

**Flora Ridge Educational Facilities
Benefit District**

Board Meeting

Thursday, August 3, 2023

2:00 P.M.



**Kissimmee City Hall
International Conference Room
101 N. Church Street, Kissimmee, FL 34741**

**NOTICE OF BOARD OF SUPERVISORS MEETING AND PUBLIC HEARING
FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT**

The Board of Supervisors (the “Board”) of Flora Ridge Educational Facilities Benefit District (the “District”) will hold a meeting on August 3, 2023, at 2:00 p.m. at the Kissimmee City Hall, 5th Floor International Conference Room, 101 N. Church St., Kissimmee, Florida, 34741. The Board will meet for general District purposes, including the approval of its annual non-ad valorem assessment roll, and will also conduct a public hearing on the proposed budget for the fiscal year commencing October 1, 2023. This meeting may be continued to a certain date and time set at the meeting. Additional information is available from the District Manager at (407) 870-4825. If any 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. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (407)870-4825 at least five calendar days prior to the meeting.

Flora Ridge Educational Facilities Benefit District

Thursday, August 3, 2023

2:00 P.M.

Kissimmee City Hall
International Conference Room
101 N. Church Street, Kissimmee, FL 34741

Meeting Agenda

Introduction - Call to Order

Board Matters

- 1 Approval of the May 30, 2023 Board Meeting Minutes
- 2 Resolution 2023-3 Approving the FY 2023-24 Non-Advalorem Assessment Roll
- 3 Resolution 2023-4 Adopting a Budget for FY 2023-24

Other Business

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

Adjournment

Flora Ridge Educational Facilities Benefit District

August 3, 2023

Board Matters Agenda Item 1

Approval of the May 30, 2023 Board Meeting Minutes

Executive Summary:

Requesting approval of the August 4, 2022 Board Meeting Minutes

**MINUTES OF THE BOARD OF DIRECTORS OF
FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT
TUESDAY, MAY 30, 2023 AT 2:00 P.M.
KISSIMMEE CITY HALL, INTERNATIONAL CONFERENCE ROOM
101 N. CHURCH ST, KISSIMMEE, FL 34741**

Members Present: Migdalia Gonzalez, School District of Osceola County; Allyson Chiappa, Epoch Residential; Sara Montuori, Epoch Residential, Justin Sand, Epoch Residential; Tavia Ritchie, City of Kissimmee; Desiree Matthews, City of Kissimmee.

Also present was Maribel Vallellanes, District Manager. Christopher Roe, Counsel dialed in.

General Meeting

Introduction

Migdalia Gonzalez called the General Meeting to order at 2:05 p.m.

Board Matters

1. Approval of August 4, 2022 Board Meeting Minutes

A motion to approve the August 4, 2022 Board Meeting Minutes was made by Desiree Matthews and seconded by Allyson Chiappa. The motion passed 6-0.

2. Approval of Resolution 2023-1 Approving a Proposed Budget for FY 2023-24

Maribel Vallellanes presented a proposed budget. The financial information of the General Fund and Debt Service Fund was presented.

A motion to approve Resolution 2023-1 Approving a Proposed Budget for Fiscal Year 2023-24 was made by Desiree Matthews and seconded by Sara Montuori. The motion passed 6-0.

3. Acceptance of Annual Audited Financial Statements for Fiscal Year 2021-22

Maribel Vallellanes presented the audited financial statement for fiscal year ending 9/30/2022.

A motion to approve the Annual Audited Financial Statements for Fiscal Year 2021-22 was made by Allyson Chiappa and seconded by Justin Sand. The motion passed 6-0.

Landowner Meeting – Board of Supervisors Seat 1 Elections

Landowners present: Epoch Residential

The landowners nominated and elected Justin Sand for Seat 1 with 18 votes. This is a reappointment.

General Meeting reconvened to entertain Resolution 2023-2

4. Resolution 2023-2 Canvassing and Certifying the Results of the Landowner Election For Seat 1 of the Board of Supervisors

A motion to approve Resolution 2023-2 Canvassing and Certifying the Results of the Landowner Election For Seat 1 of the Board of Supervisors was made by Sarah Montuori and seconded by Allyson Chiappa. The motion passed 6-0.

Other Business

Audience Request: No audience present.

Supervisors Request: A public hearing on the budget is set for Thursday, August 3, 2023 at 2:00 p.m.

Counsel Request: None

Manager Request: None

Adjournment

Migdalia Gonzalez declared the meeting adjourned at 2:21 p.m.

Flora Ridge Educational Facilities Benefit District

August 3, 2023

Board Matters Agenda Item 2

Resolution 2023-3 Approving the FY 2023-24 Non-Advalorem Assessment Roll

Executive Summary:

Requesting approval of Resolution 2023-3 Approving the FY 2023-24 Non-Advalorem
Assessment Roll

Total amount to be collected on the roll = \$946,218.61

Total EFBD Units = 3,893

RESOLUTION NO. 2023-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA RELATING TO THE FUNDING OF EDUCATIONAL FACILITIES IMPROVEMENTS; APPROVING THE FISCAL YEAR 2023-24 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 FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution of the Board of Supervisors (the "Board") of the Flora Ridge Educational Facilities Benefit District (the "District") is adopted pursuant to the Amended and Restated Interlocal Agreement between the School Board of Osceola County and the City of Kissimmee dated July 29, 2003, as amended, and City of Kissimmee Ordinance No. 2447, as amended and supplemented from time to time and particularly as amended by Ordinance No. 2876 (collectively, the "District Charter"), 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. 2003-14 (the "Procedural Assessment Resolution"), 2003-16 (the "Initial Assessment Resolution") and 2003-17 (the "Final Assessment Resolution," and together with the Procedural Assessment Resolution and the Initial Assessment Resolution, the "Assessment Proceedings").

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) The District entered into that certain Flora Ridge Funding Agreement dated as of October 17, 2006 with the School Board, Intervest Construction of Orlando, Inc., Regional Development Group, Inc., Dyer Boulevard LLC and Carroll Street Properties LLC, recorded in OR Book 4332, Page 1633-1674 of the Public Records of Osceola County, Florida (as amended, the "Funding Agreement").

(F) The Funding Agreement provides for, among other things, the agreement and consent of the parties thereto to the annexation of certain real property described therein as the "Bronson Parcel" into the boundaries of the District, and the imposition of special assessments against the real property comprising the Bronson Parcel. The description of the Bronson Parcel set forth in the Funding Agreement is incorporated herein by reference.

(G) The Funding Agreement provides that upon final plat approval of each tract within the Bronson Parcel, the District shall levy special assessments upon such tract, and that the proceeds of such assessments will not be used to repay or to secure any bonds issued by the District to finance the Project, but will instead be paid to the School Board to reimburse the School Board for its capital contributions to the Project.

(H) In February, 2015, the School Board and the City amended the District Charter to include the Bronson Parcel within District Boundaries.

(I) The District is required by the terms of the Funding Agreement to ensure that collection of special assessments from the real property comprising the Bronson Parcel begins upon plat approval, as contemplated by the Funding Agreement.

(J) 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.

(K) The District has considered the assessment roll for Fiscal Year 2023-24 containing a description of the real property subject to the special assessments, including those portions of the Bronson Parcel subject to an approved and recorded plat as required by the Funding Agreement, the name and address of the owner of such property and the amount of the assessment imposed against each parcel (the "Assessment Roll").

(L) 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.

(M) The District issued bonds to finance construction of the Project and such bonds are secured by the proceeds of annual special assessments imposed by the District, excluding assessment collections from the Bronson Parcel.

(N) The District recently refinanced its bonded indebtedness to obtain annual interest savings for the property owners subject to assessments imposed to repay the bonds.

(O) The special assessments included on the Assessment Roll for Fiscal Year 2023-24 have been reduced from the schedule of assessments approved by the Assessment Proceedings in order to reflect the interest rate savings achieved by the District's bond refinancing. Such savings only apply to those properties subject to the District's bonded indebtedness.

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 21, 2023, 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. REPEALER. All resolutions or orders and parts thereof in conflict herewith are, to the extent of such conflicts, hereby superseded and repealed.

[Remainder of page intentionally left blank]

SECTION 6. 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 3rd day of August, 2023.

**BOARD OF SUPERVISORS OF THE FLORA
RIDGE EDUCATIONAL FACILITIES BENEFIT
DISTRICT**

(SEAL)

By: _____
Chair

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 Flora Ridge 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 21, 2023.

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 ____ day of _____, 2023.

**FLORA RIDGE EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

By: _____
Chair

| Item # | Description | All 2023-24 Flora Ridge Parcels/Units | | Original Flora Ridge Service Area | | Preserve at Tapestry Phases 1,2,3 & 4 | | Sonoma Resort & Enclave at Tapestry Phase 1 | | Enclave at Tapestry Phase 2 Replat | | Tapestry & Tapestry Ph 2 | | Tapestry Ph 3 & Tapestry Ph 4 | | Tapestry Ph 5 | | Sonoma Resort at Tapestry Phase 2A Lots 122-133 | |
|--------|--|---------------------------------------|---------------|-----------------------------------|----------------------|---------------------------------------|----------------------|---|----------------------|------------------------------------|----------------------|----------------------------------|----------------------|----------------------------------|----------------------|----------------------------------|----------------------|---|----------------------|
| | | 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 | 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 | E.F.B.D. Assessment Units Collected Using the Uniform Collection Method | 3,893 | | 2,219 | | 297 | | 228 | | 68 | | 430 | | 316 | | 323 | | 12 | |
| 2 | Net Assessment (Total Units x Base NAV per Unit) | | | \$ 548,359.28 | \$ 247.12 | \$ 63,890.64 | \$ 215.12 | \$ 48,085.20 | \$ 210.90 | \$ 14,059.68 | \$ 206.76 | \$ 87,165.30 | \$ 202.71 | \$ 62,798.68 | \$ 198.73 | \$ 62,933.32 | \$ 194.84 | \$ 2,203.20 | \$ 183.60 |
| 2a | Savings from 2017 Bond refunding | | | \$ 64,151.29 | \$ 28.91 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2b | Adjusted Net Assessments ((Total Units x Base NAV per Unit) - (Savings Adjustment)) | | \$ 825,344.01 | \$ 484,207.99 | \$ 218.21 | \$ 63,890.64 | \$ 215.12 | \$ 48,085.20 | \$ 210.90 | \$ 14,059.68 | \$ 206.76 | \$ 87,165.30 | \$ 202.71 | \$ 62,798.68 | \$ 198.73 | \$ 62,933.32 | \$ 194.84 | \$ 2,203.20 | \$ 183.60 |
| | Recoverable Collection Costs (Source: Proposed Budget, unless noted otherwise) | | | | | | | | | | | | | | | | | | |
| 3 | Roll Maintenance, Preparation & Documentation | | \$ 4,450.00 | \$ 2,529.66 | \$ 1.14 | \$ 338.58 | \$ 1.14 | \$ 259.92 | \$ 1.14 | \$ 77.52 | \$ 1.14 | \$ 490.20 | \$ 1.14 | \$ 360.24 | \$ 1.14 | \$ 368.22 | \$ 1.14 | \$ 13.68 | \$ 1.14 |
| 4 | Audit | | \$ 11,300.00 | \$ 6,435.10 | \$ 2.90 | \$ 861.30 | \$ 2.90 | \$ 661.20 | \$ 2.90 | \$ 197.20 | \$ 2.90 | \$ 1,247.00 | \$ 2.90 | \$ 916.40 | \$ 2.90 | \$ 936.70 | \$ 2.90 | \$ 34.80 | \$ 2.90 |
| 5 | Director's Liability Insurance | | \$ 5,000.00 | \$ 2,862.51 | \$ 1.29 | \$ 383.13 | \$ 1.29 | \$ 294.12 | \$ 1.29 | \$ 87.72 | \$ 1.29 | \$ 554.70 | \$ 1.29 | \$ 407.64 | \$ 1.29 | \$ 416.67 | \$ 1.29 | \$ 15.48 | \$ 1.29 |
| 6 | Registration | | \$ 175.00 | \$ 110.95 | \$ 0.05 | \$ 14.85 | \$ 0.05 | \$ 11.40 | \$ 0.05 | \$ 3.40 | \$ 0.05 | \$ 21.50 | \$ 0.05 | \$ 15.80 | \$ 0.05 | \$ 16.15 | \$ 0.05 | \$ 0.60 | \$ 0.05 |
| 7 | Advertisement | | \$ 900.00 | \$ 510.37 | \$ 0.23 | \$ 68.31 | \$ 0.23 | \$ 52.44 | \$ 0.23 | \$ 15.64 | \$ 0.23 | \$ 98.90 | \$ 0.23 | \$ 72.68 | \$ 0.23 | \$ 74.29 | \$ 0.23 | \$ 2.76 | \$ 0.23 |
| 8 | Legal | | \$ 10,000.00 | \$ 5,702.83 | \$ 2.57 | \$ 763.29 | \$ 2.57 | \$ 585.96 | \$ 2.57 | \$ 174.76 | \$ 2.57 | \$ 1,105.10 | \$ 2.57 | \$ 812.12 | \$ 2.57 | \$ 830.11 | \$ 2.57 | \$ 30.84 | \$ 2.57 |
| 9 | Disclosure Fee | | \$ 3,000.00 | \$ 1,708.63 | \$ 0.77 | \$ 228.69 | \$ 0.77 | \$ 175.56 | \$ 0.77 | \$ 52.36 | \$ 0.77 | \$ 331.10 | \$ 0.77 | \$ 243.32 | \$ 0.77 | \$ 248.71 | \$ 0.77 | \$ 9.24 | \$ 0.77 |
| 10 | Trustee Fee | | \$ 4,750.00 | \$ 2,707.18 | \$ 1.22 | \$ 362.34 | \$ 1.22 | \$ 278.16 | \$ 1.22 | \$ 82.96 | \$ 1.22 | \$ 524.60 | \$ 1.22 | \$ 385.52 | \$ 1.22 | \$ 394.06 | \$ 1.22 | \$ 14.64 | \$ 1.22 |
| 11 | Arbitrage Calculations | | \$ 2,000.00 | \$ 1,131.69 | \$ 0.51 | \$ 151.47 | \$ 0.51 | \$ 116.28 | \$ 0.51 | \$ 34.68 | \$ 0.51 | \$ 219.30 | \$ 0.51 | \$ 161.16 | \$ 0.51 | \$ 164.73 | \$ 0.51 | \$ 6.12 | \$ 0.51 |
| 12 | School District Management Fee | | \$ 20,000.00 | \$ 11,405.66 | \$ 5.14 | \$ 1,526.58 | \$ 5.14 | \$ 1,171.92 | \$ 5.14 | \$ 349.52 | \$ 5.14 | \$ 2,210.20 | \$ 5.14 | \$ 1,624.24 | \$ 5.14 | \$ 1,660.22 | \$ 5.14 | \$ 61.68 | \$ 5.14 |
| 13 | Collection Cost of \$1.00/tax parcel billed using Uniform Collection Method (Source: Osceola County Assessment Office) for 3,272 parcels on the roll | 3,893 | \$ 3,272.00 | \$ 1,863.96 | \$ 0.84 | \$ 249.48 | \$ 0.84 | \$ 191.52 | \$ 0.84 | \$ 57.12 | \$ 0.84 | \$ 361.20 | \$ 0.84 | \$ 265.44 | \$ 0.84 | \$ 271.32 | \$ 0.84 | \$ 10.08 | \$ 0.84 |
| 14 | Subtotal | | \$ 890,191.01 | \$ 521,176.53 | \$ 234.87 | \$ 68,838.66 | \$ 231.78 | \$ 51,883.68 | \$ 227.56 | \$ 15,192.56 | \$ 223.42 | \$ 94,329.10 | \$ 219.37 | \$ 68,063.24 | \$ 215.39 | \$ 68,314.50 | \$ 211.50 | \$ 2,403.12 | \$ 200.26 |
| 15 | 4% Discount (Source: Florida Statute) | | \$ 37,108.36 | \$ 21,724.01 | \$ 9.79 | \$ 2,869.02 | \$ 9.66 | \$ 2,161.44 | \$ 9.48 | \$ 633.08 | \$ 9.31 | \$ 3,930.20 | \$ 9.14 | \$ 2,834.52 | \$ 8.97 | \$ 2,845.63 | \$ 8.81 | \$ 100.08 | \$ 8.34 |
| 16 | Rate Adjusted for 4% Discount | | \$ 927,299.37 | \$ 542,900.54 | \$ 244.66 | \$ 71,707.68 | \$ 241.44 | \$ 54,045.12 | \$ 237.04 | \$ 15,825.64 | \$ 232.73 | \$ 98,259.30 | \$ 228.51 | \$ 70,897.76 | \$ 224.36 | \$ 71,160.13 | \$ 220.31 | \$ 2,503.20 | \$ 208.60 |
| 17 | Approx. Tax Collector's Fee Collection Cost of 2% of NAV Assessment Total on the Certified Roll (Source: Tax Collector's Office) | | \$ 18,919.24 | \$ 11,072.81 | \$ 4.99 | \$ 1,464.21 | \$ 4.93 | \$ 1,103.52 | \$ 4.84 | \$ 323.00 | \$ 4.75 | \$ 2,003.80 | \$ 4.66 | \$ 1,447.28 | \$ 4.58 | \$ 1,453.50 | \$ 4.50 | \$ 51.12 | \$ 4.26 |
| 18 | Pro Forma Assessment Total/Rate | | \$ 946,218.61 | \$ 553,973.35 | \$ 249.65 | \$ 73,171.89 | \$ 246.37 | \$ 55,148.64 | \$ 241.88 | \$ 16,148.64 | \$ 237.48 | \$ 100,263.10 | \$ 233.17 | \$ 72,345.04 | \$ 228.94 | \$ 72,613.63 | \$ 224.81 | \$ 2,554.32 | \$ 212.86 |

2023-2024 Flora Ridge E.F.B.D. NAV Assessment Roll
Approved for Certification

| Parcel Number | EDUs | Rate per EDU | NAV Assessment |
|-------------------------|------|--------------|----------------|
| 08-25-29-1283-0001-0380 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0390 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0400 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0410 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0420 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0430 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0440 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0450 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0460 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0470 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0480 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0490 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0500 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0510 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0520 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0530 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0540 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0550 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0560 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0570 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0580 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0590 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0600 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0610 | 1 | \$249.65 | \$249.65 |
| 08-25-29-1283-0001-0620 | 1 | \$249.65 | \$249.65 |

| Parcel Number | EDUs | Rate per EDU | NAV Assessment |
|-------------------------|--------------|--------------|---------------------|
| 08-25-29-2243-0001-9890 | 1 | \$224.81 | \$224.81 |
| 08-25-29-2243-0001-9900 | 1 | \$224.81 | \$224.81 |
| 08-25-29-2243-0001-9910 | 1 | \$224.81 | \$224.81 |
| 08-25-29-2243-0001-9920 | 1 | \$224.81 | \$224.81 |
| 08-25-29-2243-0001-9930 | 1 | \$224.81 | \$224.81 |
| 08-25-29-2243-0001-9940 | 1 | \$224.81 | \$224.81 |
| 08-25-29-2243-0001-9950 | 1 | \$224.81 | \$224.81 |
| 08-25-29-2243-0001-9960 | 1 | \$224.81 | \$224.81 |
| 08-25-29-2243-0001-9970 | 1 | \$224.81 | \$224.81 |
| 08-25-29-2243-0001-9980 | 1 | \$224.81 | \$224.81 |
| 08-25-29-2243-0001-9990 | 1 | \$224.81 | \$224.81 |
| 07-25-29-2167-0001-1220 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1230 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1240 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1250 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1260 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1270 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1280 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1290 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1300 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1310 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1320 | 1 | 212.86 | \$212.86 |
| 07-25-29-2167-0001-1330 | 1 | 212.86 | \$212.86 |
| | 3,893 | | \$946,218.61 |

Flora Ridge Educational Facilities Benefit District

August 3, 2023

Board Matters Agenda Item 3

Resolution 2023-4 Adopting a Budget for FY 2023-24

Executive Summary:

Requesting approval of Resolution 2023-4 Adopting a Budget for FY 2023-24

Total General Fund Estimated Revenue: \$566,520.40

Total General Fund Appropriations: \$83,766.24

Total General Fund Transfers Out to Debt Service Fund: \$479,265

Projected Fund Balance: \$210,368.64

Total Debt Service Fund Appropriations: \$479,265.00

Total Debt Service Fund Transfers In from General Fund: \$479,265

Projected Fund Balance: \$399,714.74

RESOLUTION 2023-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA, ADOPTING A BUDGET FOR THE FISCAL YEAR 2023-24; PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

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

SECTION 1. AUTHORITY. This Resolution of the Board of Supervisors (the "Board") of the Flora Ridge Educational Facilities Benefit District (the "District") is adopted pursuant to the Amended and Restated Interlocal Agreement between the School Board of Osceola County and the City of Kissimmee dated July 29, 2003, as amended, and City of Kissimmee Ordinance No. 2447, as amended and supplemented from time to time and particularly as amended by Ordinance No. 2876 (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 30, 2023, the Board approved a proposed Fiscal Year 2023-24 Annual Budget and scheduled a public hearing thereon as required by the District Charter.

(B) On August 3, 2023, 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 2023-24 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 2023-24 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 the City of Kissimmee 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 3rd day of August, 2023.

**BOARD OF SUPERVISORS OF THE
FLORA RIDGE EDUCATIONAL
FACILITIES BENEFIT DISTRICT**

[SEAL]

By: _____
Chair

ATTEST:

Secretary

APPENDIX A

FISCAL YEAR 2023-24 BUDGET

APPENDIX A

Flora Ridge Educational Facilities Benefit District

Fiscal Year 2023-24 Final Budget

General Fund

| Uses | Function | 2023-24 Preliminary | 2023-24 Final | Difference |
|---|----------|------------------------|------------------|-------------|
| ESTIMATED REVENUES | | | | |
| Federal Direct | 3100 | | | 0.00 |
| Federal Through State & Local | 3200 | | | 0.00 |
| State Sources | 3300 | | | 0.00 |
| Local Sources | 3400 | 566,079.00 | 566,520.40 | 441.40 |
| Total Estimated Revenues | | 566,079.00 | 566,520.40 | 441.40 |
| 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 | 53,970.00 | 54,016.24 | 46.24 |
| 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 | 9,750.00 | 9,750.00 | 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 | | 83,720.00 | 83,766.24 | 46.24 |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | | 482,359.00 | 482,754.16 | 395.16 |
| 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 | (479,265.00) | (479,265.00) | 0.00 |
| Total Other Financing Sources (Uses) | | (479,265.00) | (479,265.00) | 0.00 |
| FUND BALANCE | | | | |
| Net Change in Fund Balances | | 3,094.00 | 3,489.16 | 395.16 |
| Fund Balance - Beginning of Year | 2800 | 233,553.69 | 206,879.48 | (26,674.21) |
| Adjustment to Fund Balance | 2891 | | | |
| Fund Balance - End of Year | 2700 | 236,647.69 | 210,368.64 | (26,279.05) |

Flora Ridge Educational Facilities Benefit District
Fiscal Year 2023-24 Final Budget

| |
|---|
| General Fund |
| Supporting Schedule of Estimated Revenues, Appropriations and Other Sources / Uses |

| | | |
|----------------------------|-------------|--------|
| Estimated Revenues: | | |
| Source | Description | Amount |

| | | |
|-----------------------|--|------------|
| Flora Ridge Residents | EFBD assessments, net of 4% discount (excluding Bronson Parcel's base assessments) | 566,520.40 |
| Total Revenues: | | 566,520.40 |

| | | |
|----------------------|-------------|--------|
| Expenditures: | | |
| Vendor | Description | Amount |

| | | |
|---------------------------------------|--------------------------------|-----------|
| <u>Function 7100:</u> | | |
| Ennead LLC | Assessment preparation fees | 4,450.00 |
| Moss, Krusick & Associates, LLC | Audit | 11,300.00 |
| | Director's liability insurance | 5,000.00 |
| Department of Economic Opportunity | Registration | 175.00 |
| Orlando Sentinel | Posting of public meetings | 900.00 |
| Bryant Miller & Olive | Legal counsel | 10,000.00 |
| Bruce Vickers Tax Collector | Tax collector collection fees | 18,919.24 |
| Osceola County Property Appraiser | County assessment fee | 3,272.00 |
| <u>Function 7500:</u> | | |
| The School District of Osceola County | District Management Fee | 20,000.00 |
| <u>Function 9200:</u> | | |
| US Bank | Trustee fees - 20014 Series | 4,750.00 |
| DAC | Disclosure report | 3,000.00 |
| The PFM Group | Arbitrage Calculation | 2,000.00 |
| Total Expenditures: | | 83,766.24 |

| | | |
|-----------------------|-------------|--------|
| Other Sources: | | |
| From | Description | Amount |

| | | |
|----------------------|--|---|
| Total Other Sources: | | - |
|----------------------|--|---|

| | | |
|--------------------|-------------|--------|
| Other Uses: | | |
| To | Description | Amount |

| | | |
|-------------------|---|------------|
| Debt Service Fund | Transfers Out to meet debt service requirements | 479,265.00 |
| Total Other Uses: | | 479,265.00 |
| Balance: | | 3,489.16 |

Flora Ridge Educational Facilities Benefit District

Fiscal Year 2023-24 Final Budget

Debt Service

| Uses | Function | 2023-24 Preliminary | 2023-24 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 | 255,000.00 | 255,000.00 | 0.00 |
| Interest | 7200 | 224,265.00 | 224,265.00 | 0.00 |
| 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 | | 479,265.00 | 479,265.00 | 0.00 |
| Excess (Deficiency) of Revenues Over (Under) Expenditures | | (479,265.00) | (479,265.00) | 0.00 |
| 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 | 479,265.00 | 479,265.00 | 0.00 |
| Transfers Out | 9700 | | | 0.00 |
| Total Other Financing Sources (Uses) | | 479,265.00 | 479,265.00 | 0.00 |
| SPECIAL ITEMS | | | | |
| | | | | 0.00 |
| FUND BALANCE | | | | |
| Net Change in Fund Balances | | 0.00 | 0.00 | 0.00 |
| Fund Balance - Beginning of Year | 2800 | 332,563.00 | 399,714.74 | 67,151.74 |
| Adjustment to Fund Balance | 2891 | | | |
| Fund Balance - End of Year | 2700 | 332,563.00 | 399,714.74 | 67,151.74 |

Flora Ridge Educational Facilities Benefit District
Fiscal Year 2023-24 Final Budget

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

Estimated Revenues:

| Source | Description | Amount |
|--------|-------------|--------|
|--------|-------------|--------|

Total Revenues: _____ -

Appropriations:

| Vendor | Description | Amount |
|--------|-------------|--------|
|--------|-------------|--------|

| | | |
|---------------------------|--------------------------------------|------------|
| Debt Service | November 2023 interest - 2014 Series | 19,897.00 |
| Debt Service | May 2024 principal - 2014 Series | 255,000.00 |
| Debt Service | May 2024 interest - 2014 Series | 113,785.00 |
| Debt Service | November 2024 interest - 2014 Series | 90,583.00 |
| Total Expenditures: _____ | | 479,265.00 |

Other Sources:

| From | Description | Amount |
|------|-------------|--------|
|------|-------------|--------|

| | | |
|---------------------------|---|------------|
| General Fund | Transfer in to meet debt service requirements | 479,265.00 |
| Total Transfers In: _____ | | 479,265.00 |

Other Uses:

| To | Description | Amount |
|----|-------------|--------|
|----|-------------|--------|

Total Transfers Out: _____ -

Balance: -