

**JPWard and Associates, LLC**

**BUCKEYE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**REGULAR MEETING  
AGENDA**

**July 16, 2019**



James P. Ward  
District Manager  
2900 Northeast 12th Terrace  
Suite 1  
Oakland Park, Florida 33334

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JimWard@JPWardAssociates.com



**Prepared by:  
JPWard and Associates, LLC  
TOTAL Commitment to Excellence**

# BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT

July 7, 2019

Board of Supervisors  
Buckeye Park Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Buckeye Park Community Development District will be held on **Tuesday, July 16, 2019 at 1:00 P.M.**, at the **Palmetto Library, 923 6<sup>th</sup> Street West, Palmetto, Florida 34221**. The agenda is as follows:

1. Call to Order & Roll Call
2. Consideration of Minutes
  - A. April 9, 2019 Regular Meeting Minutes
3. **PUBLIC HEARINGS**
  - A. **FISCAL YEAR 2020 BUDGET**
    - a. Public Comment and Testimony.
    - b. Board Comment and Consideration.
    - c. Consideration of Resolution 2019-4 adopting the annual appropriation and Budget for Fiscal Year 2020.
  - B. **FISCAL YEAR 2020 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND ADOPTING AN OPERATION AND MAINTENANCE CAP FOR NOTICE PURPOSES ONLY**
    - a. Public Comment and Testimony
    - b. Board Comment and Consideration
    - c. Consideration of Resolution 2019-5 imposing special assessments, adopting and assessment roll and approving the general fund special assessment methodology
    - d. Consideration of Resolution 2019-6 establishing an operation and maintenance assessment cap for notice purposes only
4. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
    - I. Financial Statement for the period ended May 31, 2019 (Unaudited)
5. Audience Comments and Supervisor's Requests

5. Adjournment

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The second order of business is consideration of the April 9, 2019 regular meeting minutes.

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The third order of business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2020 Budget, Assessments, General Fund Special Assessment Methodology and adoption of a cap rate for the operations and maintenance activities of the District for notice purposes only.

The first Public Hearing deals with the adoption of the Fiscal Year 2020 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2007 Bonds. At the conclusion of the hearing, will be consideration of Resolution 2019-4 which adopts the Fiscal Year 2020 Budget. The budget has not changed since approval by the Board at the April, 2019 meeting. As is usual, the enclosed budget has now split the amounts that will be billed on-roll and direct billed.

Essentially, in the General Fund the properties owned by Manatee County and Realty Income Properties the District will utilize the uniform method of collection (billed on the Manatee County Tax Collector) and the properties owned by Rosemont Holdings, LLC and Buckeye Park Holdings Inc. (the SPE) will be billed directly by the District. However, as is customary in CDD's that are in a default position on it's bonds, the assessments for the general fund for the SPE, are paid directly by the bondholder's to essentially deficit fund those assessments not paid by other property owners.

For the Series 2007 Bonds, the property owned by Manatee County was escheated to the County this year, and as such, will not be directly billed or collected by the District. The property owned by Fealty Income Properties, the District will utilize the uniform method of collection.

For the properties owned by Rosemont Holdings, LLC will be billed directly by the District, and as noted above the property owned by the SPE, the bondholder has agreed to defer payments on those lands.

Subsequent to adoption of the budget, the resolution provides the Manager's office to continue to update the roll if property is sold, until the District is required to certify the roll to the Manatee County Property Appraiser, which is generally in early September of each year.

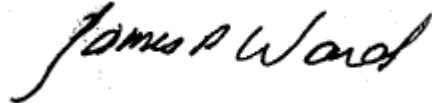
This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2020 Budget. Resolution 2019-5 does essentially three (3) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Manatee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of Resolution 2019-5 and finally it approves the General Fund Special Assessment Methodology.

The final Resolution 2019-6 will set a cap rate as identified in Exhibit A of the Resolution, which essentially means that the District will not be required to mail individual mailed notices to all property owner's unless the general fund rate exceeds the cap rate, at which time, mailed notices will then be required.

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The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,  
Buckeye Park Community Development District



James P. Ward  
District Manager

Enclosures

**MINUTES OF MEETING  
BUCKEYE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Buckeye Park Community Development District was held on Tuesday, April 9, 2019 at 1 p.m. at the Palmetto Library, 923 6<sup>th</sup> Street West, Palmetto, Florida 34221.

**Present and constituting a quorum:**

Mr. Dale Jones	Chair
Mr. Scott Campbell	Vice Chair
Ms. Leah Popelka	Assistant Secretary
Mr. Adam Lerner	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James Ward called the meeting to order at 1:00 p.m. and all members of the Board were present at roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**Consideration of the Landowners Meeting Minutes from December 11, 2018 and Regular Meeting Minutes from December 11, 2018**

**a) December 11, 2018 Landowners Meeting Minutes:**

Mr. Ward called for a motion to accept the Meeting Minutes of the December 11, 2018 Landowners Meeting for purposes of inclusion in the record.

**On MOTION made by Mr. Scott Campbell, seconded by Ms. Leah Popelka, and with all in favor, the motion to accept the December 11, 2018 Minutes of the Landowners Meeting was approved.**

**b) December 11, 2018 Regular Meeting Minutes:**

Mr. Ward asked if there were any additions, deletions or corrections to the Regular Meeting Minutes. Hearing none, he called for a motion to accept the Meeting Minutes of the December 11, 2018 Regular Meeting.

**On MOTION made by Mr. Adam Lerner, seconded by Mr. Dale Jones, and with all in favor, the motion to accept the December 11, 2018 Minutes of the Regular Meeting was approved.**

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2019-3**

**Consideration of Resolution 2019-3 approving the proposed budget for Fiscal Year 2020 and setting a public hearing thereon pursuant to Florida Law; providing for severability; providing for conflict and providing for an effective date.**

Mr. Ward noted two changes in the budget. He stated he removed the general fund assessment from 2020 Fiscal Year assessment rates because the District agreed to allude the assessment off Manatee County in 2019, which meant the balance of the fund would spread evenly to cover all other costs. He stated the District's cash account in the general fund was approximately \$35,000, which meant the District might consider requesting funds from the bondholder. Mr. Ward recommended funding requests to the bondholder not include Manatee County assessments. Mr. Dale Jones asked what the current cost of security patrols was. Mr. Ward responded the District spent \$2,400 through February, which was an estimated \$600 per month and there was \$3,000 in the current budget. He stated the rates increased last year. He added if the Board wanted to increase or change the budget for the patrols, now was the time to do so. Ms. Leah Popelka indicated it would be helpful to have a developer contribution line item to the SPE fund; therefore, the developer would only pay the cost of a deficit should the occasion arise. Mr. Jones asked if there was a deficit to fund. Mr. Ward replied the District was bondholder funded. Ms. Popelka thanked Mr. Ward for that clarification. Mr. Ward noted Ms. Popelka's suggestion.

Mr. Ward reported the date of the public hearing changed from August to Tuesday, July 16 at 1:00 p.m. He asked the Board to affirm the new date. There was no objection to the July 16 date for the hearing.

With no additional discussion on the proposed budget, Mr. Ward called for a motion to approve the proposed budget for Fiscal Year 2020 and set the public hearing for Tuesday, July 16, 2019.

**On MOTION made by Ms. Leah Popelka, seconded by Mr. Adam Lerner, and with all in favor, Resolution 2019-3, the proposed budget for Fiscal Year 2020 and the public hearing set for Tuesday, July 16, 2019 was approved.**

**FOURTH ORDER OF BUSINESS****Consideration of the Manatee County Property Appraiser Agreement**

**Consideration of the Agreement with the Manatee County Property Appraiser to utilize the Uniform Method of Collections for the District's Assessments.**

Mr. Ward stated the Manatee County Property Appraiser had changed the agreements with the District regarding the collection of the assessments. He explained the new uniform collection methodology agreement to the Board, which all appropriate parties had signed. He stated he reviewed the agreement, prepared by the Manatee County Property Appraiser, and it clarified the current process of collections as mandated by Florida law. He added the agreement was unchangeable and there were no financial implications to the District in the document. The Board had no objection to the agreement.

Mr. Ward called for a motion to accept the agreement with the Manatee County Property Appraiser to utilize the Uniform Method of Collection for the District's Assessments.

**On MOTION made by Mr. Dale Jones, seconded by Ms. Leah Popelka, and with all in favor, the agreement with the Manatee County Property Appraiser to utilize the Uniform Method of Collections for the District's Assessments was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of the Audited Financial Statements for Fiscal Year 2018**

**Consideration of the Audited Financial Statements for Fiscal Year ended September 30, 2018**

Mr. Ward asked if there were any questions regarding the audit. Ms. Popelka asked to verify the accuracy of the description of the SPE operations and functionality, on page 17. Mr. Ward replied he would remove any confusing statements in the description to assure clarity.

Mr. Ward called for a motion to accept the audited financial statements for Fiscal Year ended September 30, 2018.

**On MOTION made by Ms. Leah Popelka, seconded by Mr. Adam Lerner, and with all in favor, the motion to accept the audited financial statements for fiscal year ending September 30, 2018 was approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**a) District Attorney**

No report.

**b) District Manager**

No report.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments and Supervisors' Requests**

Mr. Jones stated he would send an updated agreement for Mr. Ward's signature; the agreement was to address fencing repairs and a few other small issues between the county and the District.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at 1:11 p.m.

**On MOTION made by Mr. Dale Jones seconded by Mr. Scott Campbell,  
and with all in favor, the meeting was adjourned.**

Buckeye Park Community Development District

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James P. Ward, District Manager

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Dale Jones, Chairman



## **RESOLUTION 2019-4**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020.**

**WHEREAS**, the District Manager has, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Buckeye Park Community Development 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 annual budget (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; caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and posted the proposed budget on the District's web site at least two days before the Public Hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District 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 BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 and/or revised projections.

**RESOLUTION 2019-4**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020.**

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Buckeye Park Community Development District for the Fiscal Year Ending September 30, 2020", as adopted by the Board of Supervisors on July 16, 2019.

**SECTION 2. Appropriations**

There is hereby appropriated out of the revenues of the Buckeye Park Community Development District, for the fiscal year beginning October 1, 2019 and ending September 30, 2020, the sum of \$538,005.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors 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	\$ 84,164.00
DEBT SERVICE FUND – SERIES 2013	\$ <u>453,840.00</u>
TOTAL ALL FUNDS	\$ 538,005.00

**SECTION 3. Supplemental Appropriations**

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget(s) 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 \$10,000.00.
- 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.

Any budget amendments shall be in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other things, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

**RESOLUTION 2019-4**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020.**

**SECTION 4. 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 5. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Buckeye Park Community Development District.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July, 2019.

ATTEST:

**BUCKEYE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Dale S. Jones, Chairman

**JPWard and Associates, LLC**

**BUCKEYE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**PROPOSED BUDGET  
REVISED**

**FISCAL YEAR 2020**



**Board of Supervisor's**

**Dale S. Jones Jr., Chairman  
David Jae, Vice Chairman  
Scott Campbell, Assistant Secretary  
Adam Lerner, Assistant Secretary**

**Prepared by:**

**JPWard and Associates, LLC  
TOTAL Commitment to Excellence**

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**Buckeye Park**

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**Buckeye Park Community Development District**

**General Fund - Budget**

**Fiscal Year 2020**

Description	Fiscal Year		Anticipated		Fiscal Year 2020 Budget	Notes
	2019 Budget	Actual at 02/28/2019	Year End 09/30/2019			
<b>Revenues and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ 3	\$ -	\$ -	\$ -	
<b>Assessment Revenue</b>						
Assessments - On-Roll	\$ 51,362	\$ 14,821	\$ 14,821	\$ -	\$ 34,993	See Assessment Comparison
Assessments - Off-Roll	\$ 34,073	\$ 1,379	\$ -	\$ -	\$ 2,639	See Assessment Comparison
<b>Contributions - Private Sources</b>						
Bondholder Contributions on behalf of SPE		\$ -	\$ -	\$ -	\$ 46,532	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 85,435</b>	<b>\$ 16,203</b>	<b>\$ 14,821</b>	<b>\$ -</b>	<b>\$ 84,164</b>	
<b>Appropriations</b>						
<b>Legislative</b>						
Board of Supervisor's Fees	\$ 2,400	\$ 600	\$ 1,200	\$ -	\$ 2,400	
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Executive</b>						
Professional - Management	\$ 24,000	\$ 10,000	\$ 24,000	\$ -	\$ 24,000	
<b>Financial and Administrative</b>						
Audit Services	\$ 5,200	\$ 4,750	\$ 4,750	\$ -	\$ 4,900	
Accounting Services	\$ -	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -	\$ -	
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ -	\$ 500	
<b>Other Contractual Services</b>						
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 1,500	\$ 295	\$ 1,500	\$ -	\$ 1,500	
Trustee Services	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500	
Dissemination Agent Services	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	
Bank Service Fees	\$ 250	\$ 126	\$ 150	\$ -	\$ 250	
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>						
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 300	\$ 47	\$ 100	\$ -	\$ 100	
<b>Rentals and Leases</b>						
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ -	\$ 250	\$ 750	\$ -	\$ 750	
<b>Insurance</b>	\$ 5,000	\$ 5,150	\$ 5,150	\$ -	\$ 5,200	
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	
<b>Printing and Binding</b>	\$ 250	\$ 142	\$ 100	\$ -	\$ 100	
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>						
General Counsel	\$ 4,000	\$ 2,266	\$ 4,000	\$ -	\$ 4,000	
<b>Other General Government Services</b>						
Engineering Services	\$ 2,000	\$ -	\$ -	\$ -	\$ 1,500	
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Stormwater Management Services</b>						
Repairs and Maintenance						
Aquatic Weed Control	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500	

**Buckeye Park Community Development District**

**General Fund - Budget**

**Fiscal Year 2020**

Description	Fiscal Year		Anticipated		Fiscal Year 2020 Budget	Notes
	2019 Budget	Actual at 02/28/2019	Year End 09/30/2019			
<b>Landscaping Services</b>						
Utility Services						
Electric	\$ -	\$ -	\$ -	\$ -		No Electric Service
Repairs and Maintenance						
Public Area Landscaping	\$ 20,500	\$ 8,825	\$ 20,500	\$ 20,500		Budget FY 16 Incorrect
Irrigation System	\$ 500	\$ -	\$ 250	\$ 500		
Plant Replacement	\$ 500	\$ -	\$ 250	\$ 500		
Contingencies	\$ -	\$ -	\$ -	\$ -		
<b>Road and Street Services</b>						
Repairs and Maintenance						
Street Lights	\$ -	\$ -	\$ -	\$ -		
Pavement & Signage	\$ 1,500	\$ -	\$ -	\$ 1,500		
Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -		
<b>Parks and Recreation</b>						
Security Patrol	\$ 3,000	\$ 2,430	\$ 3,000	\$ 3,000		Misc Patrols
<b>Other Fees and Charges</b>						
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 3,360	\$ -	\$ 3,000	\$ 2,289		
<b>Total Appropriations</b>	<b>\$ 85,435</b>	<b>\$ 36,555</b>	<b>\$ 70,875</b>	<b>\$ 84,164</b>		
<b>Fund Balances:</b>						
<b>Change from Current Year Operations</b>	\$ -	\$ (20,352)	\$ (56,054)			
<b>Fund Balance - Beginning</b>						
Restricted for Future Operations	\$ -		\$ -	\$ -		
Unassigned - (Cash Beg. Of Year)	\$ 37,440	\$ 37,440	\$ 37,440			
<b>Total Fund Balance</b>	<b>\$ 37,440</b>	<b>\$ 17,088</b>	<b>\$ (18,614)</b>	<b>\$ -</b>		

**Buckeye Park Community Development District**

**General Fund - Budget**

**Fiscal Year 2020**

**Revenues and Other Sources**

<b>Carryforward</b>	\$	-
<b>Interest Income - General Account</b>	\$	-

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**Appropriations**

**Legislative**

Board of Supervisor's Fees	\$	2,400
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The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District.

**Executive**

Professional - Management	\$	24,000
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The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Flow Way CDD.

**Financial and Administrative**

Audit Services	\$	4,900
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.

Accounting Services	\$	-
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For the Maintenance of the District's books and records on a daily basis.

Assessment Roll Preparation	\$	-
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For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.

Arbitrage Rebate Fees	\$	500
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For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

**Other Contractual Services** \$ -

Recording and Transcription	\$	-
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Legal Advertising	\$	1,500
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Trustee Services	\$	7,500
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With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	1,500
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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Property Appraiser Fees	\$	-
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Bank Service Fees	\$	250
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**Buckeye Park Community Development District**

**General Fund - Budget  
Fiscal Year 2020**

<b>Travel and Per Diem</b>	\$	-
<b>Communications and Freight Services</b>		
Telephone	\$	-
Postage, Freight & Messenger	\$	100
<b>Rentals and Leases</b>		
Miscellaneous Equipment	\$	-
Computer Services (Web Site Maintenance)	\$	750
<b>Insurance</b>	\$	5,200
<b>Subscriptions and Memberships</b>	\$	175
<b>Printing and Binding</b>	\$	100
<b>Office Supplies</b>	\$	-
<b>Legal Services</b>		
General Counsel	\$	4,000
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
<b>Other General Government Services</b>		
Engineering Services	\$	1,500
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Contingencies	\$	-
Capital Outlay		
<b>Stormwater Management Services</b>	\$	-
Repairs and Maintenance		
Aquatic Weed Control	\$	1,500
<b>Landscaping Services</b>		
Utility Services		
Electric		
Repairs and Maintenance		
Public Area Landscaping	\$	20,500
Irrigation System	\$	500
Plant Replacement	\$	500
Contingencies	\$	-
<b>Road and Street Services</b>		
Repairs and Maintenance		
Street Lights	\$	-
Pavement & Signage	\$	1,500
Repairs and Maintenance	\$	-
<b>Parks and Recreation</b>		
Security Patrol	\$	3,000
<b>Other Fees and Charges</b>		
Discounts and Tax Collector Fees	\$	2,289
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee		
<b>Total Appropriations:</b>	<b>\$</b>	<b><u>84,164</u></b>

**Buckeye Park Community Development District**

**Debt Service Fund - Series 2007 Bonds - Budget**

**Fiscal Year 2020**

Description	Fiscal Year 2019 Budget	Actual at 02/28/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 215	\$ 400	\$ -
Reserve Account	\$ -	\$ 392	\$ 500	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>	-	-	-	-
Special Assessment - On-Roll				
Series 2008	\$ 178,827	\$ 166,521	\$ 166,521	\$ 294,603
Special Assessment - Off-Roll				
Series 2008	\$ 401,387	\$ -	\$ -	\$ 159,239
Special Assessment - Prepayment				
Series 2008		\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 580,214</b>	<b>\$ 167,128</b>	<b>\$ 167,421</b>	<b>\$ 453,841</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2008	\$ 190,000	\$ -	\$ -	\$ 205,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2008	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2008	\$ 776,869	\$ -	\$ -	\$ 776,869
<b>Financial and Administrative</b>				
Professional Management		\$ 40,275	\$ 75,275	\$ 60,000
Dissemination Agent Services	\$ -		\$ -	\$ -
<b>Other Contractual Services</b>				
Trustee Services		\$ 11,953	\$ 11,953	\$ 12,000
<b>Legal Services</b>				
Litigation Counsel	\$ -	\$ 2,177	\$ 4,500	\$ 4,500
<b>Landscaping Services</b>				
Repairs and Maintenance	\$ -	\$ 5,100	\$ 10,000	\$ 10,000
Discounts for Early Payment	\$ 11,699	\$ -	\$ -	\$ 19,273
<b>Total Expenditures and Other Uses</b>	<b>\$ 978,568</b>	<b>\$ 59,505</b>	<b>\$ 101,728</b>	<b>\$ 1,087,642</b>
<b>Net Increase/(Decrease) in Fund</b>	\$ -	\$ 107,623	\$ 65,693	\$ (633,800)
<b>Fund Balance - Beginning (Cash Position ONLY) Includes Revenue/Reserve</b>		\$ 561,143	\$ 561,143	\$ 561,143
<b>Account Balances</b>				
<b>Fund Balance - Ending</b>	<b>N/A</b>	<b>\$ 668,766</b>	<b>\$ 626,836</b>	<b>\$ (72,658)</b>

**Buckeye Park Community Development District**

**Debt Service Fund - Series 2008**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 11,050,000	7.875%		
11/1/2008			\$ 423,007.81	
5/1/2009	\$ 95,000	7.875%	\$ 435,093.75	\$ 953,102
11/1/2009			\$ 431,353.13	
5/1/2010	\$ 100,000	7.875%	\$ 431,353.13	\$ 957,706
11/1/2010			\$ 427,415.63	
5/1/2011	\$ 110,000	7.875%	\$ 427,415.63	\$ 954,831
11/1/2011			\$ 423,084.38	
5/1/2012	\$ 120,000	7.875%	\$ 423,084.38	\$ 956,169
11/1/2012			\$ 418,359.38	
5/1/2013	\$ 130,000	7.875%	\$ 418,359.38	\$ 956,719
11/1/2013			\$ 413,240.63	
5/1/2014	\$ 140,000	7.875%	\$ 413,240.63	\$ 956,481
11/1/2014			\$ 407,728.13	
5/1/2015	\$ 150,000	7.875%	\$ 407,728.13	\$ 955,456
11/1/2015			\$ 401,821.88	
5/1/2016	\$ 165,000	7.875%	\$ 401,821.88	\$ 953,644
11/1/2016			\$ 395,325.00	
5/1/2017	\$ 175,000	7.875%	\$ 395,325.00	\$ 955,650
11/1/2017			\$ 388,434.38	
5/1/2018	\$ 190,000	7.875%	\$ 388,434.38	\$ 951,869
11/1/2018			\$ 380,953.13	
5/1/2019	\$ 205,000	7.875%	\$ 380,953.13	\$ 951,906
11/1/2019			\$ 372,881.25	
5/1/2020	\$ 225,000	7.875%	\$ 372,881.25	\$ 950,763
11/1/2020			\$ 364,021.88	
5/1/2021	\$ 245,000	7.875%	\$ 364,021.88	\$ 953,044
11/1/2021			\$ 354,375.00	
5/1/2022	\$ 260,000	7.875%	\$ 354,375.00	\$ 953,750
11/1/2022			\$ 344,137.50	
5/1/2023	\$ 285,000	7.875%	\$ 344,137.50	\$ 948,275
11/1/2023			\$ 332,915.63	
5/1/2024	\$ 305,000	7.875%	\$ 332,915.63	\$ 950,831
11/1/2024			\$ 320,906.25	
5/1/2025	\$ 330,000	7.875%	\$ 320,906.25	\$ 946,813
11/1/2025			\$ 307,912.50	
5/1/2026	\$ 360,000	7.875%	\$ 307,912.50	\$ 945,825
11/1/2026			\$ 293,737.50	
5/1/2027	\$ 390,000	7.875%	\$ 293,737.50	\$ 947,475
11/1/2027			\$ 278,381.25	
5/1/2028	\$ 420,000	7.875%	\$ 278,381.25	\$ 946,763
11/1/2028			\$ 261,843.75	
5/1/2029	\$ 455,000	7.000%	\$ 261,843.75	\$ 943,688
11/1/2029			\$ 243,928.13	
5/1/2030	\$ 490,000	7.000%	\$ 243,928.13	\$ 942,856
11/1/2030			\$ 224,634.38	

**Buckeye Park Community Development District**

**Debt Service Fund - Series 2008**

<b>Description</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
5/1/2031	\$ 530,000	7.000%	\$ 224,634.38	\$ 939,269
11/1/2031			\$ 203,765.63	
5/1/2032	\$ 575,000	7.000%	\$ 203,765.63	\$ 937,531
11/1/2032			\$ 181,125.00	
5/1/2033	\$ 625,000	7.000%	\$ 181,125.00	\$ 937,250
11/1/2033			\$ 156,515.63	
5/1/2034	\$ 675,000	7.000%	\$ 156,515.63	\$ 938,031
11/1/2034			\$ 129,937.50	
5/1/2035	\$ 730,000	7.000%	\$ 129,937.50	\$ 934,875
11/1/2035			\$ 101,193.75	
5/1/2036	\$ 790,000	7.000%	\$ 101,193.75	\$ 932,388
11/1/2036			\$ 70,087.50	
5/1/2037	\$ 855,000	7.000%	\$ 70,087.50	\$ 930,175
11/1/2037			\$ 36,421.88	
5/1/2038	\$ 925,000		\$ 36,421.88	\$ 927,844

**Buckeye Park Community Development District**

**Assessment Comparison - Budget  
Fiscal Year 2020**

Landowner	Equivalent Benefit Unit - 1 EBU = 1,000		General Fund Assessment			Debt Service Fund Assessment				
	Sq Ft Net Developable Land	Percentage Ownership	Assessment without Discounts/Collection Costs	Discounts and Collection Costs	Total General Fund Assessment	Assessment without Discounts/Collection Costs	Discounts and Collection Costs	Total Debt Service Fund Assessment	Total Assessment - All Funds	
Manatee County	1709.93	66.81%	<b>Manatee County is not assessed for the General Fund nor the Debt Service Fund</b>							
Realty Income Properties ( Fed Ex) Lot 1	717.6946	28.04%	\$ 22,958.89	\$ 1,607.12	\$ 24,566.01	\$ 275,329.66	\$ 19,273.08	\$ 294,602.74	\$ 319,168.75	
Rosemont Holdings, LLC Lot 2	82.5026	3.22%	\$ 2,639.24		\$ 2,639.24	\$ 31,650.55		\$ 31,650.55	\$ 34,289.79	
Buckeye Park Holdings Inc. - Lots 3	332.5806	12.99%	\$ 10,639.18		\$ 10,639.18	\$ 127,588.13		\$ 127,588.13	\$ 138,227.31	
Buckeye Park Holdings Inc. - Lot 4	108.8564	4.25%	\$ 3,482.29		\$ 3,482.29					
Arnett Corporate Holdings LLC - Lot 5	108.4644	4.24%	\$ 3,469.75	\$ 242.88	\$ 3,712.63					
Buckeye Park Holdings Inc. - Lot 6	104.1520	4.07%	\$ 3,331.80		\$ 3,331.80					
Buckeye Park Holdings - Lot 7	56.8894	2.22%	\$ 1,819.88		\$ 1,819.88					
Buckeye Park Holdings Inc. - Lot 8	61.8116	2.42%	\$ 1,977.34		\$ 1,977.34					
Buckeye Park Holdings Inc. - Lot 9	56.9765	2.23%	\$ 1,822.66		\$ 1,822.66					
Buckeye Park Holdings Inc. - Lot 10	65.5578	2.56%	\$ 2,097.18	\$ 146.80	\$ 2,243.98					
Buckeye Park Holdings Inc. - Lot 11	65.2964	2.55%	\$ 2,088.82	\$ 146.22	\$ 2,235.04					
Buckeye Park Holdings Inc. - Lot 12	65.2964	2.55%	\$ 2,088.82	\$ 146.22	\$ 2,235.04					
Buckeye Park Holdings Inc. - Lot 12	733.3326	28.65%	\$ 23,459.15		\$ 23,459.15					
<b>Total:</b>	<b>2559.41</b>	<b>100.00%</b>	<b>\$ 81,875.00</b>	<b>\$ 2,289.24</b>	<b>\$ 84,164.24</b>	<b>\$ 434,568.34</b>	<b>\$ 19,273.08</b>	<b>\$ 453,841.41</b>	<b>\$ 491,685.84</b>	

**COLOR CODING**

Yellow - On-Roll

Blue - Off-Roll

No - Color - DO NOT BILL

(1) General Fund Assessment Billing Process

Realty Income Properties the District will utilize the Uniform Method of Collection (billed and collected by the Tax Collector

Rosement Holdings, LLC will be billed directly by the District for both the General Fund and the Debt Service Fund

Buckeye Park Holdings, Inc. is the property owned by the SPE set up by the bondholders'/trustee for the properties that were taken by foreclosure and the bondholders will be billed any deficit requirement of the District for the General Fund and the bondholder has requested the District to not bill nor pay debt service on these properties.

**RESOLUTION 2019-5**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Manatee County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2020 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2018; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for certain properties pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and the District desires to bill and collect directly for certain properties also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”);

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

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

## RESOLUTION 2019-5

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

**WHEREAS**, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

**WHEREAS**, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the Buckeye Park Community Development District (the "Methodology") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference: and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Buckeye Park Community Development District (the "Assessment Roll") attached to this Resolution as Table 1 contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties noted on Table 1 contained in Exhibit "B" to the County 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 adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Methodology respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "B", and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on lands noted as on-roll in Table 1 of Exhibit "B" shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The previously levied debt service assessments and operations and maintenance assessments lands noted as off-roll will be collected directly by the District in accordance with Florida law.

## RESOLUTION 2019-5

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

Assessments directly collected by the District are due in full on December 1, 2019.

In the event that an assessment payment is not made in accordance with the due date noted above, the whole assessment – including any remaining partial assessments, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

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. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Buckeye Park Community Development District.

**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 District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. Conflict.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

**SECTION 7. 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.



**RESOLUTION 2019-5**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Buckeye Park Community Development District.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July, 2019.

ATTEST:

**BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT**

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James P. Ward, Secretary

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Dale Jones, Chairman

## RESOLUTION 2019-6

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

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

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, notices of the District’s Fiscal Year 2020 annual budget hearing and related assessment hearing were provided in accordance with law (“Notices”); and

**WHEREAS**, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance is shown on Exhibit “A” attached hereto and made a part hereof; and

**WHEREAS**, on July 16, 2019, the Board of Supervisors conducted the public hearings referenced in the Notices; and

**WHEREAS**, on July 16, 2019, the Board of Supervisors determined that the Fiscal Year 2020 operations and maintenance assessment would be levied in the amount noted above; and

**WHEREAS**, on July 16, 2019 the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment as shown on Exhibit “A” would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

**WHEREAS**, on July 16, 2019, the District’s Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap as shown on Exhibit “A” for notice purposes only; and

**WHEREAS**, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future

**RESOLUTION 2019-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

years' annual operation and maintenance assessments which are levied in an amount less than the amounts shown on Exhibit "A"; and

**WHEREAS**, if the future, anticipated, annual operations and maintenance assessments are projected to exceed the Cap Rate shown on Exhibit "A", the District Manager shall provide all notices required by law in the absence of this resolution; and

**WHEREAS**, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap as shown on Exhibit "A" for notices purposes only.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

- a. The District hereby adopts an operations and maintenance assessment cap in the amounts shown on Exhibit "A" for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed the Cap Rate, or any of the other criteria set forth in Section 197.3632(4)(a), Florida Statutes are met, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds the Cap Rate, nor shall it be construed as a waiver of the District's right to do so. Additionally, the District reserves the right to meet any noticing requirements through any other applicable provisions of Florida law (i.e., other than Chapter 197, Florida Statutes).
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, Florida Statutes.

**SECTION 2. 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 3. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Buckeye Park Community Development District.

**RESOLUTION 2019-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK  
COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION  
AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

**PASSED AND ADOPTED** this 16<sup>th</sup> day of July, 2019.

ATTEST:

**BUCKEYE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Dale S. Jones, Chairman

RESOLUTION 2019-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK  
COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION  
AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

EXHIBIT A

<u>Name of Property Owner</u>	<u>Equivalent Benefit Units</u>	<u>FY 20 Rate</u>	<u>CAP Rate</u>
<u>Manatee County</u>	<u>No Assessment</u>		
<u>Realty Income Properties</u>	<u>719.6949</u>	<u>\$24,566.01</u>	<u>\$26,285.63</u>
<u>Rosemont Holdings, LLC</u>	<u>85.5026</u>	<u>\$ 2,639.24</u>	<u>\$ 3,021.67</u>
<u>Arnett Corporate Holding's LLC.</u>	<u>108.4644</u>	<u>\$ 3,712.63</u>	<u>\$ 3,972.52</u>
<u>Buckeye Park Holdings, Inc.</u>			
<u>Lot 3</u>	<u>332.5806</u>	<u>\$10,639.18</u>	<u>\$12,180.80</u>
<u>Lot 4</u>	<u>108.8564</u>	<u>\$ 3,482.29</u>	<u>\$ 3,726.05</u>
<u>Lot 6</u>	<u>104.1520</u>	<u>\$3,715.63</u>	<u>\$ 3,972.52</u>
<u>Lot 7</u>	<u>56.8894</u>	<u>\$1,819.88</u>	<u>\$ 2,083.58</u>
<u>Lot 8</u>	<u>61.8116</u>	<u>\$1,977.34</u>	<u>\$ 2,263.86</u>
<u>Lot 9</u>	<u>56.9765</u>	<u>\$1,822.66</u>	<u>\$ 2,086.77</u>
<u>Lot 10</u>	<u>65.5578</u>	<u>\$2,243.98</u>	<u>\$ 2,558.14</u>
<u>Lot 11</u>	<u>65.2964</u>	<u>\$2,235.04</u>	<u>\$ 2,391.49</u>
<u>Lot 12</u>	<u>65.2964</u>	<u>\$2,235.04</u>	<u>\$ 2,391.49</u>
<u>Lot 13</u>	<u>733.3326</u>	<u>\$23,459.15</u>	<u>\$25,101.29</u>

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*Buckeye Park Community Development District*

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*Financial Statements*

*May 31, 2019*

*Prepared by:*

*JPWARD AND ASSOCIATES LLC*

*2900 NORTHEAST 12TH TERRACE*

*SUITE 1*

*OAKLAND PARK, FLORIDA 33334*

*E-MAIL: [jimward@jpwardassociates.com](mailto:jimward@jpwardassociates.com)*

*PHONE: (954) 658-4900*

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*Buckeye Park Community Development District*

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*JPWard & Associates LLC*

*2900 Northeast 12th Terrace*

*Suite 1*

*Oakland Park, Florida 33334*

*Phone: (954) 658-4900*

**Buckeye Park Community Development District**  
**Balance Sheet**  
**for the Period Ending May 31, 2019**

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 4,920	\$ -		\$ -	\$ 4,920
Debt Service Fund					
Interest Account		0			0
Sinking Account					-
Reserve Account		185,549			185,549
Revenue Account		771,929			771,929
Prepayment Account	-	-		-	-
Construction	-	-		-	-
<b>Due from Other Funds</b>					-
General Fund	-	-		-	-
Debt Service Fund(s)	-	-		-	-
<b>Prepaid Expenses</b>	-				-
<b>Market Valuation Adjustments</b>					
<b>Assessments Receivable</b>				-	-
On-Roll	159,398	1,828,466			1,987,864
Off-Roll	77,051	2,588,190			2,665,241
<b>Allowance for Uncollectable Assessments</b>	(236,449)	(4,416,656)			(4,653,105)
<b>Land</b>				6,317,127	6,317,127
<b>Improvements Other Than Buildings</b>				4,862,861	4,862,861
<b>Amount Available in Debt Service Funds</b>	-	-	957,478		957,478
<b>Amount to be Provided by Debt Service Funds</b>	-	-	8,717,522		8,717,522
<b>Total Assets</b>	<b>\$ 4,920</b>	<b>\$ 957,478</b>	<b>\$ 9,675,000</b>	<b>\$ 11,179,988</b>	<b>\$ 21,817,386</b>



**Buckeye Park Community Development District**  
**Balance Sheet**  
**for the Period Ending May 31, 2019**

Governmental Funds					
	Account Groups				Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -		\$ -	\$ -
<b>Due to Other Funds</b>	-				-
General Fund	-			-	-
Debt Service Fund	-			-	-
<b>Matured Interest Payable</b>		5,798,362			5,798,362
<b>Matured Bonds Payable</b>		1,070,000			1,070,000
<b>Deferred Revenue</b>	\$ -	\$ -			-
<b>Bonds Payable</b>					-
Current Portion	-	-	205,000		205,000
Long Term	-	-	9,470,000		9,470,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ 6,868,362</u>	<u>\$ 9,675,000</u>	<u>\$ -</u>	<u>\$ 16,543,362</u>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-		11,179,988	11,179,988
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2018 (Audited)	-	(6,265,895)		-	(6,265,895)
Results from Current Operations	-	355,012		-	355,012
<b>Unassigned</b>					
Beginning: October 1, 2018 (Audited)	37,440	-		-	37,440
Results from Current Operations	(32,520)	-		-	(32,520)
<b>Total Fund Equity and Other Credits</b>	<u>\$ 4,920</u>	<u>\$ (5,910,883)</u>	<u>\$ -</u>	<u>\$ 11,179,988</u>	<u>\$ 5,274,025</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 4,920</u>	<u>\$ 957,478</u>	<u>\$ 9,675,000</u>	<u>\$ 11,179,988</u>	<u>\$ 21,817,386</u>

**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2019**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
<b>Carryforward</b>										\$ -	N/A
<b>Interest</b>											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	-	685	14,136	-	-	-	-	-	14,821	48,002	31%
Special Assessments - Off-Roll	-	1,379	-	-	-	-	-	-	1,379	34,073	4%
<b>Developer Contribution</b>	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 2,065</b>	<b>\$ 14,136</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>16,200</b>	<b>\$ 82,075</b>	<b>20%</b>
<b>Expenditures and Other Uses</b>											
<b>Legislative</b>											
Board of Supervisor's Fees	-	-	600	-	-	-	600	-	1,200	2,400	50%
<b>Executive</b>											
Professional Management	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	16,000	24,000	67%
<b>Financial and Administrative</b>											
Audit Services	-	-	-	-	4,750	-	-	-	4,750	5,200	91%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>											
Legal Advertising	-	203	91	-	-	-	-	-	295	1,500	20%
Trustee Services	-	-	-	-	-	-	-	-	-	7,500	0%
Dissemination Agent Services	-	-	-	1,500	-	-	-	-	1,500	1,500	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	22	23	40	18	23	23	24	24	197	250	79%
<b>Communication and Freight Services</b>											
Postage, Freight and Messenger	-	11	29	7	-	-	16	-	63	300	21%
Computer Services - Website Development	50	50	50	50	50	50	50	50	400	-	N/A

**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2019**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Insurance</b>	5,150	-	-	-	-	-	-	-	5,150	5,000	103%
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	-	175	175	100%
<b>Printing &amp; Binding</b>	-	-	142	-	-	-	322	-	464	250	186%
<b>Financial-Other Current Charges</b>	-	-	-	-	-	-	-	-	-	-	N/A
<b>Legal Services</b>											
Legal - General Counsel	-	585	1,463	219	-	130	-	-	2,396	4,000	60%
<b>Other General Government Services</b>											
Engineering Services	-	-	-	-	-	-	-	-	-	2,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>											
Repairs & Maintenance											
Aquatic Weed Control	-	-	-	-	-	-	-	-	-	1,500	N/A
<b>Landscaping Services</b>											
Utility Services											
Electric	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance											
Public Area Landscaping	1,625	-	3,450	1,625	2,125	1,625	1,625	1,625	13,700.00	20,500	67%
Irrigation System	-	-	-	-	-	-	-	-	-	500	0%
Plant Replacement	-	-	-	-	-	-	-	-	-	500	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
<b>Road and Street Services</b>											
Repairs & Maintenance											
Street Lights	-	-	-	-	-	-	-	-	-	-	N/A
Pavement & Signage	-	-	-	-	-	-	-	-	-	1,500	0%
Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	N/A
<b>Parks &amp; Recreation</b>											
Security Patrol	540	-	1,350	540	-	-	-	-	2,430	3,000	81%
<b>Other Fees and Charges</b>											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>9,562</b>	<b>2,873</b>	<b>9,214</b>	<b>5,959</b>	<b>8,948</b>	<b>3,828</b>	<b>4,637</b>	<b>3,699</b>	<b>48,720</b>	<b>82,075</b>	<b>59%</b>

**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2019**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,562</b>	<b>\$ 2,873</b>	<b>\$ 9,214</b>	<b>\$ 5,959</b>	<b>\$ 8,948</b>	<b>\$ 3,828</b>	<b>\$ 4,637</b>	<b>\$ 3,699</b>	<b>\$ 48,720</b>	<b>\$ 82,075</b>	<b>59%</b>
Net Increase/ (Decrease) in Fund Balance	(9,562)	(808)	4,921	(5,959)	(8,948)	(3,828)	(4,637)	(3,699)	(32,520)	-	
Fund Balance - Beginning	37,440	27,878	27,070	31,991	26,033	17,085	13,257	8,619	37,440	37,440	
<b>Fund Balance - Ending</b>	<b>\$ 27,878</b>	<b>\$ 27,070</b>	<b>\$ 31,991</b>	<b>\$ 26,033</b>	<b>\$ 17,085</b>	<b>\$ 13,257</b>	<b>\$ 8,619</b>	<b>\$ 4,920</b>	<b>4,920</b>	<b>\$ 37,440</b>	

**Buckeye Park Community Development District**  
**Debt Service Fund - Series 2008**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2019**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>											
Revenue Account	106	106	128	184	213	190	211	204	1,342	-	N/A
Reserve Account	46	47	46	47	47	43	47	46	369	-	N/A
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	-	-	169,105	-	-	-	-	-	169,105	169,718	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	407,614	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Contributions - Private Sources	\$ -	\$ 265,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	265,540.43	\$ -	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 152</b>	<b>\$ 265,694</b>	<b>\$ 169,278</b>	<b>\$ 231</b>	<b>\$ 260</b>	<b>\$ 233</b>	<b>\$ 258</b>	<b>\$ 250</b>	<b>436,355</b>	<b>\$ 577,332</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
<b>Financial and Administrative</b>											
Professional Management	5,275	-	-	15,685	-	-	-	20,000	40,960	60,000	N/A
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>											
Trustee Services	-	-	-	-	-	-	-	-	-	12,000	N/A
Property Appraiser & Tax Coll. Fees	-	-	-	-	-	-	-	25,075	25,075	-	N/A
<b>Legal Services</b>											
General Counsel	2,089	-	1,275	-	-	-	-	6,845	10,209	4,500	N/A
<b>Landscaping Services</b>											
Repairs & Maintenance	1,700	-	-	-	-	-	-	3,400.00	5,100	10,000	N/A
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2008 Bonds	-	-	-	-	-	-	-	-	-	\$ 205,000	0%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2008 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2008 Bonds	-	-	-	-	-	-	-	-	-	776,869	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,064</b>	<b>\$ -</b>	<b>\$ 1,275</b>	<b>\$ 15,685</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,320</b>	<b>\$ 81,344</b>	<b>\$ 1,068,369</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	(8,912)	265,694	168,003	(15,454)	260	233	258	(55,070)	355,012	(491,037)	
Fund Balance - Beginning	(6,265,895)	(6,274,807)	(6,009,113)	(5,841,110)	(5,856,564)	(5,856,304)	(5,856,071)	(5,855,813)	(6,265,895)	(6,265,895)	
<b>Fund Balance - Ending</b>	<b>\$ (6,274,807)</b>	<b>\$ (6,009,113)</b>	<b>\$ (5,841,110)</b>	<b>\$ (5,856,564)</b>	<b>\$ (5,856,304)</b>	<b>\$ (5,856,071)</b>	<b>\$ (5,855,813)</b>	<b>\$ (5,910,883)</b>	<b>\$ (5,910,883)</b>	<b>\$ (6,756,932)</b>	