

RESOLUTION 2023- 11\_

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DG FARMS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the DG Farms Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Hillsborough County, Florida ("**County**");

**WHEREAS**, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A ("FY 2023-2024 Budget")** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2023-2024 Budget ("**O&M Assessments**");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

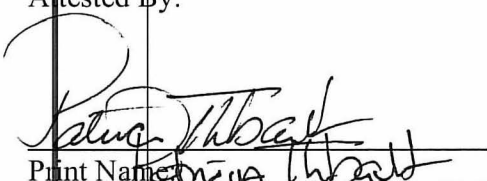
**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.


**Passed and Adopted on August 28, 2023.**

Attested By:

  
Print Name: Patricia Thread  
Secretary/Assistant Secretary

**DG Farms**

**Community Development District**

  
Print Name: Andrew Alexandre  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**

**STATEMENT 1  
DG FARMS CDD  
GENERAL FUND (O&M) - FY 2024 PROPOSED BUDGET - VERSION 2**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGETED	FY 2023 Actual 03.31.2023	FY 2024 PROPOSED	VARIANCE 2023 - 2024
<b>REVENUE</b>								
GENERAL FUND REVENUES (1)	\$ 477,239	\$ 321,240	\$ 498,346	\$ 510,106	758,469	629,189	964,425	205,956
DEVELOPER FUNDING	-	204,944	-	-	-	-	-	-
INTEREST	251	-	-	-	-	-	-	-
LOT CLOSINGS	-	12,877	-	154,555	-	46,148	-	-
MISCELLANEOUS REVENUE	105	5,414	-	-	-	388	-	-
<b>TOTAL REVENUE</b>	<b>477,597</b>	<b>544,475</b>	<b>498,346</b>	<b>664,661</b>	<b>758,469</b>	<b>675,725</b>	<b>964,425</b>	<b>205,956</b>
<b>EXPENDITURES</b>								
<b>GENERAL ADMINISTRATIVE</b>								
SUPERVISORS COMPENSATION	\$ 3,200	\$ 3,200	\$ 2,360	\$ 7,575	10,401	5,601	12,000	1,599
PAYROLL TAXES	245	245	230	415	734	367	918	184
PAYROLL SERVICES	398	245	248	400	931	601	715	(216)
MANAGEMENT CONSULTING SERVICES	29,008	29,008	29,000	29,000	31,000	14,500	31,000	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	6,000	6,000	6,000	6,000	6,000	3,000	6,000	-
BANK FEES	276	-	290	-	464	364	180	(284)
MISCELLANEOUS	3,000	747	1,596	232	-	-	500	500
AUDITING SERVICES	2,800	2,950	3,100	3,814	3,600	-	3,600	-
TRAVEL PER DIEM	-	15	35	7	226	226	250	24
INSURANCE	17,629	18,511	19,712	20,677	26,261	15,518	34,613	8,352
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
ROOM RENTAL	-	13	-	142	1,600	-	2,400	800
LEGAL ADVERTISEMENTS	4,844	4,594	2,997	1,827	1,079	79	2,000	921
ENGINEERING SERVICES	845	1,370	4,700	15,858	11,000	2,500	10,000	(1,000)
LEGAL SERVICES	6,097	6,552	13,079	18,809	12,421	7,921	15,000	2,579
MASS MAILING	-	-	-	1,726	1,200	-	2,200	1,000
WEBSITE HOSTING	2,211	1,494	2,015	2,015	2,015	1,765	2,015	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>\$ 112,727</b>	<b>\$ 111,118</b>	<b>\$ 121,537</b>	<b>\$ 144,672</b>	<b>145,107</b>	<b>70,617</b>	<b>159,566</b>	<b>14,459</b>
<b>DEBT ADMINISTRATION:</b>								
DISSEMINATION AGENT	6,000	6,000	10,000	11,000	5,000	5,000	6,000	1,000
TRUSTEE FEES	8,172	10,286	8,517	16,348	12,560	4,347	13,097	537
TRUST FUND ACCOUNTING	3,600	3,600	3,600	3,600	3,600	1,500	3,600	-
ARBITRAGE	-	650	650	650	475	475	475	-
<b>TOTAL DEBT ADMINISTRATION:</b>	<b>17,772</b>	<b>20,536</b>	<b>22,767</b>	<b>31,598</b>	<b>21,635</b>	<b>11,322</b>	<b>23,172</b>	<b>1,537</b>

STATEMENT 1  
 DG FARMS CDD  
 GENERAL FUND (O&M) - FY 2024 PROPOSED BUDGET - VERSION 2

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 AMENDED	FY 2023 Actual 03.31.2023	FY 2024 PROPOSED	VARIANCE 2023 - 2024
<b>FIELD &amp; PHYSICAL ENVIRONMENT</b>								
COMPREHENSIVE FIELD TECH SERVICES	21,605	13,896	17,271	17,032	15,000	7,500	15,000	-
STREETPOL LIGHTING	54,234	48,220	83,118	86,980	118,350	47,850	145,000	26,650
ELECTRICITY (IRRIGATION & POND PUMPS)	10,578	21,606	12,231	16,682	20,482	10,482	25,920	5,438
WATER	7,959	9,518	8,767	3,427	8,118	3,118	10,800	2,682
LANDSCAPING MAINTENANCE	70,147	146,833	148,928	200,222	196,716	96,809	202,632	5,916
LANDSCAPE REPLENISHMENT	11,965	1,608	13,147	13,289	16,075	11,075	10,000	(6,075)
IRRIGATION MAINTENANCE	12,525	13,616	11,357	18,747	11,504	6,504	12,000	496
POND & LAKE MAINTENANCE	25,513	15,333	15,602	17,486	18,913	9,835	16,752	(2,161)
SOLID WASTE DISPOSAL	2,253	3,520	3,195	1,806	2,400	1,000	2,800	400
WILDLIFE REMOVAL	-	-	142	-	-	-	3,400	3,400
GATE MAINTENANCE & REPAIR	3,636	9,747	1,949	22,679	19,036	16,536	5,000	(14,036)
FOUNTAIN MAINTENANCE & REPAIR		4,259	2,657	1,308	750	-	1,700	950
PET WASTE REMOVAL	2,480	2,274	3,368	4,145	4,291	1,741	5,308	1,017
HOLIDAY LIGHTING	4,998	5,077	5,000	5,850	7,000	7,000	5,500	(1,500)
GATE CLICKERS & TRANSMITTERS	6,400	4,230	3,350	700	1,800	1,800	3,000	1,200
MISCELLANEOUS (video control panel, standing water on sidewalks)	3,554	5,248	2,739	3,409	16,473	14,473	2,500	(13,973)
<b>TOTAL FIELD &amp; PHYSICAL ENVIRONMENT</b>	<b>237,847</b>	<b>304,984</b>	<b>332,821</b>	<b>413,762</b>	<b>456,908</b>	<b>255,723</b>	<b>467,312</b>	<b>10,404</b>

**STATEMENT 1  
DG FARMS CDD  
GENERAL FUND (O&M) - FY 2024 PROPOSED BUDGET - VERSION 2**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 BUDGETED	FY 2023 Actual 03.31.2023	FY 2024 PROPOSED	VARIANCE 2023 - 2024
<b>AMENITY CENTER OPERATIONS</b>								
POOL & WATER FEATURE SERVICE CONTRACT	15,000	14,350	11,175	12,450	15,000	6,375	15,000	-
POOL MAINTENANCE & REPAIR	160	3,200	2,456	1,110	4,300	1,800	10,000	5,700
POOL PERMIT	275	275	325	275	275	-	275	-
AMENITY MANAGEMENT	4,500	4,500	2,816	4,667	7,020	3,500	7,020	-
AMENITY CENTER CLEANING & MAINTENANCE	7,500	6,980	7,725	11,635	7,800	3,250	7,800	-
AMENITY CENTER INTERNET	2,092	2,317	2,100	3,415	3,701	1,901	2,400	(1,301)
AMENITY CENTER ELECTRICITY	7,600	6,223	7,218	3,088	-	-	-	-
AMENITY CENTER WATER	3,155	4,171	6,814	9,505	9,813	4,813	9,300	(513)
AMENITY CENTER PEST CONTROL	1,440	1,320	360	6,150	3,640	590	3,500	(140)
POWER WASH AMENITY	3,000	3,000	2,250	-	4,000	2,500	3,000	(1,000)
LANDSCAPE REPLACEMENT - INFILL	4,817	-	-	-	500	-	5,000	4,500
MISCELLANEOUS AMENITY CENTER REPAIRS & MAIN.	10,331	1,235	-	-	1,130	130	10,000	8,870
AMENITY CENTER FURNITURE REPAIR & REPLACEMENT	-	4,422	16,122	498	-	-	-	-
SECURITY SERVICES	-	-	638	-	2,000	-	10,000	8,000
SECURITY MONITORING	4,208	3,887	-	3,378	945	-	3,620	2,675
CONTINGENCY - POOL PROJECT	39,956	23,039	-	1,500	39,973	34,973	162,460	122,487
INCREASE IN OPERATING RESERVES					35,110		65,000	29,890
<b>TOTAL AMENITY CENTER OPERATIONS</b>	<b>104,033</b>	<b>78,920</b>	<b>59,999</b>	<b>57,671</b>	<b>135,207</b>	<b>59,832</b>	<b>314,375</b>	<b>179,168</b>
<b>TOTAL EXPENDITURES</b>	<b>472,379</b>	<b>515,558</b>	<b>537,124</b>	<b>647,703</b>	<b>758,857</b>	<b>377,494</b>	<b>964,425</b>	<b>205,956</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>5,218</b>	<b>28,917</b>	<b>(38,778)</b>	<b>16,958</b>	<b>-</b>	<b>298,231</b>	<b>-</b>	<b>-</b>
FUND BALANCE - BEGINNING	2,056	7,273	36,190	(2,588)	56,401	14,370	14,370	-
FUND BALANCE ASSIGNED FOR OPERATING RESERVE					(56,401)	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 7,274</b>	<b>\$ 36,190</b>	<b>\$ (2,588)</b>	<b>\$ 14,370</b>	<b>\$ -</b>	<b>\$ 312,601</b>	<b>\$ 14,370</b>	<b>\$ -</b>

**STATEMENT 2  
DG FARMS CDD  
FY 2024 BUDGET GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

**1. ERU Assignment, Ranking and Calculation**

	Lot Width	Planned Lots	ERU	Total ERU	% ERU
40'		263	0.90	236.70	36.31%
50'		282	1.00	282.00	43.26%
60'		69	1.20	82.80	12.70%
70'		36	1.40	50.40	7.73%
<b>Total</b>		<b>650</b>		<b>651.90</b>	<b>100.00%</b>

**2. O&M Assessment Requirement ("AR")**

AR = Total Expenditures - NET<sup>(1)</sup>: 964,425  
 Total ERU: 651.90  
 Total AR - NET / ERU: **\$1,479.41**  
 Total AR / ERU - gross: \$1,573.84

**3. Proposed FY 2024 - Allocation of AR (Difference Due to Rounding) & O&M Assmt.<sup>(2)</sup>**

Lo	Width	Lots	ERU	NET Assmt/Lot	Total Assmt, Net	GROSS Assmt/Lot	Total GROSS Assmt.
40'		263	0.90	\$1,331	\$350,176	\$1,416.45	\$372,526
50'		282	1.00	\$1,479	\$417,193	\$1,574	\$443,823
60'		69	1.20	\$1,775	\$122,495	\$1,889	\$130,313
70'		36	1.40	\$2,071	\$74,562	\$2,203	\$79,321
<b>Total</b>		<b>650</b>			<b>\$964,425</b>		<b>\$1,025,984</b>

**4. FY 2023 Adopted - Allocation of AR (Difference Due to Rounding) & O&M Assmt.**

Lo	Width	Lots	ERU	NET Assmt/Lot	Total Assmt, Net	GROSS Assmt/Lot	Total GROSS Assmt.
40'		263	0.90	\$1,047	\$275,394	\$1,114	\$292,971
50'		282	1.00	\$1,163	\$328,100	\$1,238	\$349,043
60'		69	1.20	\$1,396	\$96,336	\$1,485	\$102,485
70'		36	1.40	\$1,629	\$58,639	\$1,733	\$62,382
<b>Total</b>		<b>650</b>			<b>\$758,469</b>		<b>\$806,881</b>

**5. Difference per Lot between Adopted FY 2023 and Proposed FY 2024**

Lo	Width	Lots	ERU	NET Assmt/Lot	Total Assmt, Net	GROSS Assmt/Lot	Total GROSS Assmt.	NET Monthly Change /Lot
40'		263	0.90	\$284.34	\$74,781	\$302	\$79,555	\$23.69
50'		282	1.00	\$315.93	\$89,093	\$336	\$94,780	\$26.33
60'		69	1.20	\$379.12	\$26,159	\$403	\$27,828	\$31.59
70'		36	1.40	\$442.31	\$15,923	\$471	\$16,939	\$36.86
		<b>650</b>			<b>\$205,956</b>		<b>\$219,103</b>	

Un-platted lands will received an O&M assessment for CDD administrative services. Developer will enter into an O&M deficit funding agreement for the FY 2022/2023 budget to cover any shortfalls in the FY 2022/2023 budget. Developer will fund budget (a) deficits based on actual expenditures that exceed actual revenues as needed

STATEMENT 3  
DG FARMS CDD  
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	ITEM CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT	COMMENT	SCOPE OF SERVICE
SUPERVISORS COMPENSATION		BOARD OF SUPERVISORS	12,000	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated for 5 Board Members per Meeting, 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor	Estimated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based on the fourth Supervisor
PAYROLL TAXES		N/A	918	Amount is for employer taxes related to the payroll calculated at 7.65% of BOS Payroll	
PAYROLL SERVICES		INNOVATIVE	715	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation	
MANAGEMENT CONSULTING SERVICES		BREEZE	31,000	The District receives Management & Accounting services as part of the agreement	
CONSTRUCTION ACCOUNTING SERVICES		BREEZE	-	No longer utilized in the Fiscal Year ending FY 2023	
PLANNING COORDINATING & CONTRACT SERVICES		BREEZE	36,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure	
ADMINISTRATIVE SERVICES		BREEZE	6,000	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	
BANK FEES		BANK UNITED	180	Fees associated with maintaining the District's bank accounts and the ordering of checks	
MISCELLANEOUS		NOT APPLICABLE	500	Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items	
AUDITING SERVICES		DMHB CPA	3,600	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm	
TRAVEL PER DIEM		AS NEEDED	250	Reimbursement to Board Supervisors for travel to District Meetings	
INSURANCE		EGIS INSURANCE	34,613	The Districts General Liability, Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS.	
REGULATORY AND PERMIT FEES		DEO	175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	
ROOM RENTAL		Holiday Inn	2,400	District meeting conference room rental for the hosting of the meetings	
LEGAL ADVERTISEMENTS		TIMES PUBLISHING	2,000	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	
ENGINEERING SERVICES		STANTEC CONSULTING	10,000	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	
LEGAL SERVICES		STRALEY ROBIN	15,000	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager	
MASS MAILING			2,200	As needed to mail correspondence to the residents	
WEBSITE HOSTING		Campus Suite	2,015	The District is mandated to post on the internet the approved and adopted budgets as well as agenda and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager oversight	
			159,566		
DISSEMINATION AGENT		Disclosure Services, LLC	6,000	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-2(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	
TRUSTEE FEES		US Bank	13,097	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust instrument. Amount is estimated based on trustee remittance for Series 2014, Series 2016 and Series 2020	
TRUST FUND ACCOUNTING		BREEZE	3,600	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements, approximately \$300 Monthly	
ARBITRAGE		Arbitrage Rebate Counselors	475	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the Bonds	
			23,172		
COMPREHENSIVE FIELD TECH SERVICES		BREEZE	15,000	Directs day to day operations and oversees field services technician. Schedule vendors and ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.	
STREETPOLE LIGHTING		TECO & GIG	145,000	The District contracts for streetlight service: Phase 2 has 26 fixtures at an average monthly cost of \$900. Phase 6A 17 fixtures with a monthly cost of \$775. Phase 1A has 30 fixtures at a monthly cost of \$1,275 and US Hwy 101 has 15 fixtures at a cost of \$650 per month. Gig Fiber has installed solar lighting in the District at a cost of \$200 per month for 4 lights. Additional 40 streetlights are anticipated to be coming online with associated deposits. Deposit total is \$4,000 with additional 40 streetlights at \$7,050 monthly.	



STATEMENT 3  
DC FARMS CDD

CONTRACT SUMMARY

HANSUNG STATE IDENTIFICATION	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT	COMMENTS	DEPT/SERVICE
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	25,920	The District utilizes Teco's to maintain irrigation system & pond pumps. Meters are located Emerald Bluffs, Lehigh, Shomana, Office, Service, and 435, Ltd.	16510 & 16568 Emerald Bluffs in unit 5069 Bella Amaris & 16414 Little Grandwood 16550
WATER	BOCC	10,800	The District utilizes reclaimed and potable for irrigation and common area usage. Amount of meter reflects average amount based on usage	
LANDSCAPING MAINTENANCE	Brightview	202,612	Includes Core Maintenance Services of mowing, detailing, fertilization & pest control, annual Mulch install is \$10,500. Additional services were added in November 2021. First addendum Phase 8 posts is at \$665 monthly	placements, tree training, and irrigation inspections. Annual cost for service is \$165,528 for annual changeouts for \$1,754 annually. 2nd addendum is for phase 7 at \$16,000 annually.
LANDSCAPE REPLACEMENT	Brightview	10,000	Amounts appropriated for replenishment of landscape needs	
IRRIGATION MAINTENANCE	Brightview	12,000	As needed repair and maintenance of the landscape irrigation system. Amount is estimated for	the repairs and maintenance based on historical averages
POND & LAKE MAINTENANCE	Florida Lake & Pond	16,752	Pond maintenance for 19 waterways at 29.17 acres with a minimum of 24 inspections at a monthly burden of \$1,450 monthly.	amount includes an additional \$1,000 for miscellaneous pond
SOLID WASTE DISPOSAL	H2	2,800	The District contracts with H2 Pool service for debris and waste removal at the clubhouse.	included an additional \$400 for extra pickups
WILDLIFE REMOVAL		3,400	The District contracts for wildlife removal services in the District such as traps; anticipated costs are \$1,700/mo to trap for an estimated 2 months when needed	
GATE MAINTENANCE & REPAIRS	VARIOUS	5,000	Estimated as needed, inclusive of Door King expenditures for emergency remote access, for 2 phases \$55/mo per gate, \$145/mo Contact One service and \$1,940/repairs	The budget also considers an additional \$1,000 for the actual repairs for year
FOUNTAIN MAINTENANCE & REPAIRS	Florida Fountains & Equipment, L	1,700	The District contracts for Fountain repair and maintenance as an amount of \$175/yr/inspection	

STATEMENT 3  
 DG FARMS CDD  
 CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	ITEM CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT	COMMENT SCOPE OF SERVICE
PET WASTE REMOVAL		POOP 911	5,308	Removal of waste and bags placed in 11 waste stations. Clean stations as needed (removing bird droppings, spray disinfectant (color in station). Includes 3000 bags annually for a price of \$300
HOLIDAY LIGHTS			5,500	Seasonal lights
GATE CLICKERS			3,000	The District provides for clickers - access - for all new residents. The budget considers approximately 100 clickers/50 homes (\$30 each)
MISCELLANEOUS			2,500	Estimated as needed, inclusive of amounts for any electrical repairs. Also includes quarterly maintenance inspections of electrical plumbing/general at \$150 per quarter.
			807,912	
POOL SERVICE CONTRACT		H2 POOL SERVICES	15,000	H2 Pools - Service pool and water feature monthly. March thru November is 4 day cleaning and 5 day chemicals. December thru February is 4 day cleaning and 4 day chemical
POOL MAINTENANCE & REPAIR			10,000	An additional \$10,000 is estimated for additional pool repairs
POOL PERMIT		STATE OF FLORIDA	275	Annual Charge
AMENITY MANAGEMENT		BREEZE	7,020	Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE		H2 CLEANING SERVICES	7,800	Amenity Cleaning - March thru November is 5 day cleaning & December thru February is 4 day cleaning.
AMENITY CENTER INTERNET		BRIGHTHOUSE	2,400	Brighthouse estimated at \$200 per month
AMENITY CENTER ELECTRICITY		TECO	-	Estimated for meter located at 16550 Emerald Blossom Blvd. at \$650 per month based on historical average. All electricity was removed to one line item for FY 2023
AMENITY CENTER WATER		HILLSBOROUGH COUNTY	9,300	Estimated based on usage approximates \$775
AMENITY CENTER PEST CONTROL		2600	3,500	Annual ant treatment plus an additional \$75 per mo for additional routine service
POWER WASH AMENITY		H2 CLEANING SERVICES	3,000	Power wash 1x monthly
LANDSCAPE REPLACEMENT - INFILL		ALL AMERICAN LAWN & TREE	5,000	Consideration for amenity center infill
MISC. AMENITY CENTER REPAIRS & MAINTENANCE			10,000	Key pad maint, painting, plumbing, electric, misc.
AMENITY CENTER FURNITURE REPAIR & REPLACEMENT			-	
SECURITY MONITORING		DKS	3,620	The District has contracted with Door King to provide monthly monitoring at \$1,620 annually. An additional \$2,000 was added for any repairs that may be necessary
SECURITY SERVICES			10,000	The District contracts for additional security services as needed
CAPITAL IMPROVEMENTS			162,460	Amenity Center and project enhancements for pool. Amount advised from District Engineer including contingency is \$147,460. Contingency of \$10,000 is incorporated for any other unforeseen needs. Included an additional amount of \$5,000 for a reserve study
INCREASE IN OPERATING RESERVES			65,000	This is for an increase in operating reserves

**STATEMENT 4  
DG FARMS CDD  
DEBT SERVICE REQUIREMENTS**

	SERIES 2014A-1	SERIES 2016	SERIES 2020	TOTAL FY24 BUDGET
<b>REVENUE</b>				
SPECIAL ASSESSMENTS - ON ROLL (GROSS)	222,074	266,895	208,664	697,633
SPECIAL ASSESSMENTS - OFF ROLL (NET)	-			-
LESS: EARLY PAYMENT DISCOUNT	(8,883)	(10,676)	(8,347)	(27,905)
<b>TOTAL REVENUE</b>	<b>213,191</b>	<b>256,219</b>	<b>200,317</b>	<b>669,728</b>
<b>EXPENDITURES</b>				
COUNTY - ASSESSMENT COLLECTION FEES	4,441	5,338	4,173	13,953
INTEREST EXPENSE				
05/01/23	77,188	92,863	63,300	233,350
11/01/23	75,469	90,994	62,338	228,800
PRINCIPAL RETIREMENT				
05/01/23	55,000	65,000	70,000	190,000
<b>TOTAL EXPENDITURES</b>	<b>212,098</b>	<b>254,194</b>	<b>199,811</b>	<b>666,103</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>1,094</b>	<b>2,025</b>	<b>506</b>	<b>3,625</b>

**Table 1 Allocation of Maximum Annual Debt Service (MADS, gross) to Series 2014A-1 Lots**

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT/LOT
45'	50	0.90	45.00	19.72%	43,792	876
50'	50	1.00	50.00	21.91%	48,658	973
60'	69	1.20	82.80	36.28%	80,577	1,168
70'	36	1.40	50.40	22.09%	49,047	1,362
<b>TOTAL</b>	<b>205</b>		<b>228.20</b>	<b>100.00%</b>	<b>222,074</b>	

**Table 2 Allocation of Maximum Annual Debt Service (MADS, gross) to Series 2016 Lots**

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT/LOT
40'-45'	154	0.90	138.60	60.63%	161,818	1,051
50'	90	1.00	90.00	39.37%	105,077	1,168
<b>TOTAL</b>	<b>244</b>		<b>228.60</b>	<b>100.00%</b>	<b>266,895</b>	

**Table 3 Allocation of Maximum Annual Debt Service (MADS, gross) to Series 2020 Lots**

Lot Width	Lots	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT/LOT
40'	59	0.80	47.20	33.67%	70,249	1,191
50'	93	1.00	93.00	66.33%	138,414	1,488
<b>TOTAL</b>	<b>152</b>		<b>140.20</b>	<b>100.00%</b>	<b>208,664</b>	