

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 24, 2024 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: **2539 895 0958**

Join online: <https://pfm added cdd.webex.com/meet/gaarlandtj>

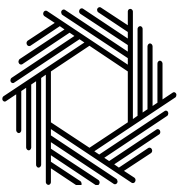
BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to order
- 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]*
- **Nomination(s) for Vacant Seat #2** (term expires 11/2026)
- 1. **Consideration of the Minutes of the August 25, 2023 Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2024-01, Election of Officers**
- 3. **Consideration of Resolution 2024-02, Designating Authorized Signatories for the District's Bank Account(s)**
- 4. **Consideration of Resolution 2024-03, Setting a Date, Time, and Location for A Landowners' Meeting and Election** *[Suggested date: November 7, 2024]*
- 5. **Review of Number of Registered Voters**

Business Matters

- 6. **Review of Public Infrastructure Fee Collections** *[for the Board's information only – no action needs to be taken]*
- 7. **Consideration of Resolution 2024-04, Adopting a Budget and Appropriating Funds for the Fiscal Year 2024-2025** *[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 23, 2024]*
- 8. **Consideration of Engineer's Annual Inspection Report**
- 9. **Consideration of Proposal for Engineer's Annual Inspection Report**



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10. Review and Acceptance of the Fiscal Year 2023 Audit Report *(under separate cover)*
11. Ratification of Funding Request Numbers 185 – 193
12. Review of District’s Financial Position

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Designation of Public Records Custodian

Audience Comments

Supervisors Requests

Adjournment



**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Minutes

PBR COMMUNITY DEVELOPMENT DISTRICT

Minutes of Meeting

BOARD OF SUPERVISORS MEETING

FRIDAY, AUGUST 25, 2023, AT 10:30 A.M.

3615 LIONEL ROAD, MIMS, FL 32754

Renee Milza	Board Member
Vincent Lacerenza	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

Call to Order

The Board of Supervisors meeting for the PBR Community Development District was called to order at approximately 10:36 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Consideration of Kristina
Circelli's Letter of Resignation
from the Board
Nomination (s) for Vacant Seat
2 (4- year term)**

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District accepted Kristina Circelli's letter of resignation from the Board.

There were no nominations at this time.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes
of the May 26, 2023 Board of
Supervisors' Meeting**

The Board reviewed the Minutes.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District approved the Minutes of the May 26, 2023 Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
2023-04, Setting an Annual
Meeting Schedule for Fiscal
Year 2023-2024**

Ms. Gaarlandt stated the schedule anticipates having the two budget meetings in May and August, and the Board can schedule additional meetings if needed. The location will remain the same.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District approved Resolution 2023-04, Setting an Annual Meeting Schedule for Fiscal Year 2023-2024.

SIXTH ORDER OF BUSINESS

**Review of Public
Infrastructure Fee Collections**

Ms. Gaarlandt noted this item is for information only and does not require Board action.

SEVENTH ORDER OF BUSINESS

**Public Hearing on the
Adoption of an Annual
Budget for Fiscal Year
2023/2024**

- a. Public Comments**
- b. Board Comments**
- c. Consideration of
Resolution 2023-05,
Adopting a Budget and
Appropriating Funds for
the Fiscal Year 2023-2024**

Ms. Gaarlandt noted that the budget was submitted to the City and this hearing was noticed in the newspaper per statutory requirement.

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

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

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

Ms. Gaarlandt noted that there are no changes to the overall budget previously presented just an increase in the insurance line item.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District approved Resolution 2023-05, Adopting a Budget and Appropriating Funds for the Fiscal Year 2023-2024.

EIGHTH ORDER OF BUSINESS

**Consideration of Fiscal Year
2023-2024 General Funds
Funding Agreement**

Ms. Gaarlandt noted that this agreement is in similar form to the current budget funding agreement and the budget is funded on a as incurred expense basis.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District approved the Fiscal Year 2023-2024 General Funds Funding Agreement.

NINTH ORDER OF BUSINESS

**Review and Acceptance of FY
2022 Annual Financial Report**

Ms. Gaarlandt stated that the report was circulated for review prior to submittal to the State. and is just needing the Boards acceptance into the Districts records.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the PBR Community Development District accepted the FY 2022 Annual Financial Report.

TENTH ORDER OF BUSINESS

**Ratification of Funding
Request Numbers 181 - 184**

Ms. Gaarlandt stated that these have been reviewed and approved.

ON MOTION by Ms. Milza, seconded by Ms. Jackson, with all in favor, the Board of Supervisors for the PBR Community Development District ratified Funding Request Numbers 181 – 184.

ELEVENTH ORDER OF BUSINESS

**Review of District's
Financial Position**

No Board action is required on this item.

TWELFTH ORDER OF BUSINESS

**Staff Reports
Audience Comments
Supervisor Requests
Adjournment**

District Attorney - No report.

District Manager - Ms. Gaarlandt stated the bill was passed for the 4-hour Ethics training for Board members and will take effect January 1, 2024. Additional information regarding course material will be provided once available.

There was no further business to discuss.

ON MOTION by Ms. Jackson, seconded by Ms. Milza, with all in favor, the August 25, 2023, Board of Supervisors' Meeting for the PBR Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice-Chairman

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-01

RESOLUTION 2024-01

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 (hereinafter the "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:

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice Chairperson.

Section 3. Jane Gaarlandt _____ is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
Jennifer Walden _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 4. Amanda Lane _____ is elected Treasurer.

Section 5. Jennifer Glasgow _____ is elected Assistant Treasurer.
Rick Montejano _____ is elected Assistant Treasurer.
Verona Griffith _____ is elected Assistant Treasurer.
Amy Champagne _____ is elected Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24TH DAY OF MAY, 2024.

ATTEST:

**PBR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-02

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PBR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO DESIGNATE THE AUTHORIZED SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the PBR Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Brevard County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) has previously established a checking account on behalf of the District; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the funds of the District shall be disbursed by warrant or check signed by the Treasurer and by such other person as may be authorized by the Board; and

WHEREAS, the Board has, pursuant to Resolution 2024-01, elected a Chair, Secretary, Treasurer and Assistant Treasurer(s) for the District; and

WHEREAS, the District Board desires to authorize signatories for the operating bank accounts(s).

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

1. The Chair, Secretary, Treasurer and Assistant Treasurer(s) are hereby designated as authorized signatories for the operating bank account(s) of the District.
2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 24th day of May, 2024.

ATTEST:

**PBR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-03

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PBR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Renee Milza	November 2024
2	Vacant	November 2026
3	Vincent Lacerenza	November 2026
4	Robert Sans Lassiter	November 2024
5	Shari Lacerenza	November 2024

This year, Seat 1, currently held by Renee Milza, Seat 4, currently held by Robert Sans Lassiter, and Seat 5, currently by Shari Lacerenza, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. LANDOWNER’S ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the ____ day of November, 2024, at 11:00 a.m., and located at Mims/Scottsdale Library, 3615 Lionel Road, Mims, FL 32754.

3. PUBLICATION. The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its May 24, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 24TH DAY OF MAY, 2024.

**PBR COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PBR COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the PBR Community Development District (the "**District**") located in Brevard County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 3501 Quadrangle Boulevard, Suite, Orlando, Florida 32817. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900. There may be an occasion where one or more supervisors or staff will participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jane Gaarlandt
District Manager

Run Date(s): _____ & _____

[PUBLISH FOR 2 CONSECUTIVE WEEKS, THE LAST PUBLICATION MUST BE AT LEAST 14 DAYS BEFORE THE ELECTION DATE]

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
PBR COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: ____ **November, 2024**

TIME: _____

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**PBR COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER ____, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the SWI Community Development District to be held on the ____ day of November, 2024, at ____ a.m., and located at

_____ and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2018), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
PBR COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER ____, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the PBR Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES

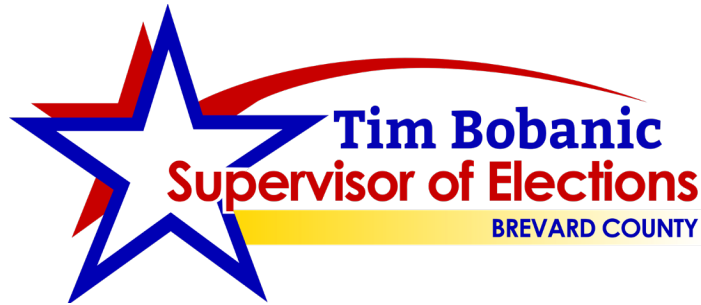
Date: _____

Signed: _____

Printed Name: _____

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Number of Registered Voters



April 23, 2024

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 12, 2024 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, 2024.

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

Kind regards,

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

<u>Month</u>	<u>Year</u>	<u>Amount</u>	<u>Collected In</u>
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	108,048.69	Apr-23
April	2023	107,956.99	May-23
May	2023	156,923.06	Jun-23
June	2023	147,270.46	Jul-23
July	2023	134,568.44	Aug-23
August	2023	110,103.30	Sep-23
September	2023	120,415.10	Oct-23
		<u>\$1,579,170.58</u>	

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-04

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PBR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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, 2024, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); 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 2024/2025 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 23, 2024 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 24TH DAY OF MAY, 2024.

ATTEST:

**PBR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

PBR Community Development District
FY 2025 Proposed Budget

	Actual to March 2024	Anticipated April to Sept 2024	Anticipated Total to Sept 2024	FY 2024 Adopted Budget	FY 2025 Proposed Budget
<u>Revenues</u>					
Developer Contributions	\$ 14,309.58	\$ 52,199.06	\$ 66,508.64	\$ 88,975.00	\$ 88,975.00
Net Revenues	\$ 14,309.58	\$ 52,199.06	\$ 66,508.64	\$ 88,975.00	\$ 88,975.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,800.00	\$ 1,200.00
Trustee Services	2,820.83	-	2,820.83	2,720.00	3,000.00
Management	12,500.00	17,500.00	30,000.00	30,000.00	31,500.00
Engineering	-	3,250.00	3,250.00	6,500.00	6,000.00
District Counsel	-	12,500.00	12,500.00	25,000.00	24,500.00
Audit	-	6,000.00	6,000.00	6,000.00	6,000.00
Travel and Per Diem	42.02	50.00	92.02	100.00	180.00
Telephone	-	12.50	12.50	25.00	-
Postage & Shipping	7.56	50.00	57.56	100.00	100.00
Copies	-	25.00	25.00	50.00	-
Legal Advertising	-	1,000.00	1,000.00	2,000.00	2,000.00
Contingency	-	245.88	245.88	491.75	1,000.00
Web Site Maintenance	960.00	1,860.00	2,820.00	2,820.00	2,820.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Stormwater Management Maintenance	-	2,000.00	2,000.00	4,000.00	3,500.00
General Insurance	6,365.00	-	6,365.00	7,193.25	7,000.00
Total General & Administrative Expenses	\$ 22,870.41	\$ 44,493.38	\$ 67,363.79	\$ 88,975.00	\$ 88,975.00
Total Expenses	\$ 22,870.41	\$ 44,493.38	\$ 67,363.79	\$ 88,975.00	\$ 88,975.00
Income (Loss) from Operations	\$ (8,560.83)	\$ 7,705.68	\$ (855.15)	\$ -	\$ -
<u>Other Income (Expense)</u>					
Interest Income	\$ 855.15	\$ -	\$ 855.15	\$ -	\$ -
Total Other Income (Expense)	\$ 855.15	\$ -	\$ 855.15	\$ -	\$ -
Net Income (Loss)	\$ (7,705.68)	\$ 7,705.68	\$ (0.00)	\$ -	\$ -

**PBR Community Development District
Fiscal Year 2024-2025 Debt Service Budget**

	FY2025 Series 2016A Budget	FY2025 Series 2016B Budget
REVENUES:		
Special Assessments	\$ 998,625.00	\$ 407,250.00
TOTAL REVENUES	<u>\$ 998,625.00</u>	<u>\$ 407,250.00</u>
EXPENDITURES:		
Interest 11/01/2024	\$ 258,125.00	\$ 116,250.00
Principal 05/01/2025	230,000.00	60,000.00
Interest 05/01/2025	258,125.00	116,250.00
TOTAL EXPENDITURES	<u>\$ 746,250.00</u>	<u>\$ 292,500.00</u>
EXCESS REVENUES	<u>\$ 252,375.00</u>	<u>\$ 114,750.00</u>
Interest 11/01/2025	\$ 252,375.00	\$ 114,750.00

PBR Community Development District
O & M Budget Item Description FY 2025

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. 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 2025

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 Maintenance:

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 19, 2024

PBR 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: Hammock Landing – CDD Inspection Services
City of West Melbourne, Brevard County, Florida

Dear Ms. Wegener:

I have completed the on-site inspection of the two storm water ponds owned by PBR CDD at Hammock Landing in accordance with my proposal dated May 19, 2023. See attached exhibits.

The on-site inspection of the storm water ponds was performed on May 8, 2024. My onsite inspection included visual inspections around the perimeter of both ponds to check for any items needing repair or additional maintenance. There were no observed issues with the retaining walls or control structures. The water levels in the ponds appeared low, but normal considering the lack of rain, and the water quality looked good. I also inspected the two outfall pipes from the ponds. These pipes run from the stormwater ponds to the ditch on the north side of Palm Bay Road. This ditch appeared to be well maintained by the local drainage district.

The maintenance of the two storm water ponds appears to be adequate and I do not see the need for additional maintenance.

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 4-009-92272-18, dated November 2, 2011. This review verified there are no notices or violations with SJRWMD.

Based on my on-site inspection, it is my professional opinion the two storm water ponds are being well maintained.

If you have any questions, please contact me.

Sincerely,



Robert H. Pierro, P.E.

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



Pond A Outfall Control Structure



POND A (5/08/24)



POND A (5/08/24)



Pond B Outfall Control Structure



POND B (5/08/24)



POND B (5/08/24)



POND A OUTFALL PIPE



POND B OUTFALL PIPE

PALM BAY BLVD. DITCH (5/08/24)

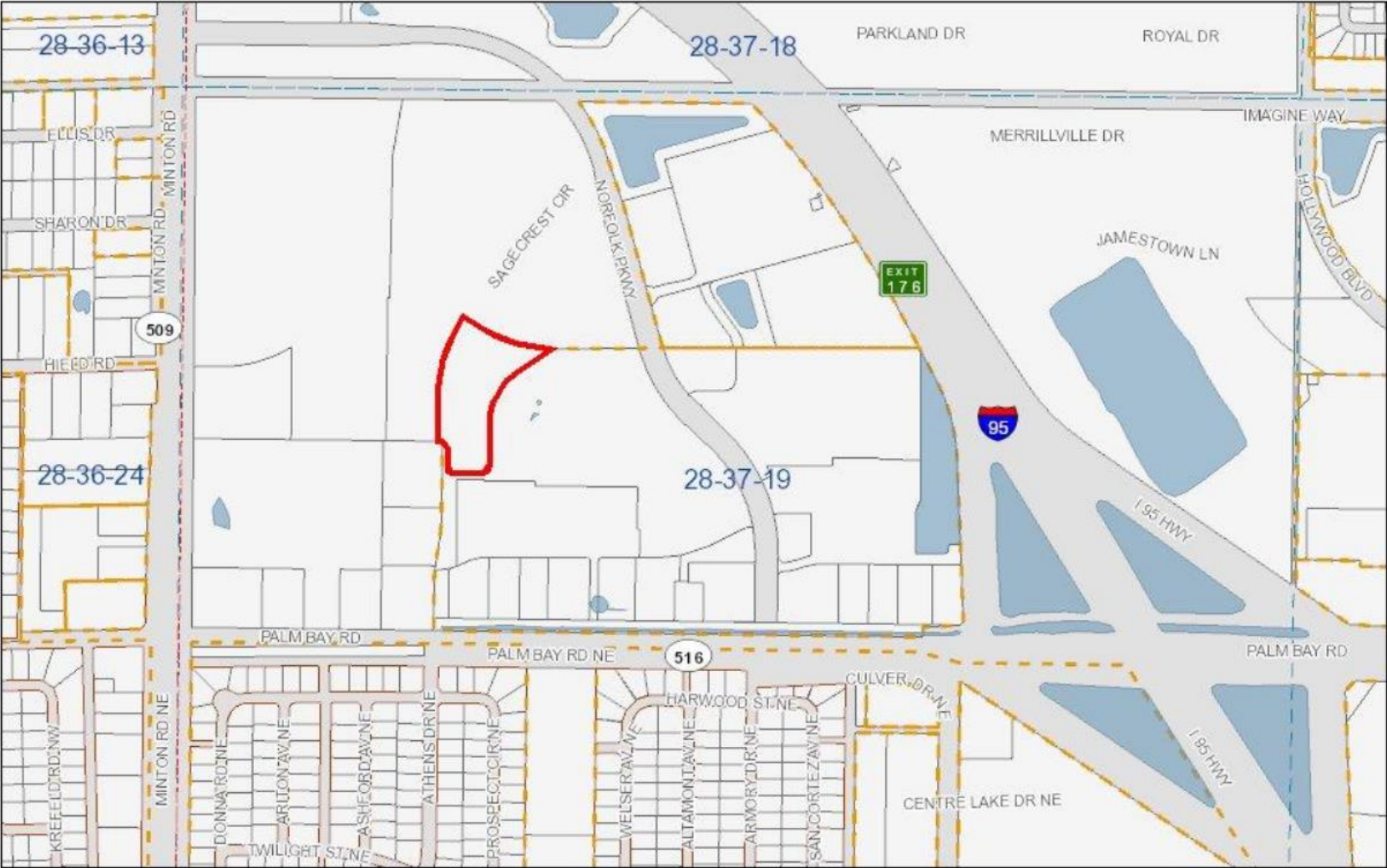
HAMMOCK LANDING PBR CDD

CITY OF WEST MELBOURNE, BREVARD COUNTY, FL



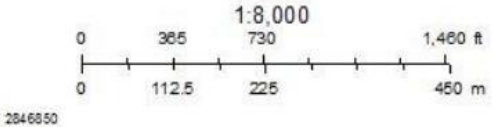
IMAGE OBTAINED FROM BREVARD COUNTY
PROPERTY APPRAISER'S OFFICE
IMAGE ID DATED 01/04/2018 - 03/02/2018

Brevard County Property Appraiser



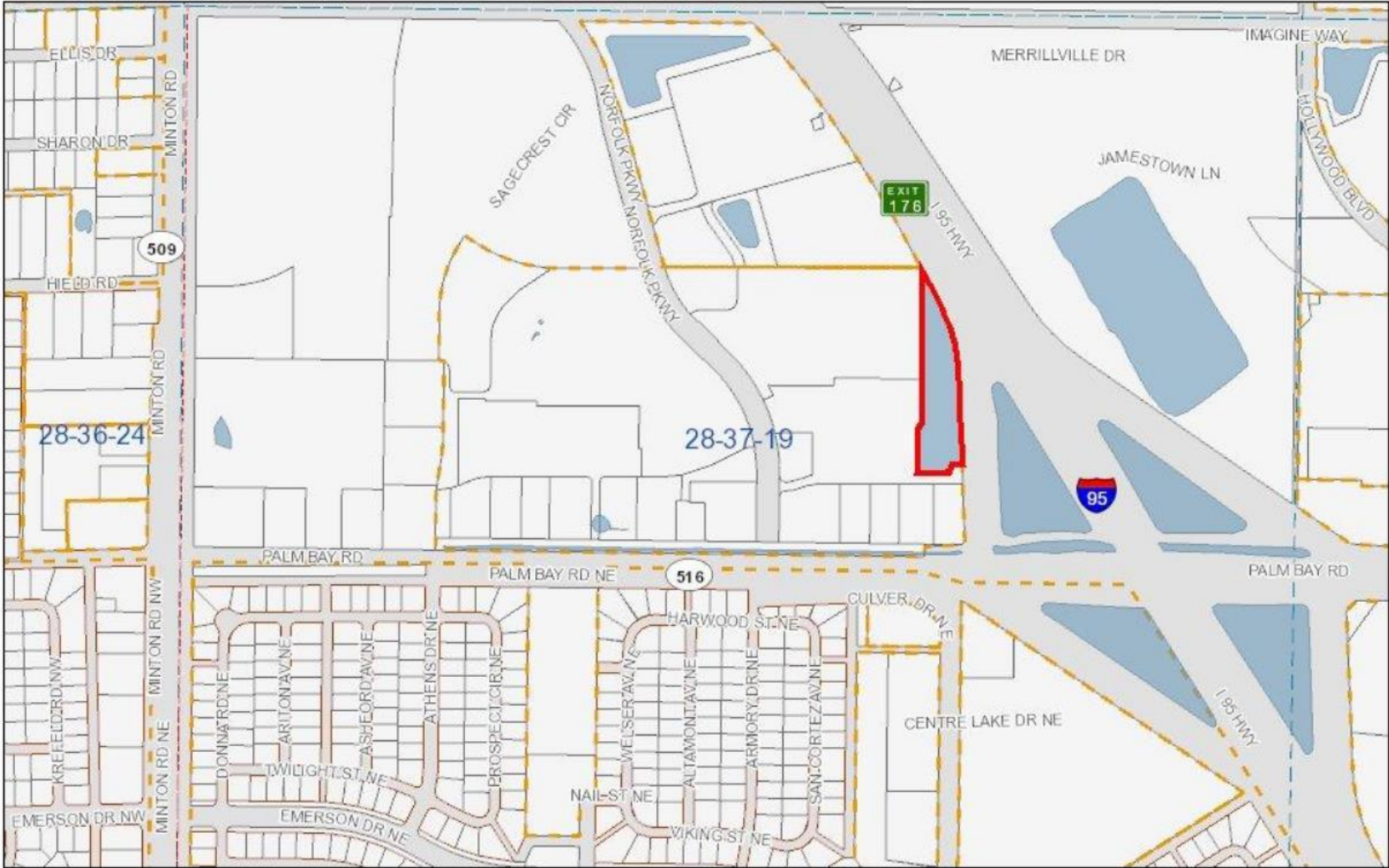
June 19, 2019

PARCEL ID: 28-37-19-01-C
POND "A"
HAMMOCK LANDING



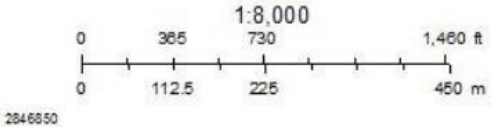
For illustration only. Not a survey. Map layers may not precisely align.
© BCRAO 2015

Brevard County Property Appraiser



June 19, 2019

PARCEL ID: 28-37-19-01-D
POND "B"
HAMMOCK LANDING



For illustration only. Not a survey. Map layers may not precisely align.
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**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Proposal for Engineer's Annual Inspection Report

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

May 19, 2024

PBR Community Development District

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

Re: **Hammock Landing – PBR CDD Inspection Services**
City of West Melbourne, Brevard 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 2025)
- I will make an on-site inspection of the site improvements owned by the CDD. These improvements generally consist of the following;
Two 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**

Fiscal Year 2024 Audit Report

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request Numbers 185-193

**PBR
COMMUNITY DEVELOPMENT DISTRICT**


Funding Request 185

8/23/2023

	Payee	Invoice #	General Fund FY23
1	Board Member Fees for 05/26/2023 Mtg		
	Sans Lassiter		\$ 200.00
	Shari Jackson	--	\$ 200.00
	Vinny Lacerenza	--	\$ 200.00
2	Florida Municipal Insurance Trust		
	FY23-24 General & Cyber Liability Coverage	INV-38835-N9C6	\$ 6,365.00
		TOTAL	\$ 6,965.00

CHECK AMOUNT REQUESTED \$ 6,965.00


District Manager / Asst. District Manager


Chair / Vice Chairman

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

PBR
COMMUNITY DEVELOPMENT DISTRICT


Funding Request 186

9/13/2023

	Payee	Invoice #	General Fund FY23
1	Board Member Fees for 08/25/2023 Mtg		
	Shari Jackson	--	\$ 200.00
	Vinny Lacerenza	--	\$ 200.00
2	PFM Group Consulting, LLC		
	District Management Fee Aug 2023	DM-08-2023-42	\$ 2,500.00
	Postage Jul 2023	OE-EXP-08-2023-29	\$ 1.89
3	US Bank		
	Administration Fees	7038179	\$ 3,385.00
		TOTAL	\$ 6,286.89

CHECK AMOUNT REQUESTED \$ 6,286.89


District Manager / Asst. District Manager


Chair / Vice Chairman

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

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 187

9/25/2023

	Payee	Invoice #	General Fund FY23
1	Cobb Cole Legal Services May 2023	40751	\$ 230.00
2	Florida Today Legal Ad 08/10/2023 - 08/17/2023	5870291	\$ 84.60
3	PFM Group Consulting, LLC District Management Fee Sept 2023 Postage Aug 2023	DM-09-2023-42 OE-EXP-09-2023-28	\$ 2,500.00 \$ 3.15
4	VGlobalTech Quarterly ADA Fee Monthly Website Fee - July 2023 Monthly Website Fee - Aug 2023 Monthly Website Fee - Sept 2023	5178 5209 5286 5376	\$ 300.00 \$ 110.00 \$ 110.00 \$ 110.00
		TOTAL	\$ 3,447.75

CHECK AMOUNT REQUESTED \$ 3,447.75


District Manager / Asst. District Manager


Chair / Vice Chairman

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

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request 188

10/26/2023

	Payee	Invoice #	General Fund FY23	General Fund FY24
1	PFM Group Consulting, LLC			
	District Management Fee Oct 2023	DM-10-2023-42		\$ 2,500.00
	Postage Sept 2023	OE-EXP-10-2023-34	\$ 1.89	
2	VGlobalTech			
	Quarterly ADA Fee	5439	\$ 300.00	
TOTAL			\$ 301.89	\$ 2,500.00
CHECK AMOUNT REQUESTED \$				2,801.89

District Manager / Asst. District Manager	Chair / Vice Chairman
---	-----------------------

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

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 189

11/15/2023

	Payee	Invoice #	General Fund FY23	General Fund FY24
1	Florida Dept of Economic Opportunity FY24 Special District Fee	89022		\$ 175.00
2	PFM Group Consulting, LLC Billable Expenses District Management Fee - Nov 2023	127287 DM-11-2023-42		\$ 42.02 \$ 2,500.00
3	VGlobalTech Monthly Website Fee - Oct 2023 Monthly Website Fee - Nov 2023	5492 5603		\$ 110.00 \$ 110.00
TOTAL			\$ -	\$ 2,937.02

CHECK AMOUNT REQUESTED \$ 2,937.02


District Manager / Asst. District Manager


Chair / Vice Chairman

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



**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request 190

12/21/2023

	Payee	Invoice #	General Fund FY24
1	PFM Group Consulting, LLC		
	December District Management Fee	DM-12-2023-43	\$ 2,500.00
	October Postage	OE-EXP-11-2023-21	\$ 5.67
	November Postage	OE-EXP-12-2023-23	\$ 1.89
		TOTAL	\$ 2,507.56

CHECK AMOUNT REQUESTED \$ 2,507.56

 District Manager / Asst. District Manager	 Chair / Vice Chairman
---	--

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


PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 191

1/19/2024

	Payee	Invoice #	General Fund FY24
1	PFM Group Consulting, LLC January District Management Fee	DM-01-2024-43	\$ 2,500.00
2	VGlobalTech Quarterly ADA Fee	5692	\$ 300.00
	December Monthly Website Fee	5724	\$ 110.00
		TOTAL	\$ 2,910.00

CHECK AMOUNT REQUESTED \$ 2,910.00


District Manager / Asst. District Manager


Chair Vice Chairman

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

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 192

3/6/2024

	Payee	Invoice #	General Fund FY24
1	PFM Group Consulting, LLC		
	February District Management Fee	DM-02-2024-42	\$ 2,500.00
2	VGlobalTech		
	January Website Maintenance Fee	5768	\$ 110.00
	February Website Maintenance Fee	5877	\$ 110.00
	March Website Maintenance Fee	5960	\$ 110.00
		TOTAL	\$ 2,830.00

CHECK AMOUNT REQUESTED \$ 2,830.00

District Manager / Asst. District Manager Chair / Vice Chairman

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

PBR
COMMUNITY DEVELOPMENT DISTRICT

Funding Request 193

4/15/2024

	Payee	Invoice #	General Fund FY24
1	PFM Group Consulting, LLC		
	District Management Fee: March 2024	DM-03-2024-42	\$ 2,500.00
	District Management Fee: April 2024	DM-04-2024-42	\$ 2,500.00
	Postage: January 2024	OE-EXP-01-2024-39	\$ 3.31
	FedEx/Postage: February 2024	OE-EXP-02-2024-31	\$ 20.81
	Postage: March 2024	OE-EXP-03-2024-16	\$ 1.28
2	VGlobalTech		
	Quarterly ADA Fee	6027	\$ 300.00
	Website Maintenance Fee: April 2024	6094	\$ 110.00
		TOTAL	\$ 5,435.40

CHECK AMOUNT REQUESTED \$ 5,435.40


District Manager / Asst. District Manager

Renee Milza
Chair / Vice Chairman

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

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

District's Financial Position

PBR CDD
Statement of Financial Position
As of 3/31/2024

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	\$ 310.04				\$ 310.04
Accounts Receivable - Due from Developer	5,740.00				5,740.00
Debt Service Reserve Series 2016		\$ 346,650.31			346,650.31
Revenue Account Series 2016		1,751,296.43			1,751,296.43
Revenue A2 Bond		76,599.71			76,599.71
Interest Account Series 2016		402,776.45			402,776.45
Sinking Fund Series 2016		331,422.52			331,422.52
Total Current Assets	<u>\$ 6,050.04</u>	<u>\$ 2,908,745.42</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,914,795.46</u>
Investments					
Amount Available in Debt Service Funds				\$ 2,908,745.42	\$ 2,908,745.42
Amount To Be Provided				12,346,254.58	12,346,254.58
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,255,000.00</u>	<u>\$ 15,255,000.00</u>
Total Assets	<u><u>\$ 6,050.04</u></u>	<u><u>\$ 2,908,745.42</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 15,255,000.00</u></u>	<u><u>\$ 18,169,795.46</u></u>
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	\$ 3,020.00				\$ 3,020.00
Deferred Revenue	5,740.00				5,740.00
Total Current Liabilities	<u>\$ 8,760.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,760.00</u>
Long Term Liabilities					
Bond Payable				\$ 15,255,000.00	\$ 15,255,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,255,000.00</u>	<u>\$ 15,255,000.00</u>
Total Liabilities	<u><u>\$ 8,760.00</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 15,255,000.00</u></u>	<u><u>\$ 15,263,760.00</u></u>
Net Assets					
Net Assets, Unrestricted	\$ (5,009.56)				\$ (5,009.56)
Net Assets - General Government	10,005.28				10,005.28
Current Year Net Assets - General Government	(7,705.68)				(7,705.68)
Net Assets, Unrestricted		\$ 2,573,310.18			2,573,310.18
Current Year Net Assets, Unrestricted		341,935.24			341,935.24
Net Assets - General Government		(6,500.00)			(6,500.00)
Net Assets, Unrestricted			\$ (728.78)		(728.78)
Net Assets, Unrestricted			(1,257.99)		(1,257.99)
Net Assets - General Government			1,986.77		1,986.77
Total Net Assets	<u><u>\$ (2,709.96)</u></u>	<u><u>\$ 2,908,745.42</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,906,035.46</u></u>
Total Liabilities and Net Assets	<u><u>\$ 6,050.04</u></u>	<u><u>\$ 2,908,745.42</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 15,255,000.00</u></u>	<u><u>\$ 18,169,795.46</u></u>

PBR CDD
Statement of Activities
As of 3/31/2024

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>					
Developer Contributions	\$ 14,309.58				\$ 14,309.58
User Fee Revenue		\$ 672,331.82			672,331.82
Total Revenues	\$ 14,309.58	\$ 672,331.82	\$ -	\$ -	\$ 686,641.40
<u>Expenses</u>					
Trustee Services	\$ 2,820.83				\$ 2,820.83
Management	12,500.00				12,500.00
Travel and Per Diem	42.02				42.02
Postage & Shipping	7.56				7.56
Web Site Maintenance	960.00				960.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	6,365.00				6,365.00
Interest Payments - 2016 Bond		\$ 381,375.00			381,375.00
Total Expenses	\$ 22,870.41	\$ 381,375.00	\$ -	\$ -	\$ 404,245.41
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 855.15				\$ 855.15
Interest Income		\$ 50,978.42			50,978.42
Total Other Revenues (Expenses) & Gains (Losses)	\$ 855.15	\$ 50,978.42	\$ -	\$ -	\$ 51,833.57
Change In Net Assets	\$ (7,705.68)	\$ 341,935.24	\$ -	\$ -	\$ 334,229.56
Net Assets At Beginning Of Year	\$ 4,995.72	\$ 2,566,810.18	\$ -	\$ -	\$ 2,571,805.90
Net Assets At End Of Year	\$ (2,709.96)	\$ 2,908,745.42	\$ -	\$ -	\$ 2,906,035.46

PBR CDD
 Budget to Actual
 For the Month Ending 3/31/2024

	Year To Date			FY 2024 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
Developer Contributions	\$ 14,309.58	\$ 44,487.48	\$ (30,177.90)	\$ 88,975.00
Net Revenues	\$ 14,309.58	\$ 44,487.48	\$ (30,177.90)	\$ 88,975.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ -	\$ 900.00	\$ (900.00)	\$ 1,800.00
Trustee Services	2,820.83	1,360.02	1,460.81	2,720.00
Management	12,500.00	15,000.00	(2,500.00)	30,000.00
Engineering	-	3,250.02	(3,250.02)	6,500.00
District Counsel	-	12,499.98	(12,499.98)	25,000.00
Audit	-	3,000.00	(3,000.00)	6,000.00
Travel and Per Diem	42.02	49.98	(7.96)	100.00
Telephone	-	12.48	(12.48)	25.00
Postage & Shipping	7.56	49.98	(42.42)	100.00
Copies	-	25.02	(25.02)	50.00
Legal Advertising	-	1,000.02	(1,000.02)	2,000.00
Contingency	-	245.88	(245.88)	491.75
Web Site Maintenance	960.00	1,410.00	(450.00)	2,820.00
Dues, Licenses, and Fees	175.00	87.48	87.52	175.00
Stormwater Management Maintenance	-	1,999.98	(1,999.98)	4,000.00
General Insurance	6,365.00	3,596.64	2,768.36	7,193.25
Total General & Administrative Expenses	\$ 22,870.41	\$ 44,487.48	\$ (21,617.07)	\$ 88,975.00
Total Expenses	\$ 22,870.41	\$ 44,487.48	\$ (21,617.07)	\$ 88,975.00
Income (Loss) from Operations	\$ (8,560.83)	\$ -	\$ (8,560.83)	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ 855.15	\$ -	\$ 855.15	\$ -
Total Other Income (Expense)	\$ 855.15	\$ -	\$ 855.15	\$ -
Net Income (Loss)	\$ (7,705.68)	\$ -	\$ (7,705.68)	\$ -

**PBR
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports


DESIGNATIONS BY SECRETARY RELATED TO PUBLIC RECORDS

I, Jane Gaarlandt, as Secretary of the PBR Community Development District (“District”) Board of Supervisors, hereby make the following designation and/or appointment:

Jane Gaarlandt is designated as a custodian of public records for the District under section 119.011(5), Florida Statutes. Any prior designation of a designee by a Secretary is hereby rescinded.

AND/OR

Jane Gaarlandt is appointed as the District’s Records Management Liaison Officer under section 257.36(5)(a), Florida Statutes. Any prior appointment of a Records Management Liaison Officer by a Secretary is hereby rescinded.



Printed Name: JANE GAARLANDT
Secretary, District Board of Supervisors
Date: May 2, 2024