

***Oleta River  
Community Development District***

***March 27, 2018***

# Oleta River

## Community Development District

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5385 N. Nob Hill Road, Sunrise, Florida 33351

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

March 19, 2018

**Board of Supervisors  
Oleta River  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Oleta River Community Development District** will be held on **March 27, 2018 at 10:00 a.m. at SoLe Mia Project Site, 15055 Biscayne Boulevard, North Miami, Florida 33181**. Following is the advance agenda for this meeting:

1. Roll Call
2. Organizational Matters
  - A. Acceptance of Resignation Letter from Ms. Cara-Jenna Kronengold
  - B. Consideration of Appointment of Supervisor to Unexpired Term of Office (11/2021)
  - C. Oath of Office for Newly Appointed Supervisor
  - D. Election of Officers
3. Approval of the Minutes of the June 6, 2017 Meeting
4. Consideration of **Resolution #2018-01** Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing
5. Consideration of Intergovernmental Cooperation Agreement by and among Miami-Dade County Property Appraiser and Miami-Dade County Tax Collector and Oleta River Community Development District
6. Appointment of Audit Selection Committee
  - Audit Selection Committee Meeting**
    - A. Opening Audit Selection Committee Meeting**
    - B. Roll Call**
    - C. Ratification of Criteria for Evaluation**
    - D. Ratification of RFP**
    - E. Ranking of Respondents to the RFP**
    - F. Adjournment**
7. Selection of Audit Firms
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
9. Supervisors Requests and Audience Comments
10. Financial Reports
  - A. Approval of Funding Requests **#4, #5, #6 #7, & #8**
  - B. Balance Sheet
11. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.oletarivercdd.com>*

Cara-Jenna Kronengold  
11250 N.W. 12<sup>th</sup> Street  
Plantation, FL 33323  
[carajenna@yahoo.com](mailto:carajenna@yahoo.com)  
954-658-8101

March 12, 2018

**VIA US MAIL AND EMAIL TRANSMISSION**

Mr. Richard Hans  
Governmental Management Services- South Florida, LLC  
5385 N. Nob Hill Road  
Sunrise, Florida 33351

**RE: Resignation from Oleta River Community Development District**

Dear Rich:

This letter shall confirm that I, Cara-Jenna Kronengold, resign from my position as Supervisor of the Oleta River Community Development District and as Assistant Secretary effective October 5, 2017.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Cara-Jenna Kronengold

cc: Daniel Salas, Esq. (Via Email- [dsalas@turnberry.com](mailto:dsalas@turnberry.com))

**MINUTES OF MEETING  
OLETA RIVER  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Oleta River Community Development District was held on Tuesday, June 6, 2017 at 10:00 a.m. at the SoLe Mia Project Site, 15055 Biscayne Blvd., North Miami, Florida.

Present and constituting a quorum were:

Cara Kronengold	Vice Chairman
Matthew Juall	Assistant Secretary
Daniel Salas	Assistant Secretary

Also present were:

Roy Van Wyk	District Counsel (by phone)
Bob Gang	Bond Counsel (by phone)
Juan Alvarez	Interim Engineer (by phone)
Rich Hans	District Manager
Warren Stann	

**FIRST ORDER OF BUSINESS      Roll Call**

Mr. Hans called the meeting to order and stated we have a quorum.

**SECOND ORDER OF BUSINESS      Approval of the Minutes of the  
April 25, 2017 Meeting**

Mr. Hans: Item No. 2 is the approval of the minutes from our April 25th meeting. If anyone has any comments on those we'll take those, if not, a motion approving those would be in order.

On MOTION by Ms. Kronengold seconded by Mr. Juall with all in favor, the Minutes of the April 25, 2017 Meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Consideration of Agreement  
with Alvarez Engineers, Inc.  
to serve as District Engineer**

Mr. Hans: Then in the packet also is the agreement with Alvarez Engineers to serve as the District Engineer. As you remember we selected them, and no one responded, so we selected them as our engineer, and authorized staff to bring back a contract and that's in there. It's in pretty much the same format as our District engineer. If there are any questions or discussions we can take those, and if not, a motion approving that would be in order.

On MOTION by Mr. Juall seconded by Ms. Kronengold with all in favor, accepting the Agreement with Alvarez Engineers, Inc. to serve as District Engineer was approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider  
the Imposition of Special  
Assessments**

**A. Motion to Open the Public Hearing**

Mr. Hans: Alright, one of the main items we're here today is our public hearing to consider the imposition of special assessments. At our last meeting we declared special assessments and we set a public hearing for today, and this was advertised as a public hearing for that purpose. So the first item we need to do is open up our public hearing and we need a motion to that nature to open it up.

On MOTION by Mr. Juall seconded by Mr. Salas with all in favor, opening the Public Hearing was approved.

- B. Public Comment and Discussion**
- C. Acceptance of Engineers Report**
- D. Acceptance of Assessment Methodology**

Mr. Hans: For the record we don't have any general public here for any comments. If the Board has any discussions or comments we can take those. What we're going to do is we're going to look at the engineers report, it's the same engineers report that describes the project, and then there's a methodology report that allocates the assessments to the different product types, both of which reports are the same that we approved, no changes from our last meeting. So if there is any discussion on those we can take that up now.

Mr. Juall: I don't think so.

Mr. Salas: No.

Mr. Hans: So we can just take a motion approving the engineers report and the assessment methodology.

On MOTION by Mr. Salas seconded by Mr. Juall with all in favor, accepting the Engineers Report and Assessment Methodology Report as presented was approved.

**E. Approving the Project and Declaring Special Assessments will Fund the Project**

Mr. Hans: Then item E is, approving the project and declaring special assessments to fund the project. So just by motion, it's the intent of this Board to approve the project and declare the special assessments to pay for the project.

On MOTION by Mr. Juall seconded by Mr. Salas with all in favor, approving the project and declaring Special Assessments to fund the project was approved.

**F. Equalization of Assessments**

Mr. Hans: Then you as a Board, you're actually sitting as what they call an equalizing Board, and what you do, after looking at the assessments and the way they're allocated to the different properties you would find those assessments to be equitably and allocated fairly to the different properties, and if you do, we can just

move on to our next item. If you have any adjustments or changes you want to make as the equalizing Board we can take those now.

Mr. Juall: No.

Mr. Salas: No changes

Ms. Kronengold: None.

Mr. Hans: Everybody's shaking their heads no, so we have none.

**G. Adoption of Resolution #2017-20**

Mr. Hans: Then our resolution #2017-20, basically it puts together everything we just talked about. So it finalizes the assessments, it sets the maximum amount that we've seen in the assessment methodology that we can levy on any of the properties, and this is what Roy is going to need to move on with the validation hearing, and in the future there should be no problems. Roy do you have any comments on resolution #2017-02, or Bob?

Mr. Gang: No.

Mr. Van Wyk: This is Roy, just that you're making the findings that are necessary for us to impose special assessments and move forward. It goes over all the items that we discussed earlier, confirms your assessment methodology report in which you confirmed that the benefit was greater than the burden being placed on the property and that the assessments were fairly and reasonably apportioned among all the property types. The engineers report was the same as noted before on April 25th, there have been no changes, and authorizes us to move forward and then when we're ready to issue bonds we will come back with a supplemental assessment resolution for a special assessment on specific parts funded by whatever series of bonds are issued. That's it, I can answer any questions anybody might have, if not, a motion to approve would be in order.

On MOTION by Mr. Salas seconded by Mr. Juall with all in favor, Resolution #2017-20 was approved.

**H. Motion to Close the Public Hearing**

Mr. Hans: Then just a motion closing our public hearing would be in order.

On MOTION by Mr. Salas seconded by Ms. Kronengold with all in favor, closing the Public Hearing was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Hans: Moving on to staff reports, Roy anything additional for us today?

**A. Attorney**

Mr. Van Wyk: Nothing, other than the bond validation hearing is on the 15th, and I'm going to send an email to invite the persons who are going to attend. I was planning on meeting there around 9:00 o'clock at the courthouse, the hearing is at 10:00, I've been working with the state attorney on a joint stipulation, Bob and I, to finish the final judgement, there was a draft of the final judgement last week, it's already been sent to the state attorney's office and we're waiting on Mr. Rosenblatt's comments, if any, on the proposed final judgement. Everything is moving forward, and we should be alright.

Mr. Juall: What's the date?

Mr. Salas: The 15th.

Mr. Hans: June 15th.

Mr. Juall: Ok.

Mr. Hans: And the only people you really require is going to be the engineer and myself?

Mr. Van Wyk: Yes, you, Danny, the engineer, Juan, and Bob's going to be there, and I'll be there.

Mr. Hans: Ok.

Mr. Van Wyk: I'll send out an invite. Cara you're welcome to come if you like.

Ms. Kronengold: Thank you.

Mr. Van Wyk: Hopefully it gets done pretty fast.

Mr. Hans: Anything else Roy?



Mr. Van Wyk: No, that's it.

Mr. Hans: Ok.

**B. Engineer**

Mr. Hans: Juan, anything for us today?

Mr. Alvarez: No, I don't have anything to report today.

Mr. Hans: Ok.

**C. Manager - Number of Registered Voters in the District - 1**

Mr. Hans: Under manager's report, every year at this time we have to report the number of registered voters, because once you get to 250 registered voters, and 6 years have gone by, we start transitioning from a landowners election, to a general election and for some reason it's showing up as 1 person as a registered voter within the boundaries, could that be possible?

Mr. Juall: I don't know.

Mr. Hans: Well it's showing 1 so we'll have to verify it, but there's no houses, nothing is built, everything is land, there's nothing there right?

Ms. Kronengold: Right.

Mr. Hans: But it's not affecting anything, you need to get to 250, that's when you would have an issue, but I'm just kind of curious why they would report that we have 1 voter.

Ms. Kronengold: Right.

Mr. Hans: So we'll look into that. Our next Board meeting, we really won't need anything until we know we're starting to move forward with any bond issue, so we have June and July, but we'll just send a notification out and if anyone has any items, or anything comes up, otherwise we'll just cancel meetings until we're ready to move forward. That's all I have under manager.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Hans: Supervisors requests, anything from our Supervisors today?

Mr. Juall: No.

Mr. Salas: No.

Ms. Kronengold: No.

Mr. Hans: Any comments or questions from our audience? No, ok.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Funding Request #3**

Mr. Hans: Item No. 7 is the financial reports, we have funding request #3, and our balance sheet and income statement. If there are any questions or discussions on those, we can take them.

Mr. Juall: I saw that, sent it in for processing, I approved it, so it should be paid soon.

Mr. Hans: So then just a motion accepting those would be in order.

On MOTION by Mr. Juall seconded by Mr. Salas with all in favor, accepting Funding Request #3 for a total amount of \$29,995.50 was approved.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hans: Then if there is no other District business, or anything from anybody on the phone, a motion to adjourn would be in order.

On MOTION by Mr. Juall seconded by Ms. Kronengold with all in favor, the Meeting was adjourned.

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

\_\_\_\_\_  
Chairman / Vice Chairman

**RESOLUTION 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Oleta River Community Development District (the "Board") prior to June 15, 2018, a proposed operating budget and debt service budget for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2018

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The District Manager is hereby directed to submit a copy of the proposed budgets to Miami-Dade County and the City of Miami Gardens at least 60 days prior to the hearing set above.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post these approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit these approved budgets to the manager or administrator of the City of Miami Gardens and Miami-Dade County for posting on its website.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

ATTEST:

**OLETA RIVER COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

***Proposed Budget  
Fiscal Year 2019***

***Oleta River Community  
Development District***

***March 27, 2018***



# Oleta River

## Community Development District

## General Fund

Description	FY2018 Adopted Budget	Actual thru 2/28/2018	Projected Next 7 Months	Total Projected at 9/30/2018	FY2019 Proposed Budget
<b>Revenues</b>					
Developer Contributions	\$106,275	\$9,757	\$22,007	\$31,764	\$106,275
<b>Total Revenues</b>	<b>\$106,275</b>	<b>\$9,757</b>	<b>\$22,007</b>	<b>\$31,764</b>	<b>\$106,275</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Engineering	\$12,000	\$0	\$5,000	\$5,000	\$12,000
Arbitrage	\$1,200	\$0	\$0	\$0	\$1,200
Dissemination	\$5,000	\$0	\$0	\$0	\$5,000
Assessment Roll	\$5,000	\$0	\$0	\$0	\$5,000
Attorney	\$20,000	\$575	\$10,000	\$10,575	\$20,000
Annual Audit	\$6,000	\$0	\$0	\$0	\$6,000
Trustee Fees	\$6,000	\$0	\$0	\$0	\$6,000
Management Fees	\$36,000	\$2,500	\$6,000	\$8,500	\$36,000
Computer Time	\$500	\$208	\$292	\$500	\$500
Telephone	\$50	\$0	\$50	\$50	\$50
Postage	\$1,500	\$4	\$50	\$54	\$1,500
Printing & Binding	\$1,500	\$17	\$250	\$267	\$1,500
Insurance	\$6,000	\$5,000	\$0	\$5,000	\$6,000
Legal Advertising	\$3,500	\$78	\$500	\$578	\$3,500
Other Current Charges	\$500	\$0	\$0	\$0	\$500
Website Admin	\$1,000	\$417	\$583	\$1,000	\$1,000
Office Supplies	\$350	\$65	\$0	\$65	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Expenditures</b>	<b>\$106,275</b>	<b>\$9,039</b>	<b>\$22,725</b>	<b>\$31,764</b>	<b>\$106,275</b>
<b>Assigned Fund Balance</b>	<b>\$0</b>	<b>\$718</b>	<b>(\$718)</b>	<b>\$0</b>	<b>\$0</b>

**Oleta River**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Developer Contributions*

The District has entered into a Funding Agreement with the Developer to Fund all General Fund expenditures for the fiscal year.

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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.

*Arbitrage*

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

*Dissemination Agent*

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.

*Assessment Roll*

Represents an annual charge for preparing and administering the District's assessments on the landowner's tax bills.

*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, etc.

*Annual Audit*

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

*Trustee Fees*

The District bonds will be held and administered by a Trustee. This represents the bank's annual fee.

*Management Fees*

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

# **Oleta River Community Development District**

## 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

This category includes all charges relating to telephone calls, conference calls, and faxes made to and on behalf of the District.

## Postage

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

## Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that 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.

## 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.

**INTERGOVERNMENTAL COOPERATION AGREEMENT  
BY AND AMONG  
MIAMI-DADE COUNTY PROPERTY APPRAISER  
AND  
MIAMI-DADE COUNTY TAX COLLECTOR  
AND  
OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT**

**THIS INTERGOVERNMENTAL COOPERATION AGREEMENT** (the "Agreement") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2018, by and among Miami-Dade County Office of the Property Appraiser (hereinafter referred to as "Property Appraiser"), Florida, Miami-Dade County on behalf of the Tax Collector (hereinafter referred to as "Tax Collector"), Florida, and the Oleta River Community Development District (hereinafter referred to as "District"), Florida.

**WITNESSETH**

**WHEREAS**, the District intends to adopt non-ad valorem assessments for collecting its benefit and maintenance assessments or such other assessments imposed by the District ("Non-Ad Valorem Assessments"); and

**WHEREAS**, the District intends to utilize the uniform method of collection, as outlined in Sections 197.3632 and 197.3635 of the Florida Statutes, for collection of its Non-Ad Valorem Assessments; and

**WHEREAS**, the District has requested that the Property Appraiser include the District's proposed or adopted Non-Ad Valorem Assessments for the District on the Notice of Proposed Property Taxes as specified in Section 200.069, Florida Statutes ("TRIM Notice"); and

**WHEREAS**, the District has requested the Tax Collector include the District's adopted Non-Ad Valorem Assessments on the Combined Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments in accordance with Section 197.3635, Florida Statutes ("Tax Bill"); and



**WHEREAS**, the District, the Tax Collector, and the Property Appraiser must enter into a written agreement evidencing the Tax Collector's and the Property Appraiser's agreement to place the District's Non-Ad Valorem Assessments on the TRIM Notice and Tax Bill; and

**WHEREAS**, pursuant to Rule 12D18.001 of the Florida Administrative Code, and *Escambia County v. Bell*, 717 So. 2d 85 (Fla. 1st DCA 1998), it is the duty of the District to determine, under law, whether the Non Ad-Valorem Assessments are constitutional and may be collected as a lien; the duties of the Property Appraiser and Tax Collector under section 197.3632 of the Florida Statutes are ministerial and shall not be construed to authorize the levy of the Non Ad-Valorem Assessments; and

**WHEREAS**, the District represents that it has duly complied with the notice provisions and adopted Resolution No. 2017-17 in compliance with Section 197.3632 Florida Statutes, so as to entitle the District to elect the non-ad valorem method of collection, and the Tax Collector and Property Appraiser have relied on these representations,

**NOW THEREFORE**, for good and valuable consideration, and intending to be legally bound hereby, the Tax Collector, the Property Appraiser, and the District agree as follows:

1. The District's request to place its Non-Ad Valorem Assessments TRIM Notice is granted by the Property Appraiser, subject to the District's compliance with the terms of this Agreement.
2. The District's request to place its Non-Ad Valorem Assessments on the Tax Bill is granted by the Tax Collector, subject to the District's compliance with the terms of this Agreement.

3. The District agrees to the following requirements in order to place its Non-Ad Valorem Assessments on the TRIM Notice and Tax Bill:
  - A. The Non-Ad Valorem Assessments will be assessed yearly against all eligible properties within the District, and the District shall never have attempted to collect the Non-Ad Valorem Assessments prior year assessments.
  - B. No later than **July 9<sup>th</sup>** of the current year the following should be provided to the Property Appraiser:
    - i. The final files for the TRIM Notice.
    - ii. The description of "Purpose of Assessment" as it would appear on the TRIM Notice.
    - iii. The District's contact name and phone number used to address questions regarding the assessment.
  - C. No later than **August 1<sup>st</sup>** of the current year an insert describing the Non Ad-Valorem Assessments to be included with the mailing of the TRIM Notice. A sample must be provided to the Property Appraiser for approval prior to August 1<sup>st</sup>.
  - D. No later than **September 15<sup>th</sup>** of the current year the final roll reflecting the Non-Ad Valorem Assessments that are to appear on the Tax Bill must be submitted to the Property Appraiser and the Tax Collector.
4. The District agrees that the Tax Collector shall be entitled to retain the actual costs of collection, or two percent (2%), on the amount of special assessments collected and remitted.
5. This Agreement shall not take effect until the District is in full compliance with all local zoning, land use, and other applicable regulations.
6. **Duration of this Agreement.** Subject to the limitation of paragraph 5 above, this Agreement shall take effect upon signing and shall extend to the collection of

special assessments for each fiscal year thereafter, until cancelled by any Party pursuant to paragraph 11 herein.

7. **Severability of the Provisions in this Agreement.** The provisions of this Agreement are intended to be severable. If any provision of this Agreement shall be held to be invalid or unenforceable in whole or in part, such provision shall be ineffective to the extent of such invalidity or unenforceability without in any manner affecting the validity or enforceability of the remaining provisions of this Agreement.
8. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
9. **Amendments or Modifications of this Agreement.** It is anticipated by the Parties that the terms and conditions of this Agreement will be periodically amended or modified. Such amendments or modifications must be in writing and must be duly executed by all Parties to this Agreement.
10. **Indemnification and Hold Harmless.** The District shall indemnify and hold harmless, to the extent permitted by Florida law, the Property Appraiser, Tax Collector and their respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser, Tax Collector or their respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the District or its employees, agents, servants, partners principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature

in the name of the Property Appraiser or Tax Collector where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

11. **Cancellation.** This Agreement may be cancelled by any Party upon thirty (30) days written notice to the other Parties.
12. **Intent to be Legally Bound.** By signing this Agreement, the Parties hereto confirm and state that they have carefully read the Agreement, that they know the contents thereof, that they fully expect to carry out each and every provision, and that they intend to be legally bound by the rights and obligations set forth herein.
13. **Headings.** The headings for each paragraph in this Agreement are for the purposes of reference only and shall not limit or otherwise affect the meaning of any provision.
14. **Complete Agreement.** This document shall represent the complete Agreement of the Parties.

**IN WITNESS WHEREOF**, the Parties hereto execute this Agreement, and they affirm that they have the power to do so on behalf of the District, the Tax Collector, and the Property Appraiser.

ATTEST:

OLETA RIVER COMMUNITY  
DEVELOPMENT DISTRICT

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

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

MIAMI-DADE COUNTY, FLORIDA  
PROPERTY APPRAISER

By: \_\_\_\_\_  
Pedro J. Garcia  
Property Appraiser

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

ATTEST:

By: \_\_\_\_\_  
Harvey Ruvin  
County Clerk

By: \_\_\_\_\_  
Carlos A. Gimenez  
Miami- Dade County Mayor

Approved as to legal sufficiency for Miami-Dade County and the Office of the Property Appraiser:

By: \_\_\_\_\_  
Assistant County Attorney

# Oleta River

Community Development District

Funding Request #4

July 26, 2017

PAYEE		GENERAL FUND	CAPITAL PROJECTS FUND (1)
<b>1</b>	<b>ALM Media</b>		
	Inv# 210173 - Notice of Public Hearing	\$ 170.30	
	Inv# 208404 - Notice of Public Hearing & Intent	\$ 388.01	
<b>2</b>	<b>FedEx</b>		
	Inv# 5-825-64565	\$ 103.57	
	Inv# 5-832-72810	\$ 34.96	
<b>3</b>	<b>GMS-SF, LLC</b>		
	Inv# 4 - Management Fees & Expenses (Jun 17)	\$ 3,115.17	
	Inv# 5 - Management Fees & Expenses (Jul 17)	\$ 3,171.44	
<b>4</b>	<b>Miami-Dade Elections Department</b>		
	# of Registered Voters	\$ 50.00	
<b>5</b>	<b>Hopping Green &amp; Sams</b>		
	Inv# 94141 - General Counsel (Apr 17)	\$ 2,217.86	
	Inv# 94142 - Project Finance (Apr 17)		\$ 4,245.22
	Inv# 94362 - General Counsel (May 17)	\$ 904.00	
	Inv# 94363 - Project Finance (May 17)		\$ 12,172.29
	Inv# 94907 - General Counsel (Jun 17)	\$ 1,071.00	
	Inv# 94908 - Project Finance (Jun 17)		\$ 13,665.32
<b>TOTAL</b>		<b>\$ 41,309.14</b>	<b>\$ 30,082.83</b>

(1) Capital related invoices will be reimbursed to the Developer upon the issuance of bonds.

Please make check payable to:

**Oleta River CDD**  
 5385 N Nob Hill Road  
 Sunrise, FL 33351  
 (954) 721-8681

# Oleta River

Community Development District

Funding Request #5

September 6, 2017

	<b>PAYEE</b>	<b>GENERAL FUND</b>	<b>CAPITAL PROJECTS FUND (1)</b>
<b>1</b>	<b>Alvarez Engineers, Inc.</b>		
	Inv# 4318 - Engineering Services (Jun 17)	\$ 900.00	
	Inv# 4340 - Engineering Services (Jun 17)	\$ 100.00	
<b>2</b>	<b>Egis Insurance &amp; Risk Advisors</b>		
	Inv# 5995 - FY2018 Insurance Renewal	\$ 5,000.00	
<b>3</b>	<b>GMS-SF, LLC</b>		
	Inv# 6 - Management Fees & Expenses (Aug 17)	\$ 3,000.00	
	Inv# 7 - Management Fees & Expenses (Sep 17)	\$ 3,002.60	
<b>4</b>	<b>Hopping Green &amp; Sams</b>		
	Inv# 95500 - General Counsel (Jul 17)	\$ 95.94	
	Inv# 95501 - Project Finance (Jul 17)		\$ 682.36
	<b>TOTAL</b>	<b>\$ 12,780.90</b>	<b>\$ 682.36</b>
		<b>\$ 12,098.54</b>	<b>\$ 682.36</b>

(1) Capital related invoices will be reimbursed to the Developer upon the issuance of bonds.

Please make check payable to:

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# Oleta River

Community Development District

Funding Request #6

November 2, 2017

PAYEE		GENERAL FUND	CAPITAL PROJECTS FUND (1)
<b>1</b>	<b>ALM Media</b> Inv# 258726 - Notice of Meeting Dates	\$ 92.83	
<b>2</b>	<b>Alvarez Engineers, Inc.</b> Inv# 4388 - Engineering Services (Sep 17)	\$ 100.00	
<b>3</b>	<b>Department of Economic Opportunity</b> Inv# 71213 - Special District Fee FY18	\$ 175.00	
<b>4</b>	<b>GMS-SF, LLC</b> Inv# 9 - Management Fees & Expenses (Oct 17)	\$ 639.27	
<b>5</b>	<b>Hopping Green &amp; Sams</b> Inv# 96229 - General Counsel (Aug 17)	\$ 394.18	
	Inv# 96230 - Project Finance (Aug 17)		\$ 8.20
	Inv# 96560 - General Counsel (Sep 17)	\$ 124.00	
<b>TOTAL</b>		<b>\$ 1,533.48</b>	<b>\$ 8.20</b>

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# Oleta River

Community Development District

Funding Request #7

February 9, 2018

<b>PAYEE</b>		<b>GENERAL FUND</b>		<b>CAPITAL PROJECTS FUND (1)</b>			
<b>1</b>	<b>GMS-SF, LLC</b>						
	Inv# 10 - Management Fees & Expenses (Nov 17)	\$	627.70				
	Inv# 11 - Management Fees & Expenses (Dec 17)	\$	626.98				
	Inv# 12 - Management Fees & Expenses (Jan 18)	\$	626.38				
	Inv# 13 - Management Fees & Expenses (Feb 18)	\$	625.60				
<b>2</b>	<b>Hopping Green &amp; Sams</b>						
	Inv# 97470 - General Counsel (Oct 17)	\$	125.28				
	Inv# 97786 - General Counsel (Nov 17)	\$	201.42	\$	-		
	Inv# 98284 - General Counsel (Dec 17)	\$	93.00				
	<b>TOTAL</b>	<b>\$</b>	<b>2,926.36</b>	<b>\$</b>	<b>2,926.36</b>	<b>\$</b>	<b>-</b>

(1) Capital related invoices will be reimbursed to the Developer upon the issuance of bonds.

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# Oleta River

Community Development District

Funding Request #8

March 27, 2018

<b>PAYEE</b>		<b>GENERAL FUND</b>	<b>CAPITAL PROJECTS FUND (1)</b>
<b>1</b>	<b>ALM Media</b> Inv# 297823 - RFP Audit Services	\$ 78.30	
<b>2</b>	<b>GMS-SF, LLC</b> Inv# 14 - Management Fees & Expenses (Mar 18)	\$ 3,125.00	
<b>3</b>	<b>Hopping Green &amp; Sams</b> Inv# 98601 - General Counsel (Jan 18)	\$ 155.00	
<b>TOTAL</b>		<b>\$ 3,358.30</b>	<b>\$ 3,358.30</b>
			<b>\$ -</b>

<sup>(1)</sup> Capital related invoices will be reimbursed to the Developer upon the issuance of bonds.

Please make check payable to:

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5385 N Nob Hill Road  
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**OLETA RIVER  
COMMUNITY DEVELOPMENT DISTRICT**

**BALANCE SHEET  
February 28, 2018**

	<u>General Fund</u>
<b><u>ASSETS:</u></b>	
CASH	\$8,435
DUE FROM DEVELOPER	\$3,160
DUE FROM CAPITAL	\$64,137
	<hr/>
<b>TOTAL ASSETS</b>	<b>\$75,732</b>
	<hr/> <hr/>
 <b><u>LIABILITIES:</u></b>	
ACCOUNTS PAYABLE	\$3,160
DUE TO OTHER	\$63,447
 <b><u>FUND EQUITY AND OTHER CREDITS:</u></b>	
RETAINED EARNINGS UNRESERVED	\$9,125
	<hr/>
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$75,732</b>
	<hr/> <hr/>

**OLETA RIVER  
COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

Statement of Revenues & Expenditures  
For The Period Ending February 28, 2018

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 2/28/18</u>	<u>ACTUAL THRU 2/28/18</u>	<u>VARIANCE</u>
<b><u>Income</u></b>				
Developer Contributions	\$106,275	\$44,281	\$9,757	(\$34,524)
<b>Total Income</b>	<b>\$106,275</b>	<b>\$44,281</b>	<b>\$9,757</b>	<b>(\$34,524)</b>
<b><u>Expenditures</u></b>				
<i>Administrative</i>				
Engineering	\$12,000	\$5,000	\$0	\$5,000
Arbitrage	\$1,200	\$500	\$0	\$500
Dissemination	\$5,000	\$2,083	\$0	\$2,083
Assessment Roll	\$5,000	\$2,083	\$0	\$2,083
Attorney	\$20,000	\$8,333	\$575	\$7,759
Annual Audit	\$6,000	\$2,500	\$0	\$2,500
Trustee Fees	\$6,000	\$2,500	\$0	\$2,500
Management Fees	\$36,000	\$15,000	\$2,500	\$12,500
Computer Time	\$500	\$208	\$208	(\$0)
Telephone	\$50	\$21	\$0	\$21
Postage	\$1,500	\$625	\$4	\$621
Printing & Binding	\$1,500	\$625	\$17	\$608
Insurance	\$6,000	\$2,500	\$5,000	(\$2,500)
Legal Advertising	\$3,500	\$1,458	\$78	\$1,380
Other Current Charges	\$500	\$208	\$0	\$208
Website Admin	\$1,000	\$417	\$417	\$0
Office Supplies	\$350	\$146	\$65	\$81
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Expenses</b>	<b>\$106,275</b>	<b>\$44,383</b>	<b>\$9,039</b>	<b>\$35,345</b>
<b>Excess Revenues/Expenses</b>	<b>\$0</b>		<b>\$719</b>	
<b>Retain Earnings - Beginning</b>			<b>\$8,407</b>	
<b>Retain Earnings - Ending</b>			<b>\$9,125</b>	