

PBR Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900; Fax 407-723-5901

www.pbr added cdd.com

The following is the proposed agenda for the Board of Supervisors' Meeting for the PBR Community Development District, scheduled to be held **Friday, May 26, 2023 at 10:30 a.m. at 3615 Lionel Road, Mims, FL 32754**. The personal attendance of three (3) Board Members is required to constitute a quorum.

Board Members and Staff unable to attend in person, may participate by telephone using the below conference call information:

Phone: **1-844-621-3956**

Access Code: **790 393 986 #**

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to order
- **Administration of the Oath of Office to Newly Elected Board Members**
- Roll call to confirm a quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition coming before the Board]*
- 1. **Consideration of the Minutes of the August 26, 2022 Auditor Selection Committee and Board of Supervisors' Meetings, and the November 11, 2022 Landowners Meeting**
- 2. **Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election**
- 3. **Consideration of Resolution 2023-02, Election of Officers**
- 4. **Review of Number of Registered Voters**

Business Matters

- 5. **Review of Public Infrastructure Fee Collections** *[for the Board's information only – no action needs to be taken]*
- 6. **Consideration of Resolution 2023-03, Adopting a Budget and Appropriating Funds for the Fiscal Year 2023-2024** *[The District is required to approve a budget for its upcoming fiscal year, which begins on October 1st, in a two-step process. First, the Board must approve a preliminary budget and select a date for a public hearing on the adoption of a final budget, which is the purpose of this resolution. Second, the Board must hold an advertised public hearing on the budget and, thereafter, finally adopt the annual budget. The District's budgeted operations and maintenance expenses are currently funded by the developer on an as-incurred basis pursuant to a developer funding agreement.]*
[Suggested date: August 25, 2023]
- 7. **Consideration of Engineer's Annual Inspection Report**
- 8. **Consideration of Proposal for Annual Inspection Report**
- 9. **Ratification of Funding Request Numbers 167 - 180**
- 10. **Review of District's Financial Position**



Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager

Audience Comments

Supervisors Requests

Adjournment



**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Minutes

PBR COMMUNITY DEVELOPMENT DISTRICT

Minutes of Meeting

AUDITOR SELECTION COMMITTEE MEETING

FRIDAY, AUGUST 26, 2022 AT 10:30 A.M.

3615 LIONEL ROAD, MIMS, FL 32754

Renee Milza	Committee Member
Kristina Circelli	Committee Member
Vincent Lacerenza	Committee Member
Robert Sans Lassiter	Committee Member
Shari Jackson	Committee Member

Also present were:

Jane Gaarlandt	PFM	
Verona Griffith	PFM	(via phone)
Mark Watts	CobbCole	(via phone)

FIRST ORDER OF BUSINESS

Roll Call

The Auditor Selection Committee meeting for the PBR Community Development District was called to order at approximately 10:30 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt noted here were no members of the public present.

THIRD ORDER OF BUSINESS

**Review of Auditing Services
Proposal**

a) James Moore & Co.

Ms. Gaarlandt stated the District received one proposal from James Moore & Co., which is the District's current auditor. The District Manager did a recommended ranking and assigned them the full 100 points. The pricing stays the same for all three years at \$5,500.00, which is within the District's budget.

FOURTH ORDER OF BUSINESS

Ranking of Auditing Services Proposal

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District ranked James Moore & Co. the highest ranked proposer with 100 points.

FIFTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor the August 26, 2022 Auditor Selection Committee Meeting for the PBR Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice-Chairman

PBR COMMUNITY DEVELOPMENT DISTRICT

Minutes of Meeting

BOARD OF SUPERVISORS MEETING

FRIDAY, AUGUST 26, 2022, AT 10:30 A.M.

3615 LIONEL ROAD, MIMS, FL 32754

Renee Milza	Board Member
Kristina Circelli	Board Member
Vincent Lacerenza	Board Member
Robert Sans Lassiter	Board Member
Shari Jackson	Board Member

Also present were:

Jane Gaarlandt	PFM	
Verona Griffith	PFM	(via phone)
Mark Watts	CobbCole	(via phone)

FIRST ORDER OF BUSINESS

Roll Call

The Board of Supervisors meeting for the PBR Community Development District was called to order at approximately 10:33 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Gaarlandt noted here were no members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes
of the June 10, 2022, Board of
Supervisors' Meeting and
Auditor Selection Committee
Meeting**

The Board reviewed the Minutes of the June 10, 2022, Board of Supervisors' and Auditor Selection Committee Meetings.

ON MOTION by Ms. Circelli, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District approved the Minutes of the June 10, 2022, Board of Supervisors and Auditor Selection Committee Meetings.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
2022-04, Ratifying Actions
Taken by the Board at Its June
10, 2022, Meeting**

ON MOTION by Ms. Circelli, seconded by Ms. Milza, with all in favor, the Board of Supervisors for the PBR Community Development District Ratified all actions taken at the June 10, 2022 meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
2022-05, Setting an Annual
Meeting Schedule for Fiscal
Year 2022/2023**

Ms. Gaarlandt stated it is set on the basis that the Board continues with the same schedule with the two budget meetings in May and August and the Board can have special meetings if needed. The meetings will be held at 10:30 a.m. at this current location.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District approved Resolution 2022-05, Setting an Annual Meeting Schedule for Fiscal Year 2022/2023, keeping the same schedule with the two meetings in May and August at 10:30 a.m. at 3615 Lionel Road, Mims, FL 32754.

SIXTH ORDER OF BUSINESS

**Review of Public
Infrastructure Fee Collections**

No board action required on this item.

SEVENTH ORDER OF BUSINESS

Public Hearing on the Adoption of an Annual Budget for Fiscal Year 2022/2023

- a) Public Comments
- b) Board Comments
- c) Consideration of
Resolution 2022-06,
Adopting a Budget and
Appropriating Funds
for the Fiscal Year
2022-2023

Ms. Gaarlandt noted for the record that the budget was submitted to the City of West Melbourne at least 60 days prior to today's hearing, and the District noticed the Public hearing and meeting in the paper per statutory requirement.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District opened the public hearing.

No members of the public were present.

ON MOTION by Ms. Circelli, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District closed the public hearing.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District approved Resolution 2022-06, Adopting a Budget and Appropriating Funds for Fiscal Year 2022-2023.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022-2023 General Funds Funding Agreement

Ms. Gaarlandt stated this agreement is in the same format that has been presented in previous years and it is on an as-incurred expense basis only.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District approved Fiscal Year 2022-2023 General Funds Funding Agreement.

NINTH ORDER OF BUSINESS

**Consideration of Proposal for
FY23 Engineer's Annual
Inspection Report**

Ms. Gaarlandt stated the engineer already provided his proposal for Fiscal Year 2023 which will allow him additional time to prepare that report.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District approved the Proposal for FY23 Engineer's Annual Inspection Report.

TENTH ORDER OF BUSINESS

**Review and Acceptance of the
Engineer's Annual Inspection
Report**

ON MOTION by Ms. Circelli, seconded by Mr. Lassiter, with all in favor, the Board of Supervisors for the PBR Community Development District accepted the Engineer's Annual Inspection Report.

ELEVENTH ORDER OF BUSINESS

**Review and Acceptance of the
Stormwater Needs Analysis
Report**

Ms. Gaarlandt explained that this report is a new statutory requirement, and the report will have to be provided every 5 years.

ON MOTION by Ms. Circelli, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District accepted the Stormwater Needs Analysis Report.

TWELFTH ORDER OF BUSINESS

Consideration of Recommendation of the Auditor Selection Committee

Ms. Gaarlandt explained the Auditor Selection Committee approved the District Manager's recommended ranking of ranking James Moore the highest ranked proposer. She stated the District will reach out to James Moore for the engagement letter.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District approved the recommendation of the Auditor Selection Committee.

THIRTEENTH ORDER OF BUSINESS

Review and Acceptance of FY 2020-2021 (October 1, 2020-September 30, 2021) Annual Financial Report

Ms. Gaarlandt stated the report was sent out for review to staff and the Chair prior to submittal by the June 30th deadline.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District accepted the FY 2020-2021 (October 1, 2020-September 30, 2021) Annual Financial Report.

FOURTEENTH ORDER OF BUSINESS

Ratification of Funding Request Numbers 167 - 172

Ms. Gaarlandt noted that these are standard District expenses, there are a couple that haven't been signed yet, but they have been reviewed and approved.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the PBR Community Development District ratified Funding Request Numbers 167 – 172.

FIFTEENTH ORDER OF BUSINESS

**Review of District's
Financial Position**

No Board action is required on this item.

SIXTEENTH ORDER OF BUSINESS

**Staff Reports
Audience Comments
Supervisor Requests
Adjournment**

District Attorney - No report.

District Manager - Ms. Gaarlandt stated that a calendar invite will sent out for the Landowners election meeting and the annual meetings.

There was no further business to discuss.

ON MOTION by Mr. Lassiter, seconded by Mr. Lacerenza, with all in favor, the August 26, 2022 Board of Supervisors' Meeting for the PBR Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice-Chairman

PBR COMMUNITY DEVELOPMENT DISTRICT

Minutes of Meeting

LANDOWNERS' MEETING

FRIDAY, NOVEMBER 11, 2022, AT 10:30 A.M.

3615 LIONEL ROAD, MIMS, FL, 32754

Present:

Renee Milza

Proxyholder

Jane Gaarlandt

PFM

FIRST ORDER OF BUSINESS

Call to Order

The Landowners' meeting for the PBR Community Development District was called to order at approximately 10:35 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

**Appointment of Chairperson
for the Purpose of
Conducting the Landowners'
Meeting**

Ms. Gaarlandt was appointed Chairperson for the Purpose of Conducting the Landowners' Meeting.

THIRD ORDER OF BUSINESS

**Determination of Number of
Voting Units Represented or
Assigned by Proxy**

Ms. Milza identified herself as Proxy Holder on behalf of West Melbourne Town Center LLC. Ms. Gaarlandt has the original Proxy showing 26.75 acres and a total of 28 votes.

FOURTH ORDER OF BUSINESS

**Acceptance of Nomination for
the Board of Supervisors**

Ms. Milza nominated Kristina Circelli for Seat 2, Vincent Lacerenza for Seat 3, and Shari Jackson for Seat 5.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Milza cast the ballots as follows:

1. Ms. Circelli received 28 votes
2. Mr. Lacerenza received 28 votes
3. Ms. Jackson received 1 vote

Ms. Circelli and Mr. Lacerenza will serve 4-year terms and Ms. Jackson will serve a 2-year term.

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Gaarlandt adjourned the Landowners meeting.

Secretary/Assistant Secretary

Chairman/Vice-Chairman

PBR
COMMUNITY DEVELOPMENT DISTRICT

Resolution 2023-01

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PBR COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES.

WHEREAS, the PBR Community Development District ("District") is a local unit of special-purpose government established by Ordinance, City of West Melbourne, Florida, pursuant to Chapter 190, Florida Statutes, and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, following proper publication and notice thereof, on November 11, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District's Board of Supervisors ("Board"); and

WHEREAS, at the November 11, 2022 meeting the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board by means of this Resolution desires to canvas the votes and declare and certify the results of said election;

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

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

Kristina Circelli	Votes 28
Vincent Lacerenza	Votes 28
Shari Jackson	Votes 1

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

Kristina Circelli	serving 4 Year Term
Vincent Lacerenza	serving 4 Year Term
Shari Jackson	serving 2 Year Term

3. Said terms of office commenced on November 11, 2022.

PASSED AND ADOPTED THIS 26TH DAY OF MAY, 2023.

**PBR COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice-Chairman

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-02

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PBR COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the PBR Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

- | | | |
|-------------------|--|------------------------------------|
| <u>Section 1.</u> | Renee Milza | is elected Chairman. |
| <u>Section 2.</u> | Kristina Circelli | is elected Vice Chairman. |
| <u>Section 3.</u> | Jane Gaarlandt | is elected Secretary. |
| | Vincent Lacerenza | is elected Assistant Secretary. |
| | Sans Lassiter | is elected Assistant Secretary. |
| | Shari Jackson | is elected Assistant Secretary. |
| | Jennifer Walden | is elected Assistant Secretary |
| <u>Section 4.</u> | Amanda Lane | is elected Treasurer. |
| <u>Section 5.</u> | Jennifer Glasgow | is elected as Assistant Treasurer. |
| <u>Section 6.</u> | All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict. | |
| <u>Section 7.</u> | This Resolution shall become effective immediately upon its adoption. | |

PASSED AND ADOPTED THIS 26TH DAY OF MAY, 2023.

ATTEST:

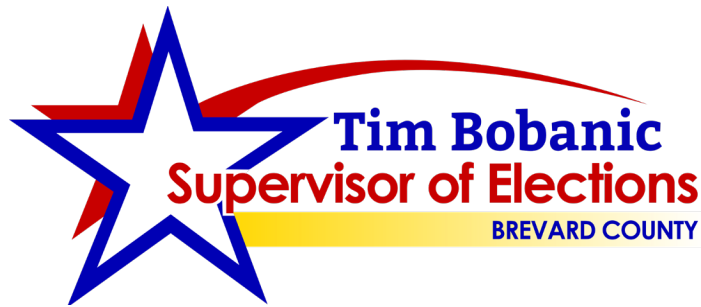
**PBR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman

PBR
COMMUNITY DEVELOPMENT DISTRICT

Number of Registered Voters



April 17, 2023

Jane Gaarlandt, Senior District Manager
3501 Quadrangle Blvd Suite 270
Orlando FL 32817

Re: PBR Community Development District

Dear Ms Gaarlandt:

I am writing in response to your request of April 14, 2023 for the number of registered voters within the afore-mentioned community.

Please be advised our records indicate there are **0** registered voters as of April 15, 2023.

If you need any additional information, or have any questions, please feel free to contact me at 321.290.8683.

Kind regards,

A handwritten signature in blue ink, appearing to read "Tim Bobanic".

Tim Bobanic

TB/dy

Mailing Address

PO Box 410819
Melbourne, FL 32941-0819
Toll Free: (800) 579-4780

Supervisor of Elections - Titusville

400 South Street
Suite 1F
Titusville, FL 32780-7610
Telephone: (321) 264-6740
Fax: (321) 264-6741

Supervisor of Elections - Viera

2725 Judge Fran Jamieson Way
Building C, Suite 105
Viera, FL 32940-6605
Telephone: (321) 633-2124
Fax: (321) 633-2130

Supervisor of Elections - Melbourne

1515 Sarno Road
Building A
Melbourne, FL 32935-5293
Telephone: (321) 255-4455
Fax: (321) 255-4401

Supervisor of Elections – Palm Bay

450 Cogan Drive SE
Palm Bay, FL 32909-6869
Telephone: (321) 952-6328
Fax: (321) 952-6332

(321) 290-VOTE (8683)
VoteBrevard.gov

PBR
COMMUNITY DEVELOPMENT DISTRICT

PIF Collections

PBR CDD FY22 User Fee Collections

Account : Revenue Account Series 2016

Month	Year	Amount	Collected In
October	2022	114,484.76	Nov-22
November	2022	112,256.18	Dec-22
December	2022	136,766.99	Jan-23
January	2023	224,402.76	Feb-23
February	2023	105,973.85	Mar-23
March	2023		Apr-23
April	2023		May-23
May	2023		Jun-23
June	2023		Jul-23
July	2023		Aug-23
August	2023		Sep-23
September	2023		Oct-23
		<hr/>	
		\$693,884.54	

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-03

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PBR 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 PBR Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**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 PBR 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 **August 25, 2023 at 10:30 a.m.** The meeting will be held at the following location:

LOCATION: Mims/Scottsmoor Public Library
3615 Lionel Rd, Mims
Florida 32754

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 the City of West Melbourne 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 26TH DAY OF MAY, 2023.

ATTEST:

**PBR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

PBR Community Development District
FY 2024 Proposed Budget

	Year To Date				
	Actual to 04/30/2023	Anticipated 05/01/23 - 09/28/2023	Anticipated Total at 09/28/2023	FY 2023 Adopted Budget	FY 2024 Proposed Budget
<u>Revenues</u>					
Developer Contributions	\$ 14,603.51	\$ 50,287.00	\$ 64,890.51	\$ 88,975.00	\$ 88,975.00
Net Revenues	\$ 14,603.51	\$ 50,287.00	\$ 64,890.51	\$ 88,975.00	\$ 88,975.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ -	\$ 750.00	\$ 750.00	\$ 1,800.00	\$ 1,800.00
Trustee Services	2,266.67	1,333.33	3,600.00	3,600.00	2,720.00
Management	15,000.00	15,000.00	30,000.00	30,000.00	30,000.00
Engineering	-	2,708.33	2,708.33	6,500.00	6,500.00
District Counsel	-	10,416.67	10,416.67	25,000.00	25,000.00
Audit	-	6,000.00	6,000.00	6,000.00	6,000.00
Travel and Per Diem	40.09	59.91	100.00	100.00	100.00
Telephone	-	10.42	10.42	25.00	25.00
Postage & Shipping	9.75	41.67	51.42	100.00	100.00
Copies	-	20.83	20.83	50.00	50.00
Legal Advertising	123.80	88.43	212.23	2,000.00	2,000.00
Contingency	-	104.17	104.17	250.00	491.75
Web Site Maintenance	440.00	2,380.00	2,820.00	2,820.00	2,820.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Stormwater Management Maintenance	-	1,666.67	1,666.67	4,000.00	4,000.00
General Insurance	6,255.00	-	6,255.00	6,555.00	7,193.25
Total General & Administrative Expenses	\$ 24,310.31	\$ 40,580.42	\$ 64,890.73	\$ 88,975.00	\$ 88,975.00
Total Expenses	\$ 24,310.31	\$ 40,580.42	\$ 64,890.73	\$ 88,975.00	\$ 88,975.00
Net Income (Loss)	\$ (9,706.80)	\$ 9,706.58	\$ -	\$ -	\$ -

**PBR Community Development District
Fiscal Year 2023-2024 Debt Service Budget**

	FY2024 Series 2016A Budget	FY2024 Series 2016B Budget
REVENUES:		
Special Assessments	\$ 1,005,375.00	\$ 411,750.00
TOTAL REVENUES	<u>\$ 1,005,375.00</u>	<u>\$ 411,750.00</u>
EXPENDITURES:		
Interest 11/01/2023	\$ 263,625.00	\$ 117,750.00
Principal 05/01/2024	220,000.00	60,000.00
Interest 05/01/2024	263,625.00	117,750.00
TOTAL EXPENDITURES	<u>\$ 747,250.00</u>	<u>\$ 295,500.00</u>
EXCESS REVENUES	<u>\$ 258,125.00</u>	<u>\$ 116,250.00</u>
Interest 11/01/2024	\$ 258,125.00	\$ 116,250.00

PBR Community Development District
O & M Budget Item Description FY 2024

Revenues:

Developer Contributions:

Funding from the developer.

General & Administrative Expenses:

Supervisor Fees:

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Trustee Services:

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

Management:

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These Services are further outlined in Exhibit "A" of the Management Agreement.

Engineering:

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

District Counsel:

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Audit:

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Travel & Per Diem

Travel to and from meetings as related to the District.

Telephone:

Telephone and fax machine services.

Postage & Shipping:

Mail, overnight deliveries, correspondence, etc.

PBR Community Development District
O & M Budget Item Description FY 2024

Copies:

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising:

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Contingency:

Other administrative and grounds expenses incurred throughout the year.

Website Maintenance:

Website maintenance fee.

Dues, Licenses, and Fees:

The District is required to pay an annual fee to the Department of Economic Opportunity.

Stormwater Management:

Expenses related to the effort to reduce runoff of rainwater into streets and lawns.

General Insurance:

General liability insurance.

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Engineer's Annual Inspection Report

Robert H. Pierro, P.E.
1585 Virginia Avenue
Palm Harbor, FL 34683
rhpierro@icloud.com

May 18, 2023

SWI Community Development District
c/o MUFG Union Bank, N.A.
1251 Avenue of the Americas, 19th Floor
New York, NY 10020
Atten: Ivy Wegener, Assistant Vice President, Corporate Trust – Client Account Manager

Re: The Pavilion at Port Orange – CDD Inspection Services
SWI Community Development District
City of Port Orange, Volusia County, Florida

Dear Ms. Wegener:

I have completed the on-site inspection of the four storm water ponds owned by SWI CDD at The Pavilion at Port Orange in accordance with my proposal dated August 22, 2022. See attached exhibits.

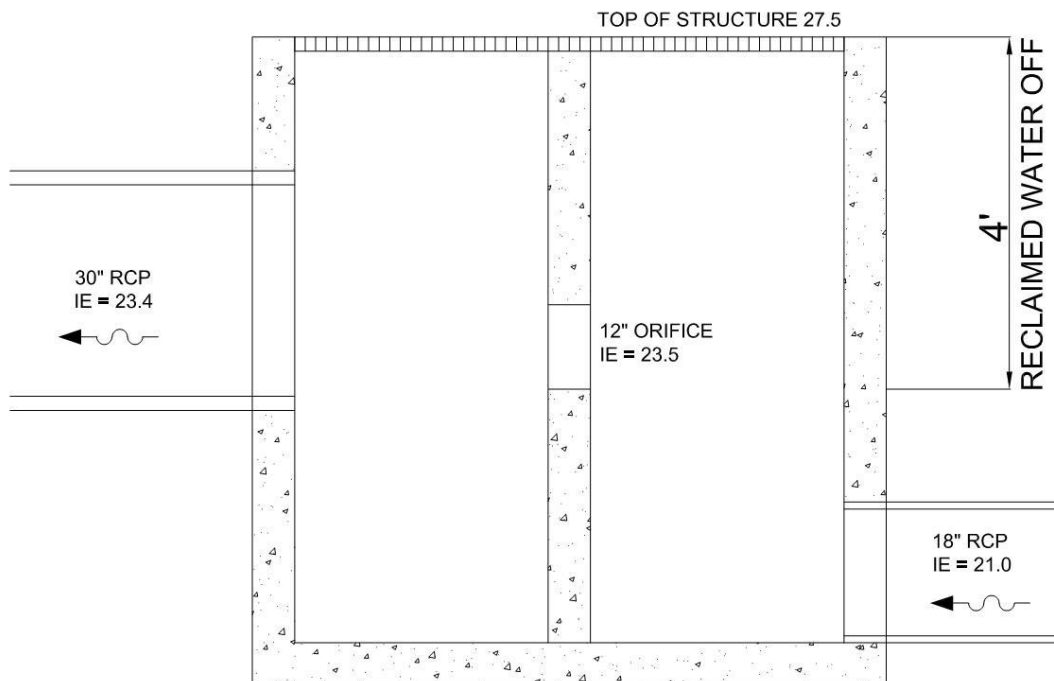
The on-site inspection of the storm water ponds was performed on May 16, 2023. My onsite inspection included visual inspections around the perimeter of the four ponds to check for any items needing repair or additional maintenance. There were no observed issues with the retaining walls or pond slopes. The water quality in the ponds looked good. Pond 4 had a blue/green tint and looked like it had recently been treated with chemicals. Pond 4 is exclusively for Williamson Blvd. drainage and it is not hydraulically connected to ponds 1, 2 or 3. Pond 4 does not receive any reclaimed water.

The Pavilion at Port Orange uses stormwater ponds 1-3 for its source of irrigation water. The ponds have access to reclaimed water during dry periods. The reclaimed water is discharged into the southern part of Pond 2. The reclaimed water discharge is being controlled by manually opening or closing a valve. The reclaimed water valve was closed at the time of my inspection.

The stormwater calculations for this project are based upon a starting water level of 23.5 in stormwater ponds 1-3. On May 16, 2023, I observed the water level in the stormwater ponds 1-3 to be approximately 24.5. Last year (2022) the pond level was approximately 24.2. During previous inspections, (2018-2022), I have observed the water level in stormwater ponds 1-3 to vary from approximately 24.1 to 25.0. I acknowledge that the current water level has been affected by recent rains, however the goal is to maintain a maximum water level of 23.50 during the dry season.

Implement the following guidelines to bring the stormwater system into conformance to the SJRWMD stormwater permit. Implementing these guidelines will allow me, as a professional engineer, to certify to SJRWMD that the stormwater ponds are being maintained in substantial conformance to the approved stormwater permit.

- Monitor the water level in the stormwater ponds by using OCS 1 as a point of reference. OCS 1 is the control structure at the south west portion of pond 1.
- The top of grate elevation for OCS 1 is elevation 27.5 per the permitted plans.
- Do NOT add reclaimed water to the stormwater ponds if the water level is less than 4 feet (elevation 23.5) from the top of grate.
- Adding reclaimed water to the stormwater ponds is acceptable, in my professional opinion, if the water level is greater than 4 feet from the top of grate. The reclaimed water valve must be closed when the water level rises to 4 feet (elevation 23.5) from top of grate.



OCS 1

LOCATED IN THE SOUTH
WEST CORNER OF POND 1
NEAR TEXAS ROADHOUSE

The stormwater ponds at the Pavilion at Port Orange use multiple outfall control structures (OCS) to control the water levels in the stormwater ponds and it is necessary to properly maintain all the OCS's even if they appear high and dry.

At the time of my inspection the site was still going thru a dry priod. As I walked around the site, I did not observe any standing water in the perimeter ditches next to I-95. There was approximately 6" to 12" of standing water in the ditch next to Williamson Boulevard at Area 1. The rest of the Williamson Boulevard ditch was dry. I could not observe any water flow in the ditches.

Based on my on-site inspection I recommend the following areas (see Master Drainage Plan Exhibit) receive additional maintenance;

- Area 1 is a where outfall pipes from ponds 1 & 4 discharge into the Williamson Blvd. ditch and then discharge via a 30" storm pipe under Williamson Blvd. flowing west. This area needs to be monitored on a regular basis and Volusia County should be notified if the vegetation restricts the adequate flow of stormwater. Volusia County is the entity responsible for maintenance of the Williamson Blvd. drainage system. If the Williamson Blvd. drainage backs up due to poor maintenance it will have an adverse effect on the Pavilion at Port Orange.
- OCS 2 This structure looks good. Keep up the good work and continue to trim the plant on the north side to prevent it from restricting flow thru the top grate.
- OCS 3 This structure looks very good. Keep up the good work and continue to control the vegetation around OCS 3.
- Areas 2 is the east end of the stormwater pipes discharging from OCS 4. This is a major outfall for the stormwater ponds. The end of the pipes should be kept clear of vegetation. This will keep the vegetation from choking the end of the stormwater pipe. The existing maintenance is adequate; however, this area needs to be monitored on a regular basis. Ideally the east end of the stormwater pipe should be clearly visible.
- Areas 3 is the east end of the stormwater pipes discharging from OCS 5. This is a major outfall for the stormwater ponds. The end of the pipes should be kept clear of vegetation. This will keep the vegetation from choking the end of the stormwater pipe. The existing maintenance is adequate; however, this area needs to be monitored on a regular basis. Ideally the east end of the stormwater pipe should be clearly visible.
- Area 4 also needs the ends of the stormwater pipes kept clear of vegetation. There is a 24" pipe discharging from OCS 6 and two 30" pipes to convey the discharge to the Williamson Blvd. ditch. Stormwater needs to be able to flow freely from the 24" pipe to the two 30" pipes. This area is subject to a drainage easement in favor of Volusia County. The party responsible for maintenance of this area was not clear to CBL or myself and guidance from the legal staff is requested. The existing maintenance is adequate; however, this area needs to be monitored on a regular basis.

As part of my due diligence, I reviewed the status of the storm water permit with Saint Johns River Water Management District (SJRWMD). SJRWMD provides a convenient portal thru their website to check the status of permits. The governing permit for this site is permit number 4-127-110939-7, dated February 9, 2011. This permit authorized the SWI Community Development District to operate the system and is responsible for routine maintenance. There were no violations noted on the website.

In summary, the stormwater ponds are being maintained in a manner that keeps the stormwater ponds attractive and provides adequate flood protection. However, the stormwater ponds are not in conformance to the SJRWMD stormwater permit, due to the use of adding reclaimed water to the stormwater ponds when the water level is above elevation 23.5. Implementing my guidelines will bring the stormwater ponds into conformance to the SJRWMD stormwater permit. I also recommend that CBL continue to monitor the Williamson Blvd. ditch and to request maintenance by Volusia County as needed.

If you have any questions, please contact me.

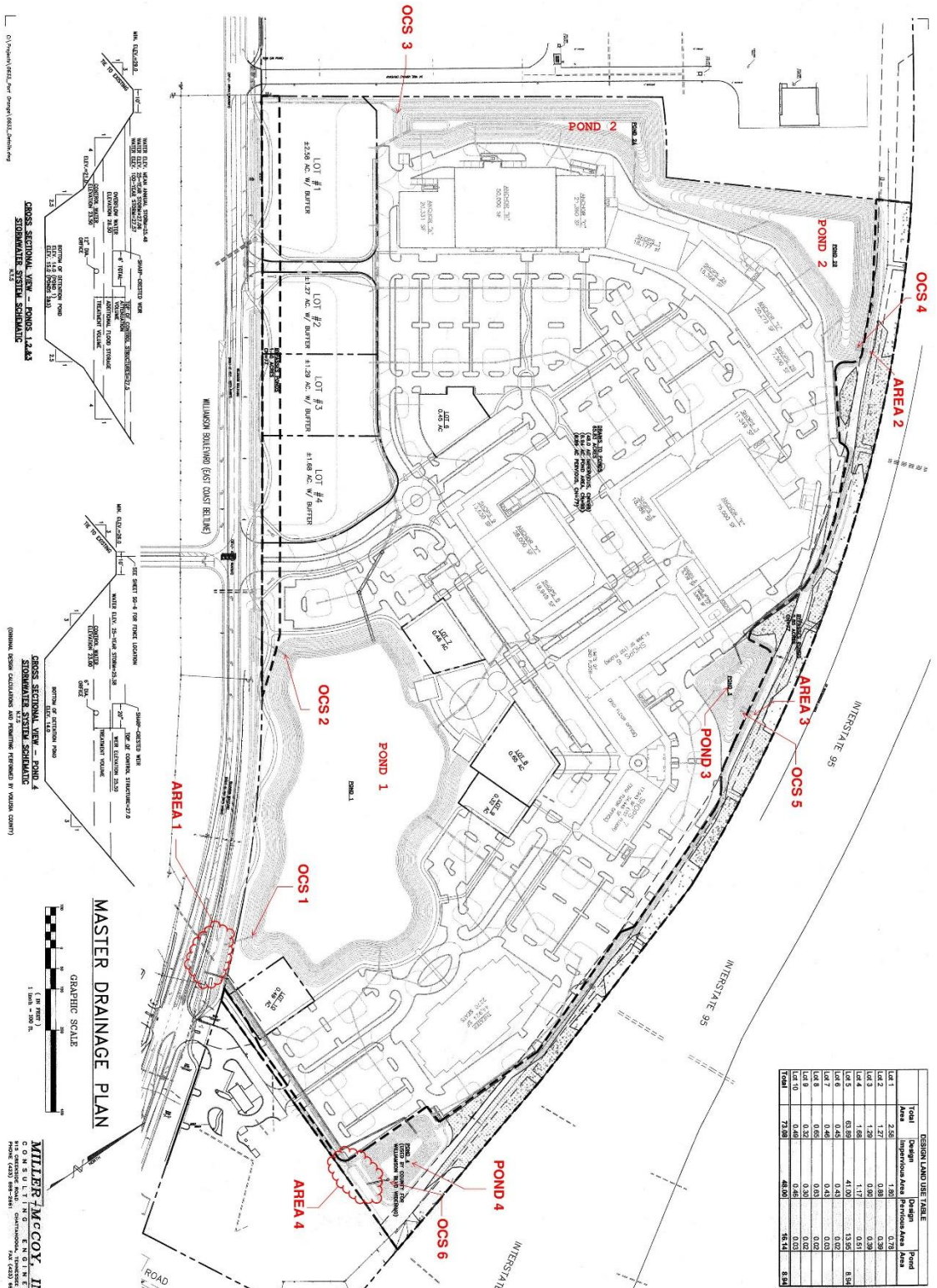
Sincerely,



Robert H. Pierro, P.E.

Cc: Jane Gaarlandt, District Manager, PFM Group Consulting LLC

Master Drainage Plan



DESIGN LAND USE TABLE				
Lot	Design Area	Design Area	Design Area	Design Area
Area	Area	Area	Area	Area
Lot 1	2.56	1.00	0.75	0.75
Lot 2	1.28	0.50	0.38	0.38
Lot 3	1.28	0.50	0.38	0.38
Lot 4	1.28	0.50	0.38	0.38
Lot 5	0.50	0.25	0.19	0.19
Lot 6	0.50	0.25	0.19	0.19
Lot 7	0.50	0.25	0.19	0.19
Lot 8	0.50	0.25	0.19	0.19
Lot 9	0.50	0.25	0.19	0.19
Lot 10	0.50	0.25	0.19	0.19
Lot 11	0.50	0.25	0.19	0.19
Total	7.28	2.88	2.14	2.14

MASTER DRAINAGE PLAN

GRAPHIC SCALE

1" = 100'

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

MILLER-MCCOY, INC.

1149 89-1

RECEIVED

SEP 17 2007

PORT ORANGE

DATE: 09/15/07

LOT 5 SITE DEVELOPMENT

MSP-2

Developer:

THE PAVILION AT PORT ORANGE, LLC

CSI Center, Suite 300, 2030 Hamilton Place Blvd.

Chattanooga, TN 37405

Owner:

PORT ORANGE TOWN CENTER, LLC

Project:

THE PAVILION AT PORT ORANGE Shopping Center

Williamson Boulevard

PORT ORANGE, FLORIDA

ARTECH

RETAIL

ARCHITECTURE

INTERIORS

ARTION DESIGN GROUP, INC.

1415 COMMERCE STREET

DALLAS, TEXAS 75201

TEL: (214) 742-1111

FAX: (214) 742-1111



Stormwater Pond 1

Parcel ID: 63180600005A

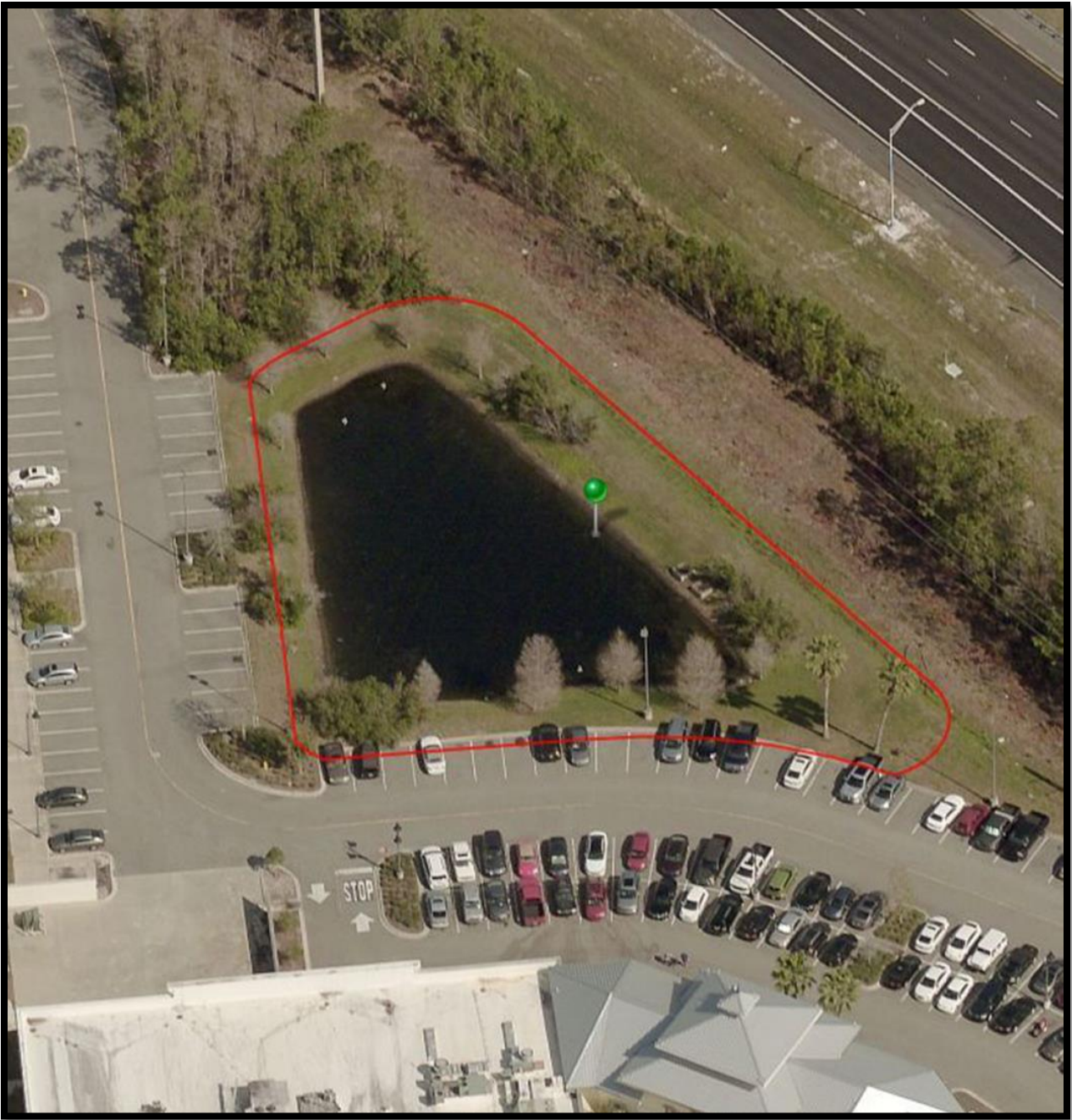
Photo Credit: Volusia County Property Appraiser



Stormwater Pond 2

Parcel ID: 63180600005D

Photo Credit: Volusia County Property Appraiser



Stormwater Pond 3

Parcel ID: 63180600005C

Photo Credit: Volusia County Property Appraiser



Stormwater Pond 4

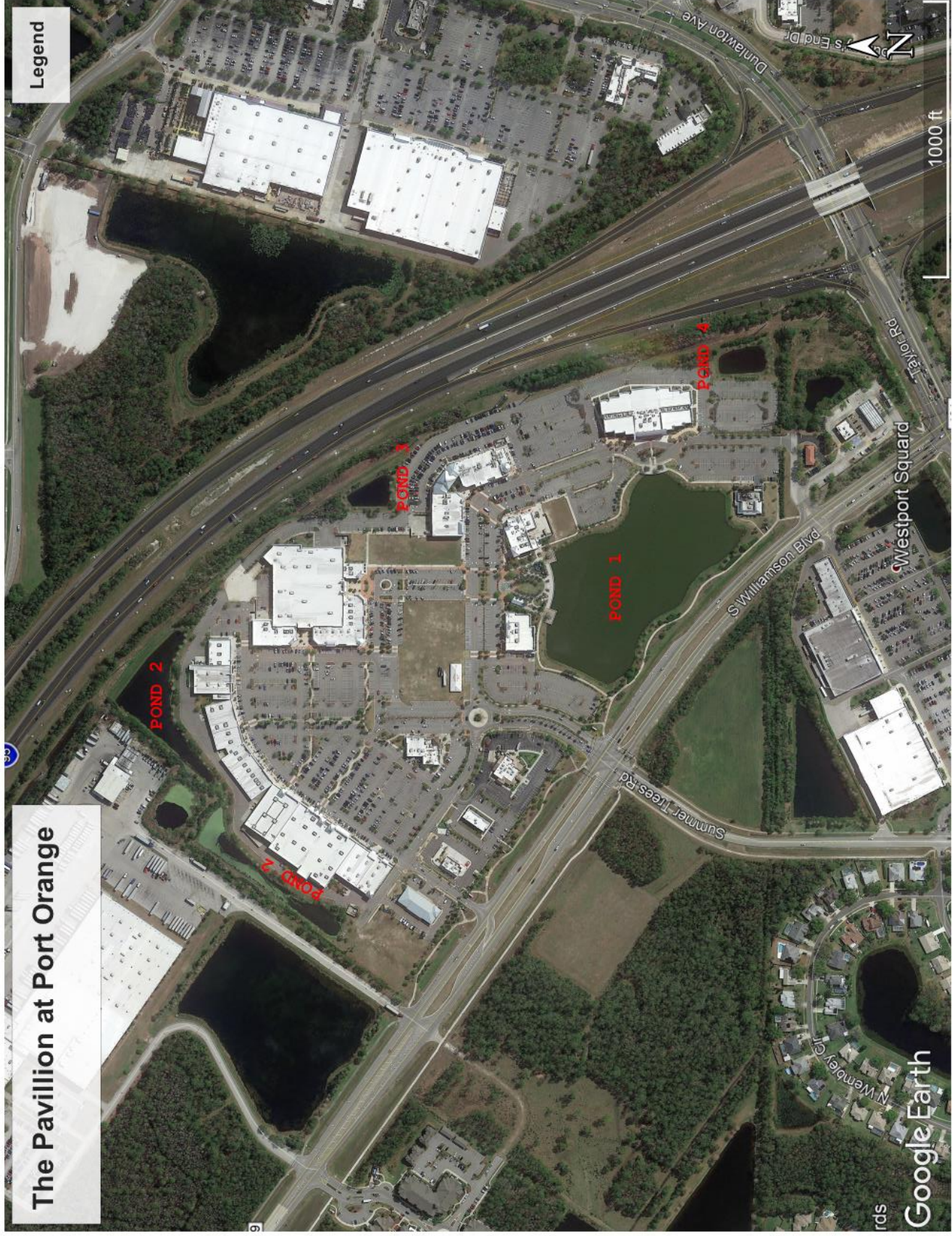
Parcel ID: 63180600005B

Photo Credit: Volusia County Property Appraiser

Overall Parcel Map

The Pavillion at Port Orange

Legend





Pond 1



OCS 1



OCS 2

Pond 1



Pond 2



OCS 3

Pond 2



OCS 4



Area 2

Pond 2



OCS 5



Area 3

Pond 3



OCS 6



Pond 4



Area 4 east



Area 4 west

Pond 4



Area 1 outfall pipe from OCS 1



Area 1 pipe under Williamson Blvd.

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Proposal for Engineer's Annual Inspection Report

Robert H. Pierro, PE
1585 Virginia Ave.
Palm Harbor, FL 34683

May 19, 2023

SWI Community Development District

c/o **PFM Group Consulting LLC**
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817
Atten: Jane Gaarlandt

Re: **The Pavilion at Port Orange – SWI CDD Inspection Services**
City of Port Orange, Volusia County, Florida

Dear Ms. Gaarlandt :

I am pleased to present this proposal for professional engineering services for the above referenced project,

A. Engineering Site Inspection (April/May 2024)

- I will make an on-site inspection of the site improvements owned by the CDD. These improvements generally consist of the following;
Four stormwater ponds
- I will identify items that are not being properly maintained.
- I will prepare a written report summarizing my findings.
- I will coordinate my site visit with CBL.

B. Costs to Repair Improvements that are not being Properly Maintained

- If there are items that are not being properly maintained, I will provide recommendations for proper maintenance and repair.

C. Professional Fee

The Fee for Task A. Engineering Site Inspection, is a Lump Sum of \$3,000.00. This fee includes expenses for mileage and travel.

The fee for Task B. Costs to Repair Improvements that are not being Properly Maintained, will be Hourly at a rate of \$175.00 per hour if required.

D. Deliverables

My inspection report will be delivered in an electronic format.

Sincerely,



Robert H. Pierro, P.E.

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request Numbers 167-180

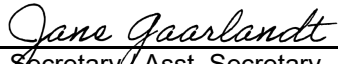
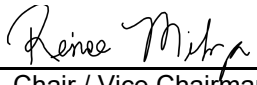
PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 167

05/23/22

	Payee	Invoice #	General Fund FY22
1	VGlobalTech		
	Quarterly audit	3735	\$ 300.00
	May website maintenance	3890	\$ 110.00
2	Cobb Cole PA		
	District Counsel	22411	\$ 187.50
	TOTAL		\$ 597.50

CHECK AMOUNT REQUESTED

 Secretary / Asst. Secretary	 Chair / Vice Chairman
--	--

Please make check payable to:
PBR CDD
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 168

06/16/22

	Payee	Invoice #	General Fund FY22
1	VGlobalTech April website maintenance	3811	\$ 110.00
2	PFM Group Consulting, LLC DM fees - May DM fees - June April postage	DM-05-2022-40 DM-06-2022-37 OE-EXP-05-042	\$ 2,500.00 \$ 2,500.00 \$ 1.59
3	James Moore Audit Fees FY21	754110	\$ 1,450.00
TOTAL			\$ 6,561.59

CHECK AMOUNT REQUESTED

 _____ Secretary	 _____ Chair / Vice Chairman
---	--



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Orlando, FL 32817

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request 169
06/28/22

	Payee	Invoice #	General Fund FY22
1	LTG, Inc Meeting	2022-0885	\$ 200.00
2	Robert H Pierro, PE Stormwater inspection & analysis	2022.06.27	\$ 6,000.00
3	Florida Today Legal ad	4677680	\$ 213.81
4	PFM Group Consulting, LLC May postage	Oe-EXP-06-0037	\$ 1.06
TOTAL			\$ 6,414.87

CHECK AMOUNT REQUESTED

	
Secretary / Asst. Secretary	Chair / Vice Chairman

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Orlando, FL 32817

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 170

07/12/22

	Payee	Invoice #	General Fund FY22
1	VGlobalTech		
	Monthly Website Fee	3979	\$ 110.00
	Monthly Website Fee	4109	\$ 110.00
	Quarterly ADA Fee	4027	\$ 300.00
TOTAL			\$ 520.00

CHECK AMOUNT REQUESTED

Jane Gaarlandt

Kense Mitya
Chair / Vice Chairman

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3501 Quadrangle Blvd Suite 270
Orlando, FL 32817

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 171

07/27/22

	Payee	Invoice #	General Fund FY22
1	Board Member Fees for 05/10/22 Mtg		
	Sans Lassiter		\$ 200.00
	Shari Jackson	--	\$ 200.00
	Kristina Circelli		\$ 200.00
	Vinny Lacerenza	--	\$ 200.00
2	Cobb Cole		
	Legal Svcs Jun 2022	24595	\$ 298.00
3	Florida Today		
	Legal Ad 06/2/2022	4752491	\$ 213.81
4	PFM Group Consulting, LLC		
	District Management July 2022	DM-07-2022-37	\$ 2,500.00
	Postage June 2022	OE-EXP-07-00034	\$ 2.12
	TOTAL		\$ 3,813.93

CHECK AMOUNT REQUESTED

Jane Gaarlandt

Reene M. Mitr

Chair / Vice Chairman



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Orlando, FL 32817

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 172
08/17/22

	Payee	Invoice #	General Fund FY22
1	FMIT FY21 General Liability Coverage	INV-36301-F4Y7	\$ 6,255.00
2	PFM Group Consulting, LLC Postage July 2022	OE-EXP-08-2022-28	\$ 12.80
3	VGlobalTech Monthly Website Fee	4189	\$ 110.00
TOTAL			\$ 6,377.80

CHECK AMOUNT REQUESTED \$ 6,377.80

 
Chair / Vice Chairman

Please make check payable to:
PBR CDD
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 173

08/30/22

	Payee	Invoice #	General Fund FY22
1	Cobb Cole Legal Svcs Jul 2022	25632	\$ 262.50
2	PFM Group Consulting, LLC Billable Expenses	121389	\$ 37.53
	District Management Aug 2022	DM-08-2022-37	\$ 2,500.00
		TOTAL	\$ 2,800.03

CHECK AMOUNT REQUESTED \$ 2,800.03

Chair / Vice Chairman

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Orlando, FL 32817

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 174

09/16/22

	Payee	Invoice #	General Fund FY22
1	Board Member Fees for 08/26/22 Mtg		
	Shari Jackson	--	\$ 200.00
	Kristina Circelli		\$ 200.00
	Vinny Lacerenza	--	\$ 200.00
2	Florida Today		
	Legal Ad 08/4-8/11/2022	4901780	\$ 725.59
3	PFM Group Consulting, LLC		
	Billable Expenses	121585	\$ 40.09
	District Management Sep 2022	DM-09-2022-037	\$ 2,500.00
	Postage Aug 2022	OE-EXP-09-2022-27	\$ 14.85
4	VGlobalTech		
	Monthly Website Fee	4268	\$ 110.00
5	US Bank		
	Administration Fees	6642975	\$ 2,720.00
TOTAL			\$ 6,710.53

CHECK AMOUNT REQUESTED \$ 6,710.53

Jane Gaarlandt

Reese Milne
Chair / Vice Chairman

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3501 Quadrangle Blvd Suite 270
Orlando, FL 32817

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 175

10/05/22

	Payee	Invoice #	General Fund FY22	General Fund FY23
1	Cobb Cole Legal Svcs Aug 2022	26688	\$187.50	
2	PFM Group Consulting, LLC District Management Oct 2022 Postage Sep 2022	DM-10-2022-39 OE-EXP-10-2022-21	\$ 3.42	\$ 2,500.00
TOTAL			<u>\$190.92</u>	<u>\$ 2,500.00</u>

CHECK AMOUNT REQUESTED \$2,690.92

Jane Gaarlandt

Kenise M. Hays

Chair / Vice Chairman

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3501 Quadrangle Blvd Suite 270
Orlando, FL 32817

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COMMUNITY DEVELOPMENT DISTRICT

Funding Request 176

11/07/22

	Payee	Invoice #	General Fund FY22	General Fund FY23
1	Florida Dept of Economic Opportunity FY23 Special District Fee	87049		\$ 175.00
2	VGlobaITech Monthly Website Fee	4386		\$ 110.00
	Quarterly ADA Fee	4310	\$ 300.00	
TOTAL			\$300.00	\$ 285.00

CHECK AMOUNT REQUESTED \$585.00

Jane Gaarlandt

Reese Miller

Chair / Vice Chairman

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3501 Quadrangle Blvd Suite 270
Orlando, FL 32817

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COMMUNITY DEVELOPMENT DISTRICT

Funding Request 177

11/30/22

	Payee	Invoice #	General Fund FY23
1	Florida Today Legal Ad 10/20-10/27/2022	5073960	\$ 123.80
2	PFM Group Consulting, LLC District Management Nov 2022 Postage Oct 2022	DM-11-2022-39 OE-EXP-11-2022-22	\$ 2,500.00 \$ 2.28
	TOTAL		\$ 2,626.08

CHECK AMOUNT REQUESTED \$ 2,626.08

Jane Gaarlandt

Renee Malya

Chair / Vice Chairman

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3501 Quadrangle Blvd Suite 270
Orlando, FL 32817

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COMMUNITY DEVELOPMENT DISTRICT

Funding Request 178

12/21/22

	Payee	Invoice #	General Fund FY23
1	PFM Group Consulting, LLC		
	Billable Expenses	122901	\$ 40.09
	District Management Dec 2022	DM-12-2022-40	\$ 2,500.00
	Postage Nov 2022	OE-EXP-12-2022-22	\$ 2.28
		TOTAL	\$ 2,542.37

CHECK AMOUNT REQUESTED \$ 2,542.37

Jane Gaarlandt

Kenice M. Hays

Chair / Vice Chairman

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3501 Quadrangle Blvd Suite 270
Orlando, FL 32817

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 179

01/15/23

	Payee	Invoice #	General Fund FY23
1	PFM Group Consulting, LLC		
	District Management Jan 2023	DM-01-2023-40	\$ 2,500.00
	Postage Dec 2022	OE-EXP-01-2023-21	\$ 1.14
2	VGlobalTech		
	Monthly Website Fee	4468	\$ 110.00
	Monthly Website Fee	4591	\$ 110.00
	TOTAL		\$ 2,721.14
	CHECK AMOUNT REQUESTED		\$ 2,721.14


Secretary / Asst. Secretary

Chair / Vice Chairman

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3501 Quadrangle Blvd Suite 270
Orlando, FL 32817

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 180

03/31/23

	Payee	Invoice #	General Fund FY23
1	PFM Group Consulting, LLC		
	Billable Expenses	122901	
	District Management Feb 2023	DM-02-2023-40	\$ 2,500.00
	District Management Mar 2023	DM-03-2023-40	\$ 2,500.00
	Postage Jan 2023	OE-EXP-03-2023-39	\$ 2.85
	Postage Feb 2023	OE-EXP-03-2023-23	\$ 1.20
2	VGlobalTech		
	Monthly Website Fee	4674	\$ 110.00
TOTAL			\$ 5,114.05

CHECK AMOUNT REQUESTED \$ 5,114.05

 _____ Secretary / Asst. Secretary	 _____ Chair / Vice Chairman
---	--

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3501 Quadrangle Blvd Suite 270
Orlando, FL 32817

PBR COMMUNITY DEVELOPMENT DISTRICT

District's Financial Position

PBR Community Development District

Statement of Financial Position

As of 4/30/2023

	General Fund	Debt Service Fund	General Fixed Assets Group	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,963.23				\$ 1,963.23
Accounts Receivable - Due from Developer	9,150.95				9,150.95
Due From Other Funds	(0.05)				(0.05)
Due From Other Funds		\$ 0.05			0.05
Debt Service Reserve Series 2016		331,672.34			331,672.34
Revenue Account Series 2016		693,286.09			693,286.09
Interest Account Series 2016		785,948.55			785,948.55
Sinking Fund Series 2016		581,151.35			581,151.35
Total Current Assets	<u>\$ 11,114.13</u>	<u>\$2,392,058.38</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,403,172.51</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,392,058.33	\$ 2,392,058.33
Amount To Be Provided				13,127,941.67	13,127,941.67
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$15,520,000.00</u>	<u>\$15,520,000.00</u>
<u>Property, Plant & Equipment</u>					
Other Fixed Assets (2008)			\$ 2,721,688.00		\$ 2,721,688.00
Other Fixed Assets (2009)			16,370,798.00		16,370,798.00
Total Property, Plant & Equipment	<u>\$ -</u>	<u>\$ -</u>	<u>\$19,092,486.00</u>	<u>\$ -</u>	<u>\$19,092,486.00</u>
Total Assets	<u><u>\$ 11,114.13</u></u>	<u><u>\$2,392,058.38</u></u>	<u><u>\$19,092,486.00</u></u>	<u><u>\$15,520,000.00</u></u>	<u><u>\$37,015,658.51</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 7,614.05				\$ 7,614.05
Deferred Revenue	9,150.95				9,150.95
Total Current Liabilities	<u>\$ 16,765.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,765.00</u>
<u>Long Term Liabilities</u>					
Bond Payable				\$15,520,000.00	\$15,520,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$15,520,000.00</u>	<u>\$15,520,000.00</u>
Total Liabilities	<u><u>\$ 16,765.00</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$15,520,000.00</u></u>	<u><u>\$15,536,765.00</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (5,009.56)				\$ (5,009.56)
Net Assets - General Government	9,065.49				9,065.49
Current Year Net Assets - General Government	(9,706.80)				(9,706.80)
Net Assets, Unrestricted		\$1,950,129.26			1,950,129.26
Current Year Net Assets, Unrestricted		448,429.12			448,429.12
Net Assets - General Government		(6,500.00)			(6,500.00)
Net Assets, Invd in Capital, Net of Debt			\$19,092,486.00		19,092,486.00
Total Net Assets	<u><u>\$ (5,650.87)</u></u>	<u><u>\$2,392,058.38</u></u>	<u><u>\$19,092,486.00</u></u>	<u><u>\$ -</u></u>	<u><u>\$21,478,893.51</u></u>
Total Liabilities and Net Assets	<u><u>\$ 11,114.13</u></u>	<u><u>\$2,392,058.38</u></u>	<u><u>\$19,092,486.00</u></u>	<u><u>\$15,520,000.00</u></u>	<u><u>\$37,015,658.51</u></u>

PBR Community Development District
Statement of Activities
As of 4/30/2023

	General Fund	Debt Service Fund	General Fixed Assets Group	Long Term Debt Group	Total
<u>Revenues</u>					
Developer Contributions	\$14,603.51				\$ 14,603.51
User Fee Revenue		\$ 801,933.23			801,933.23
Total Revenues	<u>\$14,603.51</u>	<u>\$ 801,933.23</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 816,536.74</u>
<u>Expenses</u>					
Trustee Services	\$ 2,266.67				\$ 2,266.67
Management	15,000.00				15,000.00
Travel and Per Diem	40.09				40.09
Postage & Shipping	9.75				9.75
Legal Advertising	123.80				123.80
Web Site Maintenance	440.00				440.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	6,255.00				6,255.00
Interest Payments - 2016 Bond		\$ 388,000.00			388,000.00
Total Expenses	<u>\$24,310.31</u>	<u>\$ 388,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 412,310.31</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$ 34,493.70			\$ 34,493.70
Dividends		2.19			2.19
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ -</u>	<u>\$ 34,495.89</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 34,495.89</u>
Change In Net Assets	\$ (9,706.80)	\$ 448,429.12	\$ -	\$ -	\$ 438,722.32
Net Assets At Beginning Of Year	<u>\$ 4,055.93</u>	<u>\$1,943,629.26</u>	<u>\$19,092,486.00</u>	<u>\$ -</u>	<u>\$21,040,171.19</u>
Net Assets At End Of Year	<u><u>\$ (5,650.87)</u></u>	<u><u>\$2,392,058.38</u></u>	<u><u>\$19,092,486.00</u></u>	<u><u>\$ -</u></u>	<u><u>\$21,478,893.51</u></u>

PBR Community Development District

Budget to Actual

For the Month Ending 4/30/2023

	Year To Date			FY 2023 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
Developer Contributions	\$14,603.51	\$51,902.06	\$(37,298.55)	\$ 88,975.00
Net Revenues	\$14,603.51	\$51,902.06	\$(37,298.55)	\$ 88,975.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ -	\$ 1,050.00	\$ (1,050.00)	\$ 1,800.00
Trustee Services	2,266.67	2,683.31	(416.64)	3,600.00
Management	15,000.00	17,500.00	(2,500.00)	30,000.00
Engineering	-	3,208.31	(3,208.31)	6,500.00
District Counsel	-	14,583.31	(14,583.31)	25,000.00
Audit	-	3,500.00	(3,500.00)	6,000.00
Travel and Per Diem	40.09	58.31	(18.22)	100.00
Telephone	-	14.56	(14.56)	25.00
Postage & Shipping	9.75	58.31	(48.56)	100.00
Copies	-	29.19	(29.19)	50.00
Legal Advertising	123.80	1,166.69	(1,042.89)	2,000.00
Contingency	-	145.95	(145.95)	250.00
Web Site Maintenance	440.00	1,645.00	(1,205.00)	2,820.00
Dues, Licenses, and Fees	175.00	102.06	72.94	175.00
Stormwater Management Maintenance	-	2,333.31	(2,333.31)	4,000.00
General Insurance	6,255.00	3,823.75	2,431.25	6,555.00
Total General & Administrative Expenses	\$24,310.31	\$51,902.06	\$(27,591.75)	\$ 88,975.00
Total Expenses	\$24,310.31	\$51,902.06	\$(27,591.75)	\$ 88,975.00
Net Income (Loss)	\$ (9,706.80)	\$ -	\$ (9,706.80)	\$ -

PBR
COMMUNITY DEVELOPMENT DISTRICT

Staff Reports