

# **FALLSCHASE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**June 5, 2023**

## **BOARD OF SUPERVISORS REGULAR MEETING AGENDA**

**FALLSCHASE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**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**

May 29, 2023

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 Regular Meeting on June 5, 2023 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. Consideration of Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2023-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
5. Discussion/Recommendation: Preparing Developer's Staff, Real Estate Agents, Sales Agendas, HOA Officer, etc., on CDD Related Items
6. Acceptance of Unaudited Financial Statements as of April 30, 2023
7. Approval of August 1, 2022 Public Hearing and Regular Meeting Minutes
8. Staff Reports
  - A. Attorney: *van Assenderp Law*
  - B. Engineer: *Moore Bass Consulting, Inc.*
  - C. Manager: *Wrathell, Hunt and Associates, LLC*
    - 7 Registered Voters in District as of April 15, 2023
    - NEXT MEETING DATE: August 7, 2023 at 10:30 AM

○ QUORUM CHECK

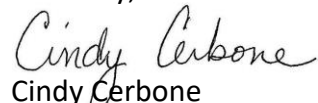
SEAT 1	WILLIAM LAMB	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JEFF PHIPPS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LEWIS SINGLETARY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RICK SINGLETARY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RICHARD YATES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

9. Audience Comments/Supervisors' Requests

10. 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: 131 733 0895**

# **FALLSCHASE**

**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Fallschase Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

**DATE:** August 7, 2023

**HOUR:** 10:30 AM

**LOCATION:** 2810 Remington Green Circle  
Tallahassee, Florida 32308

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

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

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

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

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

**PASSED AND ADOPTED THIS 5TH DAY OF JUNE, 2023.**

ATTEST:

**FALLSCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**EXHIBIT A:** FY 2023/2024 Proposed Budget

**EXHIBIT A: FY 2023/2024 Proposed Budget**



**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
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**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
PROPOSED BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Amended Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 16,895
Allowable discounts (4%)	-				(676)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	16,219
Assessment levy: off-roll	-	-	-	-	114,817
Developer contribution	99,405	40,000	66,827	106,827	-
Interest	-	70	-	70	-
Total revenues	<u>99,405</u>	<u>40,070</u>	<u>66,827</u>	<u>106,897</u>	<u>131,036</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	6,459	-	6,459	6,459	6,459
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Legal	9,000	-	9,000	9,000	9,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	7,500	-	7,500	7,500	7,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	6,500	4,031	2,469	6,500	6,500
Telephone	200	100	100	200	200
Postage	600	-	600	600	600
Printing & binding	500	250	250	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	7,206	6,886	-	6,886	7,575
Contingencies/bank charges	400	156	244	400	400
Website	705	705	-	705	705
ADA website compliance	210	210	-	210	210
Tax collector	-	-	-	-	507
Total expenditures	<u>99,405</u>	<u>39,763</u>	<u>59,322</u>	<u>99,085</u>	<u>100,281</u>
Net increase/(decrease) of fund balance	-	307	7,505	7,812	30,755
Fund balance - beginning (unaudited)	-	(7,812)	(7,505)	(7,812)	-
Committed:					
Working capital	-	-	-	-	30,752
Unassigned	-	(7,505)	-	-	3
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (7,505)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,755</u>

**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
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
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	7,575
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
Tax collector	507
Total expenditures	<u>\$ 100,281</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 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Amended Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 131,801				\$ 131,801
Allowable discounts (4%)	(5,272)				(5,272)
Net assessment levy - on-roll	126,529	\$ 111,860	\$ 14,669	\$ 126,529	126,529
Assessment levy: off-roll	803,427	602,572	200,855	803,427	803,429
Interest	-	17,084	-	17,084	-
Total revenues	<u>929,956</u>	<u>731,516</u>	<u>215,524</u>	<u>947,040</u>	<u>929,958</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	330,000	-	330,000	330,000	340,000
Interest	596,656	298,328	298,328	596,656	587,994
Tax collector	3,954	3,351	603	3,954	3,954
Total expenditures	<u>930,610</u>	<u>301,679</u>	<u>628,931</u>	<u>930,610</u>	<u>931,948</u>
Excess/(deficiency) of revenues over/(under) expenditures	(654)	429,837	(413,407)	16,430	(1,990)
Fund balance:					
Net increase/(decrease) in fund balance	(654)	429,837	(413,407)	16,430	(1,990)
Beginning fund balance (unaudited)	1,224,434	1,233,619	1,663,456	1,233,619	1,250,049
Ending fund balance (projected)	<u>\$1,223,780</u>	<u>\$1,663,456</u>	<u>\$1,250,049</u>	<u>\$1,250,049</u>	<u>1,248,059</u>
Use of fund balance:					
Debt service reserve account balance (required)					(926,000)
Interest expense - November 1, 2024					(289,534)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 32,525</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>16,280,000.00</b>		<b>10,793,031.38</b>	<b>27,073,031.38</b>	



**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2024**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
		GF	DSF	GF & DSF	
0	Multi-Family	\$ 129.96	\$ 729.91	\$ 859.87	\$ 729.91
0	Townhome	129.96	886.32	1,016.28	886.32
0	SF 30'	129.96	782.04	912.00	782.04
0	SF 40'	129.96	834.18	964.14	834.18
29	SF 50' - Phases II - VI	129.96	938.45	1,068.41	938.45
0	SF 50' - Future Phases	129.96	1,042.73	1,172.69	1,042.73
56	SF 60'	129.96	990.59	1,120.55	990.59
24	SF 70'	129.96	1,042.73	1,172.69	1,042.73
21	SF 90'	129.96	1,147.00	1,276.96	1,147.00
<b>130</b>					

**Off-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
		GF	DSF	GF & DSF	
288	Multi-Family	\$ 120.86	\$ 678.82	\$ 799.68	\$ 678.82
60	Townhome	120.86	824.28	945.14	824.28
36	SF 30'	120.86	727.30	848.16	727.30
36	SF 40'	120.86	775.79	896.65	775.79
101	SF 50' - Phases II - VI	120.86	872.76	993.62	872.76
411	SF 50' - Future Phases	120.86	969.74	1,090.60	969.74
6	SF 60'	120.86	921.25	1,042.11	921.25
7	SF 70'	120.86	969.74	1,090.60	969.74
5	SF 90'	120.86	1,066.71	1,187.57	1,066.71
<b>950</b>					

# **FALLSCHASE**

**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2023-02**

**A RESOLUTION OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Fallschase Community Development District (“District”) is a local unit of special-purpose government created and chartered by, and established and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Leon County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Leon County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 5th day of June, 2023.

Attest:

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT**

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

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

Exhibit A

<b>FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>2810 Remington Green Circle, Tallahassee, Florida 32308</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 2, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>March 4, 2024</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>April 1, 2024</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>June 3, 2024</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>August 5, 2024</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:30 AM</b>

**FALLSCHASE**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2023**

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
APRIL 30, 2023**

	<u>General</u>	<u>Debt Service Fund Series 2021</u>	<u>Capital Projects Fund Series 2021</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>				
Cash	\$ 4,743	\$ -	\$ -	\$ 4,743
Investments				
Revenue	-	149,662	-	149,662
Reserve	-	929,291	-	929,291
Construction	-	-	1,958,141	1,958,141
Sinking	-	330,000	-	330,000
Interest	-	298,328	-	298,328
Due from Developer	17,623	-	-	17,623
Due from general fund	-	89	-	89
Total assets	<u>\$22,366</u>	<u>\$ 1,707,370</u>	<u>\$ 1,958,141</u>	<u>\$ 3,687,877</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 17,768	\$ -	\$ -	\$ 17,768
Due to Developer	4,178	-	-	4,178
Due to debt service	89	-	-	89
Total liabilities	<u>22,035</u>	<u>-</u>	<u>-</u>	<u>22,035</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	17,623	-	-	17,623
Total deferred inflows of resources	<u>17,623</u>	<u>-</u>	<u>-</u>	<u>17,623</u>
Fund balances:				
Restricted for				
Debt service	-	1,707,370	-	1,707,370
Capital Projects	-	-	1,958,141	1,958,141
Unassigned	(17,292)	-	-	(17,292)
Total fund balances	<u>(17,292)</u>	<u>1,707,370</u>	<u>1,958,141</u>	<u>3,648,219</u>
Total liabilities & fund balances	<u>\$22,366</u>	<u>\$ 1,707,370</u>	<u>\$ 1,958,141</u>	<u>\$ 3,687,877</u>

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Developer contribution	\$ -	\$ 38,000	\$ 99,405	38%
Interest	23	92	-	N/A
Total revenues	<u>23</u>	<u>38,092</u>	<u>99,405</u>	38%
<b>EXPENDITURES</b>				
Supervisors	-	-	6,000	0%
FICA	-	-	459	0%
Management fees	4,000	28,000	48,000	58%
Debt service fund accounting	3,667	6,417	5,500	117%
Legal	-	-	9,000	0%
Engineering	-	-	3,500	0%
Audit	-	-	7,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	583	1,000	58%
Trustee	-	4,031	6,500	62%
Telephone	17	117	200	59%
Postage	-	-	600	0%
Printing & binding	42	292	500	58%
Legal advertising	-	-	1,200	0%
Annual district filing fee	-	175	175	100%
Insurance	-	6,886	7,206	96%
Contingencies	-	156	400	39%
ADA website compliance	-	210	210	100%
Website	-	705	705	100%
Total expenditures	<u>7,809</u>	<u>47,572</u>	<u>99,405</u>	48%
Excess/(deficiency) of revenues over/(under) expenditures	(7,786)	(9,480)	-	
Fund balance - beginning	<u>(9,506)</u>	<u>(7,812)</u>	-	
Fund balance - ending	<u><u>\$ (17,292)</u></u>	<u><u>\$ (17,292)</u></u>	<u><u>\$ -</u></u>	



**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 BONDS  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
	<u>          </u>	<u>          </u>
<b>REVENUES</b>		
Assessment levy: on-roll - net	\$ 89	\$ 111,948
Assessment levy: off-roll	-	602,572
Interest	5,873	22,957
Total revenues	<u>5,962</u>	<u>737,477</u>
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Interest	-	298,328
Total debt service	<u>-</u>	<u>298,328</u>
<b>Other fees &amp; charges</b>		
Tax collector	-	3,351
Total other fees and charges	<u>-</u>	<u>3,351</u>
Total expenditures	<u>-</u>	<u>301,679</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,962	435,798
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	6,905	37,953
Total other financing sources	<u>6,905</u>	<u>37,953</u>
Net change in fund balances	12,867	473,751
Fund balances - beginning	1,694,503	1,233,619
Fund balances - ending	<u>\$ 1,707,370</u>	<u>\$ 1,707,370</u>

**FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021 BONDS  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 6,905	\$ 37,952
Total revenues	6,905	37,952
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	6,905	37,952
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer out	(6,905)	(37,952)
Total other financing sources/(uses)	(6,905)	(37,952)
Net change in fund balances	-	-
Fund balances - beginning	1,958,141	1,958,141
Fund balances - ending	\$ 1,958,141	\$ 1,958,141

**FALLSCHASE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fallschase Community Development District held a Public Hearing and Regular Meeting on August 1, 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
Lewis Singletary	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Ken van Assenderp	District Counsel
Roger Wynn	District Engineer
Max Beverly	Landowner Representative

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:44 a.m. Supervisors Yates, Rick Singletary and Lewis Singletary were present, in person. Supervisors Lamb and Phipps were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**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**



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**On MOTION by Mr. Yates and seconded by Mr. Rick Singletary, with all in favor, the Developer Funding Agreement, as amended, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Agreement with HOA for Operation and Maintenance of District Infrastructure Improvements, Systems, Facilities and Services**

Mr. van Assenderp presented the Agreement with the HOA for Operation and Maintenance (O&M) of District Infrastructure Improvements, Systems, Facilities and Services. The entity name was left blank and, once Staff is informed of which entity, be it an HOA or management company, it will be entered into the Agreement to manage the O&M of the infrastructure, the draft will be made final and presented for signature. He discussed the purpose of the CDD, the recitals, the CDD’s standards, in terms of O&M, and the Legislature.

Ms. Cerbone suggested approving the draft Agreement in substantial form. She will contact the HOA and transmit the documents to Mr. van Assenderp and to the Board to review and fill in the blanks.

**On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with all in favor, the draft Agreement with the HOA for Operation and Maintenance of District Infrastructure Improvements, Systems, Facilities and Services, in substantial form, was approved.**

**SIXTH ORDER OF BUSINESS**

**Ratification of 20-Year Stormwater and Wastewater Management Needs Analysis Report**

Mr. Wynn presented the 20-Year Stormwater and Wastewater Management Needs Analysis Report, which was submitted by the June 30, 2022 due date.

**On MOTION by Mr. Rick Singletary and seconded by Lewis Singletary, with all in favor, the 20-Year Stormwater and Wastewater Management Needs Analysis Report, was ratified.**

109 SEVENTH ORDER OF BUSINESS Acceptance of Unaudited Financial  
110 Statements as of June 30, 2022  
111

112 Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2022  
113

114 **On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with**  
115 **all in favor, the Unaudited Financial Statements as of June 30, 2022, were**  
116 **accepted.**

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119 EIGHTH ORDER OF BUSINESS Approval of June 6, 2022 Regular Meeting  
120 Minutes  
121

122 Ms. Cerbone presented the June 6, 2022 Regular Meeting Minutes.  
123

124 **On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with**  
125 **all in favor, the June 6, 2022 Regular Meeting Minutes, as presented, were**  
126 **approved.**

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129 NINTH ORDER OF BUSINESS Staff Reports  
130

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

132 Mr. van Assenderp reported the following:

- 133 ➤ At a future meeting, it will be time for the Board to commence marketing the property.
- 134 ➤ District Staff will advise the Board on what to say and what not to say to avoid getting  
135 into political, legal and media trouble because of the lack of knowledge of the sales staff and to  
136 continue communications as the different real estate individuals become involved.
- 137 ➤ The Board should authorize Staff to set up a briefing session with all individuals who will  
138 be helping to market the property.

139 Discussion ensued regarding real estate professionals, property taxes, HOA fees, sales  
140 timeline and packets.

141 Mr. van Assenderp asked to review the sales packets. The Board agreed to Mr. van  
142 Assenderp’s recommendation.

143            Asked how briefings will be arranged, Ms. Cerbone suggested circulating an email to all  
144 parties three to four weeks prior to a meeting.

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

146            There was nothing further to report.

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

148            •        **NEXT MEETING DATE: October 3, 2022 at 10:30 AM**

149            ○        **QUORUM CHECK**

150            The next meeting will be on held October 3, 2022.

151

152 **TENTH ORDER OF BUSINESS**

**Audience Comments/Supervisors Requests**

153

154            There were no audience comments or Supervisors' requests.

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156 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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159 **On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with**  
160 **all in favor, the meeting adjourned at 11:19 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary

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Chair/Vice Chair

**FALLSCHASE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**



**MARK S. EARLEY**  
SUPERVISOR OF ELECTIONS  
LEON COUNTY, FLORIDA

April 15, 2023

Daphne Gillyard  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Re: Fallschase Community Development District

Dear Ms. Gillyard:

In response to your email we are happy to provide the number of registered voters for the Fallschase CDD as of April 15, 2023. The voter registration total that you requested is as follows:

**Fallschase CDD: 7 registered voters**

These determinations were made using our voter registration database and the current map of the district. We hope this information satisfies your requirements. If you need additional assistance please contact Johnny To, Demographics/GIS Manager at

(850) 606-8683 or via email at [ToJ@leoncountyfl.gov](mailto:ToJ@leoncountyfl.gov).

Sincerely,

Mark Earley

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*2810 Remington Green Circle, Tallahassee, Florida 32308*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 3, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>March 6, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>April 3, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>June 5, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>
<b>August 7, 2023</b>	<b>Regular Meeting</b>	<b>10:30 AM</b>