	5000			0.00
Pupil Personnel Services	6100			0.00
Instructional Media Services	6200			0.00
Instruction and Curriculum Development Services	6300			0.00
Instructional Staff Training Services	6400			0.00
Instruction Related Technology	6500			0.00
Board	7100	48,910.29	49,065.90	155.61
General Administration	7200			0.00
School Administration	7300			0.00
Facilities Acquisition and Construction	7400			0.00
Fiscal Services	7500	20,000.00	20,000.00	0.00
Food Services	7600			0.00
Central Services	7700			0.00
Pupil Transportation Services	7800			0.00
Operation of Plant	7900			0.00
Maintenance of Plant	8100			0.00
Administrative Technology Services	8200			0.00
Community Services	9100			0.00
Debt Service: (Function 9200)				
Retirement of Principal	7100			0.00
Interest	7200			0.00
Dues, Fees and Issuance Costs	7300	12,456.00	12,456.00	0.00
Miscellaneous Expenditures	7900			0.00
Capital Outlay:				
Facilities Acquisition and Construction	7420			0.00
Other Capital Outlay	9300			0.00
Total Estimated Appropriations		81,366.29	81,521.90	155.61
Excess (Deficiency) of Revenues Over (Under) Expenditures		2,334,964.28	2,341,171.72	6,207.44
OTHER SOURCES (USES)				
Loans Incurred	3720			0.00
Proceeds from the Sale of Capital Assets	3730			0.00
Loss Recoveries	3740			0.00
Proceeds of Forward Supply Contract	3760			0.00
Special Facilities Construction Advances	3770			0.00
Transfers In	3600			0.00
Transfers Out	9700	1,733,687.53	(1,733,687.53)	(3,467,375.06)
Total Other Financing Sources (Uses)		1,733,687.53	(1,733,687.53)	(3,467,375.06)
FUND BALANCE				
Net Change in Fund Balances		601,276.75	607,484.19	(3,461,167.62)
Fund Balance - Beginning of Year	2800	785,109.63	785,109.63	0.00
Adjustment to Fund Balance	2891			
Fund Balance - End of Year	2700	1,386,386.38	1,392,593.82	(3,461,167.62)

Bellalago Educational Facilities Benefit District

Fiscal Year 2019-20 Final Budget

General Fund

Supporting Schedule of Estimated Revenues, Appropriations and Other Sources / Uses

<i>Estimated Revenues:</i>		
Source	Description	Amount
Bellalago Academy	Charter school capital outlay	707,425.00
Bellalago Residents	EFBD assessments, net of 4% discount	784,728.40
School Board	Debt Service	930,540.22
Total Revenues:		2,422,693.62

<i>Expenditures:</i>		
Vendor	Description	Amount
Function 7100:		
Ennead LLC	Assessment preparation fees	3,950.00
Moss, Krusick & Associates, LLC	Audit	10,300.00
	Director's liability insurance	5,000.00
Department of Economic Opportunity	Registration	175.00
Orlando Sentinel	Posting of public meetings	800.00
Bryant Miller & Olive	Legal counsel	10,000.00
Bruce Vickers Tax Collector	Tax collector collection fees	16,334.90
Osceola County Property Appraiser	County assessment fee	2,506.00
Function 7500:		
The School District of Osceola County	District Management Fee	20,000.00
Function 9200:		
US Bank	Trustee fees - 20014 Series	9,956.00
DAC	Disclosure report	2,500.00
The PFM Group	Arbitrage Calculation	-
Total Expenditures:		81,521.90

<i>Other Sources:</i>		
From	Description	Amount
		Total Other Sources: -

<i>Other Uses:</i>		
To	Description	Amount
Debt Service Fund	Transfers Out to meet debt service requirements	1,733,687.53
Total Other Uses:		1,733,687.53
Balance:		607,484.19

Bellalago Educational Facilities Benefit District

Fiscal Year 2019-20 Final Budget

Debt Service

Uses	Function	2019-2020 Preliminary	2019-2020 Final	Difference
ESTIMATED REVENUES				
Federal Direct	3100			0.00
Federal Through State & Local	3200			0.00
State Sources	3300			0.00
Local Sources	3400			0.00
Total Revenues		0.00	0.00	0.00
APPROPRIATIONS				
Current:				
Instruction	5000			0.00
Pupil Personnel Services	6100			0.00
Instructional Media Services	6200			0.00
Instruction and Curriculum Development Services	6300			0.00
Instructional Staff Training Services	6400			0.00
Instruction Related Technology	6500			0.00
Board	7100			0.00
General Administration	7200			0.00
School Administration	7300			0.00
Facilities Acquisition and Construction	7400			0.00
Fiscal Services	7500			0.00
Food Services	7600			0.00
Central Services	7700			0.00
Pupil Transportation Services	7800			0.00
Operation of Plant	7900			0.00
Maintenance of Plant	8100			0.00
Administrative Technology Services	8200			0.00
Community Services	9100			0.00
Debt Service: (Function 9200)				
Retirement of Principal	7100	925,000.00	975,000.00	50,000.00
Interest	7200	806,911.17	758,687.53	(48,223.64)
Dues, Fees and Issuance Costs	7300			0.00
Miscellaneous Expenditures	7900			0.00
Capital Outlay:				
Facilities Acquisition and Construction	7420			0.00
Other Capital Outlay	9300			0.00
Total Expenditures		1,731,911.17	1,733,687.53	1,776.36
Excess (Deficiency) of Revenues Over (Under) Expenditures		(1,731,911.17)	(1,733,687.53)	(1,776.36)
OTHER SOURCES (USES)				
Loans Incurred	3720			0.00
Proceeds from the Sale of Capital Assets	3730			0.00
Loss Recoveries	3740			0.00
Proceeds of Forward Supply Contract	3760			0.00
Special Facilities Construction Advances	3770			0.00
Transfers In	3600	1,731,911.17	1,733,687.53	1,776.36
Transfers Out	9700			0.00
Total Other Financing Sources (Uses)		1,731,911.17	1,733,687.53	1,776.36
SPECIAL ITEMS				
				0.00
FUND BALANCE				
Net Change in Fund Balances		0.00	0.00	0.00
Fund Balance - Beginning of Year	2800	474,489.51	474,489.51	0.00
Adjustment to Fund Balance	2891			
Fund Balance - End of Year	2700	474,489.51	474,489.51	0.00

Bellalago Educational Facilities Benefit District

Fiscal Year 2019-20 Final Budget

Debt Service

Supporting Schedule of Estimated Revenue, Appropriations and Other Sources / Uses

Estimated Revenues:

Source	Description	Amount
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Total Revenues: _____ -

Appropriations:

Vendor	Description	Amount
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Debt Service	November 2019 interest - 2014 Series	64,239.59
Debt Service	May 2020 principal - 2014 Series	975,000.00
Debt Service	May 2020 interest - 2014 Series	385,437.51
Debt Service	November 2020 interest - 2014 Series	309,010.43

Total Expenditures: _____ 1,733,687.53

Other Sources:

From	Description	Amount
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General Fund	Transfer in to meet debt service requirements	1,733,687.53
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Total Transfers In: _____ 1,733,687.53

Other Uses:

To	Description	Amount
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Total Transfers Out: _____ -

Balance: _____ -

Bellalago Educational Facilities Benefit District

August 14, 2019

Board Matters Agenda Item 4

Approval of Resolution 2019-6 Revising Election Procedures

Executive Summary:

Request approval of Resolution 2019-6 Revising Election Procedures

RESOLUTION 2019-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA, AMENDING AND RESTATING DISTRICT RESOLUTION NO. 2008-01 ADOPTING ELECTION PROCEDURES FOR LANDOWNER REPRESENTATIVES ON THE BOARD OF SUPERVISORS; PROVIDING A SCHEDULE OF ELECTIONS AND AN ELECTION DATE; PROVIDING FOR NOTICE AND OATHS OF OFFICE; APPROVING THE FORM OF WRITTEN PROXIES; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution of the Board of Supervisors (the "Board") of the Bellalago Educational Facilities Benefit District (the "District") is adopted pursuant to the Interlocal Agreement between Osceola County, Florida (the "County") and the School Board of Osceola County dated September 15, 2003, as amended and County Ordinance No. 03-15, as amended (collectively, the "District Charter"), Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared as follows:

(A) The District Charter provides that after initial Board member appointments, the Board of the District shall consist of seven supervisors as follows: two appointed by Osceola County, Florida; two appointed by the School Board of Osceola County, Florida; and three elected by owners of real property located within the District ("landowners") on a "one-acre/one-vote" basis. The three landowner seats shall be described as "Seat 1", "Seat 2" and "Seat 3."

(B) The District Charter further provides that the Board shall establish procedures for the election of landowner representatives.

(C) The Board adopted Resolution No. 2008-01 on July 15, 2008 to establish a landowner election procedure.

(D) The Board adopts this Resolution to amend and restate Resolution No. 2008-01 and thereby implement revisions to the District's landowner election procedure.

SECTION 3. GENERAL PROVISIONS REGARDING LANDOWNER ELECTIONS.

(A) All candidates for landowner representative must own real property located within District boundaries; provided, however, that a landowner may designate an authorized representative to serve on the Board on behalf of such landowner. Such authorized representative is not required to own real property within District boundaries. The landowner may designate an alternate authorized representative at any time through written notice to the District Manager submitted by email or other written means.

(B) Elections for landowner representatives shall be nonpartisan.

(C) A parcel of property owned jointly entitles the owners thereof to one combined vote, not one vote per owner.

(D) Landowners entitled to more than one vote may vote for different candidates.

(E) Governmental landowners are not entitled to vote.

SECTION 4. SCHEDULE OF ELECTIONS.

(A) As provided in the District Charter, landowner representatives serve on the Board for four (4) year terms.

(B) The term of office for landowner representatives shall commence in May of the election year and continue through May four calendar years later. The landowner election shall be held in May of the election year, unless the Board determines otherwise; provided, however, that the landowner election shall occur no later than August of the election year.

(C) The initial election for Seat 1 was held in 2011. Subsequent elections for Seat 1 shall be held every four (4) years thereafter. The candidate receiving the highest number of votes shall be elected to Seat 1.

(D) The initial election for Seats 2 and 3 was held in 2009. Subsequent elections shall be held every four years thereafter. The candidate receiving the highest number of votes shall be elected to Seat 2, and the candidate receiving the second highest number of votes shall be elected to Seat 3. In the event two candidates tie for highest number of votes, those two candidates shall be elected to Seats 2 and 3.

(E) The District Manager shall provide notice of the forthcoming landowner election pursuant to Section 6 hereof.

SECTION 5. ELECTION PROCEDURES.

(A) Landowner elections shall be held in a public place in Osceola County, Florida. The location shall be specified in the notice provided under Section 6 hereof. Landowners and proxy holders who are present at the landowner meeting shall constitute a quorum for the purpose of holding such election.

(B) Landowners, when assembled at such meeting, may organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. The District Manager may also facilitate the landowner election.

(C) At such meeting, each and every acre of assessable land in the District shall represent one share, and each owner shall be entitled to one vote in person or by proxy in writing duly signed, for every acre of assessable land owned by him or her in the District. For landowners owning more than one parcel, acres for each parcel are counted separately (for instance, a landowner owning ten separate half acres parcels would be entitled to ten votes, not five).

(D) Landowners owning less than one assessable acre in the aggregate shall be entitled to one vote. Landowners with more than one assessable acre are entitled to one additional vote for any fraction of an acre greater than one-half acre, when all of the landowners' acreage has been aggregated for purposes of voting. Landowners owning one or more single family lots shall be entitled to a single vote for each lot.

SECTION 6. NOTICE OF LANDOWNER MEETING.

(A) Notice of a landowner meeting shall be given by publication once a week for two consecutive weeks in a newspaper of general circulation in Osceola County, the

last publication to be not less than ten nor more than fifteen days before the date of the meeting. Public notice shall state:

- (1) The date, time, and place of the meeting.
- (2) A brief description of the subject and purpose of the meeting.
- (3) Information regarding how landowners may obtain a proxy.

(4) The notice shall state that if a person decides to seek review of any official decision made at the meeting, a record of the proceedings will be required and the person intending to appeal will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence necessary for the appeal.

(B) When a previously noticed meeting is canceled, notice of cancellation shall be given in substantially the same manner as notice for the meeting or in any manner that will give adequate notice of cancellation.

SECTION 7. VOTE BY PROXY. A landowner may vote in person or by proxy in writing. Each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy must be notarized. The proxy shall be in substantially the form attached hereto as Appendix A and incorporated herein.

SECTION 8. OATH OF OFFICE. Upon entering office, elected supervisors shall take and subscribe to the oath of office as prescribed by Section 876.05, Florida Statutes.

SECTION 9. VACANCIES. As provided in the District Charter, the then-existing Board shall fill vacant supervisor seats through appointment and appointees shall serve until the expiration of the term for which they were appointed. Landowner representatives may vacate their seat by written notice of resignation addressed to the District Manager which may be provided by email or other written means; provided, however, that in the event a Board member is absent from two consecutive Board meetings and has not communicated with the District Manager regarding such absence, then the Board may fill the landowner seat on an interim basis which may become permanent if the unexplained absence continues for a period of six

months from the date of the first missed Board meeting. Vacancies resulting from death may be filled at any time. In the event the absence or resignation involves an authorized representative of a landowner, the Board shall fill the seat by interim appointment until such time as the landowner designates an alternate representative to serve on the Board on behalf of the landowner through written notice to the District Manager submitted by email or other written means.

SECTION 10. AMENDMENT AND RESTATEMENT OF RESOLUTION NO. 2008-01. District Resolution No. 2008-01 is hereby amended and restated in its entirety by this Resolution.

SECTION 11. EFFECTIVE DATE. This Resolution shall take effect immediately.

DULY ADOPTED this 14th day of August, 2019.

**BOARD OF SUPERVISORS OF THE
BELLALAGO EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

By: _____
CHAIR

(SEAL)

ATTEST:

Secretary

**APPENDIX A
LANDOWNER PROXY
BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT
LANDOWNERS MEETING – [DATE]**

NOW ALL MEN BY THESE PRESENT, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for an on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Bellalago Educational Facilities Benefit District to be held at [TIME/DATE/PLACE], and at any adjournments or continuances thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at this time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowner meeting and any adjournment or adjournments or continuances thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes*</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Number of Authorized Votes:		_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

*A fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership, or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g. bylaws, corporate resolution, etc.).