

**ORANGE BLOSSOM  
RANCH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**April 28, 2021**

**BOARD OF SUPERVISORS  
REGULAR  
MEETING AGENDA**

# Orange Blossom Ranch Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

April 21, 2021

### ATTENDEES:

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

Board of Supervisors  
Orange Blossom Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Orange Blossom Ranch Community Development District will hold a Regular Meeting on April 28, 2021 at The Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103, *immediately thereafter the adjournment of the Orange Blossom Groves Community Development District meeting, scheduled to commence at 3:00 p.m.* The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors, Brian O'Donnell [SEAT 3], Ken Bloom [SEAT 4] and Karen Welks [SEAT 5] *(the following to be provided in a separate package)*
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Chapter 190, Florida Statutes
  - D. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing an Effective Date

5. Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Orange Blossom Ranch Community Development District, and Providing for an Effective Date
6. Consideration of Resolution 2021-03, Approving Proposed Budgets for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
7. Consideration of Resolution 2021-04, Recognizing a Contribution to Off-Set Assessments; Providing Additional Authorization; and Addressing Severability and an Effective Date
8. Acceptance of Unaudited Financial Statements as of March 31, 2021
9. Consideration of Minutes
  - A. July 22, 2020 Telephonic Public Hearing and Meeting
  - B. November 3, 2020 Landowners' Meeting
10. Staff Reports
  - A. District Counsel: *Hopping Green & Sams, P.A.*
  - B. District Engineer: *Barraco and Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt & Associates, LLC*
    - I. 578 Registered Voters in District as of April 15, 2021
    - II. NEXT MEETING DATE: July 28, 2021, *immediately thereafter the adjournment of the Orange Blossom Groves CDD meeting, scheduled to commence at 2:00 P.M.*

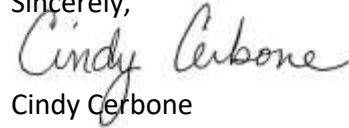
○ QUORUM CHECK

KATHY MILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
MARK TAYLOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
BRIAN O'DONNELL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
KEN BLOOM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
KAREN WELKS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members' Comments/Requests
12. Audience Comments
13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone".

Cindy Cerbone  
District Manager

**TO ATTEND BY TELEPHONE**  
**Call-in number: 1-888-354-0094**  
**Conference ID: 8518503**

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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## RESOLUTION 2021-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING AN EFFECTIVE DATE

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's establishment and every two years following the establishment of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

**WHEREAS**, following proper publication of notice thereof, such landowners' meeting was held November 3, 2020 at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, this Resolution canvasses the votes, and declares and certifies the results of said election;

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT;

**SECTION 1: Certification of Election Results.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in his favor as shown, to wit:

Name of Supervisor	Seat Number	Number of Votes
Brian O'Donnell	3	252
Ken Bloom	4	251
Karen Welks	5	252

**SECTION 2: Terms of Office.** In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

Name of Supervisor	Term of Office	Term Expiration Date
Brian O'Donnell	4 Years	November, 2024
Ken Bloom	2 Years	November, 2022
Karen Welks	4 Years	November, 2024

**SECTION 3: Severability.** That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 4: Conflict.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5: Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the University Square Community Development District.

Said terms of office shall commence immediately upon the adoption of this Resolution.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021

**ORANGE BLOSSOM RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2021-02**

**A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Orange Blossom Ranch Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Collier County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT:**

1. **DISTRICT OFFICERS.** The District officers are as follows:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

\_\_\_\_\_ Craig Wrathell \_\_\_\_\_ is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ Cindy Cerbone \_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ Craig Wrathell \_\_\_\_\_ is appointed Treasurer

\_\_\_\_\_ Jeff Pinder \_\_\_\_\_ is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**Adopted this 28<sup>th</sup> day of April, 2021.**

**ATTEST:**

**ORANGE BLOSSOM RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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## RESOLUTION 2021-03

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Orange Blossom Ranch Community Development District ("**District**") prior to June 15, 2021, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: July 28, 2021

HOUR: Immediately thereafter the adjournment of the meeting of the Orange Blossom Groves CDD, which is scheduled to commence at 2:00 p.m.

LOCATION: The Ronto Group  
3066 Tamiami Trail North, Suite 201  
Naples, Florida 34103

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 28<sup>th</sup> DAY OF APRIL, 2021.**

ATTEST:

**ORANGE BLOSSOM RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A: FY 2021/2022 Proposed Budget**

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2022**

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
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**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected Revenues & Expenditures	Proposed Budget FY 2022
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 44,236				\$ 70,164
Allowable discounts (4%)	(1,769)				(2,807)
Assessment levy: on-roll - net	42,467	\$ 68,073	\$ 1,192	\$ 69,265	67,357
Assessment levy: off-roll	63,617	9,449	28,347	37,796	36,754
Total revenues	106,084	77,522	29,539	107,061	104,111
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,000	-	6,000	6,000	6,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	365	14,635	15,000	15,000
Engineering	8,500	180	8,320	8,500	8,500
Audit	5,700	1,000	4,700	5,700	5,700
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	6,500	-	6,500	6,500	6,500
Telephone	200	100	100	200	200
Postage	500	59	441	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	775	725	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,638	5,381	-	5,381	5,919
Contingencies/bank charges	500	72	428	500	500
Website maintenance	705	705	-	705	705
Website ADA	210	-	210	210	210
Property appraiser	670	664	6	670	1,058
Tax collector	885	1,361	82	1,443	1,403
Total expenditures	102,933	35,587	67,647	103,234	104,120
Net increase/(decrease) of fund balance	3,151	41,935	(38,108)	3,827	(9)
Fund balance - beginning (unaudited)	18,839	23,677	65,612	23,677	27,504
Fund balance - ending (projected)					
Assigned					
Working capital	21,500	5,500	5,500	5,500	21,500
Unassigned	490	60,112	22,004	22,004	5,995
Fund balance - ending (projected)	\$ 21,990	\$ 65,612	\$ 27,504	\$ 27,504	\$ 27,495

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 6,000
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
<b>Wrathell, Hunt and Associates, LLC</b> (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	8,500
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. In addition, utility dedications and Engineer's report if required by Trust Indenture.	
Audit	5,700
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	6,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
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	5,919
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges, automated AP routing, and other miscellaneous expenses incurred during the year.	
Website maintenance	705
Website ADA	210

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

Property appraiser

The property appraiser charges 1.5% of the assessments collected.

1,058

Tax collector

The tax collector charges 2% of the assessments collected.

1,403

Total expenditures

\$ 104,120

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2022**

	Fiscal Year 2021				
	Adopted Budget FY 2021	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Revenue & Expenditures	Proposed Budget FY 2022
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 280,811				\$ 454,338
Allowable discounts (4%)	(11,232)				(18,174)
Net assessment levy - on-roll	269,579	\$ 432,096	\$ 4,068	\$ 436,164	436,164
Assessment levy: off-roll	392,495	-	231,981	231,981	231,981
Interest	-	15	-	15	-
Total revenues	662,074	432,111	236,049	668,160	668,145
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	175,000	-	175,000	175,000	180,000
Interest	479,615	239,808	239,807	479,615	473,140
Property appraiser	4,212	4,212	2,603	6,815	6,815
Tax collector	5,616	8,641	446	9,087	9,087
Total expenditures	664,443	252,661	417,856	670,517	669,042
Excess/(deficiency) of revenues over/(under) expenditures	(2,369)	179,450	(181,807)	(2,357)	(897)
Fund balance:					
Beginning fund balance (unaudited)	441,751	579,114	758,564	579,114	576,757
Ending fund balance (projected)	439,382	\$758,564	\$ 576,757	\$ 576,757	575,860
Use of fund balance:					
Debt service reserve account balance (required)					(326,120)
Interest expense - November 1, 2022					(233,240)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 16,500</u>

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21			236,570.00	236,570.00	9,900,000.00
05/01/22	180,000.00	3.700%	236,570.00	416,570.00	9,720,000.00
11/01/22			233,240.00	233,240.00	9,720,000.00
05/01/23	185,000.00	3.700%	233,240.00	418,240.00	9,535,000.00
11/01/23			229,817.50	229,817.50	9,535,000.00
05/01/24	195,000.00	3.700%	229,817.50	424,817.50	9,340,000.00
11/01/24			226,210.00	226,210.00	9,340,000.00
05/01/25	200,000.00	4.100%	226,210.00	426,210.00	9,140,000.00
11/01/25			222,110.00	222,110.00	9,140,000.00
05/01/26	210,000.00	4.100%	222,110.00	432,110.00	8,930,000.00
11/01/26			217,805.00	217,805.00	8,930,000.00
05/01/27	220,000.00	4.100%	217,805.00	437,805.00	8,710,000.00
11/01/27			213,295.00	213,295.00	8,710,000.00
05/01/28	230,000.00	4.100%	213,295.00	443,295.00	8,480,000.00
11/01/28			208,580.00	208,580.00	8,480,000.00
05/01/29	240,000.00	4.100%	208,580.00	448,580.00	8,240,000.00
11/01/29			203,660.00	203,660.00	8,240,000.00
05/01/30	250,000.00	4.850%	203,660.00	453,660.00	7,990,000.00
11/01/30			197,597.50	197,597.50	7,990,000.00
05/01/31	260,000.00	4.850%	197,597.50	457,597.50	7,730,000.00
11/01/31			191,292.50	191,292.50	7,730,000.00
05/01/32	275,000.00	4.850%	191,292.50	466,292.50	7,455,000.00
11/01/32			184,623.75	184,623.75	7,455,000.00
05/01/33	290,000.00	4.850%	184,623.75	474,623.75	7,165,000.00
11/01/33			177,591.25	177,591.25	7,165,000.00
05/01/34	300,000.00	4.850%	177,591.25	477,591.25	6,865,000.00
11/01/34			170,316.25	170,316.25	6,865,000.00
05/01/35	315,000.00	4.850%	170,316.25	485,316.25	6,550,000.00
11/01/35			162,677.50	162,677.50	6,550,000.00
05/01/36	330,000.00	4.850%	162,677.50	492,677.50	6,220,000.00
11/01/36			154,675.00	154,675.00	6,220,000.00
05/01/37	350,000.00	4.850%	154,675.00	504,675.00	5,870,000.00
11/01/37			146,187.50	146,187.50	5,870,000.00
05/01/38	365,000.00	4.850%	146,187.50	511,187.50	5,505,000.00
11/01/38			137,336.25	137,336.25	5,505,000.00
05/01/39	385,000.00	4.850%	137,336.25	522,336.25	5,120,000.00
11/01/39			128,000.00	128,000.00	5,120,000.00
05/01/40	405,000.00	5.000%	128,000.00	533,000.00	4,715,000.00
11/01/40			117,875.00	117,875.00	4,715,000.00
05/01/41	425,000.00	5.000%	117,875.00	542,875.00	4,290,000.00
11/01/41			107,250.00	107,250.00	4,290,000.00
05/01/42	445,000.00	5.000%	107,250.00	552,250.00	3,845,000.00

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/42			96,125.00	96,125.00	3,845,000.00
05/01/43	470,000.00	5.000%	96,125.00	566,125.00	3,375,000.00
11/01/43			84,375.00	84,375.00	3,375,000.00
05/01/44	495,000.00	5.000%	84,375.00	579,375.00	2,880,000.00
11/01/44			72,000.00	72,000.00	2,880,000.00
05/01/45	520,000.00	5.000%	72,000.00	592,000.00	2,360,000.00
11/01/45			59,000.00	59,000.00	2,360,000.00
05/01/46	545,000.00	5.000%	59,000.00	604,000.00	1,815,000.00
11/01/46			45,375.00	45,375.00	1,815,000.00
05/01/47	575,000.00	5.000%	45,375.00	620,375.00	1,240,000.00
11/01/47			31,000.00	31,000.00	1,240,000.00
05/01/48	605,000.00	5.000%	31,000.00	636,000.00	635,000.00
11/01/48			15,875.00	15,875.00	635,000.00
05/01/49	635,000.00	5.000%	15,875.00	650,875.00	-
<b>Total</b>	<b>9,900,000.00</b>		<b>8,540,920.00</b>	<b>18,440,920.00</b>	

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

**On-Roll Assessments**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2022 O&amp;M Assessment per Unit</b>	<b>FY 2022 DS Assessment per Unit</b>	<b>FY 2022 Total Assessment per Unit</b>	<b>FY 2021 Total Assessment per Unit</b>
MF/TH 20'	116	\$ 109.46	\$ 688.60	\$ 798.06	\$ 801.16
MF/SFA 35'	166	109.46	688.60	798.06	801.16
SFD 52'	265	109.46	688.60	798.06	801.16
SFD 62'	94	109.46	826.32	935.78	938.88
<b>Total</b>	<b>641</b>				

**Off-Roll Assessments**

<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2022 O&amp;M Assessment per Unit</b>	<b>FY 2022 DS Assessment per Unit</b>	<b>FY 2022 Total Assessment per Unit</b>	<b>FY 2021 Total Assessment per Unit</b>
MF/TH 20'	142	\$ 101.25	\$ 636.96	\$ 738.21	\$ 741.08
MF/SFA 35'	130	101.25	636.96	738.21	741.08
SFD 52'	85	101.25	636.96	738.21	741.09
SFD 62'	6	101.25	764.35	865.60	868.47
<b>Total</b>	<b>363</b>				

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**7**



## RESOLUTION 2021-04

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING A CONTRIBUTION TO OFF-SET ASSESSMENTS; PROVIDING ADDITIONAL AUTHORIZATION; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

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

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

**WHEREAS**, the District previously issued its \$10,240,000 Special Assessment Bonds, Series 2019 (“**2019 Bonds**”) in order to finance the District’s “**2019 Project**”; and

**WHEREAS**, also in connection with the issuance of the 2019 Bonds, and pursuant to Resolutions 2017-23, 2017-24, 2017-27, and 2019-02, the District levied non-ad valorem special assessments (“**Debt Assessments**”) to secure the repayment of the 2019 Bonds; and

**WHEREAS**, the *Final Supplemental Special Assessment Methodology Report*, dated March 13, 2019, which was adopted by Resolution 2019-02, and attached hereto as **Exhibit A**, recognizes a contribution obligation (“**Contribution Obligation**”) from RP Orange Blossom Owner, LLC, (“**Developer**”) in the sections titled “Benefit Allocation” (identifying a minimal Contribution Obligation of \$3,516,232.16); and

**WHEREAS**, the Developer has expended funds to develop and/or acquire certain public infrastructure for the 2019 Project (specifically the Phase 4 Utility Systems as further detailed in **Exhibit B** attached hereto) in the amount of at least \$960,891.43 and requests that the District recognize this amount towards the Contribution Obligation (“**Current Contribution**”); and

**WHEREAS**, as Series 2019 Construction and Acquisition Funds were not expended to acquire the Phase 4 Utility Systems, in an effort to streamline and expedite the conveyance process the Developer conveyed such improvements directly to Collier County, the operation and maintenance entity contemplated by the Master Engineer’s Report for Orange Blossom Ranch Community Development District dated January 16, 2017, as supplemented by the First Supplemental Engineer’s Report dated March 1, 2019, as evidenced by the conveyance documents attached hereto and made a part hereof as **Exhibit C**; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. Contribution Recognized.** The District acknowledges and declares that the Developer has contributed infrastructure and/or monies for the Current Contribution in the amount of \$960,891.43. As of this Resolution, the remaining amount to satisfy the Contribution Obligation is \$2,555,340.73 ("**Remaining Contribution Obligation**").

**SECTION 2. Additional Authorization.** District Staff is authorized to take whatever additional actions may be necessary to fulfill the intent of this Resolution.

**SECTION 3. Severability.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4. Effective Date.** This Resolution shall become effective upon its passage, and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**ATTEST:**

**BOARD OF SUPERVISORS OF THE  
ORANGE BLOSSOM RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** *Final Supplemental Special Assessment Methodology Report*, dated March 13, 2019,

**Exhibit B:** Phase 4 Utility Systems Owner's Affidavit of Costs and Engineer's Certificate

**Exhibit C:** Phase 4 Utility Systems Conveyance to Collier County Documents

**Exhibit A:** *Final Supplemental Special Assessment Methodology Report*, dated March 13, 2019

# ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT

Final  
Supplemental  
Special Assessment  
Methodology Report

March 13, 2019



Provided by:

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## **1.0 Introduction**

### **1.1 Purpose**

The Orange Blossom Ranch Community Development District (“District”) previously adopted the Master Special Assessment Methodology Report dated February 15, 2017 (the “Master Report”). The Master Report set forth the original master financing program and original master assessment methodology to fund infrastructure improvements to support the development of lands within the District.

The purpose of this Final Supplemental Special Assessment Methodology Report (the “Supplemental Report”) is to supplement the Master Report to account for updates to the development plan for the District as well as the changes in the cost estimates of the capital improvements necessary to support the development of land in the District (the “Capital Improvement Program,” or “CIP”). Further, this Supplemental Report is intended to provide a supplemental financing plan and a supplemental special assessment methodology in connection with the District’s issuance of its Capital Improvement Revenue Bonds, Series 2019 (“Series 2019 Bonds”). The Series 2019 Bonds will finance that portion of the CIP known as the “Series 2019 Project,” which as used herein refers to that portion of the CIP that will be financed with the Series 2019 Bonds.

### **1.2 Scope of the Supplemental Report**

This Supplemental Report presents the projections for financing the Series 2019 Project, which is a part of the CIP described in the First Supplemental Engineer’s Report dated March 1, 2019 to the Master Engineer’s Report dated January 16, 2017 for Orange Blossom Ranch Community Development District (the “First Supplemental Engineer’s Report”) prepared by Barraco and Associates, Inc. (the “District Engineer”). This Supplemental Report describes the method for the allocation of special benefits and the apportionment of special assessments resulting from the provision and funding of the improvements.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken and funded by the District as part of the Capital Improvement Program create special benefits and peculiar benefits, different in kind and degree than general benefits, for properties within the District, as well as general benefits to the

areas outside the District and to the public at large. However, as discussed within this Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to peculiar property within the District as the Capital Improvement Program enables properties within the boundaries of the District to be developed.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the Capital Improvement Program. However, these benefits are only incidental since the Capital Improvement Program is designed to provide special benefits peculiar to property within the District, including but not limited to allowing the development of property therein. Properties within the District are directly served by the Capital Improvement Program and depend upon the Capital Improvement Program to satisfy the requirements of their development entitlements. This fact alone clearly demonstrates the special benefits which the properties located within the District receive.

The Capital Improvement Program will provide the public infrastructure improvements necessary to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed costs of the individual components of the Capital Improvement Program. Even though the exact value of the special benefits provided by the Capital Improvement Program is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District are greater than the costs associated with providing these

benefits. As set forth in the First Supplemental Engineer's Report, the District Engineer estimates that the District's Capital Improvement Program that is necessary to support full development of property within the District will cost approximately \$18,941,774.78. A portion of that cost has already been funded by the Developer (herein defined), and certain infrastructure has already been acquired by the District to be paid for from the proceeds of the Series 2019 Bonds, and similarly additional infrastructure is expected to be acquired by the District and paid for from the Series 2019 Bonds. Additional funding not financed with bonds issued by the District and necessary to complete the Capital Improvement Program will be funded by the Developer or its affiliates or assigns pursuant to a Completion Agreement entered into between the District and the Developer. Without the Capital Improvement Program, the property would not be able to be fully developed and occupied by future residents of the community.

## **1.6 Organization of the Supplemental Report**

*Section Two* describes the revised development plan as proposed by the Developer, as defined in *Section 2* below.

*Section Three* provides a summary of the revised Capital Improvement Program as set forth in the First Supplement to Engineer's Report.

*Section Four* discusses the current financing program for the District.

*Section Five* presents the application of the special assessment methodology for the District.

## **2.0 Development Program**

### **2.1 Overview**

The District will serve the Orange Blossom Ranch development (the "Development" or "Orange Blossom Ranch"), a master planned, residential development consisting of approximately 219.79 +/- acres located in unincorporated Collier County, Florida. The land within the District is generally located north of Oil Well Road and east of Palmetto Ridge High School.



## **2.2 The Updated Development Plan**

The development of land within the Orange Blossom Ranch has already commenced and has been conducted by RP Orange Blossom Owner, LLC (the "Developer"). As of the date of this Supplemental Report and according to the District Engineer, a total of 393 residential lots comprising Phase 2 of the Development have been platted and among these, 70 residential lots had been sold to individual owners and another 148 to homebuilders. If developed in accordance with the current development plan, which has been revised since the time of adoption of the Master Report, the Development will contain a total of 1,004 residential units, which represents an increase of 20 residential units from the development plan in effect at the time of adoption of the Master Report, units, although land use types and unit numbers may change throughout the development period Table 1 in the *Appendix* illustrates the updated development plan for the District.

## **3.0 Capital Improvement Program**

### **3.1 Overview**

The infrastructure costs to be funded by the District are described by the District Engineer in the First Supplemental Engineer's Report. Only infrastructure that has qualified (in the case of the infrastructure that has been funded by the Developer and is expected to be acquired by the District from proceeds of the bonds issued by the District) and that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates. A portion of the Capital Improvement Program has already been substantially completed and the balance is projected to be completed in the future.

### **3.2 The Capital Improvement Program**

The Capital Improvement Program needed to serve the existing as well as planned development of Orange Blossom Ranch is projected to consist of drainage and surface water management, water and sewer, landscape buffers, and irrigation.

The infrastructure included in the Capital Improvement Program will comprise an interrelated system of improvements, which means all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the updated Capital

Improvement Program are estimated at \$18,941,774.78. Table 2 in the *Appendix* illustrates the specific components of the original Capital Improvement Program, set forth in the *Master Engineer's Report* dated January 16, 2017, and their costs, which were projected to total \$19,433,724.78 as well as the updated estimate of the projected costs of the Capital Improvement Program, estimated at \$18,941,774.78.

## **4.0 Financing Program**

### **4.1 Overview**

As noted above, the District is continuing a program of capital improvements which will facilitate the development of lands within the District. It is the District's intention to finance a portion of the costs of the Capital Improvement Program in the amount of approximately \$9,237,349.89 – i.e., the Series 2019 Project – with proceeds of the Series 2019 Bonds in the principal amount of \$10,240,000. The balance of the costs of Capital Improvement Program in the amount of approximately \$9,704,424.89 is expected to be contributed to the District at no cost by the Developer.

### **4.2 Types of Bonds Proposed**

The proposed financing plan provides for the issuance of the Series 2019 Bonds in the amount of \$10,240,000 to defray acquisition/construction expenses of approximately \$9,237,349.89. The Series 2019 Bonds are projected to be amortized in 30 annual installments with interest payments on the Series 2019 Bonds made every May 1 and November 1, commencing May 1, 2019, and principal payments on the Bonds made every May 1, commencing May 1, 2020.

In order to finance the \$9,237,349.89 the District will need to borrow more funds and incur indebtedness in the total amount of \$10,240,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Sources and uses of funding are presented in Table 3 in the *Appendix*.

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the Series 2019 Bonds provides the District with funds necessary to acquire and/or construct the Series 2019 Project which is a part of the Capital Improvement Program outlined in Section 3.2 and described in more detail by the First Supplemental Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing the infrastructure acquisition/construction will be paid off by assessing properties that derive special and peculiar benefits from the revised Capital Improvement Program. All properties that receive special benefits from the Capital Improvement Program will be assessed for their fair share of the debt issued in order to finance the acquisition/construction of the Capital Improvement Program.

### **5.2 Benefit Allocation**

The revised development plan envisions the development of a total of 1,004 residential units, although unit numbers and unit types may change throughout the development period.

The public infrastructure included in the Capital Improvement Program will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the developable land within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all developable land within the District and benefit all developable land within the District as an integrated system of improvements.

The improvements that are part of the Capital Improvement Program have a logical connection to the special and peculiar benefits received by the developable land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the developable land within the District, the District can assign or allocate a portion of the District's debt through the

imposition of non-ad valorem assessments, to the properties receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

As originally proposed in the Master Report, the benefit associated with the implementation by the District of the improvements that are part of the Capital Improvement Program of the District is proposed to be allocated to the different unit types in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the residential unit types proposed to be developed within the District, the number of units of each unit type, the ERU weights that are proposed to be assigned to the different unit types proposed to be developed within the District based on the relative density of development and the intensity of use of infrastructure, and the total ERU counts for each land use category.

Following the Master Report, this Supplemental Report proposes to assign each SFD 62' unit an ERU weight of 1.00 (the base weight), each SFD 52' unit an ERU weight of 0.92, each MF/SFA 35' unit an ERU weight of 0.80 and each MF/TH 20' unit an ERU weight of 0.57. The rationale behind different ERU weights is supported by the fact that generally and on average smaller units will use and benefit from the Capital Improvement Program less than larger units, as for instance, generally and on average smaller units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units as a result of the implementation of the Capital Improvement Program. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the Capital Improvement Program.

In order to facilitate the marketing of the units in the Development, the Developer requested that the District limit the amount of the principal amount of the Series 2019 Bonds to certain predetermined levels. In order to accomplish that goal, the Developer will agree as part of the Completion Agreement and/or Acquisition Agreement to contribute certain infrastructure improvements in the amount of at

least \$3,516,232.16, which represents a required “buy down” of assessment levels. Because there is ample infrastructure – approximately \$9,704,424.89 - left to be developed for the project above and beyond what the District will finance, the required contribution is expected to be made through the ordinary course of development of the project. Using the ERU benefit allocations developed in Table 4 in the *Appendix* and applying them to the total cost estimate of the Capital Improvement Program of \$18,941,774.78, Table 5 in the *Appendix* illustrates the allocation of benefit of the Capital Improvement Program to the various unit types proposed to be developed in the District, while Table 6 in the *Appendix* illustrates the derivation of the minimal contribution of \$3,516,232.16.

Finally, Table 7 in the *Appendix* illustrates the apportionment of the assessment associated with the Bonds in accordance with the ERU benefit allocation method presented in Table 4 as modified by the effects of Developer’s contributions of infrastructure improvements illustrated in Tables 5 and 6 in the *Appendix*. These assessment levels set forth in Table 7 in the *Appendix* are within the benefit levels established under the Master Report.

### **5.3 Assigning Assessment**

As of the date of this Supplemental Report and according to the District Engineer, a total of 393 residential lots comprising Phase 2 of the Development have been platted and among these are 116 MF/TH 20' units, 98 MF/SFA 35' units, 105 SFD 52' units, and 74 SFD 62' units. The assessment associated with repayment of the Series 2019 Bonds (the “Assessment”) will initially be levied on the platted lots in the District based on the planned use for that platted lot as reflected in Table 7 in the *Appendix*. Consequently, the Assessment in the total amount of \$4,078,000 will be levied on 393 platted residential lots.

Further, the land where another 611 future residential lots are planned to be platted remains unplatted (i.e., as part of future development tracts shown on the Phase 2A plat) and consequently the remaining Assessment in the amount of \$6,162,000 will initially be levied on approximately 144.51 +/- gross acres on an equal pro-rata gross acre basis. The Assessment in the amount of \$6,162,000 will be preliminarily levied on approximately 144.51 +/- gross acres at the rate of \$42,640.65 per gross acre. As the unplatted land is platted, the Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the

*Appendix.* Such allocation of Assessment to platted parcels will reduce the amount of Assessment levied on unplatted gross acres until the entire amount of the Assessment has been allocated to all 1,004 units planned to be developed in the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

#### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in Section 1.3, Special Benefits and General Benefits, the implementation of the Capital Improvement Program creates special and peculiar benefits to properties within the District. The improvements that are part of the Capital Improvement Program benefit all assessable properties within the District and accrue to all such properties on an ERU basis.

The Capital Improvement Program can be shown to be creating special and peculiar benefits to the properties within the District. The special and peculiar benefits resulting from each improvement are:

- added use of the property;
- added enjoyment of the property;
- decreased insurance premiums;
- increased marketability and value of the property.

The improvements that are part of the Capital Improvement Program make the land in the District developable and saleable and provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

#### **5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the provision of the Capital Improvement

Program is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the improvements that are part of the Capital Improvement Program by different unit types.

Accordingly, no parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

As set forth herein, it is our opinion that the Assessments are supported by sufficient benefit from the CIP, and are fairly and reasonably allocated. In the event that the CIP is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

Note that no Assessments are being allocated to any common areas within the District (e.g., any amenity or open areas), as such areas are deemed common elements for the exclusive benefit of lot owners.

## **5.6 True-Up Mechanism**

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of units and residential unit types and numbers may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessment on a per unit basis never exceeds the maximum assessment levels in Table 7 in the *Appendix*. If as a result of platting and apportionment of the Assessment, Assessment for land that remains unplatted is equal to the levels shown in Table 7 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessment, Assessment for land that remains unplatted is equal to less than the levels in shown in Table 7 in the *Appendix* (either as a result of an overall larger number of units, same number of larger units substituting for smaller units, or both), then the per unit Assessment for all units will be lowered if that state persists at the conclusion of platting of all land the District, or the District may otherwise address such apportionment by any other lawful means.

If, in contrast, a result of platting and apportionment of the Assessment, the Assessment for land that remains unplatted is equal to more than the levels in shown in Table 7 in the *Appendix* (either as a result of an overall smaller number of units, same number of smaller units substituting for larger units, or both), then the difference in Assessment plus accrued interest will be collected from the owner of the property which platting caused the increase in Assessment to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees, as well as the District's assessment resolutions. Note that the true-up agreement and/or assessment resolutions may provide for a deferral of the true-up payment under certain circumstances.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the value of the Assessment that represents the units that have been lost as a result of changes in the development plan plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date. A true-up payment may also include additional contributions of infrastructure if necessary to maintain the original target assessment levels set forth herein.

In addition to platting of property, any planned sale of an unplatted land by the Developer to another builder or developer will cause the District to initiate a true-up test as described above. The test will be based upon the development rights as signified by the number of units of unit types associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.



## **5.7 Assessment Roll**

The Assessment of \$10,240,000 is levied over the area described in Exhibit “A”. Debt service assessment shall be paid in thirty (30) yearly installments.

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Program. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

**Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.**

## 7.0 Appendix

Table 1

### Orange Blossom Ranch

#### Community Development District

##### Revised Development Plan

Unit Type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Number of Units
MF/TH 20'	0	116	0	0	142	258
MF/SFA 35'	0	98	68	130	0	296
SFD 52'	0	105	160	85	0	350
SFD 62'	0	74	20	6	0	100
<b>Total</b>	<b>0</b>	<b>393</b>	<b>248</b>	<b>221</b>	<b>142</b>	<b>1,004</b>

Table 2

### Orange Blossom Ranch

#### Community Development District

##### Original Capital Improvement Program

Improvement	Cost
Drainage and Surface Water Management	\$7,974,405.00
Water	\$1,003,650.00
Sewer	\$3,703,253.50
Landscape Buffers and Security	\$3,555,000.00
Irrigation	\$731,250.00
Professional Fees/Miscellaneous	\$2,466,166.28
<b>Total</b>	<b>\$19,433,724.78</b>

##### Updated Estimate - Capital Improvement Program

Distribution of Costs by Phase	Cost
Drainage and Surface Water Management	\$7,974,405.00
Water	\$1,611,700.00
Sewer	\$3,703,253.50
Landscape Buffers and Security	\$2,455,000.00
Irrigation	\$731,250.00
Professional Fees/Miscellaneous	\$2,466,166.28
<b>Total</b>	<b>\$18,941,774.78</b>

Table 3

## Orange Blossom Ranch

### Community Development District

#### Sources and Uses of Funds

##### Sources

Bond Proceeds:

Par Amount

\$10,240,000.00

**Total Sources****\$10,240,000.00**

##### Uses

Project Fund Deposits:

Project Fund

\$9,237,349.89

Other Fund Deposits:

Debt Service Reserve Fund

\$326,120.00

Capitalized Interest Fund

\$286,035.11

\$612,155.11

Delivery Date Expenses:

Costs of Issuance

\$185,695.00

Underwriter's Discount

\$204,800.00

\$390,495.00

**Total Uses****\$10,240,000.00**

Table 4

## Orange Blossom Ranch

### Community Development District

#### Benefit Allocation

Unit Type	Number of Units	ERU Weight	Total ERU	Percent Share of Total
MF/TH 20'	258	0.57	147.06	18.2488%
MF/SFA 35'	296	0.80	236.8	29.3848%
SFD 52'	350	0.92	322	39.9573%
SFD 62'	100	1.00	100.00	12.4091%
<b>Total</b>	<b>1,004</b>		<b>805.86</b>	<b>100.0000%</b>

Table 5

## Orange Blossom Ranch

### Community Development District

#### Capital Improvement Program Cost Allocation

Unit Type	Total ERU	Total Cost Allocation*	Total Developer Contribution Anticipated	Total Cost Financed with Series 2019 Bonds
MF/TH 20'	147.06	\$3,456,651.77	\$1,129,272.60	\$2,327,379.17
MF/SFA 35'	236.8	\$5,565,994.43	\$2,895,822.97	\$2,670,171.45
SFD 52'	322	\$7,568,624.18	\$4,411,326.85	\$3,157,297.33
SFD 62'	100	\$2,350,504.40	\$1,268,002.46	\$1,082,501.94
<b>Total</b>	<b>805.86</b>	<b>\$18,941,774.78</b>	<b>\$9,704,424.89</b>	<b>\$9,237,349.89</b>

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

Table 6

## Orange Blossom Ranch

### Community Development District

#### Capital Improvement Program Cost Allocation - Minimal Developer Contribution Calculations

Unit Type	Total ERU	Total Cost Allocation*	Total Minimal Developer Contribution Required	Total Cost Financed with Series 2019 Bonds
MF/TH 20'	147.06	\$2,327,379.17	\$0.00	\$2,327,379.17
MF/SFA 35'	236.8	\$3,747,609.05	\$1,077,437.60	\$2,670,171.45
SFD 52'	322	\$5,095,988.66	\$1,938,691.33	\$3,157,297.33
SFD 62'	100	\$1,582,605.17	\$500,103.23	\$1,082,501.94
<b>Total</b>	<b>805.86</b>	<b>\$12,753,582.05</b>	<b>\$3,516,232.16</b>	<b>\$9,237,349.89</b>

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

Table 7

# Orange Blossom Ranch

## Community Development District

### Assessment Apportionment

Unit Type	Number of Units	Total Assessment Apportionment	Assessment Apportionment per Unit	Annual Assessment Debt Service per Unit*
MF/TH 20'	258	\$2,580,000.00	\$10,000.00	\$688.60
MF/SFA 35'	296	\$2,960,000.00	\$10,000.00	\$688.60
SFD 52'	350	\$3,500,000.00	\$10,000.00	\$688.60
SFD 62'	100	\$1,200,000.00	\$12,000.00	\$826.32
<b>Total</b>	<b>1,004</b>	<b>\$10,240,000.00</b>		

\* Included costs of collection of 3.5% which are subject to change and assumes payment in March.  
Actual amounts may vary to reflect changes in collection costs and/or early payment discounts.

# Exhibit "A"

Lot Number		Owner	Assessment	Annual Assessment Debt Service per Unit*
1	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
2	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
3	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
4	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
5	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
6	52'	Jonathan Lorenz	\$10,000.00	\$688.60
7	52'	Mark Hanke	\$10,000.00	\$688.60
8	52'	Danh Truong	\$10,000.00	\$688.60
9	52'	Hieu Van Truong	\$10,000.00	\$688.60
10	52'	John Capobianco	\$10,000.00	\$688.60
11	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
12	52'	Nancy Butler	\$10,000.00	\$688.60
13	52'	Andrea VanPatten	\$10,000.00	\$688.60
14	52'	Carl Monticelli	\$10,000.00	\$688.60
15	52'	Jimmy Chico	\$10,000.00	\$688.60
16	52'	Michael and Pamela Dubin	\$10,000.00	\$688.60
17	52'	Danielle Martin	\$10,000.00	\$688.60
18	52'	Michelle Groce & Jeffrey Groce	\$10,000.00	\$688.60
19	52'	Renee F Tadros	\$10,000.00	\$688.60
20	52'	Jayne Hampton	\$10,000.00	\$688.60
21	52'	Steven Smith	\$10,000.00	\$688.60
22	52'	Joseph Iarossi, Jr.	\$10,000.00	\$688.60
23	52'	James and Gail Lake	\$10,000.00	\$688.60
24	52'	Kurt Miller	\$10,000.00	\$688.60
25	52'	Brent Nawrocki	\$10,000.00	\$688.60
26	52'	Christopher and Krista Fusco	\$10,000.00	\$688.60
27	52'	Theis Family Trust	\$10,000.00	\$688.60
28	52'	Joseph H & Louann Bucci	\$10,000.00	\$688.60
29	52'	John Wiedemer	\$10,000.00	\$688.60
30	52'	Donald E & Marquita Rose Eckerty	\$10,000.00	\$688.60
31	52'	Francisco Cevallos	\$10,000.00	\$688.60
32	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
33	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
34	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
35	52'	Lennar Homes, LLC	\$10,000.00	\$688.60
36	52'	Lennar Homes, LLC	\$10,000.00	\$688.60
37	52'	William Kierins	\$10,000.00	\$688.60
38	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
39	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
40	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
41	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
42	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
43	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
44	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
45	62'	Scott Ludwick	\$12,000.00	\$826.32
46	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
47	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32

# Exhibit "A"

Lot Number		Owner	Assessment	Annual Assessment Debt Service per Unit*
48	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
49	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
50	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
51	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
52	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
53	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
54	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
55	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
56	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
57	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
58	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
59	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
60	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
61	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
62	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
63	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
64	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
65	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
66	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
67	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
68	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
69	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
70	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
71	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
72	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
73	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
74	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
75	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
76	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
77	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
78	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
79	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
80	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
81	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
82	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
83	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
84	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
85	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
86	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
87	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
88	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
89	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
90	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
91	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
92	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
93	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32

# Exhibit "A"

Lot Number		Owner	Assessment	Annual Assessment Debt Service per Unit*
94	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
95	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
96	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
97	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
98	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
99	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
100	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
101	62'	RP Orange Blossom Owner, LLC	\$12,000.00	\$826.32
102	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
103	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
104	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
105	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
106	62'	Jose Mariano & Holly Lyn Dominguez	\$12,000.00	\$826.32
107	62'	James MacArthur	\$12,000.00	\$826.32
108	62'	Marcus Bibbs	\$12,000.00	\$826.32
109	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
110	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
111	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
112	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
113	62'	Pulte Home Company, LLC	\$12,000.00	\$826.32
114	52'	Bianca Milo	\$10,000.00	\$688.60
115	52'	Jake and Stacy Clemmons	\$10,000.00	\$688.60
116	52'	Renee Tadros	\$10,000.00	\$688.60
117	52'	Yasmith Yidi	\$10,000.00	\$688.60
118	52'	Jerry Frank Stiehl, Jr & Tara Lynne	\$10,000.00	\$688.60
119	52'	Arjan Vasha	\$10,000.00	\$688.60
120	52'	Donald Taylor, Jr.	\$10,000.00	\$688.60
121	52'	Carl and Pamela Wood	\$10,000.00	\$688.60
122	52'	Alfonso Penalver-Sanchez	\$10,000.00	\$688.60
123	52'	Walter Lovos	\$10,000.00	\$688.60
124	52'	Brett Jones	\$10,000.00	\$688.60
125	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
126	52'	Linda Munoz	\$10,000.00	\$688.60
127	52'	Douglas Williams	\$10,000.00	\$688.60
128	52'	Edwin and Luzmila Cairampoma	\$10,000.00	\$688.60
129	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
130	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
131	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
132	52'	David and Linnette Cachares	\$10,000.00	\$688.60
133	52'	Jacqueline Sanabria	\$10,000.00	\$688.60
134	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
135	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
136	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
137	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
138	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
139	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60



# Exhibit "A"

Lot Number		Owner	Assessment	Annual Assessment Debt Service per Unit*
140	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
141	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
142	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
143	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
144	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
145	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
146	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
147	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
148	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
149	52'	Maria Diaz-Barcelo & Americo Soler	\$10,000.00	\$688.60
150	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
151	52'	Adrian Mendez	\$10,000.00	\$688.60
152	52'	Lennar Homes, LLC	\$10,000.00	\$688.60
153	52'	Twyla Rigor	\$10,000.00	\$688.60
154	52'	Fabian Gil	\$10,000.00	\$688.60
155	52'	Suzette Facey	\$10,000.00	\$688.60
156	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
157	52'	Lennar Homes, LLC	\$10,000.00	\$688.60
158	52'	Lennar Homes, LLC	\$10,000.00	\$688.60
159	52'	Lennar Homes, LLC	\$10,000.00	\$688.60
160	52'	Lennar Homes, LLC	\$10,000.00	\$688.60
161	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
162	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
163	52'	Lennar Homes, LLC	\$10,000.00	\$688.60
164	52'	Lennar Homes, LLC	\$10,000.00	\$688.60
165	52'	Lennar Homes, LLC	\$10,000.00	\$688.60
166	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
167	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
168	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
169	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
170	52'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
171	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
172	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
173	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
174	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
175	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
176	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
177	52'	Bruno Valdivia	\$10,000.00	\$688.60
178	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
179	52'	Pulte Home Company, LLC	\$10,000.00	\$688.60
180	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
181	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
182	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
183	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
184	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
185	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60

# Exhibit "A"

Lot Number		Owner	Assessment	Annual Assessment Debt Service per Unit*
186	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
187	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
188	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
189	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
190	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
191	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
192	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
193	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
194	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
195	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
196	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
197	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
198	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
199	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
200	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
201	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
202	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
203	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
204	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
205	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
206	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
207	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
208	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
209	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
210	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
211	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
212	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
213	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
214	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
215	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
216	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
217	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
218	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
219	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
220	35'	Antonio Samut	\$10,000.00	\$688.60
221	35'	Joanne Keeling	\$10,000.00	\$688.60
222	35'	Dwayne Johnson	\$10,000.00	\$688.60
223	35'	Nicholas & Magalys Rios	\$10,000.00	\$688.60
224	35'	Brittany Amerine & Dwayne Wiercinski	\$10,000.00	\$688.60
225	35'	Kerlande St. Jean	\$10,000.00	\$688.60
226	35'	Mary and Robert Carmichael	\$10,000.00	\$688.60
227	35'	Armando J & Chaeri L Gimenez	\$10,000.00	\$688.60
228	35'	Ricardo Martinez	\$10,000.00	\$688.60
229	35'	Daysi Carrasco & Victor Rene Barragan Perez	\$10,000.00	\$688.60
230	35'	Deborah G Jenkins	\$10,000.00	\$688.60
231	35'	April D Burruss	\$10,000.00	\$688.60

# Exhibit "A"

Lot Number		Owner	Assessment	Annual Assessment Debt Service per Unit*
232	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
233	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
234	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
235	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
236	35'	Vincent Cameron	\$10,000.00	\$688.60
237	35'	James Cammons, Sr.	\$10,000.00	\$688.60
238	35'	Diab Maalouf	\$10,000.00	\$688.60
239	35'	Stephen Lipinski	\$10,000.00	\$688.60
240	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
241	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
242	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
243	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
244	35'	David Rhoads	\$10,000.00	\$688.60
245	35'	Angela Greco	\$10,000.00	\$688.60
246	35'	Enrique Lavayen	\$10,000.00	\$688.60
247	35'	Robert Corson	\$10,000.00	\$688.60
248	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
249	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
250	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
251	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
252	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
253	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
254	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
255	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
256	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
257	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
258	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
259	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
260	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
261	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
262	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
263	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
264	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
265	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
266	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
267	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
268	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
269	35'	Lennar Homes, LLC	\$10,000.00	\$688.60
270	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
271	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
272	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
273	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
274	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
275	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
276	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
277	35'	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60

## Exhibit "A"

[illegible]

# Exhibit "A"

Lot Number	Owner		Assessment	Annual Assessment Debt Service per Unit*
324	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
325	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
326	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
327	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
328	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
329	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
330	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
331	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
332	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
333	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
334	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
335	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
336	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
337	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
338	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
339	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
340	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
341	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
342	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
343	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
344	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
345	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
346	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
347	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
348	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
349	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
350	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
351	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
352	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
353	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
354	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
355	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
356	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
357	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
358	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
359	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
360	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
361	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
362	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
363	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
364	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
365	TownHome	RP Orange Blossom Owner, LLC	\$10,000.00	\$688.60
366	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
367	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
368	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60
369	TownHome	Lennar Homes, LLC	\$10,000.00	\$688.60

# Exhibit "A"

Lot Number	Owner	Assessment	Annual Assessment Debt Service per Unit*
370	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
371	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
372	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
373	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
374	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
375	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
376	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
377	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
378	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
379	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
380	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
381	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
382	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
383	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
384	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
385	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
386	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
387	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
388	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
389	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
390	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
391	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
392	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
393	TownHome Lennar Homes, LLC	\$10,000.00	\$688.60
		<b>\$4,078,000.00</b>	<b>\$280,810.25</b>

Parcel Number	Owner	Assessment	Annual Assessment Debt Service per Unit*
69039000106	80.88 RP Orange Blossom Owner, LLC	\$3,448,775.59	\$237,481.99
69039000203	24.85 RP Orange Blossom Owner, LLC	\$1,059,620.10	\$72,965.22
69039000546	4.22 RP Orange Blossom Owner, LLC	\$179,943.53	\$12,390.88
69039000300	5.03 RP Orange Blossom Owner, LLC	\$214,482.46	\$14,769.22
69039000326	2.79 RP Orange Blossom Owner, LLC	\$118,967.41	\$8,192.07
69039000342	4.94 RP Orange Blossom Owner, LLC	\$210,644.80	\$14,504.96
69039000368	4.32 RP Orange Blossom Owner, LLC	\$184,207.60	\$12,684.50
69039000423	6.77 RP Orange Blossom Owner, LLC	\$288,677.18	\$19,878.25
69039000449	3.17 RP Orange Blossom Owner, LLC	\$135,170.85	\$9,307.84
69039000465	3.17 RP Orange Blossom Owner, LLC	\$135,170.85	\$9,307.84
69039000384	1.25 RP Orange Blossom Owner, LLC	\$53,300.81	\$3,670.28
69039000407	3.12 RP Orange Blossom Owner, LLC	\$133,038.82	\$9,161.03
144.51		<b>\$6,162,000.00</b>	<b>\$424,314.07</b>
<b>Total</b>		<b>\$10,240,000.00</b>	<b>\$705,124.32</b>

\* Included costs of collection and assumes payment in March

**Exhibit B:** Phase 4 Utility Systems Owner's Affidavit of Costs and Engineer's Certificate

**AFFIDAVIT REGARDING COSTS PAID  
(PHASE 4 UTILITY SYSTEMS CONTRIBUTION)**

STATE OF TEXAS  
COUNTY OF DALLAS

I, Ron J. Hoyl, Vice President of RP Orange Blossom Owner, LLC, a Delaware limited liability company ("**Developer**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Ron J. Hoyl and I am the Vice President of Developer. I have authority to make this affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the Orange Blossom Ranch Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Master Capital Improvement Plan* dated January 16, 2017 ("**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain water and wastewater utility system(s), or portion(s) thereof ("**Utility Systems**") described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those Utility Systems that have been completed to date and states the amounts that Developer has spent on those Utility Systems.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acknowledging a Developer Contribution made pursuant to the Orange Blossom Ranch Community Development District Final Supplemental Special Assessment Methodology Report of the infrastructure comprising the Utility Systems in such amount as identified in **Exhibit A**. As District Series 2019 Acquisition and Construction Funds will not be expended to acquire the Utility System, the Developer is conveying the Utility System directly to Collier County, the operation and management entity as described in the Engineer's Report.

[CONTINUED ON NEXT PAGE]



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.

**RP ORANGE BLOSSOM OWNER, LLC,**  
a Delaware limited liability company

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

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_

(Name of Notary Public, Printed, Stamped  
or Typed as Commissioned)

Exhibit A

**Barraco**  
and Associates, Inc.

www.barraco.net  
Civil Engineers, Land Surveyors and Planners

**ENGINEER'S VERIFICATION OF FINAL COSTS**

for the construction of  
**Ranch at Orange Blossom Phase 4**  
September 4, 2020

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>I. WATERLINE AND ACCESSORIES</b>					
A.	8" DR-18 PVC Watermain	5,514	LF	\$26.03	\$143,529.42
B.	8" DR-14 PVC Watermain	194	LF	\$33.54	\$6,506.76
C.	8" Gate Valve	10	EA	\$1,590.00	\$15,900.00
D.	Fire Hydrant Assembly	10	EA	\$4,675.00	\$46,750.00
E.	Water Service (Single)	39	EA	\$990.00	\$38,610.00
F.	Water Service (Double)	91	EA	\$1,200.00	\$109,200.00
G.	Permanent Bacterial Sample Point	5	EA	\$1,720.00	\$8,600.00
H.	Permanent Automatic Flushing Device	2	EA	\$9,460.00	\$18,920.00
I.	Air Release Valve	6	EA	\$1,780.00	\$10,680.00
J.	Connection to Existing Watermain	8	EA	\$3,850.00	\$30,800.00
SUB-TOTAL					\$429,496.18
<b>II. SEWER SYSTEM</b>					
A.	8" SDR-26 Sanitary Sewer	5,235	LF	\$49.35	\$258,347.25
B.	4' Manhole	18	EA	\$7,686.00	\$138,348.00
C.	Sewer Service (Single)	55	EA	\$850.00	\$46,750.00
D.	Sewer Service (Double)	82	EA	\$950.00	\$77,900.00
E.	Connection to Existing Manhole	5	EA	\$2,010.00	\$10,050.00
SUB-TOTAL					\$531,395.25
TOTAL					\$960,891.43

Barraco and Associates, Inc.  
2271 McGregor Boulevard  
P.O. Drawer 2800  
Fort Myers, FL 33902-2800  
Certificate of Authorization No. 7995

Carl A. Barraco, P.E.  
Florida P.E. No. 38536

**CONSULTING ENGINEER'S CERTIFICATE  
(PHASE 4 UTILITY SYSTEMS)**

\_\_\_\_\_, 2021

Board of Supervisors  
Orange Blossom Ranch Community Development District  
c/o Craig Wrathell, District Manager  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

Re: Orange Blossom Ranch Community Development District (Collier County, Florida)  
Acquisition of Utility Systems (Phase 4)

Ladies and Gentlemen:

The undersigned, a representative of Barraco and Associates, Inc. ("**Consulting Engineer**"), as engineer for RP Orange Blossom Owner, LLC ("**Developer**"), hereby makes the following certifications in connection with the Orange Blossom Ranch Community Development District's ("**District**") recognition of contribution of infrastructure from Developer of water and waste water utility system(s), or portion(s) thereof, within Phase 4 ("**Utility Systems**"), all as more fully described in that certain *Developer Bill of Sale & Assignment (Phase 3B Utility Systems)* dated \_\_\_\_\_ ("**Bill of Sale**"). For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed inspected the Utility Systems. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Utility Systems were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
3. The total costs associated with the Utility Systems are as set forth in the attached **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Utility Systems, and (ii) the reasonable fair market value of the Utility Systems.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Utility Systems are complete, and have been transferred, or are

capable of being transferred, to Collier County for operations and maintenance responsibilities.

5. With this document, I hereby certify that it is appropriate at this time for the District to recognize the contribution of infrastructure of the Utility Systems in the amount described on Exhibit A. As District Series 2019 Acquisition and Construction Funds are not being expended for the acquisition of the Utility Systems, to streamline the conveyance process and avoid unnecessary expenditure of District resources, the Utility Systems were conveyed directly from the Developer to Collier County, the operation and maintenance entity as described in the *Master Capital Improvement Plan* dated January 16, 2017.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
Carl A. Barraco, P.E.  
Barraco and Associates, Inc.  
Florida Registration No. \_\_\_\_\_  
Consulting Engineer

**STATE OF FLORIDA**  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped  
or Typed as Commissioned)

Exhibit A



www.barraco.net

Civil Engineers, Land Surveyors and Planners

**ENGINEER'S VERIFICATION OF FINAL COSTS**

for the construction of  
**Ranch at Orange Blossom Phase 4**  
September 4, 2020

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>I. WATERLINE AND ACCESSORIES</b>					
A.	8" DR-18 PVC Watermain	5,514	LF	\$26.03	\$143,529.42
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I.	Air Release Valve	6	EA	\$1,780.00	\$10,680.00
J.	Connection to Existing Watermain	8	EA	\$3,850.00	\$30,800.00
<b>SUB-TOTAL</b>					<b>\$429,496.18</b>
<b>II. SEWER SYSTEM</b>					
A.	8" SDR-26 Sanitary Sewer	5,235	LF	\$49.35	\$258,347.25
B.	4' Manhole	18	EA	\$7,686.00	\$138,348.00
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D.	Sewer Service (Double)	82	EA	\$950.00	\$77,900.00
E.	Connection to Existing Manhole	5	EA	\$2,010.00	\$10,050.00
<b>SUB-TOTAL</b>					<b>\$531,395.25</b>
<b>TOTAL</b>					<b>\$960,891.43</b>

Barraco and Associates, Inc.  
2271 McGregor Boulevard  
P.O. Drawer 2800  
Fort Myers, FL 33902-2800  
Certificate of Authorization No. 7995

Carl A. Barraco, P.E.  
Florida P.E. No. 38536

**Exhibit C:** Phase 4 Utility Systems Conveyance to Collier County Documents

**ORANGE BLOSSOM RANCH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2021**



**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 106,072	\$ -	\$ -	\$ 106,072
Investments				
Revenue	-	406,269	-	406,269
Reserve	-	326,120	-	326,120
Construction	-	-	57	57
Due from general fund	-	26,175	-	26,175
Total assets	<u>\$ 106,072</u>	<u>\$ 758,564</u>	<u>\$ 57</u>	<u>\$ 864,693</u>
<b>LIABILITIES</b>				
Liabilities:				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Due to Developer	2,035	-	-	2,035
Due to debt service fund	26,175	-	-	26,175
Developer advance	11,250	-	-	11,250
Total liabilities	<u>40,460</u>	<u>-</u>	<u>-</u>	<u>40,460</u>
<b>FUND BALANCES</b>				
Restricted for				
Debt service	-	758,564	-	758,564
Capital projects	-	-	57	57
Assigned				
Working capital	21,500	-	-	21,500
Unassigned	44,112	-	-	44,112
Total fund balances	<u>65,612</u>	<u>758,564</u>	<u>57</u>	<u>824,233</u>
Total liabilities and fund balances	<u>\$ 106,072</u>	<u>\$ 758,564</u>	<u>\$ 57</u>	<u>\$ 864,693</u>

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 108	\$ 68,073	\$ 42,467	160%
Assessment levy: off-roll	-	9,449	63,617	15%
Total revenues	<u>108</u>	<u>77,522</u>	<u>106,084</u>	73%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	-	6,000	0%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	-	365	15,000	2%
Engineering	-	180	8,500	2%
Audit	1,000	1,000	5,700	18%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	6,500	0%
Telephone	16	100	200	50%
Postage	-	59	500	12%
Printing & reproduction	42	250	500	50%
Legal advertising	-	775	1,500	52%
Annual special district fee	-	175	175	100%
Insurance	-	5,381	5,638	95%
Contingencies/bank charges	14	72	500	14%
ADA website compliance	-	-	210	0%
Website maintenance	705	705	705	100%
Property appraiser	-	664	670	99%
Tax collector	2	1,361	885	154%
Total professional & administrative	<u>5,862</u>	<u>35,587</u>	<u>102,933</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(5,754)	41,935	3,151	
Fund balances - beginning	<u>71,366</u>	<u>23,677</u>	<u>18,839</u>	
Fund balances - ending				
Assigned				
Working capital	21,500	21,500	21,500	
Unassigned	44,112	44,112	490	
Fund balances - ending	<u>\$ 65,612</u>	<u>\$ 65,612</u>	<u>\$ 21,990</u>	

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 685	\$ 432,096	\$ 269,579	160%
Assessment levy: off-roll	-	-	392,495	0%
Interest	3	15	-	N/A
Total revenues	<u>688</u>	<u>432,111</u>	<u>662,074</u>	65%
<b>EXPENDITURES</b>				
Principal	-	-	175,000	0%
Interest	-	239,808	479,615	50%
Total expenditures	<u>-</u>	<u>239,808</u>	<u>654,615</u>	37%
<b>Other fees and charges</b>				
Property appraiser	-	4,212	4,212	100%
Tax collector	14	8,641	5,616	154%
Total other fees and charges	<u>14</u>	<u>12,853</u>	<u>9,828</u>	131%
Total expenditures	<u>14</u>	<u>252,661</u>	<u>664,443</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	674	179,450	(2,369)	-7575%
Fund balance - beginning	757,890	579,114	572,616	
Fund balance - ending	<u>\$ 758,564</u>	<u>\$ 758,564</u>	<u>\$ 570,247</u>	

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ -	\$ 3,966
Total revenues	<u>-</u>	<u>3,966</u>
<b>EXPENDITURES</b>		
Capital outlay	\$ -	\$ 588,650
Total expenditures	<u>-</u>	<u>588,650</u>
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	-	9,673
Total other financing sources/(uses)	<u>-</u>	<u>9,673</u>
Net increase/(decrease), fund balance	-	(575,011)
Beginning fund balance	57	575,068
Ending fund balance	<u>\$ 57</u>	<u>\$ 57</u>

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**9A**

**DRAFT**

**MINUTES OF MEETING  
ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Orange Blossom Ranch Community Development Board of Supervisors held a Telephonic Public Hearing and Meeting on July 22, 2020 at 1-888-354-0094, Conference ID: 8518503, *immediately thereafter the adjournment of the Orange Blossom Groves Community Development District meeting*, scheduled to commence at 2:00 p.m.

**Present at the meeting, via telephone, were:**

Mark Taylor	Chair
Ken Bloom	Vice Chair
Brian O'Donnell	Assistant Secretary
Karen Welks	Assistant Secretary
Kathy Miller	Assistant Secretary

**Also present, via telephone, were:**

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Alyssa Willson	District Counsel
Carl Barraco	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:22 p.m. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur via telephone. The meeting was advertised to be telephonic and the meeting agenda was posted on the District's website.

All Supervisors were present, via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS****Public Hearing on Adoption of Fiscal Year  
2020/2021 Budget****A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2020-05, Relating to the Annual Appropriations and  
Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2020, and Ending  
September 30, 2021; Authorizing Budget Amendments; and Providing an Effective  
Date**

Ms. Cerbone presented Resolution 2020-05. She reviewed the proposed Fiscal Year 2020/2021 budget, which was the same as the one presented at the last meeting. She would find out if any off-roll units qualify to be on-roll before the lien roll is transmitted. Assessment levels would remain essentially the same as the prior year.

**On MOTION by Mr. O'Donnell and seconded by Ms. Welks, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Bloom and seconded by Ms. Miller, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Miller and seconded by Ms. Welks, with all in favor, Resolution 2020-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2020-06,  
Making a Determination of Benefit and  
Imposing Special Assessments for Fiscal  
Year 2020/2021; Providing for the  
Collection and Enforcement of Special**

Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2020-06.

On MOTION by Mr. O'Donnell and seconded by Ms. Miller, with all in favor, Resolution 2020-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

#### FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Amended and Restated Rules of Procedure, Pursuant to Sections 190.11(5), 190.011 (15) and 190.035, Florida Statutes [2019]

Ms. Cerbone stated that these Rules of Procedure were similar to the ones Ms. Willson presented at the Orange Blossom Groves (OBGCDD) meeting. The changes were mostly statutory related, in accordance with the Florida Statutes and some were made to facilitate greater efficiency in the operation of the District.

#### A. Affidavits of Publication

- Notice of Rule Development
- Notice of Rule Making

The affidavits of publication were included for informational purposes.

#### B. Consideration of Resolution 2020-07, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2020-07 and read the title.



111 **On MOTION by Mr. Bloom and seconded by Ms. Welks, with all in favor, the**  
112 **Public Hearing was opened.**

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115 No members of the public spoke.

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117 **On MOTION by Ms. Welks and seconded by Mr. O'Donnell, with all in favor,**  
118 **the Public Hearing was closed.**

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121 **On MOTION by Mr. O'Donnell and seconded by Ms. Miller, with all in favor,**  
122 **Resolution 2020-07, Adopting Rules of Procedure; Providing a Severability**  
123 **Clause; and Providing an Effective Date, was adopted.**

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126 **SIXTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for the Fiscal Year Ended September 30,  
2019, Prepared by Grau & Associates**

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130 Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended  
131 September 30, 2019 and noted the pertinent information found on each page. There were no  
132 findings, recommendations, deficiencies on internal control or instances of non-compliance; it  
133 was a clean audit.

134  
135 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-08,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2019**

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140 Ms. Cerbone presented Resolution 2020-08.

141  
142 **On MOTION by Ms. Welks and seconded by Ms. Miller, with all in favor,**  
143 **Resolution 2020-08, Hereby Accepting the Audited Financial Report for the**  
144 **Fiscal Year Ended September 30, 2019, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-09,  
Designating Dates, Times and Locations for  
Regular Meetings of the Board of  
Supervisors of the District for Fiscal Year  
2020/2021 and Providing for an Effective  
Date**

Ms. Cerbone presented Resolution 2020-09. The meeting schedule was identical for the Orange Blossom Groves CDD (OBGCDD) and the Orange Blossom Ranch CDD (OBR CDD), with the OBGCDD meetings commencing first and the OBR CDD immediately following.

**On MOTION by Ms. Miller and seconded by Ms. Welks, with all in favor, Resolution 2020-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of June 30, 2020**

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2020.

**On MOTION by Ms. Welks and seconded by Mr. O'Donnell, with all in favor, the Unaudited Financial Statements as of June 30, 2020, were accepted.**

**TENTH ORDER OF BUSINESS**

**Consideration of April 22, 2020 Telephonic  
Public Hearing Meeting Minutes**

Ms. Cerbone presented the April 22, 2020 Telephonic Public Hearing Meeting Minutes.

**On MOTION by Ms. Miller and seconded by Mr. Bloom, with all in favor, the April 22, 2020 Telephonic Public Hearing Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Hopping, Green & Sams, P.A.***

There being no report the next item followed.

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

Mr. Barraco stated he would continue monitoring Collier County's pursuit to modify the Environmental Resource Permit (ERP), related to renovating the Oyster Island Regional Park, adjacent to the District, and report on the progress, as this could affect the performance of the District's Water Management Systems.

**C. District Manager: *Wrathell, Hunt & Associates, LLC***

Ms. Cerbone stated that, per the Supervisor of Elections office, there were 214 registered voters residing within the District, not 367.

**TWELFTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**THIRTEENTH ORDER OF BUSINESS****Audience Comments**

There being no audience comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Taylor and seconded by Ms. Welks, with all in favor, the meeting adjourned at approximately 2:42 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**9B**

**DRAFT**

**MINUTES OF MEETING  
ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Orange Blossom Ranch Community Development held a Landowners' Meeting on November 3, 2020 at 2:00 p.m., at The Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103.

**Present were:**

Cindy Cerbone	District Manager
Jere Earlywine (via telephone)	District Counsel
Anthony Solomon	Proxy Holder

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at approximately 2:06 p.m. In addition to herself, Proxy Holder, Mr. Anthony Solomon, was present, in person. Mr. Jere Earlywine was present via telephone.

**SECOND ORDER OF BUSINESS**

**Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of a Chair to Conduct Landowners' Meeting**

Mr. Solomon agreed to Ms. Cerbone serving as the Chair to conduct the Landowners' Meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [SEATS 3, 4 & 5]**

**A. Nominations**

Mr. Solomon nominated the following:

Seat 3            Brian O'Donnell

37           Seat 4           Ken Bloom

38           Seat 5           Karen Welks

39           No other nominations were made.

40   **B.     Casting of Ballots**

41         **I.       Determine Number of Voting Units Represented**

42         **II.      Determine Number of Voting Units Assigned by Proxy**

43           RP Orange Blossom Owner LLC, within RP Orange Blossom Ranch, assigned by proxy a  
44 total of 252 voting units to Mr. Solomon.

45           Mr. Solomon cast the following votes:

46           Seat 3           Brian O'Donnell           252 votes

47           Seat 4           Ken Bloom               251 votes

48           Seat 5           Karen Welks           252 votes

49   **C.     Ballot Tabulation and Results**

50           Ms. Cerbone reported the following ballot tabulation, results and term lengths:

51           Seat 3           Brian O'Donnell           252 votes           Four-year Term

52           Seat 4           Ken Bloom               251 votes           Two-year Term

53           Seat 5           Karen Welks           252 votes           Four-year Term

54

55   **FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

56

57           There being no Landowners' questions or comments, the next item followed.

58

59   **SIXTH ORDER OF BUSINESS**

**Adjournment**

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61           There being nothing further to discuss, the meeting adjourned at approximately 2:08  
62 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair



**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**10CI**



# Jennifer J. Edwards Supervisor of Elections

April 20, 2021

Ms Daphne Gillyard  
Orange Blossom Ranch  
2300 Glades Rd Suite 410W  
Boca Raton FL 30431

Dear Ms Gillyard

In compliance with 190.06 of the Florida Statutes this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 578 active registered voters residing in the Orange Blossom Ranch as of April 15, 2021.

Should you have any questions regarding election services for this district, please free to contact our office,

Sincerely,

David B. Carpenter  
Qualifying Officer  
Collier County Supervisor of Elections  
(239) 252-8501  
Dave.Carpenter@CollierVotes.gov



**ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**10CII**

ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION		
<i>The Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>November 3, 2020</b>	<b>Landowners' Meeting</b>	<b>2:00 PM*</b>
<b>April 28, 2021</b>	<b>Regular Meeting</b>	<b>3:00 PM*</b>
<b>July 28, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>2:00 PM*</b>

**Exception**

**\*Meeting Time:** Meetings are expected to commence immediately thereafter the adjournment of the meeting of the Orange Blossom Groves CDD, which are scheduled to commence at 2:00 P.M., or 3:00 P.M.