

FALLSCHASE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 1, 2022

BOARD OF SUPERVISORS

**PUBLIC HEARING AND
REGULAR MEETING**

AGENDA

Fallschase 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

July 25, 2022

Board of Supervisors
Fallschase Community Development District

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

Dear Board Members:

The Board of Supervisors of the Fallschase Community Development District will hold a Public Hearing and Regular Meeting on August 1, 2022 at 10:30 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2022-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Landowners' Funding Agreement
5. Consideration of Agreement with HOA for Operation and Maintenance of District Infrastructure Improvements, Systems, Facilities and Services
6. Ratification of 20-Year Stormwater and Wastewater Management Needs Analysis Reports
7. Acceptance of Unaudited Financial Statements as of June 30, 2022
8. Approval of June 6, 2022 Regular Meeting Minutes
9. Staff Reports
 - A. Attorney: *van Assenderp Law*
 - B. Engineer: *Moore Bass Consulting, Inc.*
 - C. Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 3, 2022 at 10:30 AM
 - QUORUM CHECK

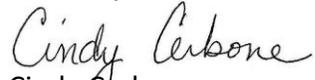
William Lamb	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Jeff Phipps	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Lewis Singletary	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Rick Singletary	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Richard Yates	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

10. Audience Comments/Supervisors' Requests

11. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,


Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513**

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

3A

Miscellaneous Notices



Published in Tallahassee Democrat on July 14, 2022

Location

Leon County,

Notice Text

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Fallschase Community Development District ("District") will hold a public hearing on August 1, 2022 at 10:30 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.fallschasecdd.net/> The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager
PUBLISHED: 7/14, 7/21/22

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2022-10

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

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

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

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

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

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

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

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

SECTION 1. BUDGET

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

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$1,026,061 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 99,405
DEBT SERVICE	<u>\$ 926,656</u>
TOTAL ALL FUNDS	\$1,026,061

SECTION 3. BUDGET AMENDMENTS

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 1ST DAY OF AUGUST, 2022.

ATTEST:

**FALLSCHASE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
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**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
PROPOSED BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Amended Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Developer contribution	\$ 110,894	\$ 47,554	\$ 56,342	\$ 103,896	\$ 99,405
Interest	-	2	-	2	-
Total revenues	<u>110,894</u>	<u>47,556</u>	<u>56,342</u>	<u>103,898</u>	<u>99,405</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	646	6,000	6,646	6,459
Management/accounting/recording***	44,000	20,000	24,000	44,000	48,000
Debt service fund accounting	4,583	-	4,583	4,583	5,500
Legal	14,000	8,588	5,412	14,000	9,000
Engineering	3,500	-	3,500	3,500	3,500
Engineering - stormwater reporting	7,500	-	7,500	7,500	-
Audit	5,100	5,000	-	5,000	7,500
Arbitrage rebate calculation**	750	-	-	-	750
Dissemination agent*	833	-	833	833	1,000
Trustee*	6,500	-	-	-	6,500
Telephone	200	100	100	200	200
Postage	600	-	300	300	600
Printing & binding	500	250	250	500	500
Legal advertising	1,200	252	1,200	1,452	1,200
Annual special district fee	175	175	-	175	175
Insurance	6,400	6,405	-	6,405	7,206
Contingencies/bank charges	400	-	400	400	400
Website	705	705	-	705	705
ADA website compliance	210	420	-	420	210
Total expenditures	<u>103,615</u>	<u>42,541</u>	<u>54,078</u>	<u>96,619</u>	<u>99,405</u>
Net increase/(decrease) of fund balance	7,279	5,015	2,264	7,279	-
Fund balance - beginning (unaudited)	(7,279)	(7,279)	(2,264)	(7,279)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (2,264)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* These items will be realized when bonds are issued

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

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,459
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording***	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Debt service fund accounting	5,500
Legal	9,000
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	3,500
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.	
Audit	7,500
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	600
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
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.	

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Insurance	7,206
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	400
Bank charges automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
ADA website compliance	210
Total expenditures	<u>\$ 99,405</u>

* These items will be realized when bonds are issued

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

*** This item will go to full agreement pricing when bonds are issued

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ 298,328	\$ 298,328	\$ 926,004
Interest	-	18	-	18	-
Total revenues	-	18	298,328	298,346	926,004
EXPENDITURES					
Debt service					
Principal	-	-	-	-	330,000
Interest	-	-	223,746	223,746	596,656
Cost of issuance	-	263,648	3,425	267,073	-
Underwriter's discount	-	249,150	-	249,150	-
Total expenditures	-	512,798	227,171	739,969	926,656
Excess/(deficiency) of revenues over/(under) expenditures	-	(512,780)	71,157	(441,623)	(652)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,373,679	-	1,373,679	-
Original issue premium	-	292,290	-	292,290	-
Transfers in	-	88	-	88	-
Total other financing sources/(uses)	-	1,666,057	-	1,666,057	-
Fund balance:					
Net increase/(decrease) in fund balance	-	1,153,277	71,157	1,224,434	(652)
Beginning fund balance (unaudited)	-	-	1,153,277	-	1,224,434
Ending fund balance (projected)	\$ -	\$ 1,153,277	\$ 1,224,434	\$ 1,224,434	1,223,782
Use of fund balance:					
Debt service reserve account balance (required)					(926,000)
Interest expense - November 1, 2023					(293,997)
Projected fund balance surplus/(deficit) as of September 30, 2023				\$	3,785

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/22			223,746.09	223,746.09	16,610,000.00
11/01/22			298,328.13	298,328.13	16,610,000.00
05/01/23	330,000.00	2.625%	298,328.13	628,328.13	16,280,000.00
11/01/23			293,996.88	293,996.88	16,280,000.00
05/01/24	340,000.00	2.625%	293,996.88	633,996.88	15,940,000.00
11/01/24			289,534.38	289,534.38	15,940,000.00
05/01/25	350,000.00	2.625%	289,534.38	639,534.38	15,590,000.00
11/01/25			284,940.63	284,940.63	15,590,000.00
05/01/26	360,000.00	2.625%	284,940.63	644,940.63	15,230,000.00
11/01/26			280,215.63	280,215.63	15,230,000.00
05/01/27	370,000.00	3.125%	280,215.63	650,215.63	14,860,000.00
11/01/27			274,434.38	274,434.38	14,860,000.00
05/01/28	380,000.00	3.125%	274,434.38	654,434.38	14,480,000.00
11/01/28			268,496.88	268,496.88	14,480,000.00
05/01/29	395,000.00	3.125%	268,496.88	663,496.88	14,085,000.00
11/01/29			262,325.00	262,325.00	14,085,000.00
05/01/30	405,000.00	3.125%	262,325.00	667,325.00	13,680,000.00
11/01/30			255,996.88	255,996.88	13,680,000.00
05/01/31	420,000.00	3.125%	255,996.88	675,996.88	13,260,000.00
11/01/31			249,434.38	249,434.38	13,260,000.00
05/01/32	430,000.00	3.375%	249,434.38	679,434.38	12,830,000.00
11/01/32			242,178.13	242,178.13	12,830,000.00
05/01/33	445,000.00	3.375%	242,178.13	687,178.13	12,385,000.00
11/01/33			234,668.75	234,668.75	12,385,000.00
05/01/34	460,000.00	3.375%	234,668.75	694,668.75	11,925,000.00
11/01/34			226,906.25	226,906.25	11,925,000.00
05/01/35	480,000.00	3.375%	226,906.25	706,906.25	11,445,000.00
11/01/35			218,806.25	218,806.25	11,445,000.00
05/01/36	495,000.00	3.375%	218,806.25	713,806.25	10,950,000.00
11/01/36			210,453.13	210,453.13	10,950,000.00
05/01/37	510,000.00	3.375%	210,453.13	720,453.13	10,440,000.00
11/01/37			201,846.88	201,846.88	10,440,000.00
05/01/38	530,000.00	3.375%	201,846.88	731,846.88	9,910,000.00
11/01/38			192,903.13	192,903.13	9,910,000.00
05/01/39	545,000.00	3.375%	192,903.13	737,903.13	9,365,000.00
11/01/39			183,706.25	183,706.25	9,365,000.00
05/01/40	565,000.00	3.375%	183,706.25	748,706.25	8,800,000.00
11/01/40			174,171.88	174,171.88	8,800,000.00
05/01/41	585,000.00	3.375%	174,171.88	759,171.88	8,215,000.00
11/01/41			164,300.00	164,300.00	8,215,000.00
05/01/42	605,000.00	4.000%	164,300.00	769,300.00	7,610,000.00
11/01/42			152,200.00	152,200.00	7,610,000.00
05/01/43	630,000.00	4.000%	152,200.00	782,200.00	6,980,000.00
11/01/43			139,600.00	139,600.00	6,980,000.00
05/01/44	660,000.00	4.000%	139,600.00	799,600.00	6,320,000.00
11/01/44			126,400.00	126,400.00	6,320,000.00
05/01/45	685,000.00	4.000%	126,400.00	811,400.00	5,635,000.00

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			112,700.00	112,700.00	5,635,000.00
05/01/46	710,000.00	4.000%	112,700.00	822,700.00	4,925,000.00
11/01/46			98,500.00	98,500.00	4,925,000.00
05/01/47	740,000.00	4.000%	98,500.00	838,500.00	4,185,000.00
11/01/47			83,700.00	83,700.00	4,185,000.00
05/01/48	770,000.00	4.000%	83,700.00	853,700.00	3,415,000.00
11/01/48			68,300.00	68,300.00	3,415,000.00
05/01/49	805,000.00	4.000%	68,300.00	873,300.00	2,610,000.00
11/01/49			52,200.00	52,200.00	2,610,000.00
05/01/50	835,000.00	4.000%	52,200.00	887,200.00	1,775,000.00
11/01/50			35,500.00	35,500.00	1,775,000.00
05/01/51	870,000.00	4.000%	35,500.00	905,500.00	905,000.00
11/01/51			18,100.00	18,100.00	905,000.00
05/01/52	905,000.00	4.000%	18,100.00	923,100.00	-
Total	16,610,000.00		11,613,433.73	28,223,433.73	

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

Off-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2023			FY 22 Assessment
		GF	DSF	GF & DSF	
288	Multi-Family	\$ -	\$ 678.82	\$ 678.82	n/a
60	Townhome	-	824.28	824.28	n/a
36	SF 30'	-	727.30	727.30	n/a
36	SF 40'	-	775.79	775.79	n/a
130	SF 50' - Phases II - VI	-	872.76	872.76	n/a
411	SF 50' - Future Phases	-	969.74	969.74	n/a
62	SF 60'	-	921.25	921.25	n/a
31	SF 70'	-	969.74	969.74	n/a
26	SF 90'	-	1,066.71	1,066.71	n/a
1,080					

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

4

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' FUNDING AGREEMENT**

THIS AGREEMENT made and entered into this 1st day of August, 2022 by and between:

Fallschase Community Development District, a special and single purpose local government created by, and established by County Ordinance on the property pursuant to, Chapter 190, Florida Statutes, hereinafter referred to as "District";

and

RED HILLS PROPERTY HOLDINGS, LLC, 2810 Remington Green Circle, Tallahassee, Florida 32308, hereinafter referred to as "Landowner";

and

2ND ELEVATED DEVELOPMENT, LLC, 2810 Remington Green Circle, Tallahassee, Florida 3230, 8 hereinafter referred to as "Landowner".

WITNESSETH:

Preamble

WHEREAS, the Landowner owns certain of the lands within the District; and

WHEREAS, the District, pursuant to the powers, duties, responsibilities and authorities vested in it as chartered and granted by Chapter 190, Florida Statutes, desires to operate to remain viable legally and to be ready to exercise its specialized and single purpose to manage the provision of basic infrastructure and to proceed with its general and special charter powers for the discharge of its duties in the preparation of certain plans and specifications for the provision of infrastructure systems, facilities, improvements and services, herein referred to as "capital improvements"; and

WHEREAS, the Landowner recognizes that in so discharging said duties and responsibilities, any future provision of basic infrastructure systems, facilities and services by the District results in certain special benefits that will accrue peculiar to the land owned by the Landowner and within the District's jurisdiction;

WHEREAS, the Landowner is amenable to funding the management purpose to manage any acquisition, construction, maintenance, operations and financing of infrastructure and operations of the District as called for in the Budget, approved by the Board of Supervisors, as the same may be amended, said budget commencing October 1, 2022, and terminating at the unilateral option of the Landowner to be exercised no later than the end of this term annually; and

WHEREAS, the parties agree that this Agreement has no other direct or indirect purpose and does not constitute authority, either expressly or impliedly, for anything other than the funding of the District budget (referenced herein and expressed as Exhibit "A") for the applicable twelve month period thereafter.

NOW, THEREFORE, based upon adequate, sufficient, good and valuable consideration and mutual covenants of the parties hereinafter recited, it is agreed as follows;

1. The above Preamble to this Agreement consisting of five "whereas" clauses is true and correct, incorporated herein and made as a dispositive part of this Agreement.
2. The Landowner agrees to make available to the District the moneys necessary for and limited to the operation of the District as called for in the Budget, attached hereto as Exhibit "A", monthly, within fifteen (15) days written request by the District. The funds shall be placed in the District's general checking account in Leon County.
3. The parties hereto recognize that a portion of the afore-referenced operating expenses are required in support of the District's effort to remain viable legally.
4. Any advances and reimbursement of advances made pursuant to this agreement will not include any interest charges since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s) when and if Landowner is ready to proceed with development of land within the District.
5. This agreement, during its twelve month term, may be amended only in writing as agreed to by the parties and as approved timely by the District Board of Supervisors at a noticed public meeting.
6. This agreement shall terminate at the end of its twelve month term and may be renewed for a new twelve month term only in writing as agreed to by the parties and only as

adopted timely and approved by the Board of Supervisors at a duly noticed public meeting of the District Board.

7. This Agreement does not alter any of the duties, responsibilities and obligations of the Landowner, including the duty, responsibility and obligation to pay timely any non-ad valorem assessments imposed and/or levied on real property owned by the Landowner, previously as Landowner, of parcels and acres within the boundary of the District.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

(SIGNATURES ON NEXT PAGE)

ATTEST:

**FALLSCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RED HILLS PROPERTY HOLDINGS, LLC

Witness _____

By: _____
Its: _____

2ND ELEVATED DEVELOPMENT, LLC

Witness _____

By: _____
Its: _____

Exhibit A

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

5

**AGREEMENT BY AND BETWEEN THE FALLSCHASE COMMUNITY
DEVELOPMENT DISTRICT AND FOR OPERATION AND
MAINTENANCE OF DISTRICT INFRASTRUCTURE IMPROVEMENTS,
SYSTEMS, FACILITIES AND SERVICES**

THIS AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2022, by and between:

The Fallschase Community Development District, a State of Florida chartered and Leon County reestablished independent special purpose infrastructure provision local government whose address is _____, Tallahassee, Florida 32____ (the “*District*”); and

The _____, a Florida not- for-profit corporation, whose address is _____, Tallahassee, Florida 32____ (the “*Association*”).

RECITALS

1. The Association is a Florida not-for-profit corporation as provided, declared and authorized by and pursuant to Chapter 720, Florida Statutes, that owns, operates and maintains certain real property including common areas and related infrastructure improvements within the Fallschase residential community that is within the jurisdiction of the District; and
2. The Association, as authorized and provided by Chapter 720, Florida Statutes and its Declaration of Covenants, has the power and capability to manage, operate and maintain community infrastructure improvements, systems, facilities and services including those acquired, constructed and provided to the real property in the Fallschase new community by and for the District.
3. The District is the special, single purpose and independent local government created and chartered by the Uniform Community Development Act of 1980 as codified in Chapter 190, Florida Statutes (“Act”), and reestablished pursuant to Section 190.005(3), Florida Statutes, on the Fallschase property (in the place of the prior and officially dissolved and defunct special district) by Leon County Board of County Commissioners Ordinance No. 97 - 18.
4. The District, pursuant to its uniform state charter, was reestablished for the single specialized purpose of providing infrastructure improvements, systems, facilities and services to the Fallschase new community.
5. To implement this specialized single infrastructure-provision purpose, the District is empowered and authorized to manage the functions of acquisition, construction, operation, maintenance and financing that comprise providing infrastructure to the Fallschase new community.

6. The District more specifically is authorized in and by its state charter in Section 190.004(4) of the Act to plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate, maintain, finance and fund the infrastructure improvements, systems, facilities and services.

7. The District presently owns and is continuing to acquire and/or construct various infrastructure improvements systems, facilities and services including:

- a. those infrastructure improvements and systems identified specifically in the attached **Exhibit A** (the “Improvements”);
- b. the description by the District Engineer of the Improvements as depicted graphically in the attached **Exhibit B** (hereinafter the “District Property”);
- c. a depiction, as disclosed and differentiated in a color-coded map, of those infrastructure improvements, systems and facilities owned by the District and those owned by the Association by the District Engineer as **Exhibit C**; and
- d. a summary of the operation, inspection and maintenance responsibilities assigned to the Association and its repair responsibilities for, and related to, the infrastructure improvements, systems and facilities owned by the District as set forth specifically in **Exhibit D**; and,

8. The District has determined further that with effective monitoring, communication and reporting, the Association can provide efficient administration, potential cost savings to property owners and residents in Fallschase using its own employees, maintenance personnel, operations personnel, tools and equipment to provide on-site inspection, operation and maintenance.

9. The District more specifically has determined it is in the interests of the Fallschase new community that the District contract with the Association to undertake and provide the management of the infrastructure operations and maintenance functions subject to the requirements that the Association:

- a. comply with all applicable state and local standards;
- b. comply with the District’s special-purpose standard that operation and maintenance are focused to facilitate sustained quality and usefulness that thereby maintains in turn the long term value, quality and marketability of the Fallschase community including anticipation and prevention of needless repairs, replacements and retooling of infrastructure; and,
- c. consistently report as provided herein to the District Manager and Engineer on the status of infrastructure operation and maintenance

10. The Association has determined it can be of enhanced service to the landowners, common areas and other real property by contracting with the District to operate and maintain the infrastructure improvements, systems, facilities and services set forth in Exhibit A.

11. The Association expressly acknowledges, understands, accepts and has determined it is desirous, willing, capable and prepared to comply and to enter into this operation and maintenance contract with the District including expressly the conditions in paragraph 9 a-c hereinabove.

NOW, THEREFORE, in consideration of the Recitals, agreements, needs, interests, and mutual covenants contained herein that have induced the District and the Association to be bound, and the inducements from other good, valuable, adequate and sufficient consideration, the receipt of which hereby is acknowledged by the parties (the District and the Association), the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. ASSOCIATION'S OBLIGATION.

- A. *General duties.*** The Association shall be responsible for providing, or causing to be provided, the management, operation, and maintenance of the District Property in a lawful manner. All work shall be in a neat and professional manner and in accordance with industry standards.
- B. *Inspection.*** The Association shall conduct regular inspections of all District Property. In the event the Association discovers any irregularities of, or needs of repair to, the District Property, the Association shall report same to the District Manager or its designated representative and shall promptly correct, or cause to be corrected, any such irregularities or repairs.
- C. *Repair and Maintenance.*** The Association shall make, or cause to be made, such routine repair work or normal maintenance to the District Property as may be required for the operation of the District Property, or as required under applicable government permits. The Association, in consultation with the District Engineer, shall promptly cause emergency repairs to be made when such repairs are necessary for the preservation and safety of persons and/or property, or when the repairs are required to be made to avoid the suspension of any service of the District. The Association shall immediately notify the District Engineer and District Manager, or a designated representative, concerning the need for emergency repairs.
- D. *Investigation and Report of Accidents/Claims.*** The Association shall promptly investigate and provide a written report to the District Manager as to all accidents or claims for damage relating to the management, operation, and maintenance of the District Property. Such report shall include a description of any damage or destruction of property and the estimated cost of repair. The Association shall

cooperate and make any and all reports required by any insurance company in connection with any accident or claim. The Association shall not file any claims with the District's insurance company without the prior consent of the District's Board of Supervisors, which shall not be unreasonably withheld, conditioned or delayed.

E. *Compliance with Government Permits, Rules, Regulations, Requirements, and Orders.* The Association shall comply with any and all permits, rules, regulations, requirements, and orders affecting the District Property placed thereon by any governmental authority having jurisdiction. The interest of the District is that managing by the Association of its operation and maintenance responsibilities focus on long term sustained quality of the Improvements. At the request of the District, and with at least thirty (30) days' prior written notice to the Association unless an earlier time for response by the District is required by any such governmental authority having jurisdiction over the land within the boundary and jurisdiction of the District and in any such event the Association shall respond within a timeframe such as to allow the District to respond, timely, to the governmental authority, the Association shall prepare for execution and filing by the District any forms, reports or returns which may be required by law in connection with the Association's maintenance and operation of the District Property. The Association shall notify the District Manager and District Counsel in writing of any contact made with the Association relative to the District Property by any such governmental authority having jurisdiction. The Association shall specifically indemnify the District for any penalties, judgments, or orders levied or imposed against the District for failure to comply with any governmental permits, rules, regulations, requirements, and orders during the term of this Agreement that are due to Association's failure to respond to the District.

F. *Care of the Property.* The Association shall use commercially reasonable efforts to protect the District Property from damage by the Association, its employees or contractors. If there is a conflicting Association duty and priority on improvements to property not included within the Improvements in Exhibit "A", the Association shall disclose timely such a conflicting duty and confer with the District Manager to resolve it. The Association agrees to promptly repair any damage to the District Property resulting from the Association's activities and work and to notify the District of the occurrence of such damage caused by the Association's activities within forty-eight (48) hours.

G. *Staffing and Billing.* The Association shall be solely responsible for the staffing, budgeting, financing, billing and collection of fees, assessments, service charges, etc., necessary to perform the management, operation, and maintenance responsibilities set forth in this Agreement.

H. *Liens and Claims.* The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall promptly discharge or cause to be discharged any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's

performance under this Agreement.

SECTION 3. COMPENSATION. The District shall pay the Association the sum of Ten Dollars (\$10.00) per year for the provision of management, operation, and maintenance services pursuant to the terms of this Agreement. The Association shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this Agreement.

SECTION 4. TERM.

- A. The term of this Agreement shall commence as of the effective date of this Agreement and shall continue for a period of three (3) years unless otherwise terminated in accordance with this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year periods unless either party provides at least sixty (60) days' written notice of its intent to not renew the Agreement.
- B. Notwithstanding the foregoing, the District shall have the right to terminate this Agreement at any time due to Association's failure to perform in accordance with the terms of this Agreement upon thirty (30) days' written notice detailing such alleged failure of the Association; provided, however, the Association shall have the right to cure any such alleged default or failure to perform on or before the expiration of such 30-day period and in the event the Association cures such alleged default or failure to perform during the 30-day cure period, this Agreement shall not be deemed terminated and shall continue in full force and effect. The Association and the District shall both have the right to terminate this Agreement upon (45) forty-five days' written notice without cause. In the event of any termination, the Association and the District shall use commercially reasonable efforts to cooperate with one another to provide a smooth and orderly transition of responsibilities between the parties.

SECTION 5. INSURANCE. The Association shall maintain, at its own expense throughout the term of this Agreement, insurance coverage from a reputable insurance carrier, licensed to conduct business in the State of Florida. The Association shall provide the District a copy of the insurance policy, and any endorsements, prior to the commencement of the services contemplated under this Agreement. District shall also receive thirty (30) days' notice of cancellation of any such insurance policy. Policies shall have the following minimum levels of insurance:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida to include Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- B. Commercial General Liability Insurance covering the Association's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability.

- C. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- D. As may be available, all policies shall name the District, and its staff and supervisors, as additional insureds. This duty shall be required for the Commercial General Liability Policy without exception, and based on market availability for the other policies referenced above.

SECTION 6.

- A. The Association agrees to indemnify, defend and hold harmless the District and its officers, agents, consultants and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the Association, or its officers, employees, representatives, or subcontractors, including litigation or any appellate proceedings with respect thereto, resulting from the Association's maintenance or operation activities, or lack thereof, relative to the Improvements as contemplated in this Agreement.
- B. The District agrees to indemnify, defend and hold harmless the Association and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the District, or its officers, employees, representatives, or subcontractors, including litigation or any appellate proceedings with respect thereto, relative to the District's obligations as contemplated in this Agreement.
- C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees, and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- D. The Association agrees to require that, by written contract, any contractor and subcontractors hired in connection with this Agreement indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of such contractors and subcontractors, including litigation or any appellate proceedings with respect thereto, resulting from the contractor's maintenance or operation activities, or lack thereof, relative to the Improvements.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event either the District or the Association is required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District or the Association, as applicable, shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorneys' fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 9. ASSIGNMENT. Neither party may assign this Agreement without the prior written approval of the other.

SECTION 10. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 11. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 12. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Association relating to the subject matter of this Agreement.

SECTION 13. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

SECTION 14. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law in order to effectuate the terms of this Agreement, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

SECTION 15. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Fallschase Community Development District

Attn: District Manager

With a copy to: van Assenderp Law, Sole Proprietorship
300 South Duval Street, #1005
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Association: _____

Attn: _____

With a copy to: _____

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 16. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Association any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors, and assigns.

SECTION 17. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Leon County, Florida.

SECTION 18. PUBLIC RECORDS.

- A.** The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.
- B.** As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the Association must:
 - i.** Keep and maintain public records required by the District to perform the services;
 - ii.** Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law;
 - iii.** Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Association does not transfer the records to the District; and
 - iv.** Upon completion of this Agreement, transfer, at no cost to the District all public records in possession of the Association or keep and maintain public records required by the District to perform the service. If the Association transfers all public records to the District upon completion of this Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, CRAIG WRATHELL, C/O WRATHELL, HUNT AND ASSOCIATES,

LLC, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431, (561) 571-0010,
OR WRATHELLC@WHHASSOCIATES.COM.

SECTION 19. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 20. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

DRAFT

[Remainder of Page Intentionally Left Blank]

DRAFT

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

FALLSCHASE COMMUNITY
DEVELOPMENT DISTRICT

Name:
Title:

Name:
Title:

(Signature of Witness)

By: _____
Title: _____

(Print Name of Witness)

- Exhibit A:** Description of the Improvements
- Exhibit B:** Graphic Depiction of the District Property
- Exhibit C:** Color-Coded Map of Infrastructure Improvements, Systems and Facilities
- Exhibit D:** Summary of Operation and Maintenance Responsibilities

EXHIBIT A

DESCRIPTION OF THE IMPROVEMENTS

- _____
- _____
- _____

EXHIBIT B

GRAPHIC DEPICTION OF THE DISTRICT PROPERTY

EXHIBIT C

**COLOR-CODED MAP OF INFRASTRUCTURE IMPROVEMENTS,
SYSTEMS AND FACILITIES**

EXHIBIT D

SUMMARY OF OPERATION AND MAINTENANCE RESPONSIBILITIES

EXHIBIT A

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

6

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

INTRODUCTION

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

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

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

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

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

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

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

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

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

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

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

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

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

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

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

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

Background Information

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

Name of Local Government:	Fallschase Community Development District
Name of stormwater utility, if applicable:	City of Tallahassee
Contact Person	
Name:	Roger Wynn
Position/Title:	District Engineer
Email Address:	rwynn@moorebass.com
Phone Number:	850-222-5678

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

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

Indicate the type of local government:

- Municipality
- County
- Independent Special District

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

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

Part 1.1 Narrative Description:

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

As required by the Fallschase development standards, the facilities have been designed as a wet detention system, each with a littoral shelf. Treatment is provided for 1.0 inches of runoff over the contributing post development basins per NFWMD standards. The facilities also provide attenuation for the project.

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

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

Part 1.2 Current Stormwater Program Activities:

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

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

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

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

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

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

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

No

Notes or Comments on the above:

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

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

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

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

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

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	13,000.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	2,000.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	5	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	5	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

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

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

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

- Asset management system
 - GIS program
 - MS4 permit application
 - Aerial photos
 - Past or ongoing budget investments
 - Water quality projects
- Other(s):
- Design plans, reports, and permit applications produced by developer's engineer

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

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

Independent Special Districts:

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

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

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

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

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

[Proceed to Part 5](#)

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

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

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

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

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

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

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

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

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

Part 5.1 Routine Operation and Maintenance

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

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

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	0	114	128	144	162
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

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

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

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

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

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

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Residential Phase I, II, III	4,391				
Multi-Family Residential Phase IA	1,239				
Residential Phase IV	90	91			
Residential Phase V	496	496			
Residential Phase VI		1,371			

5.2.2 Water Quality

Expenditures (in \$thousands)

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

Part 5.3 Future Expansion with No Identified Funding Source

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

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

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

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

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

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

5.3.2 Water Quality

Expenditures (in \$thousands)

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

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

<input type="checkbox"/>	Stormwater Master Plan
<input checked="" type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: _____
<input checked="" type="checkbox"/>	Other(s): Construction contract documents

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

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

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

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

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? No
 - If no, how many facilities have been assessed? 0
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway? No

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

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

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

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

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

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

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

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

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

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

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

Note that for this table:

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

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

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

Routine O&M

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

Expansion

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

Resiliency

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

Replacement of Aging Infrastructure

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

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

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

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	114	128	144	162
Expansion	1,958	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	2,072	128	144	162

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	4,265	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	4,265	0	0	0

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

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	4,265	0	0	0

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

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	4,265	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A WASTEWATER NEEDS ANALYSIS PURSUANT TO SECTION 403.9301, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Florida Legislature recognized the need for a long-term planning process for domestic wastewater. Section 403.9301, Florida Statutes, requires a 20-year needs analysis from the local governments providing wastewater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on the best available information coupled with the best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for wastewater. The template was generated by the Office of Economic & Demographic Research (EDR) in cooperation with local governments and representatives of the Florida Water Environment Association Utility Council, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for EDR's report to the Legislature.

For the purposes of this document, wastewater services are as defined in statute s. 403.9301(2)(d), F.S., to mean service to a sewerage system as defined in [s. 403.031\(9\), F.S.](#), or service to a domestic wastewater treatment facility. The "facility" comprises the physical infrastructure, meaning "any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services."

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

- Wastewater facilities used to provide wastewater services owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: www.FloridaJobs.org/OfficialList.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, it should be assumed that the state's present legal framework (*i.e.*, the status quo) continues throughout the period.
- The term "utility" is generally used for ease of reference in the following document and is not limited by the distinctions applicable to specific statutory references, the jurisdiction of the Public Service Commission, or legal status as a governmental entity, nonprofit corporation, or private contractor. Instead, the term "utility" refers broadly to the provision of wastewater services.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

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

This template is broadly organized in accordance with s. 403.9301, Florida Statutes. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will flow through your jurisdiction’s budget. Further, the same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. **All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).**

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

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

This Excel workbook contains four worksheets for data entry. (Along the bottom of the screen, the four tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 3," the information requested is generally either text, a dropdown list (e.g., Yes or No), or a checkbox, as well as inventory and customer tables. The next tabs contain tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5, the expenditure tables have space for up to 10 projects per category. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Funding Source Type, Category, and Subcategory the from the dropdown lists in columns B through D.

Links to Template Parts:

[Background](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Additional Projects](#)

	A	B	C	D	E	F	G	H	I	J	K	L
1												
2	Background Information											
3												
4	All respondents should provide utility, contact, and location information, then proceed to Part 1.											
5												
6	For wastewater, it is possible that the respondent is not a local government official. EDR is providing the option for a wastewater contractor to respond on behalf of one or more local governments. Multiple local governments can be included on one response if the service area, and therefore infrastructure and investments, is fully integrated and affects multiple jurisdictions that are spatially connected.											
7	<input type="checkbox"/> Check here if this needs analysis has been submitted by a wastewater contractor on behalf of a single local government.											
8	<input type="checkbox"/> Check here if this needs analysis has been submitted by a wastewater contractor on behalf of multiple local governments.											
9												
10	Name(s) of Local Government(s) addressed by this response:							Fallschase Community Development District				
11	Name of wastewater utility:							City of Tallahassee				
12	Respondent Contact Information:											
13	Name:							Roger Wynn				
14	Position/Title:							District Engineer				
15	Email Address:							rwynn@moorebass.com				
16	Phone Number:							850-222-5678				
17												
18	Indicate the Water Management District(s) in which your service area is located.											
19	<input checked="" type="checkbox"/> Northwest Florida Water Management District (NFWFMD)											
20	<input type="checkbox"/> Suwannee River Water Management District (SRWMD)											
21	<input type="checkbox"/> St. Johns River Water Management District (SJRWMD)											
22	<input type="checkbox"/> Southwest Florida Water Management District (SWFWMD)											
23	<input type="checkbox"/> South Florida Water Management District (SFWMD)											
24												
25	Indicate the Florida Department of Environmental Protection (DEP) District in which your service area is located.											
26	<input checked="" type="checkbox"/> Northwest District											
27	<input type="checkbox"/> Northeast District											
28	<input type="checkbox"/> Central District											
29	<input type="checkbox"/> Southwest District											
30	<input type="checkbox"/> South District											
31	<input type="checkbox"/> Southeast District											
32												
33	Indicate the type(s) of local government(s):											
34	<input type="checkbox"/> Municipality											
35	<input type="checkbox"/> County											
36	<input checked="" type="checkbox"/> Independent Special District											

	A	B	C	D	E	F	G	H	I	J	K	L
37												
38	Does your utility both collect and treat wastewater?										No	
39												
40	If your collected wastewater is treated by a different utility, what is the name of that utility? That is, if you are the wholesale customer of another utility that treats your wastewater what is the name of that utility?											
41	City of Tallahassee (The Fallschase CDD neither collects nor treats wastewater. All wastewater infrastructure lying within the CDD is owned and operated by the City of Tallahassee.)											
42												
43	Does your utility treat wastewater collected by another utility? That is, do you have wholesale customers?										No	
44												
45	If yes, what is the name of that utility (or those utilities)?											
46												
47												
48	Part 1. Detailed description of the facilities used to provide wastewater services (Section 403.9301(3)(a - c), F.S.)											
49												
50	A wastewater facility, as defined in the Introduction, includes the entire set of site design features and infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of wastewater, as well as any reuse of reclaimed water and any beneficial use or disposal of biosolids.											
51												
52	Please provide answers to the following questions regarding your wastewater system inventory and wastewater facility. Enter zero (0) if your system does not include the component. For questions regarding treatment, please include all facilities, including those that serve wholesale customers. For questions regarding population and wastewater collection within your service area, exclude customers served by and infrastructure owned/operated by wholesale utility customers.											
53												
54												
55	How many domestic wastewater treatment facilities does your utility own that are currently in operation?										0	Unit of Measurement
56	How many domestic wastewater treatment facilities owned by your utility are currently under construction (and not in operation)?										0	
57	The total combined annual average daily influent flow design capacity of your treatment facilities (MGD):										0.000	MGD
58	The total combined annual average daily influent flow permitted capacity of your treatment facilities (MGD):										0.000	MGD
59	The total combined annual average daily influent flow of your treatment facilities (MGD):										0.000	MGD
60	Enter the percentage of the permanent population within your current service area in the following categories. Note that for this question, service area population is defined as total permanent residents residing within the geographic boundaries of the area being served directly by your collection system. If you have any wholesale utility customers, the population within their service area should be excluded from these calculations. The sum of percentages should total 100%:											
61	Percentage that is connected to the existing system:										100%	
62	Percentage that is able to connect to the existing system but has yet to do so—e.g., an establishment or residence considered “available for connection” under a definition used by either a local ordinance or under s. 381.00655, F.S., but has not connected (such as a property with a collection main in an easement or right of way abutting the property line is still dependent on septic but will connect after an upcoming special assessment):										0%	
63	Percentage that is not able to connect to the existing system:											
64											Total:	100%
65											Adjustment Still Needed:	0%

	A	B	C	D	E	F	G	H	I	J	K	L	
66			Number of lift stations owned by your utility:								0		
67			Number of private lift stations connected to your facility:								0		
68			Estimated total linear feet of gravity mains:								41,650	Feet	
69			Estimated total linear feet of force mains:								3,000	Feet	
70			Estimated total number of manholes:								127		
71			Estimated number of valves in your facility's collection system:										
72			Other:										
73													
74													
75													
76													
77													
78													
79													
80			Notes or Comments on any of the above:										
81													
82													
83			Which of the following green infrastructure best management practices do you currently use or plan to use to manage wastewater and/or improve water quality (answer Yes/No):										
84													
85													
86													
87													
88													
89													
90													
91													
92													
93													
94													
95													
96													
97													

Best Management Practice	Current	Planned
Lining	No	No
Advanced wastewater treatment	No	No
Co-generation (energy)	No	No
Reuse of reclaimed water	No	No
H2S recovery/use	No	No
Beneficial use of biosolids	No	No
Other Best Management Practices:		

	A	B	C	D	E	F	G	H	I	J	K	L
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Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- Wastewater facility permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects
- Other(s):

Cad Files and Utility Construction Plans

Part 2. The number of current and projected connections and residents served calculated in 5-year increments (Section 403.9301(3)(b), F.S.)

Complete the following table for the current and projected number of retail connections and residents served by your collection system and treatment facilities. In this part, only include retail connections (both residential and non-residential connections) and retail customers for both the collection and treatment projections. **Exclude wholesale utility customers entirely.**

If needed, municipal and unincorporated county population projections are available in the Optional Growth Rate Schedules workbook posted on EDR’s website.

5-Year Periods Ending in Calendar Year	Total Number of Connections	Number of Residents (i.e., the Permanent Population) Served by your Collection System	Number of Residents (i.e., the Permanent Population) Served by your Treatment Facilities
Current (2022) Baseline	670	1,700	0
2027	1,100	2,900	0
2032			
2037			
2042			

	A	B	C	D	E	F	G	H	I	J	K	L	
157													
158													
159													
160													
161													
162													
163													
164													
165			Adjustment Still Needed (Based on Percent of Total Population Accounted For):								100%		
166													
167			Partial Service: Collection Only										
168			Jurisdiction Information					Permanent Population					
169			Type	Name	Service Area Includes Entire Jurisdiction?			Number Served	Percent of Served Population				
170			Municipality	Fallschase CDD	Yes			2,900	100%				
171									0%				
172									0%				
173									0%				
174									0%				
175									0%				
176			Adjustment Still Needed (Based on Percent of Total Population Accounted For):								0.00%		
177													

	A	B	C	D	E	F	G	H	I	J	K	L
178	Partial Service: Treatment Only (Wholesale Wastewater Treatment Customers)											
179	Jurisdiction Information											
180	Type		Name				Service Area Includes Entire Jurisdiction?					
181												
182												
183												
184												
185												
186												
187												
188												
189												
190												
191												
192												
193												
194												
195												
196	<p>If your service area is expected to change within the 20-year horizon, please describe the changes (<i>e.g.</i>, the expiration of an interlocal agreement, introduction of an independent special district, <i>etc.</i>). Maps may be provided to further describe areas beyond the geographic limits of your jurisdiction.</p>											
197												
198												
199												
200	<p>Continue to Part 4</p>											
201												

	A	B	C	D	E	F	G	H	I	J	K	
1												
2	Part 4.0 The current and projected cost of providing wastewater services calculated in 5-year increments (Section 403.9301(3)(d), F.S.)											
3												
4	Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:											
5	1. Routine operation and maintenance (including ongoing administration, and non-structural programs) of a wastewater facility.											
6	2. Expansion of a wastewater facility.											
7												
8	For the purposes of this template, the term "expansion" means capital improvements, new work, new projects, retrofitting, and significant upgrades. Within the template, there are six categories of expansion projects that are explained in Part 5. Briefly, they are: Effluent Management, Water Quality, Reuse Development, Resiliency, End of Useful Life Replacements, and Septic to Sewer Conversions.											
9												
10	Part 4.1 deals solely with routine operation and maintenance. Expansion is dealt with in Part 5.											
11												
12	All answers should be based on local fiscal years (October 1 through September 30). An inflation index is included in the Optional Growth Rate Schedules Excel workbook.											
13												
14	Part 4.1 Routine Operation and Maintenance											
15												
16	Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future O&M costs associated with reuse development and resiliency initiatives. O&M costs for these activities are included in later tables. However, O&M costs associated with all other project categories as well as non-structural programs like public outreach and education should be included in your Routine O&M projections.											
17												
18	If specific cost data is not available, the most recent (2020-21) O&M value can be entered into the Optional Growth Rate Schedules workbook and grown using the provided options for inflation, population growth, or by some other metric of your choosing. If the growth in your projected O&M total costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.											
19												
20	Routine Operation and Maintenance					Expenditures (in \$thousands)						
21						LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42		
22	Operation and Maintenance Costs					\$ -	\$ -	\$ -	\$ -	\$ -		
23	Brief description of growth greater than 15% over any 5-year period:											
24												
25												

	A	B	C	D	E	F	G	H	I	J	K
26	Part 5. The current and projected cost of providing wastewater services calculated in 5-year increments (Section 403.9301(3)(d), F.S.)										
27											
28	As briefly explained in the introduction to Part 4, “expansion” means new work, new projects, retrofitting, and significant upgrades to a collection system, wastewater treatment facility or other component. In this template, there are six broad categories for expansion projects. Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure. Projects with No Identified Funding Source include those that would necessitate rate increases, would require the delay of other needed projects, and/or in which state or federal funding has not yet been secured. Please note that there are separate tables for projects with a committed funding source and those with no identified funding source.										
29											
30	Of the six broad expansion categories discussed below, two (Effluent Management and Water Quality) are grouped together in Part 5.1. While the last four categories (Reuse Development, Resiliency, End of Useful Life Replacements, and Septic to Sewer Conversions) have components that may otherwise fit into the first categories, they are separately treated given their overall importance to the Legislature.										
31											
32	In the tables that follow, please list each expansion project under only one category. Choose the category which is the greatest driver for the project.										
33											
34	The six categories are:										
35	1. <u>Effluent Management</u> : This includes capital projects intended for effluent management to meet regulatory and statutory mandates such as compliance with SB 64 (s. 403.064(17), F.S.). For this category, the subcategory options refer to recent statutory requirements. If a project falls outside of those provisions and their accompanying regulations, please select "other." The statutory options are: s. 403.064(17), F.S. (surface water discharge elimination), s. 403.086(10), F.S. (ocean outfalls legislation), Clean Waterways Act, 2016 Springs and Aquifer Protection Act, other.										
36	2. <u>Water Quality Projects</u> : This includes projects to meet regulatory requirements to improve water quality such as advanced wastewater treatment, surface water discharge, biosolids, etc. If a project addresses multiple governmental purposes (beyond those directly related to wastewater), the projected expenditures should reflect only those costs associated with the wastewater components. Projects may be associated with impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, other statutory or regulatory requirements, or other local water quality needs. Subcategories for Water Quality include: advanced wastewater treatment, surface water discharge, biosolids, nutrient removal, and other.										
37	o If you are party to an adopted BMAP, please include the capital projects associated with wastewater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.										
38	3. <u>Reuse Development Projects</u> : This includes projects to improve or expand reuse as an alternative water supply, such as potable reuse projects, expansion of existing reuse systems, aquifer recharge, etc. If the project addresses multiple governmental purposes, the projected expenditures should reflect only those costs associated with wastewater components. Include O&M costs for these projects and investment in this table (not in part 4.1). Subcategories for Reuse Development include: alternative water supply, potable reuse, construction of new reuse systems, expansion of existing reuse systems, and aquifer recharge, and other.										
39	4. <u>Resiliency Initiatives Related To Climate Change</u> : This category includes initiatives or projects undertaken to avoid or minimize adverse effects of climate change. Include O&M costs for these future resiliency projects and investments in this table (not in part 4.1). If your jurisdiction participates in a Local Mitigation Strategy, include expenditures associated with your wastewater management system in this category. Subcategories for Resiliency Initiatives refer to the primary inspiration (i.e., what the project is undertaken to avoid or minimize the effects of): sea-level rise, increased flood events, drought, increased inflow / infiltration, severe storm impact / mitigation, and other.										
40	5. <u>End of Useful Life Replacement Projects</u> : Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements may include pipe networks, treatment units, pump stations, physical/biological filter media, biosolids dryers, etc. In order to distinguish between routine maintenance and replacement projects as used in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction’s total O&M expenditures over the most recent five-year period (fiscal years 2016-2017 to 2020-2021). Subcategories refer to the part of the wastewater system being replaced: collection system (pipes), lift station or component, treatment facility, and other.										

	A	B	C	D	E	F	G	H	I	J	K
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41 6. **Septic to Sewer Conversions:** This category includes septic to sewer initiatives. Unlike other parts of this needs analysis, this section distinguishes between the utility's direct expenses (e.g., for collection
42 mains) and the projected infrastructure costs associated with new connections typically borne by customers. Additionally, a new column has been added to these tables to indicate the estimated number
43 of new connections for each initiatives.

43 Part 5.1 deals with Effluent Management and Effluent Water Quality Projects. Part 5.2 focuses on Reuse Projects. Part 5.3 addresses Resiliency Initiatives Related to Climate Change. Part 5.4 contains End of
44 Useful Life Replacement Project tables, and Part 5.5 is on Septic to Sewer Conversions.

45 In these tables, you are asked to choose a category (if necessary) and a subcategory from a dropdown menu, enter the name of the project or initiative, and provide the current year's expenditures and the
46 projected expenditures using 5-year increments.

47 **If there are too many projects to include on the tables below, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the funding source type, category, subcategory, and enter
48 the project/initiative name and expenditure amounts.**

49 **Part 5.1 Effluent Management and Water Quality Projects**

50
51 The first two categories are combined and addressed in two tables: first for projects with a committed funding source and then for projects with no identified funding source. In both of these tables, you must
52 choose a project category (Effluent Management or Water Quality) from the drop down menu in the "Category" column. Your category selection will limit the sub-category options available to you. Please select
53 the appropriate sub-category. Finally, enter the project name and expenditure estimates in the appropriate time intervals.

53 Though many, if not most, wastewater projects benefit both effluent management and water quality, please use your best judgment and simply select the primary driver from the two categories below.

54 **Committed Funding Source**

Project ID Information			Expenditures (in \$thousands)				
Category	Subcategory	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
58	Effluent Management	Clean Waterways Act	Phase IA	\$ 159			
59	Effluent Management	Clean Waterways Act	Phase I, II, III	\$ 791			
60	Effluent Management	Clean Waterways Act	Phase IV	\$ 293			
61	Effluent Management	Clean Waterways Act	Phase V		\$ 558		
62	Effluent Management	Clean Waterways Act	Phase VI		\$ 750		
63	Effluent Management	Clean Waterways Act	Future Phases		\$ 2,685		
64							
65							
66							
67							
68							
69							
70							
71							
72							
73							
74							
75							
76							
77							

	A	B	C	D	E	F	G	H	I	J	K		
78													
79	No Identified Funding Source												
80	Project ID Information					Expenditures (in \$thousands)							
81	Category		Subcategory		Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42			
82													
83													
84													
85													
86													
87													
88													
89													
90													
91													
92													
93													
94													
95													
96													
97													
98													
99													
100													
101													
102													
103	Please indicate which resources or documents you used to complete table 5.1 (check all that apply).												
104		<input checked="" type="checkbox"/>	Wastewater Master Plan										
105		<input checked="" type="checkbox"/>	Basin Studies or Engineering Reports										
106		<input type="checkbox"/>	Adopted BMAP										
107		<input type="checkbox"/>	Adopted Total Maximum Daily Load										
108		<input type="checkbox"/>	Wastewater Facility Capacity Report										
109		<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan										
110			Specify:										
111		<input type="checkbox"/>	Other(s):										

	A	B	C	D	E	F	G	H	I	J	K	
240												
241	All Customer Expenses											
242	Initiative Information					Expenditures (in \$thousands)						
243	Initiative Name			Estimated Number of Connections		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42		
244												
245												
246												
247												
248												
249												
250												
251												
252												
253												
254												
255												
256												
257												

[Continue to Part 6](#)

	A	B	C	D	E	F	G	H	I	J	K	L																																																					
1	Part 6.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9301(3)(f), F.S.)																																																																
2																																																																	
3																																																																	
4	This part of the template also addresses a portion of s. 403.9301(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.																																																																
5																																																																	
6	Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, effluent management, water quality, reuse development, resiliency projects, replacement of aging infrastructure, and septic to sewer conversion initiatives. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9301(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.																																																																
7																																																																	
8	Unlike Part 5, historical expenditures are aggregated by individual year and category; they are not separated by individual project.																																																																
9																																																																	
10	Note that for this table:																																																																
11	<ul style="list-style-type: none"> Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available. 																																																																
12	<ul style="list-style-type: none"> Current Year Revenues include tax and fee collections budgeted for that fiscal year; state and federal grants; and unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets. 																																																																
13	<ul style="list-style-type: none"> Bond proceeds should reflect only the amount expended in the given year. The term includes the proceeds from any form of debt, including public and private loans. 																																																																
14	<ul style="list-style-type: none"> A reserve is a dedicated account to accumulate funds for a specific future expenditure. If you have a reserve account but it does not fit into a specific category, please assign it to the O&M category. 																																																																
15	<ul style="list-style-type: none"> An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events. 																																																																
16																																																																	
17	The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.																																																																
18																																																																	
19	If you do not have a formal reserve dedicated to your wastewater system, please enter zero for the final two reserve columns.																																																																
20																																																																	
21	Routine O&M																																																																
22	<table border="1"> <thead> <tr> <th rowspan="2"></th> <th>Total</th> <th colspan="4">Funding Sources for Actual Expenditures</th> <th rowspan="2">Contributions to Reserve Account</th> <th rowspan="2">Balance of Reserve Account</th> </tr> <tr> <th>Actual Expenditures</th> <th>Amount Drawn from Current Year Revenues</th> <th>Amount Drawn from Bond Proceeds</th> <th>Amount Drawn from Dedicated Reserve</th> <th>Amount Drawn from All-Purpose Rainy Day Fund</th> </tr> </thead> <tbody> <tr> <td>2016-17</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2017-18</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2018-19</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2019-20</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2020-21</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	2016-17								2017-18								2018-19								2019-20								2020-21							
	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account																																																										
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund																																																												
2016-17																																																																	
2017-18																																																																	
2018-19																																																																	
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27																																																																	
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29																																																																	

	A	B	C	D	E	F	G	H	I	J	K	L
30	Effluent Management											
31			Total	Funding Sources for Actual Expenditures								
32			Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account		
33			2016-17									
34			2017-18									
35			2018-19									
36			2019-20									
37			2020-21									
38												
39	Water Quality											
40			Total	Funding Sources for Actual Expenditures								
41			Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account		
42			2016-17									
43			2017-18									
44			2018-19									
45			2019-20									
46			2020-21									
47												
48	Reuse Development											
49			Total	Funding Sources for Actual Expenditures								
50			Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account		
51			2016-17									
52			2017-18									
53			2018-19									
54			2019-20									
55			2020-21									
56												

	A	B	C	D	E	F	G	H	I	J	K	L	
57	Resiliency												
58				Total	Funding Sources for Actual Expenditures								
59				Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account		
60			2016-17										
61			2017-18										
62			2018-19										
63			2019-20										
64			2020-21										
65													
66	Replacement of Aging Infrastructure												
67				Total	Funding Sources for Actual Expenditures								
68				Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account		
69			2016-17										
70			2017-18										
71			2018-19										
72			2019-20										
73			2020-21										
74													
75	Septic to Sewer Initiatives												
76				Total	Funding Sources for Actual Expenditures								
77				Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		Contributions to Reserve Account	Balance of Reserve Account		
78			2016-17										
79			2017-18										
80			2018-19										
81			2019-20										
82			2020-21										
83													

Part 7.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9301(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9301(3)(g), F.S., was included in part 6.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	\$ -	\$ -	\$ -	\$ -
Effluent Management	\$ 3,993	\$ -	\$ -	\$ -
Water Quality	\$ -	\$ -	\$ -	\$ -
Reuse Development	\$ -	\$ -	\$ -	\$ -
Resiliency Initiatives	\$ -	\$ -	\$ -	\$ -
Replacement/Aging Infrastructure	\$ -	\$ -	\$ -	\$ -
Septic to Sewer Initiatives	\$ -	\$ -	\$ -	\$ -
Total Committed Revenues (=Total Committed Projects)	\$ 3,993	\$ -	\$ -	\$ -

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	\$ -	\$ -	\$ -	\$ -
Effluent Management	\$ -	\$ -	\$ -	\$ -
Water Quality	\$ -	\$ -	\$ -	\$ -
Reuse Development	\$ -	\$ -	\$ -	\$ -
Resiliency	\$ -	\$ -	\$ -	\$ -
Replacement/Aging Infrastructure	\$ -	\$ -	\$ -	\$ -
Septic to Sewer Initiatives	\$ -	\$ -	\$ -	\$ -
Projected Funding Gap (=Total Non-Committed Needs)	\$ -	\$ -	\$ -	\$ -

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

Strategies for New Funding Sources	Category Addressed	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total		\$ -	\$ -	\$ -	\$ -

Remaining Unfunded Needs	\$ -				
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A	B	C	D	E	F	G	H	I	J	K
8	Project & Type Information				Expenditures (in \$thousands)					
9	Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
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	A	B	C	D	E	F	G	H	I	J	K
8	Project & Type Information					Expenditures (in \$thousands)					
9	Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42		
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	A	B	C	D	E	F	G	H	I	J	K
8	Project & Type Information					Expenditures (in \$thousands)					
9	Funding Source Type	Category	Subcategory	Project/Initiative Name	L FY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42		
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A	B	C	D	E	F	G	H	I	J	K
8	Project & Type Information				Expenditures (in \$thousands)					
9	Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
212	Aggregated Table with Category Totals									
213	Project & Type Information				Expenditures (in \$thousands)					
214	Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
215			Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
216	Committed Funding Source	Effluent Management	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
217	Committed Funding Source	Water Quality	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
218	Committed Funding Source	Reuse Development	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
219	Committed Funding Source	Resiliency Initiatives	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
220	Committed Funding Source	End of Useful Life Replacement	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
221	Committed Funding Source	Septic to Sewer Conversions	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
222	No Identified Funding Source	Effluent Management	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
223	No Identified Funding Source	Water Quality	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
224	No Identified Funding Source	Reuse Development	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
225	No Identified Funding Source	Resiliency Initiatives	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
226	No Identified Funding Source	End of Useful Life Replacement	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
227	No Identified Funding Source	Septic to Sewer Conversions	Aggregated Total	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
228										
229	Total of Projects without Funding Source Type, Category, and/or Subcategory				0	0	0	0	0	0
230										

	A	B	C	D	E	F	G	H	I	J	K
8		Project & Type Information				Expenditures (in \$thousands)					
9		Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
231	Aggregated Table with Individual Subcategories										
232		Project & Type Information				Expenditures (in \$thousands)					
233		Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
234		Committed Funding Source	Effluent Management	s. 403.064(17), F.S. (surface water discharge elimination)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
235		Committed Funding Source	Effluent Management	s. 403.086(10), F.S. (ocean outfalls legislation)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
236		Committed Funding Source	Effluent Management	Clean Waterways Act	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
237		Committed Funding Source	Effluent Management	2016 Springs and Aquifer Protection Act	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
238		Committed Funding Source	Effluent Management	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
239		Committed Funding Source	Water Quality	Advanced Wastewater Treatment	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
240		Committed Funding Source	Water Quality	Surface Water Discharge	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
241		Committed Funding Source	Water Quality	Biosolids	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
242		Committed Funding Source	Water Quality	Nutrient Removal	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
243		Committed Funding Source	Water Quality	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
244		Committed Funding Source	Reuse Development	Potable Reuse Projects	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
245		Committed Funding Source	Reuse Development	Creation of New Reuse Systems	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
246		Committed Funding Source	Reuse Development	Expansion of Existing Reuse Systems	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
247		Committed Funding Source	Reuse Development	Aquifer Recharge	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
248		Committed Funding Source	Reuse Development	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
249		Committed Funding Source	Resiliency Initiatives	Sea Level Rise	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
250		Committed Funding Source	Resiliency Initiatives	Inland Flooding	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
251		Committed Funding Source	Resiliency Initiatives	Drought	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
252		Committed Funding Source	Resiliency Initiatives	Reduce Inflow / Infiltration	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
253		Committed Funding Source	Resiliency Initiatives	Severe Storm Impact / Mitigation	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
254		Committed Funding Source	Resiliency Initiatives	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
255		Committed Funding Source	End of Useful Life Replacement	Collection System (Pipes)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
256		Committed Funding Source	End of Useful Life Replacement	Lift Station Or Component	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
257		Committed Funding Source	End of Useful Life Replacement	Treatment Facility	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
258		Committed Funding Source	End of Useful Life Replacement	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
259		Committed Funding Source	Septic to Sewer Conversions	Utility Expenditures	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
260		Committed Funding Source	Septic to Sewer Conversions	Customer Expenses	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
261											

A	B	C	D	E	F	G	H	I	J	K
8	Project & Type Information				Expenditures (in \$thousands)					
9	Funding Source Type	Category	Subcategory	Project/Initiative Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
262	No Identified Funding Source	Effluent Management	s. 403.064(17), F.S. (surface water discharge elimination)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
263	No Identified Funding Source	Effluent Management	s. 403.086(10), F.S. (ocean outfalls legislation)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
264	No Identified Funding Source	Effluent Management	Clean Waterways Act	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
265	No Identified Funding Source	Effluent Management	2016 Springs and Aquifer Protection Act	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
266	No Identified Funding Source	Effluent Management	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
267	No Identified Funding Source	Water Quality	Advanced Wastewater Treatment	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
268	No Identified Funding Source	Water Quality	Surface Water Discharge	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
269	No Identified Funding Source	Water Quality	Biosolids	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
270	No Identified Funding Source	Water Quality	Nutrient Removal	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
271	No Identified Funding Source	Water Quality	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
272	No Identified Funding Source	Reuse Development	Potable Reuse Projects	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
273	No Identified Funding Source	Reuse Development	Creation of New Reuse Systems	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
274	No Identified Funding Source	Reuse Development	Expansion of Existing Reuse Systems	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
275	No Identified Funding Source	Reuse Development	Aquifer Recharge	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
276	No Identified Funding Source	Reuse Development	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
277	No Identified Funding Source	Resiliency Initiatives	Sea Level Rise	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
278	No Identified Funding Source	Resiliency Initiatives	Inland Flooding	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
279	No Identified Funding Source	Resiliency Initiatives	Drought	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
280	No Identified Funding Source	Resiliency Initiatives	Reduce Inflow / Infiltration	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
281	No Identified Funding Source	Resiliency Initiatives	Severe Storm Impact / Mitigation	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
282	No Identified Funding Source	Resiliency Initiatives	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
283	No Identified Funding Source	End of Useful Life Replacement	Collection System (Pipes)	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
284	No Identified Funding Source	End of Useful Life Replacement	Lift Station Or Component	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
285	No Identified Funding Source	End of Useful Life Replacement	Treatment Facility	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
286	No Identified Funding Source	End of Useful Life Replacement	Other	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
287	No Identified Funding Source	Septic to Sewer Conversions	Utility Expenditures	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
288	No Identified Funding Source	Septic to Sewer Conversions	Customer Expenses	Aggregated Total	\$ -	\$ -	\$ -	\$ -	\$ -	
289										

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

7

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JUNE 30, 2022**

	Major Funds General	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	Total Governmental Funds
ASSETS				
Cash	\$ 15,530	\$ -	\$ -	\$ 15,530
Due from Developer	5,288	-	-	5,288
Investments				
Revenue	-	617	-	617
Reserve	-	926,237	-	926,237
Construction	-	-	1,958,141	1,958,141
Interest	-	6	-	6
Total assets	<u>\$ 20,818</u>	<u>\$ 926,860</u>	<u>\$ 1,958,141</u>	<u>\$ 2,905,819</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 8,700	\$ -	\$ -	\$ 8,700
Due to Developer	4,178	-	-	4,178
Accrued wages payable	600	-	-	600
Accrued taxes payable	46	-	-	46
Total liabilities	<u>13,524</u>	<u>-</u>	<u>-</u>	<u>13,524</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	5,288	-	-	5,288
Total deferred inflows of resources	<u>5,288</u>	<u>-</u>	<u>-</u>	<u>5,288</u>
Fund balances:				
Restricted for				
Debt service	-	926,860	-	926,860
Capital Projects	-	-	1,958,141	1,958,141
Unassigned	2,006	-	-	2,006
Total fund balances	<u>2,006</u>	<u>926,860</u>	<u>1,958,141</u>	<u>2,887,007</u>
Total liabilities, deferred inflows of resources & fund balances	<u>\$ 20,818</u>	<u>\$ 926,860</u>	<u>\$ 1,958,141</u>	<u>\$ 2,905,819</u>

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>
REVENUES				
Developer contribution	\$ 4,058	\$ 65,224	\$ 91,106	72%
Interest	2	6	-	N/A
Total revenues	<u>4,060</u>	<u>65,230</u>	<u>91,106</u>	72%
EXPENDITURES				
Supervisors	646	1,246	6,000	21%
FICA	-	46	459	10%
Management/accounting/recording***	4,000	32,000	48,000	67%
Legal	-	8,588	9,000	95%
Engineering	-	-	3,500	0%
Audit	-	5,000	5,100	98%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent*	583	583	1,000	58%
Trustee*	-	-	6,500	0%
Telephone	17	150	200	75%
Postage	-	-	600	0%
Printing & binding	42	375	500	75%
Legal advertising	-	252	1,200	21%
Annual district filing fee	-	175	175	100%
Insurance	-	6,405	6,807	94%
Contingencies	-	-	400	0%
ADA website compliance	-	420	210	200%
Website	-	705	705	100%
Total expenditures	<u>5,288</u>	<u>55,945</u>	<u>91,106</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	(1,228)	9,285	-	
Fund balance - beginning	3,234	(7,279)	-	
Fund balance - ending	<u>\$ 2,006</u>	<u>\$ 2,006</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

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

***This will go to full agreement pricing when bonds are issued

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021 BONDS
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 229	\$ 258
Total revenues	<u>229</u>	<u>258</u>
EXPENDITURES		
Debt service		
Interest	-	223,746
Cost of issuance	3,426	267,073
Total debt service	<u>3,426</u>	<u>490,819</u>
Other fees & charges		
Total expenditures	<u>3,426</u>	<u>490,819</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,197)	(490,561)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	1,373,679
Original issue premium	-	292,290
Underwriter's discount	-	(249,150)
Transfers in	482	602
Total other financing sources	<u>482</u>	<u>1,417,421</u>
Net change in fund balances	(2,715)	926,860
Fund balances - beginning	929,575	-
Fund balances - ending	<u>\$ 926,860</u>	<u>\$ 926,860</u>

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021 BONDS
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 482	\$ 602
Total revenues	482	602
EXPENDITURES		
Construction costs	-	13,278,180
Total expenditures	-	13,278,180
Excess/(deficiency) of revenues over/(under) expenditures	482	(13,277,578)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	15,236,321
Transfer out	(482)	(602)
Total other financing sources/(uses)	(482)	15,235,719
Net change in fund balances	-	1,958,141
Fund balances - beginning	1,958,141	-
Fund balances - ending	\$ 1,958,141	\$ 1,958,141

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

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**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Fallschase Community Development District held a Regular Meeting on June 6, 2022 at 10:30 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308.

Present at the meeting were:

Richard Yates	Chair
Rick Singletary	Vice Chair
Jeff Phipps	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Roger Wynn	District Engineer
Eddie Bass	Southeastern Consulting Engineers
Max Beverly	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:42 a.m. Supervisors Yates, Rick Singletary and Phipps were present in person. Supervisors Lamb and Lewis Singletary were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Jeff Phipps [SEAT 2] (*the following to be provided in separate package*)

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Phipps. Mr. Phipps was already familiar with the following items:

- 40 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
41 **B. Membership, Obligations and Responsibilities**
42 **C. Financial Disclosure Forms**
43 **I. Form 1: Statement of Financial Interests**
44 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
45 **III. Form 1F: Final Statement of Financial Interests**
46 **D. Form 8B – Memorandum of Voting Conflict**

47

48 **FOURTH ORDER OF BUSINESS**

Consideration of Moore Bass Consulting, Inc., Contract for Professional Services to Complete Stormwater and Sewer Needs Analysis

49

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51

52

53 Ms. Cerbone discussed new legislation that requires CDDs to prepare a 20-year
54 Stormwater Management Needs Analysis Report to document anticipated future stormwater
55 system needs. The legislation was signed after the proposed Fiscal Year 2022 budget was
56 approved. The Report is due by June 30, 2022 and then every five years thereafter.

57

58 **On MOTION by Mr. Rick Singletary and seconded by Mr. Phipps, with all in**
59 **favor, the Moore Bass Consulting, Inc., Contract for Professional Services for**
60 **preparation of the Stormwater and Sewer Management Needs Analysis**
61 **Report, in a not-to-exceed amount of \$7,500, was approved.**

62

63

64 **FIFTH ORDER OF BUSINESS**

Discussion: How Maintenance Expenses for CDD Improvements will be Handled in Fiscal Year 2023

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67

68 Ms. Cerbone stated, in a conference call with Mr. Yates, Mr. van Assenderp and Ms.
69 Kilinski, options for how to handle maintenance expenses for CDD improvements were
70 discussed. It was determined that, for the next one or two years, the CDD will enter into an
71 Agreement with the HOA for the HOA to maintain CDD improvements. Every year the Board will
72 decide whether to bring the responsibility back to the CDD or to continue the Agreement with
73 the HOA.

74 Mr. van Assenderp will present an Agreement at the next meeting.

75

76 **SIXTH ORDER OF BUSINESS**

**Consideration of Addendum #1 to
77 Agreement for Management Services**

78

79 Ms. Cerbone presented Addendum #1 to Agreement for Management Services. She
80 noted that Wrathell, Hunt and Associates, LLC (WHA) charges a discounted Management Fee
81 until bonds are issued. Now that bonds have been issued, WHA will commence Debt Service
82 Fund accounting activities. The Debt Service Fund Accounting fee was not in the original
83 Agreement between the CDD and WHA, as, at that time when bonds would be issued was
84 unknown.

85 Ms. Cerbone reviewed the adjustments to various budgeted line items that resulted
86 from the issuance of bonds and noted that the amount budgeted for “Debt service fund
87 accounting” was prorated for the time of the bond issuance through September 30, 2022.

88

89 **On MOTION by Mr. Rick Singletary and seconded by Mr. Phipps, with all in**
90 **favor, Addendum #1 to the Wrathell, Hunt and Associates, LLC Agreement for**
91 **Management Services, as presented, was approved.**

92

93

94 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2022-06,
Amending the General Fund Portion of the
Budget for Fiscal Year 2022; and Providing
for an Effective Date (re: Issuance of
Bonds)

99

100 Ms. Cerbone presented Resolution 2022-06. She noted that the changes to the General
101 Fund portion of the Fiscal Year 2022 budget were reviewed during the Sixth Order of Business.

102

103 **On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in**
104 **favor, Resolution 2022-06, Amending the General Fund Portion of the Budget**
105 **for Fiscal Year 2022; and Providing for an Effective Date, was adopted.**

106

107

108

109 **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2022-07, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

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118 Ms. Cerbone presented Resolution 2022-07. She reviewed the proposed Fiscal Year
119 2023 budget highlighting line item increases, decreases and adjustments compared to the Fiscal
120 Year 2022 budget and explained the reasons for any adjustments. The budget is Developer-
121 funded; therefore, expenses will be funded as they are incurred. If unbudgeted expenses arise,
122 they will be presented for approval. The audit fee will increase in Fiscal Year 2024 due to the
123 bond issuance.

124 Discussion ensued regarding typical fees for audits with and without bonds. Ms.
125 Cerbone stated, if the fee cannot be successfully negotiated, a Request for Proposals (RFP) for
126 Annual Audit Services can be prepared and advertised.

127

On MOTION by Mr. Rick Singletary and seconded by Mr. Yates, with all in favor, Resolution 2022-07, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 1, 2022 at 10:30 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

134

135

136 **NINTH ORDER OF BUSINESS**

Acknowledgement, Confirmation and Implementation of Boundary Amendment

137

138

139 Ms. Cerbone stated the Boundary Amendment Petition was approved.

140

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, acknowledgement, confirmation and implementation of the Boundary Amendment, was approved.

144

145

146 TENTH ORDER OF BUSINESS

Consideration of Acceptance of Phase 1A Improvements and Approval of Requisition No. 2

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150

Ms. Cerbone presented the Phase 1A Improvements and Requisition No. 2.

151

152 **On MOTION by Mr. Rick Singletary and seconded by Mr. Phipps, with all in**
153 **favor, Requisition No. 2 and acceptance of the Phase 1A Improvements, were**
154 **approved.**

155
156

157 ELEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2021, Prepared by Lanigan & Associates, P.C.

158
159
160
161

162 Ms. Cerbone presented the Audited Annual Financial Report for the Fiscal Year Ended
163 September 30, 2021. There were no findings, irregularities or instances of noncompliance; it
164 was an unmodified opinion, otherwise known as a clean audit.

165

166 TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2022-08, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2021

167
168
169

170 Ms. Cerbone presented Resolution 2022-08 and read the title.

171

172 **On MOTION by Mr. Rick Singletary and seconded by Mr. Phipps, with all in**
173 **favor, Resolution 2022-08, Hereby Accepting the Audited Financial Statements**
174 **for the Fiscal Year Ended September 30, 2021, was adopted.**

175
176

177 THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2022-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

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185 Ms. Cerbone presented Resolution 2022-09.

186

187 **On MOTION by Mr. Rick Singletary and seconded by Mr. Phipps, with all in**
188 **favor, Resolution 2022-09, Hereby Accepting the Audited Financial Statements**
189 **for the Fiscal Year Ended September 30, 2021, was adopted.**

190

191

192 **FOURTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
193 **Statements as of April 30, 2022**

194

195

Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2022

196

197 **On MOTION by Mr. Rick Singletary and seconded by Mr. Phipps, with all in**
198 **favor, the Unaudited Financial Statements as of April 30, 2022, were accepted.**

199

200

201 **FIFTEENTH ORDER OF BUSINESS** **Approval of December 14, 2021 Regular**
202 **Meeting Minutes**

203

204

Ms. Cerbone presented the December 14, 2021 Regular Meeting Minutes.

205

206 **On MOTION by Mr. Rick Singletary and seconded by Mr. Phipps with all in**
207 **favor, the December 14, 2021 Regular Meeting Minutes, as presented, were**
208 **approved.**

209

210

211 **SIXTEENTH ORDER OF BUSINESS** **Staff Reports**

212

213 **A. Attorney: *van Assenderp Law***

214 There was no report.

215 **B. Engineer: *Moore Bass Consulting, Inc.***

216 There was nothing further to report.

217 **C. Manager: *Wrathell, Hunt and Associates, LLC***

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

219 **II. NEXT MEETING DATE: August 1, 2022 at 10:30 AM**

220 ○ **QUORUM CHECK**

221 The next meeting will be held August 1, 2022.

222

223 **SEVENTEENTH ORDER OF BUSINESS** **Audience Comments/Supervisors Requests**

224

225 There were no audience comments or Supervisors' requests.

226

227 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

228

229

230 **On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in**
231 **favor, the meeting adjourned at 11:08 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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242
243

Secretary/Assistant Secretary

Chair/Vice Chair

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

9C

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

2810 Remington Green Circle, Tallahassee, Florida 32308

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2022	Regular Meeting	10:30 AM
March 6, 2023	Regular Meeting	10:30 AM
April 3, 2023	Regular Meeting	10:30 AM
June 5, 2023	Regular Meeting	10:30 AM
August 7, 2023	Public Hearing & Regular Meeting	10:30 AM