

Postras East Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; Phone: 407-723-5900

<http://poitraseastcdd.com/>

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Postras East Community Development District which will be held **Tuesday, August 18, 2020 at 4:00 p.m.** using telephonic conferencing due to the COVID-19 Executive Order 20-179. The proposed agenda for this Board Meeting is found below.

Please use the following information to join the telephonic conferencing:

Phone: 1-844-621-3956

Participant Code: 796 580 192#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Discussion regarding Executive Order 20-179
- 2. Consideration of the Minutes of the July 21, 2020 Board of Supervisors' Meeting
- 3. Consideration of Resolution 2020-13, Approving an Annual Meeting Schedule for Fiscal Year 2021

Business Matters

- Consideration of Appointment to Construction Committee
- 4. Consideration of 1st Amendment to the Personnel Leasing Agreement (*provided under separate cover*)
- 5. Consideration of Berman Agreement (*provided under separate cover*)
- 6. Public Hearing on the Adoption of the District's Annual Budget
 - Public Comments and Testimony
 - Board Comments
 - Consideration of Resolution 2020-14, Adopting the Fiscal Year 2021 Budget and Appropriating Funds (*exhibits provided under separate cover*)
- 7. Consideration of Fiscal Year 2020-2021 Funding Agreement (*exhibits provided under separate cover*)
- 8. Consideration of Term Sheet with Synovus (*provided under separate cover*)
- 9. Ratification of Payment Authorization Nos. 072 – 076
- 10. Recommendation of Work Authorization/Proposed Services (if applicable)
- 11. Review of District's Financial Position and Budget to Actual YTD

Other Business

- A. Staff Reports
 - 1. District Counsel
 - 2. District Manager



3. District Engineer
 4. Construction Supervisor
- B. Supervisor Requests

Adjournment



**Postras East
Community Development District**

**Executive Order
20-179**

STATE OF FLORIDA

OFFICE OF THE GOVERNOR

EXECUTIVE ORDER NUMBER 20-179

(Emergency Management – COVID-19 – Local Government Public Meetings)

WHEREAS, Executive Order 20-69, as extended by Executive Order 20-112, Executive Order 20-123, Executive Order 20-139 and Executive Order 20-150, expires on August 1, 2020, unless extended; and

WHEREAS, Executive Order 20-69 requires amendment to address foreseeable Truth in Millage (“TRIM”), non ad valorem assessment, and value adjustment board related issues.

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1.

Executive Order 20-69 is amended to include Section 5, as follows:

A. For any taxing authority holding a millage and budget hearing under Chapter 200, Florida Statutes, or a local governing board holding a hearing or meeting regarding a non ad valorem assessment, including, but not limited to, those under section 197.3632, Florida Statutes, I hereby suspend any Florida Statute that requires a quorum or supermajority of the membership to be present in person or requires the local government body to meet at a specific public place.

B. A taxing authority holding a millage and budget hearing under Chapter 200, Florida Statutes, or a local governing board holding a hearing or meeting regarding a non ad valorem

assessment including, but not limited to, those under section 197.3632, Florida Statutes, may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes.

C. This Executive Order does not waive any other requirement under the Florida Constitution and “Florida’s Government in the Sunshine Laws,” including Chapter 286, Florida Statutes.

D. The provisions set forth in this section shall expire at 12:01 a.m. on October 15, 2020.

Section 2.

Executive Order 20-69 is amended to include Section 6, as follows:

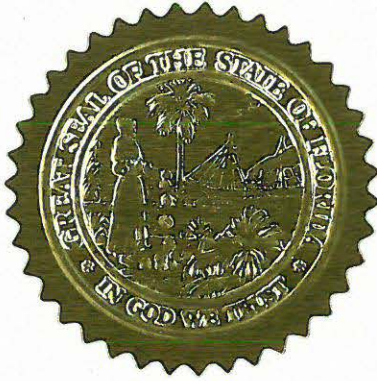
A. For any value adjustment board including, but not limited to, special magistrates, holding a hearing or meeting under Chapter 194, Florida Statutes, I hereby suspend any Florida Statute or rule that requires a quorum or individual to be present in person or requires the local government body or individual to meet at a specific public place.

B. A value adjustment board including, but not limited to, special magistrates, holding a hearing or meeting under Chapter 194, Florida Statutes, may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes.

C. This Executive Order does not waive any other requirement under the Florida Constitution and “Florida’s Government in the Sunshine Laws,” including Chapter 286, Florida Statutes.

D. The provisions set forth in this section shall expire at 12:01 a.m. on December 15, 2020.

Section 3. Except as amended herein, I hereby extend Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139 and 20-150, until 12:01 a.m. on September 1, 2020.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 29th day of July, 2020.

RON DESANTIS, GOVERNOR

ATTEST:

SECRETARY OF STATE

2020 JUL 29 AM 11:46
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FILED

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Poitras East Community Development District ("**District**") will hold a public hearing on August 18, 2020 at 4:00 p.m. at the Courtyard Orlando Lake Nona, 6955 Lake Nona Boulevard, Orlando, Florida 32827, for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817, (407) 723-5935 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at www.poitraseastcdd.com.

It is anticipated that the public hearing and meeting will take place at the Courtyard Orlando Lake Nona, 6955 Lake Nona Boulevard, Orlando, Florida 32827. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, and 20-123 issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-844-621-3956, Participant Code: 796 580 192#. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 723-5935 by August 17, 2020 at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Jennifer Walden
District Manager

[NOTE: PUBLISH TWICE, ONE WEEK APART WITH FIRST PUBLICATION AT LEAST 15 DAYS PRIOR TO THE PROPOSED BUDGET HEARING]

Postras East Community Development District

**Minutes of the July 17, 2020
Board of Supervisors' Meeting**

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

FIRST ORDER OF BUSINESS

The Board of Supervisors' Meeting for the Poitras East Community Development District was called to order on Tuesday, July 21, 2020, at 4:00 p.m. via telephonic conferencing due to the COVID-19 Executive Orders 20-52, 20-69, & 20-123.

Present via Speakerphone:

Richard Levey	Chairperson	(via phone)
Rob Adams	Vice-Chair	(via phone @4:01 p.m.)
Brent Schademan	Assistant Secretary	(via phone)
Julie Salvo	Assistant Secretary	(via phone)
Frank Paris	Assistant Secretary	(via phone@ 4:02p.m.)

Also, attending via phone:

Jennifer Walden	PFM	(via phone)
Lynne Mullins	PFM	(via phone)
Brent Wilder	PFM	(via phone)
Kevin Plenzler	PFM	(via phone)
Tucker Mackie	Hopping Green & Sams	(via phone)
Jeff Newton	Donald W. McIntosh Associates, Inc.	(via phone)
Larry Kaufmann	Construction Supervisor & Construction Committee Member	(via phone)
Scott Thacker	District Landscape Supervisor & Construction Committee Member	(via phone)

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey asked for any public comments. There were no comments at this time.

THRID ORDER OF BUSINESS

Discussion Regarding Executive Orders 20-52, 20-69 and 20-123

Ms. Walden noted that included in the packet are the Executive Orders which state that the District can hold their meetings via telephonic conferencing due to the COVID-19 situation. Also, included is a proof of the ad that was placed for today's meeting which notes those executive orders as well as the telephonic conferencing information so the public can join.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the June 16, 2020, Board of Supervisors Meeting

Ms. Walden noted for the record that Mr. Adams joined the meeting at 4:01 p.m. The Board reviewed the minutes of the June 16, 2020, Board of Supervisors Meeting.

On Motion by Mr. Schademan, second by Ms. Salvo, with all in favor, the Board of Supervisors for the Poitras East Community Development District approved the Minutes of the June 16, 2020, Board of Supervisors Meeting.

FIFTH ORDER OF BUSINESS

Public Hearing on the Imposition of Special Assessments

- a) Presentation of the Engineer’s Report**
- b) Presentation of the Master Assessment Methodology Report**
- c) Public Comments and Testimony**
- d) Board Comments**
- e) Consideration of Resolution 2020-12, Levying Special Assessments**

Ms. Mackie requested a motion to open the Public Hearing.

On Motion by Ms. Salvo, second by Mr. Schademan, with all in favor, the Board of Supervisors for the Poitras East Community Development District opened the Public Hearing.

Ms. Mackie explained the District developed several Capital Improvement Plans, one of which is for the purpose of validation, which the District authorized at a prior meeting and is currently under way. The second is an Engineer’s Report for the Capital Improvement Program for Master Infrastructure Improvements, which is the subject of the Public Hearing.

In advance of financing with long term bonds, the District is required to go through a process referred to as the 170 process, which provides for a public hearing on Special Assessments that may be levied and collected in the future to secure a Bond Issuance. The purpose of the Public Hearing today is for the Board to consider the Capital Improvement Plan and an Assessment Methodology that provides for a method by which assessments will be allocated to various properties that benefit from the CIP. Those two reports will be reviewed at the outset and it will conclude with the consideration of a resolution that will levy a Master Assessment over benefiting properties. In the future, when the District does anticipate either a Bond Anticipation Note or an issuance of bonds, then the Board will consider a Supplemental Assessment

Resolution which will tie the terms of the bond issuance to the assessments that are ultimately levied and collected.

In advance of the public hearing today, the District complied with the requirements under Chapter 170 of the Florida Statutes with respect to advertisement, which include a public advertisement that was required to run in the newspaper and a mailed notice to all Landowners withing the District that would be affected by the assessments. Ms. Mackie asked Ms. Walden to confirm whether the District received any comments outside of those that might be made today on the record. Ms. Walden stated the District did not receive any such comments.

Mr. Newton reviewed the District Engineer's Report. He outlined the listing and written description of the various improvements being proposed as part of the CIP. There is an initial and future phase. He outlined the Table that provides the Engineer's Opinion of Probable Cost, which includes costs associated with the initial phase of improvements, the future phase of improvements and the column on the far right outlines the total Capital Improvement Program of approximately \$53,000,000.00. The cost is categorized into roadways, potable water, sanitary sewer, reclaimed water, and the various components of the CIP. Table 2 outlines the various components of the District's CIP and who is the ultimate ownership entity and who is the ultimate operation and maintenance entity. Most of the improvements will ultimately go to the City of Orlando, OUC, or Orange County Utilities. The common areas and landscaping maintenance will remain with the District and there is a small portion of the sanitary sewer system that is intended to remain with the District.

There is a graphic which depicts the Phase 1 improvement's including Luminary Boulevard from Narcoossee Road to Centerline Drive and Centerline Drive Segment G, which extends up into Lake Nona to the other side of the Primary Conservation Network. It also includes Selten Way, a roadway (Street A) that runs south from a roundabout near the middle of Luminary Boulevard , turn lane and signalization improvements on Narcoossee Road, a sewer force main that extends up the Narcoossee Corridor and a couple of lift stations. The future improvements include the extension of Street A down to Boggy Creek Road, the extension of Centerline Drive down to Boggy Creek Road, and the extension of Luminary Boulevard to the western boundary of the District. There are also turn lanes and signalization that are anticipated in the future on Boggy Creek Road.

He was asked should the City require alleyways to be maintained by others would that be depicted in the Engineer's Report. He responded the Engineers Report currently anticipates that the District could own and maintain improvements within the alleys and does not anticipate that the District would finance the construction of those alleys.

Ms. Mackie asked Mr. Newton based on his professional experience are the cost estimates in the Engineer's Report reasonable and proper. He replied yes. Ms. Mackie asked him if he is aware of any reason the Capital Improvement Plan can't be carried out by the District. He replied there is no reason for him to anticipate it can't be carried out. There is a PCN crossing of Centerline Drive Segment G that needs to be permitted but he does not anticipate any reason the District cannot build the CIP subject to acquisition of the required permits.

Mr. Plenzler Presented the Master Assessment Methodology Report which outlines the maximum assessments that will secure the repayment of Bonds that could be issued by the District. Table 1 provides information about the Development Program as provided by the District Engineer and is summarized within

the document. Table 2 outlines the CIP provided by the District Engineer; Table 4 of the document outlines the Estimated Bond Principle Associated with the District's Bond Issuance of just over \$69,700,000.00, which would account for all \$53,000,000.00 of the District's CIP. Tables 5 and 6 provide a detailed allocation of assessments on Principal and Annual Assessments. Table 5 outlines the Principal per unit allocation based on the forecasted mix of units in the ERU allocation and similarly Table 6 notes the annual assessments associated with that based the maximum bond sizing for the District. He analyzed the Bond Debt Service Assessments within the Report on both an acreage and per lot basis and finds the assessments to be reasonably and equitably allocated and that the benefit received by each of the District's property owners from the District's CIP will exceed the cost of the related assessments.

Mr. Adams stated what is shown in the report are the maximum assessments that could be issued and not necessarily what will be issued when debt is issued for the District. Mr. Plenzler confirmed. This is the maximum the District would notice and if they were exceeded the District would have to go back through this process again at a later date.

Ms. Mackie asked Mr. Plenzler if the lands subject to the Assessments receive special benefits from the District's Master CIP. He said they do. Ms. Mackie asked if the Special Assessments identified in the Master Assessment Methodology Report are reasonably apportioned among the lands subject to the Assessments. Mr. Plenzler said yes. Ms. Mackie asked if it is reasonable, proper, and just to assess the cost of the Master Project against the lands in the District in accordance with the Methodology, which results in the Special Assessments that are contained in the Assessment Roll at the end of the Report. Mr. Plenzler said yes. Ms. Mackie asked if the special benefits that the lands receive as set forth in that roll will be equal to or in excess of the maximum special assessments on the lands when allocated and Mr. Plenzler said yes. Ms. Mackie asked if it is in the best interest of the District that the Maximum Special Assessments be paid and collected in accordance with the methodology in the District's Assessment Resolution and Mr. Plenzler said yes.

Dr. Levey opened the floor for public comment. There were no comments from the public or the Board, so Dr. Levey requested a motion to close the Public Hearing.

On Motion by Mr. Schademan, second by Ms. Salvo, with all in favor, the Board of Supervisors for the Poitras East Community Development District closed the Public Hearing.

Ms. Mackie summarized Resolution 2020-12, which would approve the Engineer's Report and the Master Assessment Methodology Report and would equalize, approve, and confirm the levy of the Special Assessments at the maximum amount set forth in the methodology and provide for the method of payment and collection. Further, following Board action today, an assessment notice will be recorded in the public records of Orange County such that anyone purchasing property would be provided notice of the District's ability to assess when reviewing the title associated with that purchase. Ms. Mackie requested a motion to adopt Resolution 2020-12 as presented.

On Motion by Mr. Schademan, second by Mr. Adams, with all in favor, the Board of Supervisors for the Poitras East Community Development District approved Resolution 2020-12, Levying Special Assessments.

SIXTH ORDER OF BUSINESS

**Ratification of Payment Authorization
Nos. 070 – 071**

Dr. Levey noted these have been approved and paid and just need to be ratified by the Board.

On Motion by Mr. Adams, second by Mr. Schademan, with all in favor, the Board of Supervisors for the Poitras East Community Development District ratified Payment Authorization Nos. 070 – 071.

SEVENTH ORDER OF BUSINESS

**Recommendation of Work
Authorization/Proposed Services**

Mr. Kaufmann noted that there are none for this District.

EIGHTH ORDER OF BUSINESS

**Review of District’s Financial Position
and Budget to Actual YTD**

The Board reviewed the financials through June 30, 2020, the District has spent just under \$65,000.00 vs. an overall budget of \$182,500.00. No action is required by the Board.

NINTH ORDER OF BUSINESS

Discussion of Bond Anticipation Note

Dr. Levey stated the Board received an email today from Ms. Walden which is a term sheet for a Bond Anticipation note. He asked Mr. Wilder to discuss this and noted there is no action to be taken today and it will come back before the Board next month.

Mr. Wilder discussed the Bond Anticipation Note. On June 16, 2020, on behalf of the District, PFM did release a Request For Proposals to 14 financial institutions who expressed interest in wanting to provide this type of facility. The deadline was extended to July 9, 2020, and Synovus was the only institution that provided a term sheet that was consistent with the terms of the RFP, a draft of which is being presented to the Board for review. It is a revolving facility not to exceed \$25,000,000.00, which would enable over the four year term of the facility for the District to draw down funds as needed, take those out with permanent financing and draw on those facilities to a maximum amount of \$25,000,000.00. The interest rate in the term sheet is 4.25% and there are other provisions that looked like comments received from Bond Counsel and comments from Ms. Mackie which are being contemplated by the bank at this time.

Mr. Paris asked if Mr. Wilder solicited 14 banks and only one responded or if the District is waiting for other proposals to come back. Mr. Wilder stated the District only received one response from Synovus Bank with actual terms. Other banks responded indicating they were not able to provide something within the terms being requested or they suggested public financing alternatives that would require a different process.

There were no other questions or comments from the Board. Dr. Levey asked if Mr. Wilder anticipated this would be brought back to the Board at the next meeting. Mr. Wilder said yes if the bank responded favorably to the comments, which were clean up comments and clarifications that Ms. Mackie and Mr. Williams addressed. Synovus stressed they still have final credit approval, which would be completed in the next week and, subject to confirmation from Ms. Mackie, he expects there is sufficient time to bring back draft documents for the Board's consideration at the August meeting. No action was required by the Board.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

Ms. Mackie explained the Executive Order that extended the Sunshine Law Waiver that allows the District to virtually attend the meeting today will expire, unless extended by the Governor by an additional Order, on Midnight on August 1, 2020. She anticipated that the order will be extended although it is likely that decision will not come until the end of the month. She expects the August meeting could be held virtually; however, in the event that a physical quorum will be required as a result of that waiver not being extended, District staff has secured the Marriott nearest Tavistock's Offices for that meeting and in the event it were to proceed physically, District staff would be limited to the District Manager and only the Board would attend such that social distancing could occur. The remainder of staff and the public would be provided the option to attend virtually.

District Manager –

Ms. Walden requested the Board note on their calendars that the meeting is August 18, 2020, which is the third Tuesday of the month. The District will be holding that meeting to adopt the Budget for Fiscal Year 2021.

District Engineer –

Mr. Newton provided the Construction Status Memo (Exhibit A) and stated there is nothing substantial to report to this Board. The only update is the Developer indicated they would like to bid and construct Phase 1B themselves and since the District's funding is not in place; it would be initially funded by the Developer. The Construction Committee cancelled the initial bid and the Developer will move forward with that segment of the roadway.

Construction Supervisor –

Mr. Kaufmann stated the Construction Committee is in design and permitting for additional phases of Luminary Boulevard and Street A. All the first phase roadway is in design and permitting.

ELEVENTH ORDER OF BUSINESS

**Supervisor and Audience
Comments & Adjournment**

There were no Supervisor requests or audience comments. Dr. Levey requested a motion to adjourn.

On Motion by Mr. Adams, second by Mr. Schademan, with all in favor, the July 21, 2020, meeting of the Board of Supervisors for the Poitras East Community Development District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



**DONALD W. MCINTOSH
ASSOCIATES, INC.**

MEMORANDUM

DATE: July 21, 2020
TO: Poitras East Community Development District
Board of Supervisors
FROM: Donald W. McIntosh Associates, Inc.
District Engineer
RE: Construction Contract Status

Dear Board Members,

Please accept this correspondence as a current summary of our construction contract status. Listed below by project is a brief summary of recent contract activity.

Infrastructure Phase 1A – Jr. Davis Construction Company, Inc.

(note: this construction contract is between TDCP and JDC)

CIVIL ENGINEERS

Construction Status: Contractor is currently installing potable water, sanitary sewer, reclaim water and drainage pipes.

LAND PLANNERS

Change Order (C.O.) Status: None

SURVEYORS

Recommended Motion: None

Infrastructure Phase 1B – Jr. Davis Construction Company, Inc.

Construction Status: Permitting underway. Developer has requested to contract this work independently of the District. The District's invitation to bid has been cancelled.

Change Order (C.O.) Status: None

Recommended Motion: None

Miscellaneous

Design and permitting of the first segment of Street A and the off-site Narcoossee Road force main extension are underway. Design and permitting of Phase 1C and 1D are currently on hold pending resolution of environmental matters.

Should there be any questions, please do not hesitate to call.

Thank you.

End of memorandum.

c: Larry Kaufmann
Matt McDermott
Chris Wilson
Dan Young
Tarek Fahmy

2200 Park Ave. North

Winter Park, FL

32789-2355

Fax 407-644-8318

407-644-4068

**Postras East
Community Development District**

**Resolution 2020-13,
Approving an Annual Meeting Schedule for
Fiscal Year 2021**

RESOLUTION 2020-13

A RESOLUTION OF THE POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in City of Orlando, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

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

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

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

1. Regular meetings of the District's Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file annually with Orange County a schedule of the District's regular meetings.
3. This Resolution shall take effect immediately upon adoption.

Adopted this 18th day of August, 2020.

ATTEST:

POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman

EXHIBIT A

Postras East Community Development District Fiscal Year 2020-2021

The Board of Supervisors of the Postras East Community Development District will hold its meetings for the Fiscal Year 2021 in the offices of Lake Nona Land Company located at 6900 Tavistock Lakes Blvd, Suite 200, Orlando, Florida 32827 at 4:00 p.m. on the third Tuesday of each month.

October 20, 2020
November 17, 2020
December 15, 2020
January 19, 2021
February 16, 2021
March 16, 2021
April 20, 2021
May 18, 2021
June 15, 2021
July 20, 2021
August 17, 2021
September 21, 2021

Construction Committee of the Boggy Creek, Greenway & Myrtle Creek Improvement Districts and the Postras East Community Development District Fiscal Year 2020-2021

The Construction Committee of the Boggy Creek, Greenway and Myrtle Creek Improvement Districts and the Postras East Community Development District will be meeting for the Fiscal Year 2021 in the office of Donald W. McIntosh Associates, Inc., 2200 Park Avenue North, Winter Park, FL 32789 at 3:30 p.m. every other week as follows:

October 8 & 22, 2020
November 5 & 19, 2020
December 3, 17 & 31, 2020
January 14 & 28, 2021
February 11 & 25, 2021
March 11 & 25, 2021
April 8 & 22, 2021
May 6 & 20, 2021
June 3 & 17, 2021
July 1, 15 & 29, 2021
August 12 & 26, 2021
September 9 & 23, 2021

**Postras East
Community Development District**

**1st Amendment to Personnel Leasing Agreement
*(provided under separate cover)***

**Postras East
Community Development District**

**Berman Agreement
*(provided under separate cover)***

**Postras East
Community Development District**

**Resolution 2020-14,
Adopting the Fiscal Year 2021 Budget
and Appropriating Funds**

RESOLUTION 2020-14

THE ANNUAL APPROPRIATION RESOLUTION OF THE POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Poitras East Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Poitras East Community Development District for the Fiscal Year Ending September 30, 2021.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST, 2020.

ATTEST:

**POITRAS EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

**Postras East
Community Development District**

Fiscal Year 2020-2021 Funding Agreement

**POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this 18TH day of August, 2020, by and between:

Poitras East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in City of Orlando, Florida (hereinafter “**District**”), and

TDCP, LLC, a Florida limited liability company and a landowner in the District (hereinafter “**Developer**”) with an address of 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the City Council of the City of Orlando, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021 Budget**”); and

WHEREAS, this Fiscal Year 2020/2021 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2020/2021 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2020/2021 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2020/2021 Budget" in the public records of Orange County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2020/2021 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in

this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**Poitras East Community
Development District**

Secretary/Assistant Secretary

By: _____

Its: _____

**TDCP, LLC,
a Florida limited liability company**

Witness

By: _____

Its: _____

EXHIBIT A: Property Description

EXHIBIT B: Fiscal Year 2020/2021 Budget

Postras East Community Development District

**Term Sheet with Synovus
*(provided under separate cover)***

**Postras East
Community Development District**

**Payment Authorization
Nos. 072-076**

Poitras East Community Development District

Payment Authorization #072

7/3/2020

Item No.	Payee	Invoice Number	General Fund	Capital Fund
1	Boggy Creek Improvement District Reimbursement for Construction-Related Legal Advertising on Req. 160	OSC21090309		\$ 94.06
2	Orlando Sentinel Legal Advertising Through 06/14/2020 (Ad: 6688629) Legal Advertising Through 06/21/2020 (Ad: 6697698-1-0)	OSC21388007 OSC659097	\$ 323.75 \$ 3,505.95	
3	VGlobalTech Quarterly ADA & WCAG Audit Ongoing Website Maintenance	1756 1778	\$ 300.00 \$ 125.00	
			\$ 4,254.70	\$ 94.06
TOTAL			\$4,348.76	

Chairperson

Poitras East Community Development District

Payment Authorization #073

7/10/2020

Item No.	Payee	Invoice Number	General Fund	Capital Fund
1	Boggy Creek Improvement District 4-Way Legal Advertising on 06/25/2020 (Ad: 6696735)	OSC21942649		\$ 92.19
1	Carr Riggs & Ingram FY 2019 Audit	16939322	\$ 1,000.00	
2	Donald W McIntosh Associates Engineering Fees Through 06/19/2020 Construction Engineering Fees Through 06/19/2020	37999 38000	\$ 312.50	\$ 1,000.00
3	Hopping Green & Sams General Counsel Through 05/31/2020 Project Construction Counsel Through 05/31/2020	115528 115529	\$ 1,533.60	\$ 115.64
4	Orlando Sentinel Legal Advertising on 06/22/2020 Legal Advertising on 06/28/2020	OSC21956868 OSC659959	\$ 3,505.95	\$ 391.26
			\$ 6,352.05	\$ 1,599.09
TOTAL			\$7,951.14	

Chairperson

Postras East Community Development District

Payment Authorization #074

7/24/2020

Item No.	Payee	Invoice Number	General Fund
1	PFM Group Consulting		
	Billable Expenses: June 2020	110754	\$ 42.80
	DM Fee: July 2020	DM-07-2020-0052	\$ 2,916.67
	Reimbursables: June 2020	OE-EXP-00912	\$ 1.50
2	Supervisor Fees - 07/21/2020 Meeting		
	Richard Levey	--	\$ 200.00
		TOTAL	\$ 3,160.97

Chairperson

Postras East Community Development District

Payment Authorization #075

7/31/2020

Item No.	Payee	Invoice Number	General Fund
1	Orlando Sentinel Legal Advertising Through 07/19/2020 (Ad: 6712095)	OSC22846318	\$ 331.25
TOTAL			\$ 331.25

Chairperson

Postras East Community Development District

Payment Authorization #076

8/7/2020

Item No.	Payee	Invoice Number	General Fund	Capital Fund
1	Donald W McIntosh Associates Construction Engineering Fees Through 07/17/2020	40020		\$ 2,568.75
2	Hopping Green & Sams General Counsel Through 06/30/2020	116200	\$ 2,460.00	
	Project Construction Counsel Through 06/30/2020	116201		\$ 980.00
			\$ 2,460.00	\$ 3,548.75
TOTAL				\$6,008.75

Chairperson

**Postras East
Community Development District**

**Work Authorization/Proposed Services
*(if applicable)***

**Postras East
Community Development District**

**District's Financial Position and
Budget to Actual YTD**

Poitras East CDD
Statement of Financial Position
As of 7/31/2020

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$928.04		\$928.04
Accounts Receivable - Due from Developer	1,765.00		1,765.00
Total Current Assets	\$2,693.04	\$0.00	\$2,693.04
Total Assets	\$2,693.04	\$0.00	\$2,693.04
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$15,540.22		\$15,540.22
Deferred Revenue	1,765.00		1,765.00
Accounts Payable		\$1,301.89	1,301.89
Total Current Liabilities	\$17,305.22	\$1,301.89	\$18,607.11
Total Liabilities	\$17,305.22	\$1,301.89	\$18,607.11
<u>Net Assets</u>			
Net Assets, Unrestricted	(\$22,799.75)		(\$22,799.75)
Current Year Net Assets, Unrestricted	(35,506.46)		(35,506.46)
Net Assets - General Government	42,849.70		42,849.70
Current Year Net Assets - General Government	844.33		844.33
Net Assets, Unrestricted		(\$625.00)	(625.00)
Current Year Net Assets, Unrestricted		(676.89)	(676.89)
Total Net Assets	(\$14,612.18)	(\$1,301.89)	(\$15,914.07)
Total Liabilities and Net Assets	\$2,693.04	\$0.00	\$2,693.04

Postras East CDD
Statement of Activities
As of 7/31/2020

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Developer Contributions	\$82,447.00		\$82,447.00
Inter-Fund Transfers In	(35,506.46)		(35,506.46)
Inter-Fund Transfers In		\$35,506.46	35,506.46
Total Revenues	\$46,940.54	\$35,506.46	\$82,447.00
<u>Expenses</u>			
Supervisor Fees	\$2,800.00		\$2,800.00
D&O Insurance	2,306.00		2,306.00
Management	29,166.70		29,166.70
Engineering	11,999.48		11,999.48
District Counsel	16,469.07		16,469.07
Audit	3,000.00		3,000.00
Postage & Shipping	65.50		65.50
Legal Advertising	10,951.92		10,951.92
Web Site Maintenance	1,850.00		1,850.00
Dues, Licenses, and Fees	175.00		175.00
General Insurance	2,819.00		2,819.00
Engineering		\$28,172.48	28,172.48
District Counsel		7,442.14	7,442.14
Legal Advertising		568.73	568.73
Total Expenses	\$81,602.67	\$36,183.35	\$117,786.02
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$0.00	\$0.00
Change In Net Assets	(\$34,662.13)	(\$676.89)	(\$35,339.02)
Net Assets At Beginning Of Year	\$20,049.95	(\$625.00)	\$19,424.95
Net Assets At End Of Year	(\$14,612.18)	(\$1,301.89)	(\$15,914.07)

Postras East CDD
Budget to Actual
For the Month Ending 7/31/2020

	Year To Date			FY 2020 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
Developer Contributions	\$ 82,447.00	\$ 152,125.00	\$ (69,678.00)	\$ 182,550.00
Net Revenues	\$ 82,447.00	\$ 152,125.00	\$ (69,678.00)	\$ 182,550.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 2,800.00	\$ 4,000.00	\$ (1,200.00)	\$ 4,800.00
D&O Insurance	2,306.00	2,083.30	222.70	2,500.00
Trustee Services	-	5,000.00	(5,000.00)	6,000.00
Management	29,166.70	29,166.70	-	35,000.00
Engineering	11,999.48	10,000.00	1,999.48	12,000.00
Dissemination Agent	-	4,166.70	(4,166.70)	5,000.00
District Counsel	16,469.07	20,833.30	(4,364.23)	25,000.00
Assessment Administration	-	6,250.00	(6,250.00)	7,500.00
Reamortization Schedules	-	416.70	(416.70)	500.00
Audit	3,000.00	5,000.00	(2,000.00)	6,000.00
Travel and Per Diem	-	416.70	(416.70)	500.00
Telephone	-	83.30	(83.30)	100.00
Postage & Shipping	65.50	83.30	(17.80)	100.00
Copies	-	83.30	(83.30)	100.00
Legal Advertising	10,951.92	6,666.70	4,285.22	8,000.00
Miscellaneous	-	7,104.20	(7,104.20)	8,525.00
Web Site Maintenance	1,850.00	2,250.00	(400.00)	2,700.00
Dues, Licenses, and Fees	175.00	145.80	29.20	175.00
General Insurance	2,819.00	2,541.70	277.30	3,050.00
Landscaping Maintenance & Material	-	45,833.30	(45,833.30)	55,000.00
Total General & Administrative Expenses	\$ 81,602.67	\$ 152,125.00	\$ (70,522.33)	\$ 182,550.00
Total Expenses	\$ 81,602.67	\$ 152,125.00	\$ (70,522.33)	\$ 182,550.00
Net Income (Loss)	\$ 844.33	\$ -	\$ 844.33	\$ -