

**Flora Ridge Educational Facilities  
Benefit District**

**Board Meeting**

**Wednesday, August 4, 2021**

**2:00 P.M.**



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

## **Flora Ridge Educational Facilities Benefit District**

Wednesday, August 4, 2021

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 July 8, 2021 Board Meeting Minutes
- 2 Approval of Resolution 2021-4 Approving the 2021-22 Assessment Roll
- 3 Approval of Resolution 2021-5 Adopting 2021-22 Annual Budget

#### **Other Business**

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

#### **Adjournment**

NOTICE OF A MEETING OF THE BOARD OF SUPERVISORS OF  
THE FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT

Pursuant to Section 189.417(1), Florida Statutes, all interested parties are hereby notified that the Board of Supervisors of the Flora Ridge Educational Facilities Benefit District (the "District"), a dependent special district of Osceola County, Florida, will conduct a District meeting on August 4, 2021 at 2:00 p.m. in the 5<sup>th</sup> Floor-International Conference Room of Kissimmee City Hall, 101 N. Church St., Kissimmee, Florida 34741. The District Board of Supervisors will meet for general District purposes, including 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, 2021. 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) 870-4907. If a person decides to appeal any decision made by the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (407) 870-4907 at least five calendar days prior to the meeting.

# **Flora Ridge Educational Facilities Benefit District**

**August 4, 2021**

## **Board Matters Agenda Item 1**

Approval of the July 8, 2021 Board Meeting Minutes

### **Executive Summary:**

Requesting approval of the July 8, 2021 Board Meeting Minutes

**MINUTES OF THE BOARD OF DIRECTORS OF  
FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT  
WEDNESDAY, JULY 8, 2021 AT 2:00 P.M.  
KISSIMMEE CITY HALL, INTERNATIONAL CONFERENCE ROOM  
101 N. CHURCH ST, KISSIMMEE, FL 34741**

**PRESENT:** Migdalia Gonzalez, School District of Osceola County, Yuling Liu, School District of Osceola County, Desiree Matthews, City of Kissimmee, Justin Sand, Epoch Residential, and Allyson Chiappa, Epoch Residential.

Also present were Christopher Roe, Bryant Miller Olive and Laura Walker, District Manager.

**Landowner Meeting – Board of Supervisors Seat 2 and 3 Elections**

The Landowner Meeting was called to order at 2:08 p.m. by Migdalia Gonzalez.

Landowners present: Epoch Residential

Nominations: Allyson Chiappa  
Sara Montouri

Epoch Residential casted 73 votes for the re-appointment of Allyson Chiappa to Seat #2, and 73 votes for Sara Montouri to represent Seat #3.

The Landowner Meeting was closed at 2:08 p.m. by Migdalia Gonzalez.

**General Meeting**

**Introduction**

The General Meeting called to order by Migdalia Gonzalez at 2:08 p.m.

**Board Matters**

1. Approval of Resolution 2021-1 Canvassing Election Results

A motion to approve Resolution 2021-1 Canvassing Election Results was made by Justin Sand and seconded by Desiree Matthews. The motion passed 5-0.

2. Approval of Resolution 2021-2 Appointing District Manager

A motion to approve Resolution 2021-2 Appointing District Manager was made by Yuling Liu and seconded by Allyson Chiappa. The motion passed 5-0.

3. Approval of the August 5, 2020 Board Meeting Minutes

A motion to approve the minutes for the August 5, 2020 Board Meeting, with corrections, was made by Justin Sand and seconded by Desiree Matthews. The motion passed 5-0.

4. Approval of Resolution 2021-3 Proposed Budget for Fiscal Year 2021-22

A motion to approve Resolution 2021-3 Proposed Budget for Fiscal Year 2021-22 was made by Justin Sand and seconded by Desiree Matthews. The motion passed 5-0.

5. Approval of Annual Audited Financial Statements for Fiscal Year 2019-20

Migdalia Gonzalez presented the audited financial statement for fiscal year ending 9/30/2020 and answered questions by the Supervisors. A motion to approve the Annual Audited Financial Statements for Fiscal Year 2019-20 was made by Yuling Liu and seconded by Allyson Chiappa. The motion passed 5-0.

**Other Business**

Audience Request: None.

Supervisors Request: None.

Counsel Request:

Attorney Chris Roe explained that the District Manager position is designated by the School District. Chris also explained that the assessments are for the purpose of repaying bonds with some administrative overhead costs which accrues to the benefit of the property owner. Any overage can roll to the following year. In the event of the sale of ownership, the new owner would get the credit.

Manager Request:

Laura Walker announced that the next meeting will be held on Wednesday, August 4<sup>th</sup>, 2021 at 2:00 p.m.

**Adjournment**

Migdalia Gonzalez declared the meeting adjourned at 2:23 p.m.

# **Flora Ridge Educational Facilities Benefit District**

**August 4, 2021**

## **Board Matters Agenda Item 2**

Approval of Resolution 2021-4 Approving the 2021-22 Assessment Roll

### **Executive Summary:**

Requesting approval of Resolution 2021-4 Approving the 2021-22 Assessment Roll

Total amount to be collected on the roll = \$902,693.50

Total EFBD Units = 3,881

**RESOLUTION NO. 2021-4**

**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 2021-22 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 2021-22 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 2021-22 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 20, 2021, 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.

**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 4th day of August, 2021.

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

(SEAL)

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Vice Chair

**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 20, 2021.

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 4th day of August, 2021.

**FLORA RIDGE EDUCATIONAL  
FACILITIES BENEFIT DISTRICT**

By: \_\_\_\_\_  
Chair

Item #	Description	All 2021-2022 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	
		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
1	E.F.B.D. Assessment Units Collected Using the Uniform Collection Method	3,881		2,219		297		228		68		430		316		323	
2	Net Assessment (Total Units x Base NAV per Unit)			\$ 527,056.88	\$ 237.52	\$ 61,407.72	\$ 206.76	\$ 46,217.88	\$ 202.71	\$ 13,513.64	\$ 198.73	\$ 83,781.20	\$ 194.84	\$ 60,362.32	\$ 191.02	\$ 60,488.21	\$ 187.27
2a	Savings from 2017 Bond refunding			\$ 61,910.10	\$ 27.90	-	-	-	-	-	-	-	-	-	-	-	-
2b	Adjusted Net Assessments ((Total Units x Base NAV per Unit) - (Savings Adjustment))		\$ 790,917.75	\$ 465,146.78	\$ 209.62	\$ 61,407.72	\$ 206.76	\$ 46,217.88	\$ 202.71	\$ 13,513.64	\$ 198.73	\$ 83,781.20	\$ 194.84	\$ 60,362.32	\$ 191.02	\$ 60,488.21	\$ 187.27
	Recoverable Collection Costs (Source: Proposed Budget, unless noted otherwise)																
3	Roll Maintenance, Preparation & Documentation		\$ 4,050.00	\$ 2,307.76	\$ 1.04	\$ 308.88	\$ 1.04	\$ 237.12	\$ 1.04	\$ 70.72	\$ 1.04	\$ 448.24	\$ 1.04	\$ 328.64	\$ 1.04	\$ 335.92	\$ 1.04
4	Audit		\$ 10,300.00	\$ 5,880.35	\$ 2.65	\$ 787.05	\$ 2.65	\$ 604.20	\$ 2.65	\$ 180.20	\$ 2.65	\$ 1,142.15	\$ 2.65	\$ 837.40	\$ 2.65	\$ 855.95	\$ 2.65
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	\$ 555.99	\$ 1.29	\$ 407.64	\$ 1.29	\$ 416.67	\$ 1.29
6	Registration		\$ 175.00	\$ 110.95	\$ 0.05	\$ 14.85	\$ 0.05	\$ 11.40	\$ 0.05	\$ 3.40	\$ 0.05	\$ 21.55	\$ 0.05	\$ 15.80	\$ 0.05	\$ 16.15	\$ 0.05
7	Advertisement		\$ 800.00	\$ 465.99	\$ 0.21	\$ 62.37	\$ 0.21	\$ 47.88	\$ 0.21	\$ 14.28	\$ 0.21	\$ 90.51	\$ 0.21	\$ 66.36	\$ 0.21	\$ 67.83	\$ 0.21
8	Legal		\$ 8,000.00	\$ 4,571.14	\$ 2.06	\$ 611.82	\$ 2.06	\$ 469.68	\$ 2.06	\$ 140.08	\$ 2.06	\$ 887.86	\$ 2.06	\$ 650.96	\$ 2.06	\$ 665.38	\$ 2.06
9	Disclosure Fee		\$ 2,500.00	\$ 1,420.16	\$ 0.64	\$ 190.08	\$ 0.64	\$ 145.92	\$ 0.64	\$ 43.52	\$ 0.64	\$ 275.84	\$ 0.64	\$ 202.24	\$ 0.64	\$ 206.72	\$ 0.64
10	Trustee Fee		\$ 4,250.00	\$ 2,418.71	\$ 1.10	\$ 323.73	\$ 1.10	\$ 248.52	\$ 1.10	\$ 74.12	\$ 1.10	\$ 469.79	\$ 1.10	\$ 344.44	\$ 1.10	\$ 352.07	\$ 1.10
11	Arbitrage Calculations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	School District Management Fee		\$ 20,000.00	\$ 11,427.85	\$ 5.15	\$ 1,529.55	\$ 5.15	\$ 1,174.20	\$ 5.15	\$ 350.20	\$ 5.15	\$ 2,219.65	\$ 5.15	\$ 1,627.40	\$ 5.15	\$ 1,663.45	\$ 5.15
13	Collection Cost of \$1.00/tax parcel billed using Uniform Collection Method (Source: Osceola County Assessment Office) for 3,260 parcels on the roll	3,881	\$ 3,260.00	\$ 1,863.96	\$ 0.84	\$ 249.48	\$ 0.84	\$ 191.52	\$ 0.84	\$ 57.12	\$ 0.84	\$ 362.04	\$ 0.84	\$ 265.44	\$ 0.84	\$ 271.32	\$ 0.84
14	Subtotal		\$ 849,252.75	\$ 498,476.16	\$ 224.65	\$ 65,868.66	\$ 221.79	\$ 49,642.44	\$ 217.74	\$ 14,535.00	\$ 213.76	\$ 90,254.82	\$ 209.87	\$ 65,108.64	\$ 206.05	\$ 65,339.67	\$ 202.30
15	4% Discount (Source: Florida Statute)		\$ 35,379.92	\$ 20,792.03	\$ 9.36	\$ 2,747.25	\$ 9.24	\$ 2,070.24	\$ 9.07	\$ 606.56	\$ 8.91	\$ 3,747.48	\$ 8.74	\$ 2,717.60	\$ 8.59	\$ 2,726.12	\$ 8.43
16	Rate Adjusted for 4% Discount		\$ 884,632.67	\$ 519,268.19	\$ 234.01	\$ 68,615.91	\$ 231.03	\$ 51,712.68	\$ 226.81	\$ 15,141.56	\$ 222.67	\$ 94,002.30	\$ 218.61	\$ 67,826.24	\$ 214.64	\$ 68,065.79	\$ 210.73
17	Approx. Tax Collector's Fee - Collection Cost of 2% of NAV Assessment Total on the Certified Roll (Source: Tax Collector's Office)		\$ 18,060.83	\$ 10,606.82	\$ 4.78	\$ 1,398.87	\$ 4.71	\$ 1,055.64	\$ 4.63	\$ 308.72	\$ 4.54	\$ 1,917.80	\$ 4.46	\$ 1,384.08	\$ 4.38	\$ 1,388.90	\$ 4.30
18	Pro Forma Assessment Total/Rate		\$ 902,693.50	\$ 529,875.01	\$ 238.79	\$ 70,014.78	\$ 235.74	\$ 52,768.32	\$ 231.44	\$ 15,450.28	\$ 227.21	\$ 95,920.10	\$ 223.07	\$ 69,210.32	\$ 219.02	\$ 69,454.69	\$ 215.03







































































2021-2022 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	\$238.79	\$238.79
08-25-29-1283-0001-0390	1	\$238.79	\$238.79
08-25-29-1283-0001-0400	1	\$238.79	\$238.79
08-25-29-1283-0001-0410	1	\$238.79	\$238.79
08-25-29-1283-0001-0420	1	\$238.79	\$238.79
08-25-29-1283-0001-0430	1	\$238.79	\$238.79
08-25-29-1283-0001-0440	1	\$238.79	\$238.79
08-25-29-1283-0001-0450	1	\$238.79	\$238.79
08-25-29-1283-0001-0460	1	\$238.79	\$238.79
08-25-29-1283-0001-0470	1	\$238.79	\$238.79
08-25-29-1283-0001-0480	1	\$238.79	\$238.79
08-25-29-1283-0001-0490	1	\$238.79	\$238.79
08-25-29-1283-0001-0500	1	\$238.79	\$238.79
08-25-29-1283-0001-0510	1	\$238.79	\$238.79
08-25-29-1283-0001-0520	1	\$238.79	\$238.79
08-25-29-1283-0001-0530	1	\$238.79	\$238.79
08-25-29-1283-0001-0540	1	\$238.79	\$238.79
08-25-29-1283-0001-0550	1	\$238.79	\$238.79
08-25-29-1283-0001-0560	1	\$238.79	\$238.79

Parcel Number	EDUs	Rate per EDU	NAV Assessment
08-25-29-2243-0001-9830	1	\$215.03	\$215.03
08-25-29-2243-0001-9840	1	\$215.03	\$215.03
08-25-29-2243-0001-9850	1	\$215.03	\$215.03
08-25-29-2243-0001-9860	1	\$215.03	\$215.03
08-25-29-2243-0001-9870	1	\$215.03	\$215.03
08-25-29-2243-0001-9880	1	\$215.03	\$215.03
08-25-29-2243-0001-9890	1	\$215.03	\$215.03
08-25-29-2243-0001-9900	1	\$215.03	\$215.03
08-25-29-2243-0001-9910	1	\$215.03	\$215.03
08-25-29-2243-0001-9920	1	\$215.03	\$215.03
08-25-29-2243-0001-9930	1	\$215.03	\$215.03
08-25-29-2243-0001-9940	1	\$215.03	\$215.03
08-25-29-2243-0001-9950	1	\$215.03	\$215.03
08-25-29-2243-0001-9960	1	\$215.03	\$215.03
08-25-29-2243-0001-9970	1	\$215.03	\$215.03
08-25-29-2243-0001-9980	1	\$215.03	\$215.03
08-25-29-2243-0001-9990	1	\$215.03	\$215.03
	<b>3,881</b>		<b>\$902,693.50</b>

# Flora Ridge Educational Facilities Benefit District

**August 4, 2021**

## **Board Matters Agenda Item 3**

Approval of Resolution 2021-5 Adopting 2021-22 Annual Budget

### **Executive Summary:**

Requesting approval of Resolution 2021-5 Adopting the 2021-22 Annual Budget

#### General Fund:

Total Estimated Revenues - \$541,515.25  
Total Appropriations - \$76,595.83  
Total Transfers Out - \$458,483.34  
Fund Balance - \$189,542.73

#### Debt Service Fund:

Total Appropriations - \$458,483.34  
Total Transfers In - \$458,483.34  
Fund Balance - \$330,121.79

**RESOLUTION 2021-5**

**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 21-22;  
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 July 7, 2021, the Board approved a proposed Fiscal Year 2021-22 Annual Budget and scheduled a public hearing thereon as required by the District Charter.

(B) On August 4, 2021, 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 2021-22 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 2021-22 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 4th day of August, 2021.

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

[SEAL]

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Vice Chair



**APPENDIX A**

**FISCAL YEAR 2021-22 BUDGET**

**APPENDIX A**

**Flora Ridge Educational Facilities Benefit District**

Fiscal Year 2021-22 Final Budget

**General Fund**

Uses	Function	2021-22 Preliminary	2021-22 Final	Difference
<b>ESTIMATED REVENUES</b>				
Federal Direct	3100			0.00
Federal Through State & Local	3200			0.00
State Sources	3300			0.00
Local Sources	3400	555,880.46	541,515.25	(14,365.21)
<b>Total Estimated Revenues</b>		<u>555,880.46</u>	<u>541,515.25</u>	<u>(14,365.21)</u>
<b>APPROPRIATIONS</b>				
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	49,786.00	49,845.83	59.83
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	6,750.00	6,750.00	0.00
Miscellaneous Expenditures	7900			0.00
Capital Outlay:				
Facilities Acquisition and Construction	7420			0.00
Other Capital Outlay	9300			0.00
<b>Total Estimated Appropriations</b>		<u>76,536.00</u>	<u>76,595.83</u>	<u>59.83</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures		<u>479,344.46</u>	<u>464,919.42</u>	<u>(14,425.04)</u>
<b>OTHER SOURCES (USES)</b>				
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	(458,483.34)	(458,483.34)	0.00
<b>Total Other Financing Sources (Uses)</b>		<u>(458,483.34)</u>	<u>(458,483.34)</u>	<u>0.00</u>
<b>FUND BALANCE</b>				
Net Change in Fund Balances		20,861.12	6,436.08	(14,425.04)
Fund Balance - Beginning of Year	2800	183,106.65	183,106.65	0.00
Adjustment to Fund Balance	2891			
Fund Balance - End of Year	2700	<u>203,967.77</u>	<u>189,542.73</u>	<u>(14,425.04)</u>

**Flora Ridge Educational Facilities Benefit District**  
**Fiscal Year 2021-22 Final Budget**

**General Fund**

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

<i>Estimated Revenues:</i>		
Source	Description	Amount

Flora Ridge Residents	EFBD assessments, net of 4% discount (excluding Bronson Parcel's base assessments)	541,515.25
Total Revenues:		541,515.25

<i>Expenditures:</i>		
Vendor	Description	Amount

<b><u>Function 7100:</u></b>		
Ennead LLC	Assessment preparation fees	4,050.00
Moss, Krusick & Associates, LLC	Audit	10,500.00
	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	8,000.00
Bruce Vickers Tax Collector	Tax collector collection fees	18,060.83
Osceola County Property Appraiser	County assessment fee	3,260.00
<b><u>Function 7500:</u></b>		
The School District of Osceola County	District Management Fee	20,000.00
<b><u>Function 9200:</u></b>		
US Bank	Trustee fees - 20014 Series	4,250.00
DAC	Disclosure report	2,500.00
The PFM Group	Arbitrage Calculation	-
Total Expenditures:		76,595.83

<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	458,483.34
Total Other Uses:		458,483.34
Balance:		6,436.08

# Flora Ridge Educational Facilities Benefit District

Fiscal Year 2021-22 Final Budget

## Debt Service

Uses	Function	2021-22 Preliminary	2021-22 Final	Difference
<b>ESTIMATED REVENUES</b>				
Federal Direct	3100			0.00
Federal Through State & Local	3200			0.00
State Sources	3300			0.00
Local Sources	3400			0.00
<b>Total Revenues</b>		0.00	0.00	0.00
<b>APPROPRIATIONS</b>				
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	220,000.00	220,000.00	0.00
Interest	7200	238,483.34	238,483.34	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
<b>Total Expenditures</b>		458,483.34	458,483.34	0.00
Excess (Deficiency) of Revenues Over (Under) Expenditures				
		(458,483.34)	(458,483.34)	0.00
<b>OTHER SOURCES (USES)</b>				
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	458,483.34	458,483.34	0.00
Transfers Out	9700			0.00
<b>Total Other Financing Sources (Uses)</b>		458,483.34	458,483.34	0.00
<b>SPECIAL ITEMS</b>				
				0.00
<b>FUND BALANCE</b>				
Net Change in Fund Balances		0.00	0.00	0.00
Fund Balance - Beginning of Year	2800	330,121.79	330,121.79	0.00
Adjustment to Fund Balance	2891			
Fund Balance - End of Year	2700	330,121.79	330,121.79	0.00

**Flora Ridge Educational Facilities Benefit District**  
**Fiscal Year 2021-22 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 2021 interest - 2014 Series	20,088.02
Debt Service	May 2022 principal - 2014 Series	220,000.00
Debt Service	May 2022 interest - 2014 Series	120,528.13
Debt Service	November 2022 interest - 2014 Series	97,867.19

Total Expenditures: \_\_\_\_\_ 458,483.34

*Other Sources:*

From	Description	Amount
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General Fund	Transfer in to meet debt service requirements	458,483.34
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Total Transfers In: \_\_\_\_\_ 458,483.34

*Other Uses:*

To	Description	Amount
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Total Transfers Out: \_\_\_\_\_ -

Balance: \_\_\_\_\_ -