

TUCKERS POINTE

**COMMUNITY DEVELOPMENT
DISTRICT**

July 21, 2022

BOARD OF SUPERVISORS

PUBLIC HEARING AND

REGULAR MEETING

AGENDA

Tuckers Pointe Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 14, 2022

Board of Supervisors
Tuckers Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Tuckers Pointe Community Development District will hold a Public Hearing and Regular Meeting on July 21, 2022 at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Supervisor Ellen Johnson, Seat 3; *Term Expires November 2023*
4. Consideration of Appointment of Bruce Noble to Fill Unexpired Term of Seat 3
 - A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - II. Membership, Obligations and Responsibilities
 - III. Financial Disclosure Forms
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests
 - IV. Form 8B – Memorandum of Voting Conflict
 - B. Consideration of Resolution 2022-13, Designating Certain Officers of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- A. Affidavit of Publication
- B. Consideration of Resolution 2022-16, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
- 6. Ratification of Tuckers Pointe Phase 1, Exhibit B: Assignment of Construction Contract with Lee Mar Building and Construction Corporation
- 7. Ratification of Barraco and Associates, Inc., 20-Year Stormwater Management Needs Analysis
- 8. Acceptance of Unaudited Financial Statements as of May 31, 2022
- 9. Approval of Minutes
 - A. February 25, 2022 Regular Meeting Minutes
 - B. May 19, 2022 Regular Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: August 18, 2022 at 2:00 PM
 - QUORUM CHECK

Jim McGowan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Robert Nelson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bruce Noble	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Garrison Burr	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Grady Miars	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 11. Board Members' Comments/Requests
- 12. Public Comments
- 13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chuck Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

3

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Tuckers Pointe Community Development District
Attn: Chesley E Adams, Jr., District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Ellen Johnson
Printed Name

Date: 7/14/22
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Tuckers Pointe Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Ellen Johnson
Signature

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2022-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS
POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING
CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the Tuckers Pointe Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Chuck Adams** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Craig Wrathell is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 21st day of July, 2022.

ATTEST:

**TUCKERS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

5A



**TUCKERS POINTE
COMMUNITY DEVELOPMENT
DISTRICT**

**NOTICE OF PUBLIC
HEARING TO CONSIDER THE
ADOPTION OF THE FISCAL
YEAR 2022/2023 BUDGET;
AND NOTICE OF REGULAR
BOARD OF SUPERVISORS'
MEETING.**

and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Publish: July 5, 12, 2022
425876 3853050

**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

07/05/22, 07/12/22

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

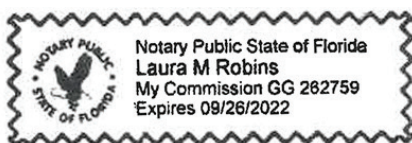
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this Subscribed
and sworn to before me this 12th day of July, 2022

Laura M Robins

(Signature of Notary Public)



Personally known OR Produced Identification

The Board of Supervisors ("Board") of the Tuckers Pointe Community Development District ("District") will hold a public hearing on July 21, 2022 at 2:00 p.m., at the **Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954** for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://tuckerspointcdd.net/>.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2022-16

THE ANNUAL APPROPRIATION RESOLUTION OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Tuckers Pointe Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tuckers Pointe Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 21ST DAY OF JULY, 2022.

ATTEST:

**TUCKERS POINTE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget(s)

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Proposed Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Developer contribution	\$ 94,890	\$ 49,225	\$ 59,549	\$ 108,774	\$97,290
Total revenues	<u>94,890</u>	<u>49,225</u>	<u>59,549</u>	<u>108,774</u>	<u>97,290</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	800	800	1,600	2,400
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	15,000	4,287	7,500	11,787	15,000
Engineering	10,000	4,750	7,500	12,250	10,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	-	1,000	1,000	1,000
Trustee	4,000	-	4,000	4,000	4,000
Telephone	400	167	233	400	400
Postage	750	-	750	750	750
Printing & binding	750	312	438	750	750
Legal advertising	2,000	580	2,500	3,080	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	650	291	359	650	650
Website					
Hosting & maintenance	705	1,680	-	1,680	705
ADA compliance	210	-	210	210	210
Total expenditures	<u>94,890</u>	<u>37,867</u>	<u>59,215</u>	<u>97,082</u>	<u>97,290</u>
Net increase/(decrease) of fund balance	-	11,358	334	11,692	-
Fund balance - beginning (unaudited)	-	(11,692)	(334)	(11,692)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (334)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Total number of units	1,332
Professional & admin amount per unit (GF)	\$ 73.04

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	400
Telephone and fax machine.	
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	750
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	650
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 97,290</u></u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 NOTE BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Proposed Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	-	-	-	\$ 252,368
Total revenues	-	-	-	-	252,368
EXPENDITURES					
Debt service					
Interest	-	-	89,719	89,719	489,375
Cost of issuance	-	110,918	-	110,918	-
Underwriter's discount	-	270,000	-	270,000	-
Total expenditures	-	380,918	89,719	470,637	489,375
Excess/(deficiency) of revenues over/(under) expenditures	-	(380,918)	(89,719)	(470,637)	(237,007)
OTHER FINANCING SOURCES/(USES)					
Note proceeds	-	1,611,957	-	1,611,957	-
Original issue discount	-	(142,290)	-	(142,290)	-
Total other financing sources/(uses)	-	1,469,667	-	1,469,667	-
Fund balance:					
Net increase/(decrease) in fund balance	-	1,088,749	(89,719)	999,030	(237,007)
Beginning fund balance (unaudited)	-	(27,960)	1,060,789	(27,960)	971,070
Ending fund balance (projected)	\$ -	\$1,060,789	\$ 971,070	\$ 971,070	734,063
Use of fund balance:					
Debt service reserve account balance (required)					(489,375)
Interest expense - November 1, 2023					(244,688)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ -

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 NOTE AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/22			89,718.75	89,718.75	13,500,000.00
11/01/22			244,687.50	244,687.50	13,500,000.00
05/01/23			244,687.50	244,687.50	13,500,000.00
11/01/23			244,687.50	244,687.50	13,500,000.00
05/01/24			244,687.50	244,687.50	13,500,000.00
11/01/24			244,687.50	244,687.50	13,500,000.00
05/01/25			244,687.50	244,687.50	13,500,000.00
11/01/25			244,687.50	244,687.50	13,500,000.00
05/01/26			244,687.50	244,687.50	13,500,000.00
11/01/26			244,687.50	244,687.50	13,500,000.00
05/01/27			244,687.50	244,687.50	13,500,000.00
11/01/27			244,687.50	244,687.50	13,500,000.00
05/01/28			244,687.50	244,687.50	13,500,000.00
11/01/28			244,687.50	244,687.50	13,500,000.00
05/01/29			244,687.50	244,687.50	13,500,000.00
11/01/29			244,687.50	244,687.50	13,500,000.00
05/01/30			244,687.50	244,687.50	13,500,000.00
11/01/30			244,687.50	244,687.50	13,500,000.00
05/01/31			244,687.50	244,687.50	13,500,000.00
11/01/31			244,687.50	244,687.50	13,500,000.00
05/01/32	13,500,000.00	3.625%	244,687.50	13,744,687.50	-
Total	13,500,000.00		4,983,468.75	18,483,468.75	

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 BOND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Proposed Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	-	-	-	\$ 547,737
Total revenues	-	-	-	-	547,737
EXPENDITURES					
Debt service					
Principal	-	-	-	-	180,000
Interest	-	-	67,345	67,345	367,338
Cost of issuance	-	77,221	-	77,221	-
Underwriter's discount	-	192,000	-	192,000	-
Total expenditures	-	269,221	67,345	336,566	547,338
Excess/(deficiency) of revenues over/(under) expenditures	-	(269,221)	(67,345)	(336,566)	399
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,046,453	-	1,046,453	-
Premium	-	37,595	-	37,595	-
Total other financing sources/(uses)	-	1,084,048	-	1,084,048	-
Fund balance:					
Net increase/(decrease) in fund balance	-	814,827	(67,345)	747,482	399
Beginning fund balance (unaudited)	-	-	814,827	-	747,482
Ending fund balance (projected)	\$ -	\$ 814,827	\$ 747,482	\$ 747,482	747,881
Use of fund balance:					
Debt service reserve account balance (required)					(547,738)
Principal expense - November 1, 2023					-
Interest expense - November 1, 2023					(180,969)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 19,174</u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/22			67,345.21	67,345.21	9,600,000.00
11/01/22			183,668.75	183,668.75	9,600,000.00
05/01/23	180,000.00	3.000%	183,668.75	363,668.75	9,420,000.00
11/01/23			180,968.75	180,968.75	9,420,000.00
05/01/24	185,000.00	3.000%	180,968.75	365,968.75	9,235,000.00
11/01/24			178,193.75	178,193.75	9,235,000.00
05/01/25	190,000.00	3.000%	178,193.75	368,193.75	9,045,000.00
11/01/25			175,343.75	175,343.75	9,045,000.00
05/01/26	200,000.00	3.000%	175,343.75	375,343.75	8,845,000.00
11/01/26			172,343.75	172,343.75	8,845,000.00
05/01/27	205,000.00	3.000%	172,343.75	377,343.75	8,640,000.00
11/01/27			169,268.75	169,268.75	8,640,000.00
05/01/28	210,000.00	3.375%	169,268.75	379,268.75	8,430,000.00
11/01/28			165,725.00	165,725.00	8,430,000.00
05/01/29	220,000.00	3.375%	165,725.00	385,725.00	8,210,000.00
11/01/29			162,012.50	162,012.50	8,210,000.00
05/01/30	225,000.00	3.375%	162,012.50	387,012.50	7,985,000.00
11/01/30			158,215.63	158,215.63	7,985,000.00
05/01/31	235,000.00	3.375%	158,215.63	393,215.63	7,750,000.00
11/01/31			154,250.00	154,250.00	7,750,000.00
05/01/32	240,000.00	3.375%	154,250.00	394,250.00	7,510,000.00
11/01/32			150,200.00	150,200.00	7,510,000.00
05/01/33	250,000.00	4.000%	150,200.00	400,200.00	7,260,000.00
11/01/33			145,200.00	145,200.00	7,260,000.00
05/01/34	260,000.00	4.000%	145,200.00	405,200.00	7,000,000.00
11/01/34			140,000.00	140,000.00	7,000,000.00
05/01/35	270,000.00	4.000%	140,000.00	410,000.00	6,730,000.00
11/01/35			134,600.00	134,600.00	6,730,000.00
05/01/36	280,000.00	4.000%	134,600.00	414,600.00	6,450,000.00
11/01/36			129,000.00	129,000.00	6,450,000.00
05/01/37	295,000.00	4.000%	129,000.00	424,000.00	6,155,000.00
11/01/37			123,100.00	123,100.00	6,155,000.00
05/01/38	305,000.00	4.000%	123,100.00	428,100.00	5,850,000.00
11/01/38			117,000.00	117,000.00	5,850,000.00
05/01/39	315,000.00	4.000%	117,000.00	432,000.00	5,535,000.00
11/01/39			110,700.00	110,700.00	5,535,000.00
05/01/40	330,000.00	4.000%	110,700.00	440,700.00	5,205,000.00
11/01/40			104,100.00	104,100.00	5,205,000.00
05/01/41	345,000.00	4.000%	104,100.00	449,100.00	4,860,000.00
11/01/41			97,200.00	97,200.00	4,860,000.00
05/01/42	360,000.00	4.000%	97,200.00	457,200.00	4,500,000.00
11/01/42			90,000.00	90,000.00	4,500,000.00
05/01/43	375,000.00	4.000%	90,000.00	465,000.00	4,125,000.00
11/01/43			82,500.00	82,500.00	4,125,000.00
05/01/44	390,000.00	4.000%	82,500.00	472,500.00	3,735,000.00
11/01/44			74,700.00	74,700.00	3,735,000.00
05/01/45	405,000.00	4.000%	74,700.00	479,700.00	3,330,000.00

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			66,600.00	66,600.00	3,330,000.00
05/01/46	420,000.00	4.000%	66,600.00	486,600.00	2,910,000.00
11/01/46			58,200.00	58,200.00	2,910,000.00
05/01/47	435,000.00	4.000%	58,200.00	493,200.00	2,475,000.00
11/01/47			49,500.00	49,500.00	2,475,000.00
05/01/48	455,000.00	4.000%	49,500.00	504,500.00	2,020,000.00
11/01/48			40,400.00	40,400.00	2,020,000.00
05/01/49	475,000.00	4.000%	40,400.00	515,400.00	1,545,000.00
11/01/49			30,900.00	30,900.00	1,545,000.00
05/01/50	495,000.00	4.000%	30,900.00	525,900.00	1,050,000.00
11/01/50			21,000.00	21,000.00	1,050,000.00
05/01/51	515,000.00	4.000%	21,000.00	536,000.00	535,000.00
11/01/51			10,700.00	10,700.00	535,000.00
05/01/52	535,000.00	4.000%	10,700.00	545,700.00	-
Total	9,600,000.00		7,018,526.47	16,618,526.47	

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Off-Roll Assessments					
	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
<u>Phase 1</u>					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	99	-	1,265.71	1,265.71	-
SF 50'	195	-	1,582.14	1,582.14	-
SF 60'	60	-	1,898.57	1,898.57	-
	354				
<u>Future Phases</u>					
Townhome	372	\$ -	\$ 181.95	\$ 181.95	\$ -
SF 40'	142	-	242.60	242.60	-
SF 50'	307	-	303.25	303.25	-
SF 60'	157	-	363.90	363.90	-
Total	978				
Grand Total	1,332				

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

6

EXHIBIT B: ASSIGNMENT OF CONSTRUCTION CONTRACT

DEVELOPER'S AFFIDAVIT AND AGREEMENT REGARDING ASSIGNMENT OF CONTRACT

STATE OF FLORIDA

COUNTY OF Lee

BEFORE ME, the undersigned, personally appeared Grady Miars of Tuckers Developers, LLC (“Developer”), who, after being first duly sworn, deposes and says:

- (i) I, Grady Miars, serve as Member of Developer and am authorized to make this affidavit on its behalf. I make this affidavit in order to induce the Tuckers Pointe Community Development District (“District”) to accept an assignment of the Construction Agreement (defined below).
- (ii) The agreement (“Construction Agreement”) between Developer and Lee Mar Building and Construction Corporation (“Contractor”), dated 05/02, 2022, including all change orders approved to date, and attached hereto as **Exhibit A**, was competitively bid prior to its execution.
- (iii) Developer, in consideration for the District’s acceptance of an assignment of the Construction Agreement agrees to indemnify, hold harmless and defend the District and its successors, assigns, agents, employees, staff, contractors, officers, governing board members, and representatives (together, “Indemnitees”), from any and all liability, loss or damage, whether monetary or otherwise, including reasonable attorneys’ fees and costs and all fees and costs of mediation or alternative dispute resolution, as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees and which relate in any way to the assignment of, or bid process for, the Construction Agreement.
- (iv) Developer has obtained a release from Contractor acknowledging the assignment of the above referenced contract and the validity thereof, the satisfaction of the bonding requirements of Section 255.05, Florida Statutes (if applicable), and waiving any and all claims against the District arising as a result of or connected with this assignment. Such releases are attached as **Exhibit B**.
- (v) The Contractor has X furnished and recorded a performance and payment bond in accordance with Section 255.05, Florida Statutes, which is attached hereto as **Exhibit C**, or was not required to provide such a bond pursuant to Section 255.05, Florida Statutes, which costs were part of the proposal included within the contract documents.
- (vi) Developer X represents and warrants that there are no outstanding liens or claims relating to the Construction Agreement, or has posted a transfer bond in accordance with Section 713.24, Florida Statutes, which is attached hereto as **Exhibit D**.
- (vii) Developer represents and warrants that all payments to Contractor and any subcontractors or materialmen under the Construction Agreement are current and there are no outstanding disputes under the Construction Agreement.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 06 day of July, 2022.

TUCKERS DEVELOPERS, LLC, a Delaware limited liability company

Grady Miars
Witness
Grady Ngo
Print Name of Witness

By: [Signature]
Name: _____
Title: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 06 day of July, 2022, by Grady Miars, as Member of Tuckers Developers, LLC, for and on behalf of the company, who is personally known to me or produced _____ as identification.

[Signature]

(Official Notary Signature & Seal)



Witness

Print Name of Witness

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT

[Signature]

Chairperson/Vice Chairperson, Board of Supervisors

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2022, by _____, as Chairperson of Tuckers Pointe Community Development District, for and on behalf of the District, who is personally known to me or produced _____ as identification.

(Official Notary Signature & Seal)

**CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF
ASSIGNMENT AND RELEASE**

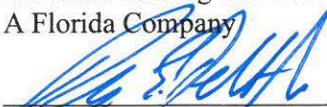
For ten dollars and such additional good and valuable consideration received in hand, the receipt and sufficiency of which are hereby acknowledged, Lee Mar Building and Construction Corporation ("**Contractor**"), hereby agrees as follows:

- (i) The agreement ("**Construction Agreement**") between **Tuckers Developers, LLC** and Contractor dated 05/02, 2022, has been assigned to the Tuckers Pointe Community Development District ("**District**"). Contractor acknowledges and accepts such assignment and its validity.
- (ii) Contractor represents and warrants that either:
 - a. X Contractor has furnished and recorded a performance and payment bond in accordance with Section 255.05, Florida Statutes, and has notified any subcontractors, material suppliers or others claiming interest in the work of the existence of the bond;
or
 - b. Contractor has not been required to furnish or provide a performance and payment bond under Section 255.05, Florida Statutes, and has notified any subcontractors, materialmen or others claiming interest in the work that (a) no such bond exists; (b) the District, as a local unit of special purpose government, is not an "Owner" as defined in Section 713.01(23), Florida Statutes; and (c) there are no lien rights available to any person providing materials or services for improvements in connection with the Construction Agreement.
- (iii) Contractor represents and warrants that all payments to Contractor and any subcontractors or materialmen under the Construction Agreement are current and there are no outstanding disputes under the Construction Agreement.
- (iv) Contractor hereby releases and waives any claim it may have against the District as a result of or in connection with such assignment.

[CONTINUED ON NEXT PAGE]

Executed this 2ND day of MAY, 2022.

Lee Mar Building and Construction Corporation
A Florida Company

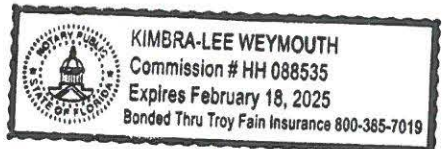

By: RONALD E. FELTS, JR.
Its: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2ND day of MAY, 2022, by RONALD E. FELTS, JR., as VICE PRESIDENT of LEE MAR BLDG & CONSTR. CORP. for and on behalf of the company, who is personally known to me or produced _____ as identification.


(Official Notary Signature & Seal)

Print Name: KIMBRA - LEE WEYMOUTH
Notary Public, State of Florida



ADDENDUM (“ADDENDUM”) TO CONTRACT (“CONTRACT”)

1. ASSIGNMENT. This Addendum applies to that certain contract between the Tuckers Pointe Community Development District (“**District**”) and Lee Mar Building and Construction Corporation (“**Contractor**”), which Contract was assigned to the District simultaneous with the execution of this Addendum. To the extent the terms of the Contract conflict with this Addendum, the terms of this Addendum shall control.

2. PAYMENT AND PERFORMANCE BONDS; NO LIEN RIGHTS. Before commencing the work on behalf of the District, and consistent with the requirements of Section 255.05 of the Florida Statutes, the Contractor shall execute, deliver to the District, and record in the public records of Charlotte County, Florida, a payment and performance bond with a surety insurer authorized to do business in this state as surety or, to the extent permitted by the District in its sole discretion, provide an alternative form of security as authorized under Section 255.05 of the Florida Statutes. Such bond and/or security shall be for 100% of the project cost and shall be in effect for a full year from the time of completion of the project. Contractor agrees that the District is a local unit of special purpose government and not an “Owner” as defined in Section 713.01(23), Florida Statutes. Therefore, as against the District or the District’s property, there are no lien rights available to any person providing materials or services for improvements in connection with the project. Contractor shall notify any subcontractors, material suppliers or others claiming interest in the work of the existence of the payment and performance bond.

3. INSURANCE. The District, its officers, governing board, agents, staff, and representatives, and GreenPointe Holdings, LLC, shall be named as additional insureds under the insurance provided pursuant to the Contract. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

4. LOCAL GOVERNMENT PROMPT PAYMENT ACT. Notwithstanding any other provision of the Contract, all payments to the Contractor shall be made in a manner consistent with the Local Government Prompt Payment Act, sections 218.70 through 218.80 of the Florida Statutes. Contractor shall make payments due to subcontractors and materialmen and laborers within ten (10) days in accordance with the prompt payment provisions contained in Section 218.735(6), 218.735(7), and 218.74, Florida Statutes. All payments due and not made within the time prescribed by Section 218.735, Florida Statutes, bear interest at the statutory rate on the unpaid balance in accordance with Section 218.735(9), Florida Statutes.

5. INDEMNIFICATION. Article 7.18(A) of the General Conditions is replaced with the following:

- A) Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B) Contractor and its subcontractors shall defend, hold harmless and indemnify the District and District’s directors, officers, staff, employees, and agents against any claims, damages,

liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees and costs, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the work or services performed hereunder up to the amount of Five Million Dollars (\$5,000,000). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.

6. **RETAINAGE.** Article 6.02.A.1.a of the Contract is replaced with the following:

Prior to 50 percent completion of the construction services purchased pursuant to the Contract, the District may withhold from each progress payment made to the Contractor an amount not exceeding 10 percent of the payment. After 50 percent completion of the construction services, the Contractor may present a payment request for up to one half of the retainage held, less such amounts as may be withheld pursuant to this Contract or applicable law. After 50 percent completion of the construction services, and until final completion and acceptance of the Work by the District, the District shall reduce to 5 percent the amount of retainage withheld from each subsequent progress payment made to the Contractor. Five percent of the contract price will be retained until final completion, acceptance of the Work, and final payment to the Contractor.

7. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District may in its sole discretion elect to undertake a direct purchase of any or all materials incorporated into the work performed according to the Contract. In such event, the following conditions shall apply:

- a. The District represents to Contractor that the District is a governmental entity exempt from Florida sales and use tax and has provided Contractor with a copy of its Consumer Exemption Certificate.
- b. The District may elect to implement a direct purchase arrangement whereby the District will directly acquire certain materials ("Direct Purchase Materials") necessary for the work directly from the suppliers to take advantage of District's tax exempt status.
- c. Prior to purchasing any materials, the Contractor shall contact the District to determine which materials will be treated as Direct Purchase Materials.
- d. The District shall issue a Certificate of Entitlement to each supplier of Direct Purchase Materials, and to the Contractor. Each Certificate of Entitlement will be in the format specified by Rule 12A-1.094(4)(c), Florida Administrative Code. Each Certificate of Entitlement shall have attached thereto the corresponding purchase order. Each Certificate of Entitlement shall affirm that (1) the attached purchase order is being issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works; (2) the vendor's invoice will be issued directly to the District; (3) payment of the vendor's invoice will be made directly by the District to the vendor from public funds; (4) the District will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the District assumes the risk of damage or loss at the time of purchase or delivery by the vendor. Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax exempt purchase by a governmental entity, then the governmental entity will be responsible for any tax, penalties and interest determined to be due.

- e. The District shall issue purchase orders directly to suppliers of Direct Purchase Materials. The District shall issue a separate Certificate of Entitlement for each purchase order. Such purchase orders shall require that the supplier provide the required shipping and handling insurance and provide for delivery F.O.B. jobsite. Corresponding change orders shall be executed at the time of the direct purchase to reflect the direct purchases made by the District and if the original contract contemplated sale of materials and installation by same person, the change order shall reflect sale of materials and installation by different legal entities.
- f. Upon delivery of the Direct Purchase Materials to the jobsite, the District shall inspect the materials and invoices to determine that they conform to the purchase order. If the materials conform, the District shall accept and take title to the Direct Purchase Materials.
- g. Suppliers shall issue invoices directly to the District. The District shall process invoices and issue payment directly to the suppliers from public funds.
- h. Upon acceptance of Direct Purchase Materials, the District shall assume risk of loss of same until they are incorporated into the project. Contractor shall be responsible for safeguarding all Direct Purchase Materials and for obtaining and managing all warranties and guarantees for all material and products.
- i. The District shall, at its option, maintain builder's risk insurance on the Direct Purchase Materials. Any builder's risk insurance purchased by Contractor, if any, shall not apply to any Direct Purchase Materials.

8. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Craig Wrathell ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431

9. **SOVEREIGN IMMUNITY.** Nothing in the Contract shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes or other statute, and nothing in the Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

10. **NOTICES.** Notices provided to the District pursuant to the Contract shall be provided as follows:

Tuckers Pointe Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager & District Counsel

11. **SCRUTINIZED COMPANIES STATEMENT.** Upon the Assignment, Contractor shall properly execute a sworn statement pursuant to section 287.135(5), Florida Statutes, regarding Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit A**. If the Contractor is found to have submitted a false certification as provided in section 287.135(5), Florida Statutes, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or been engaged in business operations in Cuba or Syria, the District may immediately terminate the Contract.

12. **PUBLIC ENTITY CRIMES STATEMENT.** Upon the Assignment, Contractor shall properly execute a sworn statement under section 287.133(3)(a), Florida Statutes, regarding public entity crimes, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit B**.


13. **TRENCH SAFETY ACT STATEMENTS.** Upon the Assignment, Contractor shall properly execute a Trench Safety Act Compliance Statement and a Trench Safety Act Compliance Cost Statement, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statements shall be substantially in the form of the attached **Exhibit C**.

14. **CONSTRUCTION DEFECTS.** PURSUANT TO SECTION 558.005, FLORIDA STATUTES, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.


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IN WITNESS WHEREOF, the parties hereto hereby acknowledge and agree to this Addendum.

Lee Mar Building and Construction Corporation,
a Florida Company

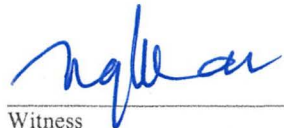


Witness
KURT T. HORTWEG
Print Name of Witness

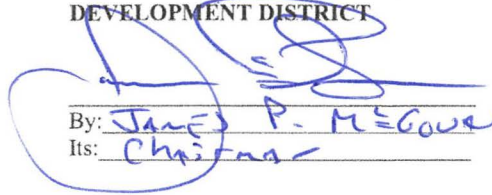


By: RONALD E. FALTS, JR.
Its: VICE PRESIDENT

**TUCKERS POINTE COMMUNITY
DEVELOPMENT DISTRICT**



Witness
Gao Ngo
Print Name of Witness



By: JAMES P. MCGOVERN
Its: Chairman

- Exhibit A: Scrutinized Companies Statement
- Exhibit B: Public Entity Crimes Statement
- Exhibit C: Trench Safety Act Statement

EXHIBIT A

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

- 1. This sworn statement is submitted to Tuckers Pointe Community Development District
 by RONALD E. FELTS, JR., VICE PRESIDENT
 (print individual's name and title)
 for LEE MAR BUILDING AND CONSTRUCTION CORPORATION
 (print name of entity submitting sworn statement)

whose business address is

15685 PENE RIDGE ROAD, FORT MYERS, FLORIDA 33908

- 2. I understand that, subject to limited exemptions, section 287.135, Florida Statutes, declares a company that at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, is ineligible for, and may not bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
- 3. Based on information and belief, at the time the Contract is assigned to the Tuckers Pointe Community Development District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.
- 4. The entity will immediately notify the Tuckers Pointe Community Development District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

[Signature]
Signature by authorized representative of Contractor

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 2ND day of MAY, 2022, by RONALD E. FELTS, Jr. of Lee Mar Building and Construction Corporation, for and on behalf of the company, who is personally known to me or who has produced _____ as identification.

[Signature]
Signature of Notary Public taking acknowledgement

(SEAL)

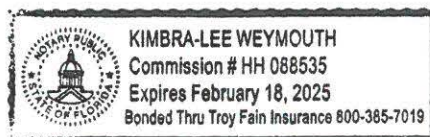


EXHIBIT B

SWORN STATEMENT UNDER SECTION 287.133(3)(a),

FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Tuckers Pointe Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of V.P. for Lee Mar Building and Construction Corporation, ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor.
3. Contractor's business address is 15685 PINE RIDGE ROAD, FORT MYERS, FL 33908
4. Contractor's Federal Employer Identification Number (FEIN) is 59-1354021

(If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - a. A predecessor or successor of a person convicted of a public entity crime; or,
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
8. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Contractor submitting this sworn statement. (Please indicate which statement applies.)

X Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

___ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

___ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

___ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 2ND day of MAY, 2022.

Subcontractor: [Signature]

By: RONALD E. FELTS, JR.

Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2ND day of MAY, 2022, by RONALD E. FELTS, JR., as VICE PRESIDENT of Lee Mar Building and Construction Corporation, for and on behalf of the company, who is personally known to me or produced _____ as identification.

[Signature]
(Official Notary Signature & Seal)

Print Name: KIMBRA - LEE WEYMOUTH
Notary Public, State of Florida

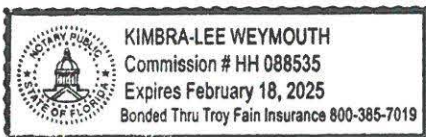


EXHIBIT C

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT
TRENCH SAFETY ACT COMPLIANCE STATEMENT

INSTRUCTIONS

Because trench excavations on this project are expected to be in excess of 5 feet, Chapter 90-96 of the Laws of Florida requires that construction on the project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. The Contractor is required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Contract Price.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

- I understand that Chapter 90.96 of the Laws of Florida (The Trench Safety Act) requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
- The estimated cost imposed by compliance with The Trench Safety Act will be:
Forty Thousand Eight Hundred Sixty Dollars And 00 Cents Dollars \$ 40,806.00
(Written) (Figures)
- The amount listed above has been included within the Contract Price.

Dated this 2ND day of MAY, 2022.

Contractor: LEE MAR BLDG. & CONST. CORP.

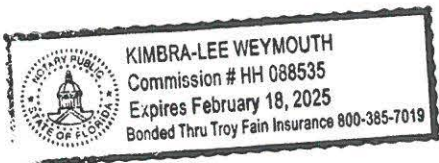
By: [Signature]
Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2ND day of MAY, 2022, by RONALD E. FELTS, JR. as VICE PRESIDENT of Lee Mar Building and Construction Corporation, for and on behalf of the company, who is personally known to me or produced _____ as identification.

[Signature]
(Official Notary Signature & Seal)

Print Name: KIMBRA-LEE WEYMOUTH
Notary Public, State of Florida



**TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT
TRENCH SAFETY ACT COMPLIANCE COST STATEMENT**

INSTRUCTIONS

Because trench excavations on this Project are expected to be in excess of 5 feet, Chapter 90-96 of the Laws of Florida requires that the Contractor submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Contract Price.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

By executing this statement, Contractor acknowledges that included in the various items of its Contract Price are costs for complying with the Florida Trench Safety Act (90-96, Laws of Florida) effective October 1, 1990. The Contractor further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost ¹	Item Total Cost
TRENCH BOX	8,278 LF	\$ 2.00	\$ 16,556.00
MANHOLE BOX	47 EA	\$ 250.00	\$ 11,750.00
SHEETING	250 SF	\$ 50.00	\$ 12,500.00
Project Total			\$ 40,806.00

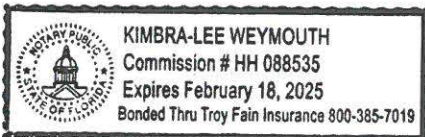
Dated this 2ND day of MAY, 2022.

Contractor: LEE MAR BLDG. & CONST. CORP.

By: [Signature]
Title: V.P.

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2ND day of MAY, 2022, by RONALD E FELTS, JR., as VICE PRESIDENT of Lee Mar Building and Construction Corporation, for and on behalf of the company, who is personally known to me or produced _____ as identification.



[Signature] - Lee Weymouth
(Official Notary Signature & Seal)

Print Name: KIMBRA-LEE WEYMOUTH
Notary Public, State of Florida

¹ Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

7

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Tuckers Pointe CDD
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Chuck Adams
Position/Title:	District Manager
Email Address:	adamsc@whhassociates.com
Phone Number:	239-498-9038

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWWMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Tuckers Pointe CDD is responsible for the operation and maintenance of the stormwater management system and primary drainage infrastructure pursuant to the permits approved by the SWFWMD and local municipalities. This infrastructure generally conveys stormwater runoff from the developed areas and roadways to the wet detention ponds for water quality treatment and attenuation then discharging through the control structure at the outfall.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

Stormwater management operations and maintenance is funded through non-ad valorem assessments through property taxes on parcels within the district.

- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):

- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	Yes
A program to involve the public regarding stormwater issues?	Yes
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

The CDD SWM program generally relies upon Charlotte County for these programs. The CDD welcomes the public to board meeting to discuss any stormwater concerns within the CDD and works with the association to distribute information pertaining to stormwater management.

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?
- Yes

Notes or Comments on the above:

The development within Tuckers Pointe CDD is not yet complete, stormwater management operation and maintenance responsibilities have not yet been assumed by the CDD or association.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vector trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	Yes
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	32,222.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	19	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	

Other:

Inlets, catch basins, junction boxes, end treatments:	173.00
Weirs or other control structures:	5.00

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	Yes
Living shorelines	No	No
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

AutoCAD compilations of best available information from approved construction plans and other available documents and public records.

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Upload GIS Shapefile of District

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Not applicable.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

Not applicable.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	0	275	448	519	601
Brief description of growth greater than 15% over any 5-year period:					
Multiple phases of development are planned during first and second 5 year periods.					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

- Stormwater Master Plan
- Basin Studies or Engineering Reports
- Adopted BMAP
- Adopted Total Maximum Daily Load
- Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
- Other(s): Specify: _____

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0					
2017-18	0	0					
2018-19	0	0					
2019-20	0	0					
2020-21	0	0					

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	275	448	519	601
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	275	448	519	601

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

8

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2022**

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2022**

	General Fund	Debt Service Fund Series 2022 Notes	Debt Service Fund Series 2022 Bonds	Capital Projects Fund Series 2022 Notes	Capital Projects Fund Series 2022 Bonds	Total Governmental Funds
ASSETS						
Cash	\$ 6,205	\$ -	\$ -	\$ -	\$ -	\$ 6,205
Investments						
Reserve	-	489,376	547,744	-	-	1,037,120
Capitalized interest	-	489,381	183,671	-	-	673,052
Construction	-	-	-	4,463,809	8,541,136	13,004,945
Cost of issuance	-	20,280	16,075	-	-	36,355
Due from Landowner	4,179	-	-	-	-	4,179
Total assets	<u>\$ 10,384</u>	<u>\$ 999,037</u>	<u>\$ 747,490</u>	<u>\$ 4,463,809</u>	<u>\$8,541,136</u>	<u>\$14,761,856</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 4,179	\$ -	\$ -	\$ -	\$ -	\$ 4,179
Contracts payable	-	-	-	-	225,110	225,110
Retainage payable	-	-	-	653,155	-	653,155
Due to Landowner	-	4,291	-	-	-	4,291
Accrued wages payable	200	-	-	-	-	200
Tax payable	15	-	-	-	-	15
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>10,394</u>	<u>4,291</u>	<u>-</u>	<u>653,155</u>	<u>225,110</u>	<u>892,950</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	4,179	-	-	-	-	4,179
Total deferred inflows of resources	<u>4,179</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,179</u>
Fund balances:						
Restricted for:						
Debt service	-	994,746	747,490	-	-	1,742,236
Capital projects	-	-	-	3,810,654	8,316,026	12,126,680
Unassigned	(4,189)	-	-	-	-	(4,189)
Total fund balances	<u>(4,189)</u>	<u>994,746</u>	<u>747,490</u>	<u>3,810,654</u>	<u>8,316,026</u>	<u>13,864,727</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 10,384</u>	<u>\$ 999,037</u>	<u>\$ 747,490</u>	<u>\$ 4,463,809</u>	<u>\$8,541,136</u>	<u>\$14,761,856</u>

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ 60,604	\$ 94,890	64%
Total revenues	<u>-</u>	<u>60,604</u>	<u>94,890</u>	64%
EXPENDITURES				
Professional & administrative				
Supervisors	-	800	-	N/A
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	-	6,965	15,000	46%
Engineering	-	4,750	10,000	48%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	250	1,000	25%
Trustee	-	-	4,000	0%
Telephone	33	266	400	67%
Postage	-	8	750	1%
Printing & binding	62	500	750	67%
Legal advertising	-	581	2,000	29%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	5	301	650	46%
Website	-	-	-	-
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,183</u>	<u>53,101</u>	<u>94,890</u>	56%
Excess/(deficiency) of revenues over/(under) expenditures	(4,183)	7,503	-	-
Fund balances - beginning	(6)	(11,692)	-	-
Fund balances - ending	<u>\$ (4,189)</u>	<u>\$ (4,189)</u>	<u>\$ -</u>	-

*These items will be realized after the issuance of bonds.

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022 NOTE
FOR THE PERIOD ENDED MAY 31, 2022**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 23,669
Interest	6	12
Total revenues	6	23,681
EXPENDITURES		
Debt service		
Cost of issuance	-	116,589
Interest	89,719	89,719
Total debt service	89,719	206,308
Excess/(deficiency) of revenues over/(under) expenditures	(89,713)	(182,627)
OTHER FINANCING SOURCES/(USES)		
Note proceeds	-	1,611,957
Original issue discount	-	(142,290)
Underwriter's discount	-	(270,000)
Transfer out	(2)	(5)
Total other financing sources	(2)	1,199,662
Net change in fund balances	(89,715)	1,017,035
Fund balances - beginning	1,084,461	(22,289)
Fund balances - ending	\$ 994,746	\$ 994,746

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED MAY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 4	\$ 8
Total revenues	<u>4</u>	<u>8</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	77,221
Interest	67,345	67,345
Total debt service	<u>67,345</u>	<u>144,566</u>
Excess/(deficiency) of revenues over/(under) expenditures	(67,341)	(144,558)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,046,453
Underwriter's discount	-	(192,000)
Premium	-	37,595
Total other financing sources	<u>-</u>	<u>892,048</u>
Net change in fund balances	(67,341)	747,490
Fund balances - beginning	814,831	-
Fund balances - ending	<u>\$ 747,490</u>	<u>\$ 747,490</u>

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022 NOTE
FOR THE PERIOD ENDED MAY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 31	\$ 94
Total revenues	<u>31</u>	<u>94</u>
EXPENDITURES		
Capital outlay	<u>1,788,404</u>	<u>8,077,488</u>
Total expenditures	<u>1,788,404</u>	<u>8,077,488</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,788,373)	(8,077,394)
OTHER FINANCING SOURCES/(USES)		
Note proceeds	-	11,888,043
Transfer in	<u>2</u>	<u>5</u>
Total other financing sources/(uses)	<u>2</u>	<u>11,888,048</u>
Net change in fund balances	(1,788,371)	3,810,654
Fund balances - beginning	<u>5,599,025</u>	<u>-</u>
Fund balances - ending	<u>\$ 3,810,654</u>	<u>\$ 3,810,654</u>

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED MAY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 42	\$ 89
Total revenues	<u>42</u>	<u>89</u>
EXPENDITURES		
Capital outlay	<u>237,610</u>	<u>237,610</u>
Total expenditures	<u>237,610</u>	<u>237,610</u>
Excess/(deficiency) of revenues over/(under) expenditures	(237,568)	(237,521)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>8,553,547</u>
Total other financing sources/(uses)	<u>-</u>	<u>8,553,547</u>
Net change in fund balances	(237,568)	8,316,026
Fund balances - beginning	<u>8,553,594</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 8,316,026</u></u>	<u><u>\$ 8,316,026</u></u>

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

9A

DRAFT

**MINUTES OF MEETING
TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Tuckers Pointe Community Development District held a Regular Meeting on February 25, 2022 at 10:00 a.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present at the meeting were:

Jim McGowan	Chair
Robert Nelson	Vice Chair
Garrison Burr	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors McGowan, Nelson and Burr were present, in person. Supervisors Johnson and Miars were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Presentation of Supplement #1 to the
Master Engineers' Report *(for
informational purposes)***

Mr. Adams stated that Supplement #1 to the Master Engineers' Report dated August 13, 2021 was included for informational purposes and is unchanged from the January 12, 2022 edition that was previously approved by the Board.

38 **FOURTH ORDER OF BUSINESS****Presentation of Final First Supplemental
Special Assessment Methodology Report
(for informational purposes)**

39

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41

42 Mr. Adams stated the only changes to the Final First Supplemental Special Assessment

43 Methodology Report is that the numbers were trued-up based upon the pricing and the fact

44 that the CDD closed on the bonds.

45

46 **FIFTH ORDER OF BUSINESS****Consideration of Resolution 2022-11,
Supplementing Resolution No. 2022-05
Which Resolution Previously Equalized,
Approved, Confirmed, Imposed and Levied
Special Assessments on and Peculiar to
Property Specially Benefited (Apportioned
Fairly and Reasonably) by the District's
Projects; Approving and Adopting the
Tuckers Pointe Community Development
District Final First Supplemental Special
Assessment Methodology Report Prepared
by Wrathell, Hunt & Associates, LLC Dated
February 10, 2022, Which Applies the
Methodology Previously Adopted to
Special Assessments Reflecting the Specific
Terms of the Tuckers Pointe Community
Development District Special Assessment
Revenue Bonds, Series 2022 (Phase 1
Project); Providing for the Update of the
Improvement Lien Book; and Providing for
Severability, Conflicts, and an Effective
Date**

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69 Mr. Adams presented Resolution 2022-11. He reiterated that the biggest change is that

70 the Methodology was updated with the actual numbers based on the final pricing with the sale

71 of the bonds.

72 Mr. Urbancic stated that this Resolution accomplishes the following:

73 ➤ Provides a breakdown and the final terms of the bond issuance.

74 ➤ Supplemental resolution that pertains to Phase 1.

75 ➤ Adopts the Final First Assessment Methodology Report.

76 ➤ Authorizes the District to update its records and memorializes the final terms of the
77 bonds being issued.

78

79 **On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor,**
80 **Resolution 2022-11, Supplementing Resolution No. 2022-05 Which Resolution**
81 **Previously Equalized, Approved, Confirmed, Imposed and Levied Special**
82 **Assessments on and Peculiar to Property Specially Benefited (Apportioned**
83 **Fairly and Reasonably) by the District’s Projects; Approving and Adopting the**
84 **Tuckers Pointe Community Development District Final First Supplemental**
85 **Special Assessment Methodology Report Prepared by Wrathell, Hunt &**
86 **Associates, LLC Dated February 10, 2022, Which Applies the Methodology**
87 **Previously Adopted to Special Assessments Reflecting the Specific Terms of the**
88 **Tuckers Pointe Community Development District Special Assessment Revenue**
89 **Bonds, Series 2022 (Phase 1 Project); Providing for the Update of the**
90 **Improvement Lien Book; and Providing for Severability, Conflicts, and an**
91 **Effective Date, was adopted.**

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94 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2022-12,
Supplementing Resolution No. 2022-05
Which Resolution Previously Equalized,
Approved, Confirmed, Imposed and Levied
Special Assessments on and Peculiar To
Property Specially Benefited (Apportioned
Fairly and Reasonably) by the District’s
Projects; Approving and Adopting the
Tuckers Pointe Community Development
District Final First Supplemental Special
Assessment Methodology Report Prepared
by Wrathell, Hunt & Associates, LLC Dated
February 10, 2022, Which Applies the
Methodology Previously Adopted to
Special Assessments Reflecting the Specific
Terms of the Tuckers Pointe Community
Development District Special Assessment
Revenue Note, Series 2022 (Master
Infrastructure Project); Providing for the
Update of the Improvement Lien Book;
and Providing for Severability, Conflicts,
and an Effective Date

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Mr. Urbancic stated Resolution 2022-12 accomplishes the following:

118 ➤ Outlines the final terms of the Series 2022 Note for the Master Infrastructure Project.

119 ➤ Adopts the Final First Supplemental Special Assessment Methodology Report.

120

121 **On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor,**
 122 **Resolution 2022-12, Supplementing Resolution No. 2022-05 Which Resolution**
 123 **Previously Equalized, Approved, Confirmed, Imposed and Levied Special**
 124 **Assessments on and Peculiar To Property Specially Benefited (Apportioned**
 125 **Fairly and Reasonably) by the District's Projects; Approving and Adopting the**
 126 **Tuckers Pointe Community Development District Final First Supplemental**
 127 **Special Assessment Methodology Report Prepared by Wrathell, Hunt &**
 128 **Associates, LLC Dated February 10, 2022, Which Applies the Methodology**
 129 **Previously Adopted to Special Assessments Reflecting the Specific Terms of the**
 130 **Tuckers Pointe Community Development District Special Assessment Revenue**
 131 **Note, Series 2022 (Master Infrastructure Project); Providing for the Update of**
 132 **the Improvement Lien Book; and Providing for Severability, Conflicts, and an**
 133 **Effective Date, was adopted.**

134

135

136 **SEVENTH ORDER OF BUSINESS**

**Consideration of Issuer's Counsel
Documents**

137

138

139 Mr. Urbancic stated that the Issuer's Counsel documents are ancillary agreements and
 140 documents related to the bond issuance and were contemplated in what was approved in the
 141 Delegation Resolution. He presented the following:

142 **A. Acquisition Agreement (Phase 1 Project)**

143 **B. Completion Agreement (Phase 1 Project)**

144 **C. True-Up Agreement (Phase 1 Project)**

145 **D. Collateral Assignment (Phase 1 Project)**

146 **E. Declaration of Consent (Phase 1 Project)**

147 **F. Lien of Record (Phase 1 Project)**

148 **G. Notice of the Assessments (Phase 1 Project)**

149 **H. Acquisition Agreement (Master Infrastructure Project)**

150 **I. Completion Agreement (Master Infrastructure Project)**

151 **J. True-Up Agreement (Master Infrastructure Project)**

152 **K. Collateral Assignment (Master Infrastructure Project)**

153 **L. Declaration of Consent (Master Infrastructure Project)**

154 **M. Lien of Record (Master Infrastructure Project)**

155 N. Notice of the Assessments (Master Infrastructure Project)

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157 On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, the
158 Issuer’s Counsel Documents, listed in Items 7A through 7N, were
159 ratified/approved.

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162 EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of January 31, 2022

163

164

165 Mr. Adams presented the Unaudited Financial Statements as of January 31, 2022.

166

The financials were accepted.

167

168 NINTH ORDER OF BUSINESS

Approval of January 12, 2022 Regular
Meeting Minutes

169

170

171 Mr. Adams presented the January 12, 2022 Regular Meeting Minutes.

172

173 On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the
174 January 12, 2022 Regular Meeting Minutes, as presented, were approved.

175

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177 TENTH ORDER OF BUSINESS

Staff Reports

178

179 A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*

180 There was nothing further to report.

181 B. District Engineer: *Barraco and Associates, Inc.*

182 There was no report.

183 C. District Manager: *Wrathell, Hunt and Associates, LLC*

184 Mr. Adams stated that a \$41,121.57 change order request was recently received from
185 Wiseman related to site development for an on-site field office. The original contract amount
186 was \$883,000 and the change order increases the total revised contract value to \$925,121.57.

187

188 On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, the
189 Wiseman Change Order, in the amount of \$42,121.57, was approved.

190

191 • NEXT MEETING DATE: March 17, 2022 at 2:00 PM

192 ○ QUORUM CHECK

193 Mr. Adams stated the next meeting will be on March 17, 2022.

194

195 **ELEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

196

197 There were no Board Members' comments or requests.

198

199 **TWELFTH ORDER OF BUSINESS**

Public Comments

200

201 There were no public comments.

202

203 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

204

205 There being nothing further to discuss, the meeting adjourned.

206

207 **On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, the**
208 **meeting adjourned at 10:13 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

**MINUTES OF MEETING
TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Tuckers Pointe Community Development District held a Regular Meeting on May 19, 2022 at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present at the meeting were:

Robert Nelson	Vice Chair
Garrison Burr	Assistant Secretary
Ellen Johnson	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Carl Barraco	District Engineer
John Wiseman	Member of the Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m. Supervisors Nelson, Burr and Johnson were present, in person. Supervisors McGowan and Miars were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Ellen Johnson, Seat 3; Term Expires
November 2023**

Mr. Adams stated that Ms. Johnson would not be resigning at this time.

FOURTH ORDER OF BUSINESS

**Consideration of Appointment of Bruce
Noble to Fill Unexpired term of Seat 3**

40 A. Administration of Oath of Office to Newly Appointed Supervisor *(the following will be*
41 *provided in a separate package)*

42 I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and
43 Employees

44 II. Membership, Obligations and Responsibilities

45 III. Financial Disclosure Forms

46 a. Form 1: Statement of Financial Interests

47 b. Form 1X: Amendment to Form 1, Statement of Financial Interests

48 c. Form 1F: Final Statement of Financial Interests

49 IV. Form 8B: Memorandum of Voting Conflict

50 B. Consideration of Resolution 2022-13, Designating Certain Officers of the District and
51 Providing for an Effective Date

52 This item was deferred.

53

54 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2022-14,
Approving the Proposed Budget for Fiscal
Year 2022/2023 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date

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63 Mr. Adams presented Resolution 2022-14. He reviewed the proposed Fiscal Year 2023
64 budget. This is a Developer-funded budget with expenses being funded as they are incurred.

65

66 **On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor,**
67 **Resolution 2022-14, Approving the Proposed Budget for Fiscal Year 2022/2023**
68 **and Setting a Public Hearing Thereon Pursuant to Florida Law on July 21, 2022**
69 **at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port**
70 **Charlotte, Florida 33954; Addressing Transmittal, Posting and Publication**
71 **Requirements; Addressing Severability; and Providing an Effective Date, was**
72 **adopted.**

73

74

75 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2022-15,**
 76 **Adopting the Annual Meeting Schedule for**
 77 **Fiscal Year 2022/2023 and Providing for an**
 78 **Effective Date**
 79

80 Mr. Adams presented Resolution 2022-15.
 81

82 **On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor,**
 83 **Resolution 2022-15, Adopting the Annual Meeting Schedule for Fiscal Year**
 84 **2022/2023 and Providing for an Effective Date, was adopted.**

85
 86
 87 **SEVENTH ORDER OF BUSINESS** **Discussion: Stormwater Needs Analysis**
 88

89 Mr. Barraco stated that recently passed legislation requires CDDs to prepare and submit
 90 a Stormwater Needs Analysis Report; work on the Report is underway and will be submitted by
 91 June 30, 2022, as required.
 92

93 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 94 **Statements as of March 31, 2022**
 95

96 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022.
 97 The financials were accepted.
 98

99 **NINTH ORDER OF BUSINESS** **Approval of February 25, 2022 Regular**
 100 **Meeting Minutes**
 101

102 This item was not addressed.
 103

104 **TENTH ORDER OF BUSINESS** **Staff Reports**
 105

106 **A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***

107 There was no report.

108 **B. District Engineer: *Barraco and Associates, Inc.***

109 There was no report.

110 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

111 **I. 0 Registered Voters in District as of April 15, 2022**

112 II. NEXT MEETING DATE: June 16, 2022 at 2:00 PM

113 • QUORUM CHECK

114 Mr. Adams stated the next meeting will be on June 16, 2022, unless cancelled.

115

116 **ELEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

117

118 There were no Board Members' comments or requests.

119

120 **TWELFTH ORDER OF BUSINESS** **Public Comments**

121

122 There were no public comments.

123

124 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

125

126 There being nothing further to discuss, the meeting adjourned.

127

128 **On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the**
129 **meeting adjourned at 2:07 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

10C

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953

**Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2021	Regular Meeting	10:00 A.M.
November 10, 2021 CANCELED	Regular Meeting	10:00 A.M.
December 8, 2021 <i>rescheduled to December 17, 2021</i>	Regular Meeting	10:00 A.M.
December 17, 2021	Regular Meeting	10:00 A.M.
January 12, 2022	Regular Meeting	10:00 A.M.
January 26, 2022 CANCELED	Special Meeting	1:00 P.M.
February 9, 2022 <i>rescheduled to February 25, 2022</i>	Regular Meeting	10:00 A.M.
February 25, 2022*	Regular Meeting	10:00 A.M.
March 9, 2022 <i>rescheduled to March 17, 2022</i>	Regular Meeting	10:00 A.M.
March 17, 2022* CANCELED	Regular Meeting	2:00 P.M.
April 13, 2022 <i>rescheduled to April 21, 2022</i>	Regular Meeting	10:00 A.M.
April 21, 2022* CANCELED	Regular Meeting	2:00 P.M.
May 11, 2022 <i>rescheduled to May 19, 2022</i>	Regular Meeting	10:00 A.M.
May 19, 2022*	Regular Meeting	2:00 P.M.

June 8, 2022 <i>rescheduled to June 16, 2022</i>	Regular Meeting	10:00 A.M.
June 16, 2022* CANCELED	Regular Meeting	2:00 P.M.
July 13, 2022 <i>rescheduled to July 21, 2022</i>	Regular Meeting	10:00 A.M.
July 21, 2022*	Regular Meeting	2:00 P.M.
August 10, 2022 <i>rescheduled to August 18, 2022</i>	Regular Meeting	10:00 A.M.
August 18, 2022*	Regular Meeting	2:00 P.M.
September 14, 2022 <i>rescheduled to September 15, 2022</i>	Public Hearing & Regular Meeting	10:00 A.M.
September 15, 2022*	Regular Meeting	2:00 P.M.