



Homestead 50  
Community Development District

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[www.homestead50cdd.com](http://www.homestead50cdd.com)

Ravi Latchman – Chairman

Karl Albertson – Vice Chairman

Alexander Aguirre – Assistant Secretary

Francisco Garcini – Assistant Secretary

Jerry Aguirre – Assistant Secretary

September 14, 2017



# Homestead 50

## Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

September 6, 2017

**Board of Supervisors**  
**Homestead 50**  
**Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Homestead 50 Community Development District** is scheduled for **September 14, 2017 at 10:00 a.m. at Southern Homes, 9900 S.W. 107<sup>th</sup> Ave., Suite 103, Miami, Florida 33176.** Following is the advance agenda:

1. Oath of Office for Mr. Jerry Aguirre
2. Roll Call
3. Public Hearing to Adopt Fiscal Year 2018 Budget
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2017-05** Annual Appropriation Resolution
  - D. Consideration of **Resolution #2017-06** Levy of Non Ad Valorem Assessments
  - E. Motion to Close the Public Hearing
4. Staff Reports
  - A. Attorney - Discussion of 2017 Legislative Session Memorandum
  - B. Engineer
  - C. Manager
5. Supervisors Requests and Audience Comments
6. Adjournment

The third order of business is the public hearing to adopt the fiscal year 2018 budget. Copies of the budget, **Resolution #2017-05** Annual Appropriation Resolution, and **Resolution #2017-06** Levy of Non Ad Valorem Assessments are enclosed for your review.

The fourth order of business is staff reports. Enclosed under the attorney's report is a copy of the 2017 legislative session memorandum.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Luis Hernandez  
Manager

CC: Dennis Lyles

Carlos Ballbe

Ed Bulleit

***Proposed Budget  
Fiscal Year 2018***

***Homestead 50 Community  
Development District***

***September 14, 2017***



# Homestead 50

Community Development District

General Fund

FY2018

Description	FY2017 Adopted Budget	Actual through 7/31/2017	Projected Next 2 Months	Total Projected 9/30/2017	FY2018 Proposed Budget
<b>Revenues</b>					
Maintenance Assessments (Net)	\$98,784	\$99,132	\$0	\$99,132	\$98,784
Interest Income	\$0	\$762	\$104	\$866	\$0
Unassigned Fund Balance	\$107,537	\$128,738	\$0	\$128,738	\$56,535
<b>Total Revenues</b>	<b>\$206,321</b>	<b>\$228,632</b>	<b>\$104</b>	<b>\$228,736</b>	<b>\$155,319</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Engineering	\$2,000	\$1,900	\$500	\$2,400	\$2,500
Dissemination	\$5,000	\$4,167	\$833	\$5,000	\$5,000
Assessment Roll	\$6,500	\$6,500	\$0	\$6,500	\$6,500
Attorney	\$20,000	\$7,220	\$5,000	\$12,220	\$17,500
Annual Audit	\$3,700	\$3,800	\$0	\$3,800	\$4,000
Trustee Fees	\$3,500	\$2,625	\$875	\$3,500	\$3,500
Management Fees	\$31,500	\$26,250	\$5,250	\$31,500	\$31,500
Computer Time	\$1,000	\$833	\$167	\$1,000	\$1,000
Telephone	\$100	\$7	\$25	\$32	\$100
Postage	\$250	\$138	\$63	\$201	\$250
Insurance	\$6,663	\$6,042	\$0	\$6,042	\$6,646
Printing & Binding	\$350	\$180	\$88	\$268	\$350
Legal Advertising	\$500	\$770	\$125	\$895	\$1,000
Other Current Charges	\$500	\$520	\$125	\$645	\$500
Website Compliance	\$500	\$417	\$125	\$542	\$500
Office Supplies	\$250	\$35	\$63	\$98	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Capital Outlay	\$250	\$0	\$250	\$250	\$250
First Quarter Operating	\$20,135	\$0	\$20,135	\$20,135	\$20,135
<b>TOTAL ADMINISTRATIVE</b>	<b>\$102,873</b>	<b>\$61,579</b>	<b>\$33,623</b>	<b>\$95,201</b>	<b>\$101,656</b>
<i>Field</i>					
Facility Management	\$12,000	\$10,000	\$2,000	\$12,000	\$12,000
Maintenance Reserve	\$0	\$0	\$50,000	\$50,000	\$0
<b>TOTAL OTHER</b>	<b>\$12,000</b>	<b>\$10,000</b>	<b>\$52,000</b>	<b>\$62,000</b>	<b>\$12,000</b>
<i>Others Sources/(Uses)</i>					
Interfund Transfer Out	\$15,000	\$15,000	\$0	\$15,000	\$15,000
<b>TOTAL OTHER</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$15,000</b>	<b>\$15,000</b>
<b>TOTAL EXPENSES</b>	<b>\$129,873</b>	<b>\$86,579</b>	<b>\$85,623</b>	<b>\$172,201</b>	<b>\$128,656</b>
<b>Assigned Fund Balance</b>	<b>\$76,448</b>	<b>\$142,054</b>	<b>(\$85,519)</b>	<b>\$56,535</b>	<b>\$26,663</b>

Description	Units	Tax Bill 2016 Gross O&M Per Unit	Tax Bill 2017 Gross O&M Per Unit	Total
Single Family	117	\$346.61	\$346.61	\$40,553
Multi Family	183	\$346.61	\$346.61	\$63,430
	300			\$103,983

**Homestead 50**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Maintenance Assessments*

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

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**EXPENDITURES:**

**Administrative:**

*Engineering Fees*

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District is contracted with GMS-SF, LLC for this service.

*Assessment Roll*

The costs associated with preparing, processing and administering the annual assessment place on the County's tax roll.

*Attorney*

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, resolutions etc.

*Annual Audit*

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Per Section 218.39 of the Florida Statutes, each special District with total revenues or expenditures in excess of \$100,000 *OR* any special district with revenue or expenses between \$50,000 and \$100,000 that has not been subject to a financial audit in the 2 preceding fiscal years must perform an independent annual audit.

*Trustee Fees*

The District has issued bonds to be held with a Trustee at UMB Bank. The amount of the trustee fees is based on the agreement between the Trustee and the District.

**Homestead 50**  
**Community Development District**  
GENERAL FUND BUDGET

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance & Risk Advisors. Egis specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Homestead 50**  
**Community Development District**  
GENERAL FUND BUDGET

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

First Quarter Operating

Represents funds needed for 1<sup>st</sup> Quarter of the next Fiscal Year, prior to the collection of Maintenance Assessments from the Tax Collector.

**Field:**

Facility Management

The supervision and on-site management of Homestead 50 CDD. The responsibilities include reviewing contracts and other maintenance related items.

Maintenance Reserve

Represents excess funds invested in the Florida State Board of Administration for any future unforeseen expenditures.

Interfund Transfer Out

Represents a transfer of the annual amount to Reserve account to bring account back to the Required funding level per the Trust Indenture.

# Homestead 50

Community Development District

Debt Service Fund  
Series 2007A

Description	FY2017 Adopted Budget	Actual through 7/31/2017	Projected Next 2 Months	Total Projected 9/30/2017	FY2018 Proposed Budget
<b>REVENUES:</b>					
(1) Carry Forward Surplus - A	\$141,496	\$143,021	\$0	\$143,021	\$146,174
Special Assessments - A	\$246,675	\$247,550	\$0	\$247,550	\$246,675
Developer Contributions	\$0	\$0	\$0	\$0	\$0
Interest Income	\$25	\$173	\$30	\$203	\$25
<b>TOTAL REVENUES</b>	<b>\$388,196</b>	<b>\$390,744</b>	<b>\$30</b>	<b>\$390,774</b>	<b>\$392,874</b>
<b>EXPENDITURES:</b>					
Series 2007A					
Interest - 11/1	\$87,300	\$87,300	\$0	\$87,300	\$85,200
Interest - 5/1	\$87,300	\$87,300	\$0	\$87,300	\$85,200
Principal - 5/1	\$70,000	\$70,000	\$0	\$70,000	\$75,000
<b>TOTAL EXPENDITURES</b>	<b>\$244,600</b>	<b>\$244,600</b>	<b>\$0</b>	<b>\$244,600</b>	<b>\$245,400</b>
<b>OTHER SOURCES/(USES):</b>					
(2) Transfer to Reserve	(\$15,000)	\$0	(\$15,000)	(\$15,000)	(\$15,000)
Other Debt Service Costs	\$0	\$0	\$0	\$0	\$0
(2) Interfund Transfer In	\$15,000	\$15,000	\$0	\$15,000	\$15,000
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$15,000</b>	<b>(\$15,000)</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$143,596</b>	<b>\$161,144</b>	<b>(\$14,970)</b>	<b>\$146,174</b>	<b>\$147,474</b>

Interest Payment A - 11/1/18 \$ 82,950.00

(1) Carry Forward Surplus is net of Reserve Fund.

(2) Funds needed to replenish the Reserve fund to the Reserve Fund Requirement level

Balance a/o 9/30/15	\$ 177,555.13
Transfer FY16:	\$ 15,000.00
Transfer FY17:	\$ 15,000.00
Transfer FY18:	\$ 15,000.00
Total	\$ 222,555.13
Reserve Requirement	\$ (248,700.00)
Deficit	\$ (24,144.87)

Description	Units	Tax Bill 2015 Gross Debt Per Unit	Tax Bill 2016 Gross Debt Per Unit	Total
Single Family	117	\$1,042.11	\$1,042.11	\$121,926.87
Multi Family	<u>183</u>	\$752.63	\$752.63	\$137,731.29
	300			\$259,658.16



**Homestead 50**  
COMMUNITY DEVELOPMENT DISTRICT

Series 2007A, Special Assessment Revenue Bonds  
Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-07	\$ 3,395,000		\$ 50,925.00	\$ -	\$ 50,925.00
1-May-08	\$ 3,395,000	6.000%	\$ 101,850.00	\$ 40,000.00	
1-Nov-08	\$ 3,355,000	6.000%	\$ 100,650.00	\$ -	\$ 242,500.00
1-May-09	\$ 3,355,000	6.000%	\$ 100,650.00	\$ 45,000.00	
1-Nov-09	\$ 3,310,000	6.000%	\$ 99,300.00	\$ -	\$ 244,950.00
1-May-10	\$ 3,310,000	6.000%	\$ 99,300.00	\$ 45,000.00	
1-Nov-10	\$ 3,265,000	6.000%	\$ 97,950.00	\$ -	\$ 242,250.00
1-May-11	\$ 3,265,000	6.000%	\$ 97,950.00	\$ 50,000.00	
1-Nov-11	\$ 3,215,000	6.000%	\$ 96,450.00	\$ -	\$ 244,400.00
1-May-12	\$ 3,215,000	6.000%	\$ 96,450.00	\$ 55,000.00	
1-Nov-12	\$ 3,160,000	6.000%	\$ 94,800.00	\$ -	\$ 246,250.00
1-May-13	\$ 3,160,000	6.000%	\$ 94,800.00	\$ 55,000.00	
1-Nov-13	\$ 3,105,000	6.000%	\$ 93,150.00	\$ -	\$ 242,950.00
1-May-14	\$ 3,105,000	6.000%	\$ 93,150.00	\$ 60,000.00	
1-Nov-14	\$ 3,045,000	6.000%	\$ 91,350.00	\$ -	\$ 244,500.00
1-May-15	\$ 3,045,000	6.000%	\$ 91,350.00	\$ 65,000.00	
1-Nov-15	\$ 2,980,000	6.000%	\$ 89,400.00	\$ -	\$ 245,750.00
1-May-16	\$ 2,980,000	6.000%	\$ 89,400.00	\$ 70,000.00	
1-Nov-16	\$ 2,910,000	6.000%	\$ 87,300.00	\$ -	\$ 246,700.00
1-May-17	\$ 2,910,000	6.000%	\$ 87,300.00	\$ 70,000.00	
1-Nov-17	\$ 2,840,000	6.000%	\$ 85,200.00	\$ -	\$ 242,500.00
1-May-18	\$ 2,840,000	6.000%	\$ 85,200.00	\$ 75,000.00	
1-Nov-18	\$ 2,765,000	6.000%	\$ 82,950.00	\$ -	\$ 243,150.00
1-May-19	\$ 2,765,000	6.000%	\$ 82,950.00	\$ 80,000.00	
1-Nov-19	\$ 2,685,000	6.000%	\$ 80,550.00	\$ -	\$ 243,500.00
1-May-20	\$ 2,685,000	6.000%	\$ 80,550.00	\$ 85,000.00	
1-Nov-20	\$ 2,600,000	6.000%	\$ 78,000.00	\$ -	\$ 243,550.00
1-May-21	\$ 2,600,000	6.000%	\$ 78,000.00	\$ 90,000.00	
1-Nov-21	\$ 2,510,000	6.000%	\$ 75,300.00	\$ -	\$ 243,300.00
1-May-22	\$ 2,510,000	6.000%	\$ 75,300.00	\$ 95,000.00	
1-Nov-22	\$ 2,415,000	6.000%	\$ 72,450.00	\$ -	\$ 242,750.00
1-May-23	\$ 2,415,000	6.000%	\$ 72,450.00	\$ 100,000.00	
1-Nov-23	\$ 2,315,000	6.000%	\$ 69,450.00	\$ -	\$ 241,900.00
1-May-24	\$ 2,315,000	6.000%	\$ 69,450.00	\$ 110,000.00	
1-Nov-24	\$ 2,205,000	6.000%	\$ 66,150.00	\$ -	\$ 245,600.00
1-May-25	\$ 2,205,000	6.000%	\$ 66,150.00	\$ 115,000.00	
1-Nov-25	\$ 2,090,000	6.000%	\$ 62,700.00	\$ -	\$ 243,850.00
1-May-26	\$ 2,090,000	6.000%	\$ 62,700.00	\$ 125,000.00	
1-Nov-26	\$ 1,965,000	6.000%	\$ 58,950.00	\$ -	\$ 246,650.00
1-May-27	\$ 1,965,000	6.000%	\$ 58,950.00	\$ 130,000.00	
1-Nov-27	\$ 1,835,000	6.000%	\$ 55,050.00	\$ -	\$ 244,000.00
1-May-28	\$ 1,835,000	6.000%	\$ 55,050.00	\$ 140,000.00	
1-Nov-28	\$ 1,695,000	6.000%	\$ 50,850.00	\$ -	\$ 245,900.00
1-May-29	\$ 1,695,000	6.000%	\$ 50,850.00	\$ 145,000.00	
1-Nov-29	\$ 1,550,000	6.000%	\$ 46,500.00	\$ -	\$ 242,350.00
1-May-30	\$ 1,550,000	6.000%	\$ 46,500.00	\$ 155,000.00	
1-Nov-30	\$ 1,395,000	6.000%	\$ 41,850.00	\$ -	\$ 243,350.00
1-May-31	\$ 1,395,000	6.000%	\$ 41,850.00	\$ 165,000.00	
1-Nov-31	\$ 1,230,000	6.000%	\$ 36,900.00	\$ -	\$ 243,750.00
1-May-32	\$ 1,230,000	6.000%	\$ 36,900.00	\$ 175,000.00	
1-Nov-32	\$ 1,055,000	6.000%	\$ 31,650.00	\$ -	\$ 243,550.00
1-May-33	\$ 1,055,000	6.000%	\$ 31,650.00	\$ 185,000.00	
1-Nov-33	\$ 870,000	6.000%	\$ 26,100.00	\$ -	\$ 242,750.00
1-May-34	\$ 870,000	6.000%	\$ 26,100.00	\$ 200,000.00	
1-Nov-34	\$ 670,000	6.000%	\$ 20,100.00	\$ -	\$ 246,200.00
1-May-35	\$ 670,000	6.000%	\$ 20,100.00	\$ 210,000.00	
1-Nov-35	\$ 460,000	6.000%	\$ 13,800.00	\$ -	\$ 243,900.00
1-May-36	\$ 460,000	6.000%	\$ 13,800.00	\$ 225,000.00	
1-Nov-36	\$ 235,000	6.000%	\$ 7,050.00	\$ -	\$ 245,850.00
1-May-37	\$ 235,000	6.000%	\$ 7,050.00	\$ 235,000.00	\$ 242,050.00
<b>Total</b>			<b>\$ 3,976,575.00</b>	<b>\$ 3,395,000.00</b>	<b>\$ 7,371,575.00</b>

## RESOLUTION 2017-05

### A RESOLUTION OF THE HOMESTEAD 50 COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file 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 Sections 190.008(2)(b) and 218.34(3), Florida Statutes; and

WHEREAS, on **May 11, 2017**, the Board set **August 10, 2017** as the date for 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 **subsequently the public hearing was rescheduled to September 14, 2017**

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 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 on a Cash Flow Budget basis, 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; and

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HOMESTEAD 50 COMMUNITY DEVELOPMENT DISTRICT, THAT;

**Section 1. Budget**

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is 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 for the fiscal year 2017 and/or revised projections for fiscal year 2018.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Homestead 50 Community Development District** for the Fiscal Year Ending September 30, 2018, as Adopted by the Board of Supervisors on **September 14, 2017**."

**Section 2. Appropriations**

That there be, and hereby is appropriated out of the revenues of the **Homestead 50 Community Development District**, for the fiscal year beginning October 1, 2017, and ending September 30, 2018 the sum of \$ 374,056.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

<b>Total General Fund</b>	<u>\$ 128,656.00</u>
<b>Total Debt Service</b>	<u>\$ 245,400.00</u>
<b>Total All Funds</b>	<u>\$ 374,056.00</u>

### Section 3. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the inappropriate balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the inappropriate balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this \_\_\_\_\_ day of September 2017.

**Homestead 50 Community Development  
District**

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Chairman / Vice Chairman

Attest:

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Secretary / Assistant Secretary

## RESOLUTION 2017-06

### A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE HOMESTEAD 50 COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2018

WHEREAS, certain improvements exist within the **Homestead 50 Community Development District** (the "District") and certain costs associated with the operation, repairs and maintenance of these improvements are being incurred; and

WHEREAS, the Board of Supervisors of the **Homestead 50 Community Development District** (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2018, will amount to \$ 103,983.00; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method authorized by Chapter 197, Florida Statutes; alternatively, the district may choose to directly collect and enforce all or a portion of the debt service assessment; and

WHEREAS, the Board finds that the costs of administration of the Debt Service Fund provide special and peculiar benefit to certain property within the District; and

WHEREAS, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned in proportion to the benefits received;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HOMESTEAD 50 COMMUNITY DEVELOPMENT DISTRICT OF MIAMI-DADE COUNTY, FLORIDA, THAT;**

**Section 1.** A special assessment for maintenance as provided for in Chapter 190 Florida Statutes (hereinafter referred to as "assessment" or "assessments") is hereby levied on all assessable land within the District.

**Section 2.** Except as otherwise stated herein, that the collection and enforcement of the aforesaid assessments on assessable lands within the District shall be by the Tax Collector serving as agent of the State of Florida in **Miami-Dade** County ("Tax Collector") and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Section 190.021(3), Florida Statutes. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments. With respect to the debt service assessments currently on the 2008 Tax Roll which have not been paid (other than assessments to lots which have been sold to homebuyers), the Board hereby directs the District Manager to remove the assessments from the Tax Roll and direct bill the landowner involved for such assessments.

**Section 3.** That a portion of said assessment levies on the assessable lands within the District as shown in the Assessment Roll, Exhibit "A", are hereby certified to the **Miami-Dade** County **Property Appraiser**, to be extended on the **Miami-Dade** County **Tax Roll** and shall be collected by the Tax Collector in the same manner and time as **Miami-Dade** County taxes pursuant to the uniform collection methodology Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the **District**. The chairman of the Board of the **District** shall designate the District Manager these certification duties. The balance of said assessment levies as shown in the Assessment Roll, Exhibit "A", are directly assessed to the landowner(s) by the District pursuant to Chapters 170 and 190, Florida Statutes.

**Section 4.** The District Manager shall keep appraised of all updates made to the **Miami-Dade** County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Miami-Dade** County property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

**Section 5** Be it further resolved, that a copy of this Resolution be transmitted to the proper public and governmental officials so that its purpose and effect may be carried out in accordance with law.

**PASSED AND ADOPTED** this \_\_\_ day of **September, 2017**, by the Board of Supervisors of the **Homestead 50 Community Development District, Miami-Dade County, Florida**.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**Exhibit "A"**  
**Assessment Roll**

## Exhibit "A"

Folio ID#	PROPERTY ADDRESS	PROPERTY TYPE	O&M	
			On Tax Roll	Count
10-7917-021-0010	374 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0020	368 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0030	362 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0040	356 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0050	350 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0060	344 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0070	338 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0080	326 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0090	320 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0100	314 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0110	308 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0120	302 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0130	298 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0140	292 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0150	286 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0160	1863 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0170	1869 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0180	1875 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0190	1881 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0200	1887 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0210	1893 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0220	1899 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0230	1901 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0240	1905 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0250	1909 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0260	1913 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0270	1917 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0280	1921 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0290	1925 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0300	1933 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0310	1937 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0320	1941 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0330	1945 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0340	1949 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0350	1953 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0360	1957 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0370	1961 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0380	1969 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0390	1973 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0400	1977 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0410	1981 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0420	1985 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0430	2003 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0440	2007 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0450	2015 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0460	2019 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0470	2023 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0480	2027 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0490	2031 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0500	2035 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0510	2039 SE 3 ST	TOWNHOUSE	\$346.61	1



## Exhibit "A"

Folio ID#	PROPERTY ADDRESS	PROPERTY TYPE	O&M	
			On Tax Roll	Count
10-7917-021-0520	2043 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-0530	373 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0540	367 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0550	361 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0560	355 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0570	349 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0580	343 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0590	337 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0600	331 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0610	325 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0620	319 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-0630	2014 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0640	2018 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0650	2022 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0660	2026 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0670	2030 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0680	2034 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0690	2038 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0700	2042 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0710	2046 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0720	1962 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0730	1966 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0740	1970 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0750	1974 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0760	1978 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0770	2000 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0780	2004 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0790	2008 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0800	1930 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0810	1934 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0820	1938 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0830	1942 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0840	1946 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0850	1950 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0860	1902 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0870	1906 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0880	1910 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0890	1914 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0900	1918 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0910	1922 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0920	1864 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0930	1868 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0940	1872 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0950	1876 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0960	1880 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0970	1884 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0980	1840 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-0990	1844 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1000	1848 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1010	1852 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1020	1856 SE 3 DR	TOWNHOUSE	\$346.61	1

## Exhibit "A"

Folio ID#	PROPERTY ADDRESS	PROPERTY TYPE	O&M	
			On Tax Roll	Count
10-7917-021-1030	1869 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1040	1873 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1050	1877 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1060	1881 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1070	1885 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1080	351 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1090	345 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1100	339 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1110	333 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1120	327 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1130	321 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1140	315 SE 18 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1150	316 SE 19 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1160	322 SE 19 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1170	328 SE 19 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1180	334 SE 19 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1190	340 SE 19 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1200	346 SE 19 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1210	1900 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1220	1904 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1230	1908 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1240	1912 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1250	1916 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1260	1920 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1270	1923 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1280	1919 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1290	1915 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1300	1911 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1310	1907 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1320	1903 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1330	1928 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1340	1932 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1350	1936 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1360	1940 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1370	1944 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1380	1947 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1390	1943 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1400	1939 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1410	1935 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1420	1931 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1430	347 SE 19 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1440	341 SE 19 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1450	335 SE 19 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1460	329 SE 19 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1470	323 SE 19 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1480	317 SE 19 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1490	318 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1500	324 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1510	330 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1520	336 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1530	342 SE 20 AVE	TOWNHOUSE	\$346.61	1

## Exhibit "A"

Folio ID#	PROPERTY ADDRESS	PROPERTY TYPE	O&M	
			On Tax Roll	Count
10-7917-021-1540	348 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1550	354 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1560	1959 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1570	1963 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1580	1967 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1590	1971 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1600	1975 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1610	2005 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1620	2009 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1630	2013 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1640	2017 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1650	2021 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1660	2025 SE 3 DR	TOWNHOUSE	\$346.61	1
10-7917-021-1670	367 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1680	361 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1690	355 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1700	349 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1710	343 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1720	337 SE 20 AVE	TOWNHOUSE	\$346.61	1
10-7917-021-1730	336 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1740	342 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1750	348 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1760	354 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1770	360 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1780	366 SE 20 TER	TOWNHOUSE	\$346.61	1
10-7917-021-1790	2008 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1800	2012 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1810	2016 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1820	2020 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-021-1830	2024 SE 3 ST	TOWNHOUSE	\$346.61	1
10-7917-022-0010	2207 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0020	2211 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0030	2215 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0040	2219 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0050	2223 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0060	2227 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0070	2231 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0080	2235 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0090	2239 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0100	101 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0110	107 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0120	113 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0130	119 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0140	125 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0150	131 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0160	137 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0170	143 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0180	149 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0190	155 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0200	161 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0210	167 SE 22 TER	SINGLE FAMILY	\$346.61	1

## Exhibit "A"


Folio ID#	PROPERTY ADDRESS	PROPERTY TYPE	O&M	
			On Tax Roll	Count
10-7917-022-0220	173 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0230	179 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0240	185 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0250	2268 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0260	2262 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0270	2256 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0280	2248 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0290	2242 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0300	2236 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0310	2230 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0320	2224 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0330	2218 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0340	2212 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0350	2206 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0360	2200 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0370	2190 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0380	2184 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0390	2178 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0400	2172 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0410	2166 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0420	2160 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0430	2154 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0440	2148 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0450	2142 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0460	186 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0470	180 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0480	174 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0490	168 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0500	162 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0510	156 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0520	150 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0530	144 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0540	138 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0550	132 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0560	126 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0570	120 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0580	114 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0590	108 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0600	102 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0610	2155 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0620	2159 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0630	2163 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0640	2167 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0650	2171 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0660	2175 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0670	2179 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0680	2183 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0690	2187 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0700	2191 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0710	2206 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0720	2210 SE 1 ST	SINGLE FAMILY	\$346.61	1

## Exhibit "A"

Folio ID#	PROPERTY ADDRESS	PROPERTY TYPE	O&M	
			On Tax Roll	Count
10-7917-022-0730	2214 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0740	2218 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0750	2222 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0760	108 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0770	116 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0780	124 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0790	132 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0800	140 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0810	148 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0820	156 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0830	164 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0840	172 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0850	180 SE 22 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-0860	2239 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0870	2233 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0880	2227 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-0890	191 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-0900	183 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-0910	175 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-0920	167 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-0930	159 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-0940	151 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-0950	158 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-0960	166 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-0970	174 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-0980	182 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-0990	190 SE 22 AVE	SINGLE FAMILY	\$346.61	1
10-7917-022-1000	2179 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-1010	2173 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-1020	2167 SE 2 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-1030	181 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-1040	173 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-1050	165 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-1060	157 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-1070	149 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-1080	141 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-1090	133 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-1100	125 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-1110	117 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-1120	109 SE 21 TER	SINGLE FAMILY	\$346.61	1
10-7917-022-1130	2174 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-1140	2178 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-1150	2182 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-1160	2186 SE 1 ST	SINGLE FAMILY	\$346.61	1
10-7917-022-1170	2190 SE 1 ST	SINGLE FAMILY	<u>\$346.61</u>	1
			<b>\$103,983.00</b>	

## MEMORANDUM

TO: District Manager

FROM: Michael J. Pawelczyk, Esq.   
Vanessa T. Steinerts, Esq.

DATE: August 8, 2017

RE: 2017 Legislative Session, Recently Approved Legislation

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Attached please find copies of a couple laws recently adopted by the Florida Legislature and enacted into law, and which have some applicability to special districts. These new laws are summarized below:

1. Chapter 2017-21, Laws of Florida. This act relates to public records laws and the award of attorney fees to the requesting party be assessed against an agency if a civil action is filed against the agency to enforce the provisions of Chapter 119, Florida Statutes. However, before attorney fees may be imposed against the agency, the court must find that the agency unlawfully refused to permit a public record to be inspected or copied and that the agency's custodian of public records received written notice of the public record request at least five (5) business days before the civil action was filed. The exception to the five (5) day notice requirement is if the agency does not prominently post the contact information for the agency's custodian of public records (a) in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and (b) on the agency's website. It is important for each district to post the contact information for the agency's custodian of public records at the office of the district manager, the clubhouse or recreation facility (if any), and on the district website.

An exception to the award of attorney fees occurs if the court determines that the complainant requested to inspect or copy a public record or participated in the civil action for an improper purpose, including making the public record request or bringing forward the civil action primarily to cause a violation of Chapter 119, Florida Statutes, or for a frivolous purpose. In those instances, the court may award attorney fees to the agency.

This legislation became effective on May 23, 2017.

2. Chapter 2017-113, Laws of Florida. This act relates to public works projects and prohibits state and political subdivisions, including a special taxing district or water management district, that contract for public works projects from imposing certain requirements on certain contractors, subcontractors, or material suppliers or carriers. The act defines a public works project as an activity of which fifty (50%) percent or more of the cost will be paid from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of a specified construction activity by a political

subdivision. Except as required by State or Federal law, a political subdivision may not require, in a contract for a public works project, that a contractor pay employees a predetermined amount of wages or prescribe any wage; provide employees a specified type, amount, or rate of employee benefits; control, limit, or expand staffing; or recruit, train, or hire employees from a designated, restricted, or single source. In addition, this act prohibits restricting bidders who are qualified, licensed or certified as required by law from submitting bids on a public works project.

This new legislation became effective on July 1, 2017.

Should you have any questions regarding these newly enacted laws please do not hesitate to contact this office.

CHAPTER 2017-21

Committee Substitute for  
Committee Substitute for Senate Bill No. 80

An act relating to public records; amending s. 119.12, F.S.; revising the circumstances under which a court must assess and award the reasonable costs of enforcement against an agency in a civil action to enforce ch. 119, F.S.; specifying circumstances under which a complainant is not required to provide certain written notice of a public records request; requiring a court to determine whether a complainant requested to inspect or copy a public record or participated in a civil action for an improper purpose; prohibiting the assessment and award of the reasonable costs of enforcement to a complainant who acted with an improper purpose; requiring the court to assess and award reasonable costs against the complainant if he or she is found to have acted with an improper purpose; defining the term "improper purpose"; providing for construction and applicability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 119.12, Florida Statutes, is amended to read:

119.12 ~~Attorney~~ Attorney's fees.—

(1) ~~If a civil action is filed against an agency to enforce the provisions of this chapter and if the court determines that such agency unlawfully refused to permit a public record to be inspected or copied, the court shall assess and award, against the agency responsible, the reasonable costs of enforcement, including reasonable attorney attorneys' fees, against the responsible agency if the court determines that:~~

(a) The agency unlawfully refused to permit a public record to be inspected or copied; and

(b) The complainant provided written notice identifying the public record request to the agency's custodian of public records at least 5 business days before filing the civil action, except as provided under subsection (2). The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed.

(2) The complainant is not required to provide written notice of the public record request to the agency's custodian of public records as provided in paragraph (1)(b) if the agency does not prominently post the contact information for the agency's custodian of public records in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website, if the agency has a website.



(3) The court shall determine whether the complainant requested to inspect or copy a public record or participated in the civil action for an improper purpose. If the court determines there was an improper purpose, the court may not assess and award the reasonable costs of enforcement, including reasonable attorney fees, to the complainant, and shall assess and award against the complainant and to the agency the reasonable costs, including reasonable attorney fees, incurred by the agency in responding to the civil action. For purposes of this subsection, the term "improper purpose" means a request to inspect or copy a public record or to participate in the civil action primarily to cause a violation of this chapter or for a frivolous purpose.

(4) This section does not create a private right of action authorizing the award of monetary damages for a person who brings an action to enforce the provisions of this chapter. Payments by the responsible agency may include only the reasonable costs of enforcement, including reasonable attorney fees, directly attributable to a civil action brought to enforce the provisions of this chapter.

Section 2. This act applies only to public records requests made on or after the effective date of this act.

Section 3. This act shall take effect upon becoming a law.

Approved by the Governor May 23, 2017.

Filed in Office Secretary of State May 23, 2017.

CHAPTER 2017-113

Committee Substitute for  
Committee Substitute for House Bill No. 599

An act relating to public works projects; creating s. 255.0992, F.S.; providing definitions; prohibiting the state and political subdivisions that contract for public works projects from imposing restrictive conditions on certain contractors, subcontractors, or material suppliers or carriers; prohibiting the state and political subdivisions from restricting qualified bidders from submitting bids; providing applicability; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 255.0992, Florida Statutes, is created to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(a) "Political subdivision" means a separate agency or unit of local government created or established by law or ordinance and the officers thereof. The term includes, but is not limited to, a county; a city, town, or other municipality; or a department, commission, authority, school district, taxing district, water management district, board, public corporation, institution of higher education, or other public agency or body thereof authorized to expend public funds for construction; maintenance, repair, or improvement of public works.

(b) "Public works project" means an activity of which 50 percent or more of the cost will be paid from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not require that a contractor, subcontractor, or material supplier or carrier engaged in such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

(b) The state or any political subdivision that contracts for a public works project may not prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work who is qualified, licensed, or certified as required by state law to perform such work from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to contracts executed under chapter 337.

Section 2. This act shall take effect July 1, 2017.

Approved by the Governor June 14, 2017.

Filed in Office Secretary of State June 14, 2017.