

**FOUR SEASONS AT CRYSTAL SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING AND PUBLIC HEARING  
AUGUST 19, 2016**

**FOUR SEASONS AT CRYSTAL SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
AUGUST 19, 2016 at 3:30 p.m.**

Silver Thorn Club, The Legends Room  
4550 Golf Club Lane, Brooksville, FL 34609

<b>District Board of Supervisors</b>	Chairman	Brian Farrar
	Vice Chairman	Vacant
	Supervisor	Eric Davidson
	Supervisor	Christine Farrar
	Supervisor	Vacant
<b>District Manager</b>	Meritus	Brian Lamb
	Meritus	Debby Hukill
<b>District Attorney</b>	Straley & Robin	Mark Straley
<b>District Engineer</b>	Stantec	Tonja Stewart

***All cellular phones and pagers must be turned off while in the meeting room***

**The District Agenda is comprised of four different sections:**

The meeting will begin at **2:00 p.m.** with the first section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The second section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The third section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

August 19, 2016

Board of Supervisors

**Four Seasons at Crystal Springs CDD**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Four Seasons at Crystal Springs Community Development District will be held on **Friday, August 19, 2016 at 2:00 p.m.** at the Silver Thorn Club, The Legends Room, located at 4550 Golf Club Lane, Brooksville, FL 34609. Included below is the agenda:

**Call in Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON FISCAL YEAR 2017 PROPOSED BUDGET**
  - A. Open Public Hearing on Fiscal Year 2017 Proposed Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Fiscal Year 2017 Proposed Budget
  - E. Consideration of Resolution 2016-03; Adopting Fiscal Year 2017 Budget ..... Tab 01
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Budget Funding Agreement ..... Tab 02
  - B. Consideration of Resolution 2016-04; Setting FY 2017 Meeting Schedule ..... Tab 03
  - C. Acceptance of Ted Brown Resignation ..... Tab 04
  - D. Consideration of Resolution 2016-05; Re-Designation of Officers ..... Tab 05
  - E. Consideration of Resolution 2016-06; Setting Landowner Election ..... Tab 06
  - F. Consideration of Board of Supervisors Meeting Minutes May 20, 2016 ..... Tab 07
  - G. Consideration of Operations and Maintenance Expenditures August 2016 ..... Tab 08
  - H. Review of Financial Statements through June 30, 2016 ..... Tab 09
- 5. BUSINESS ITEMS**
  - A. General Matters of the District
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Debby Hukill  
District Manager

## **RESOLUTION 2016-03**

### **THE ANNUAL APPROPRIATION RESOLUTION OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017; APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year, consistent with the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the “Proposed Budget”), the District Manager filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 19, 2016, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, in order to fully fund the Budget, the Board desires to approve the Budget Funding Agreement attached in **Exhibit “A”**.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT:**

#### **Section 1. Budget**

- a. That the Board has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Treasurer, the office of the Recording Secretary, and the District Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Managers Proposed Budget, attached hereto as **Exhibit “B”**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2015/2016 and/or revised projections for fiscal year 2016/2017.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as The Budget for the Four Seasons at Crystal Springs Community Development District for the Fiscal Year Ending September 30, 2017, as Adopted by the Board on August 19, 2016.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2016, and ending September 30, 2017, the sum of \$ \_\_\_\_\_ to be raised by a Budget Funding Agreement, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

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

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

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10%

increase, previously approved transfers included, to the original budget appropriation for the receiving program. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

#### **Section 4. Budget Funding Agreement**

The Budget Funding Agreement attached as **Exhibit “A”** is hereby approved in order to fund the budget for Fiscal Year 2016/2017.

Introduced, considered favorably, and adopted this 19th day of August, 2016.

**ATTEST:**

**FOUR SEASONS AT CRYSTAL  
SPRINGS COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chair of the Board of Supervisors

**Exhibit A: Budget Funding Agreement**

**Exhibit B: FY 2016/2017 Budget**

2017



# FOUR SEASONS AT CRYSTAL SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2017**  
PROPOSED ANNUAL OPERATING BUDGET

MAY 20, 2016



# FOUR SEASONS AT CRYSTAL SPRINGS

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2017 PROPOSED ANNUAL OPERATING BUDGET

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MAY 20, 2016



# FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT

## BUDGET INTRODUCTION

### **Background Information**

The Four Seasons at Crystal Springs Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2017, which begins on October 1, 2016. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

### **Fund Number**

001

### **Fund Name**

General Fund

### **Services Provided**

Operations and Maintenance of  
Community Facilities Financed by  
Non-Ad Valorem Assessments

### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# FOUR SEASONS AT CRYSTAL SPRINGS

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/16 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance - Off Roll	15,405.00	0.00	10,593.92	10,593.92	(4,811.08)
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>15,405.00</b>	<b>0.00</b>	<b>10,593.92</b>	<b>10,593.92</b>	<b>(4,811.08)</b>
<b>TOTAL REVENUES</b>	<b>\$15,405.00</b>	<b>\$0.00</b>	<b>\$10,593.92</b>	<b>\$10,593.92</b>	<b>(\$4,811.08)</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	1,200.00	0.00	0.00	0.00	(1,200.00)
<b>TOTAL LEGISLATIVE</b>	<b>1,200.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(1,200.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	7,500.00	0.00	7,500.00	7,500.00	0.00
District Engineer	500.00	0.00	0.00	0.00	(500.00)
Public Officials Insurance	3,000.00	0.00	1,800.00	1,800.00	(1,200.00)
Legal Advertising	800.00	41.05	100.00	141.05	(658.95)
Bank Fees	230.00	133.66	133.66	267.32	37.32
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	500.00	0.00	0.00	0.00	(500.00)
Website Administration	0.00	155.00	0.00	155.00	155.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>12,705.00</b>	<b>504.71</b>	<b>9,533.66</b>	<b>10,038.37</b>	<b>(2,666.63)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	1,500.00	55.55	500.00	555.55	(944.45)
<b>TOTAL LEGAL COUNSEL</b>	<b>1,500.00</b>	<b>55.55</b>	<b>500.00</b>	<b>555.55</b>	<b>(944.45)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$15,405.00</b>	<b>\$560.26</b>	<b>\$10,033.66</b>	<b>\$10,593.92</b>	<b>(\$4,811.08)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>(\$560.26)</b>	<b>\$560.26</b>	<b>\$0.00</b>	<b>\$0.00</b>

FISCAL YEAR 2016 BUDGET ANALYSIS 11

# FOUR SEASONS AT CRYSTAL SPRINGS

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Proposed Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance - Off Roll	15,405.00	10,593.92	(4,811.08)	15,405.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>15,405.00</b>	<b>10,593.92</b>	<b>(4,811.08)</b>	<b>15,405.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>\$15,405.00</b>	<b>\$10,593.92</b>	<b>(\$4,811.08)</b>	<b>\$15,405.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	1,200.00	0.00	(1,200.00)	1,200.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>1,200.00</b>	<b>0.00</b>	<b>(1,200.00)</b>	<b>1,200.00</b>	<b>0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	7,500.00	7,500.00	0.00	7,500.00	0.00
District Engineer	500.00	0.00	(500.00)	500.00	0.00
Public Officials Insurance	3,000.00	1,800.00	(1,200.00)	3,000.00	0.00
Legal Advertising	800.00	141.05	(658.95)	800.00	0.00
Bank Fees	230.00	267.32	37.32	230.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	500.00	0.00	(500.00)	500.00	0.00
Website Administration	0.00	155.00	155.00	0.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>12,705.00</b>	<b>10,038.37</b>	<b>(2,666.63)</b>	<b>12,705.00</b>	<b>0.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	1,500.00	555.55	(944.45)	1,500.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>1,500.00</b>	<b>555.55</b>	<b>(944.45)</b>	<b>1,500.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$15,405.00</b>	<b>\$10,593.92</b>	<b>(\$4,811.08)</b>	<b>\$15,405.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**FISCAL YEAR 2017**  
PROPOSED ANNUAL OPERATING BUDGET

# FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Financial & Administrative**

#### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

#### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

#### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

#### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

#### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

#### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### **Miscellaneous Administration**

This is required of the District to store its official records.

#### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

#### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

# FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Bank Fees**

The District operates a checking account for expenditures and receipts.

### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

### **Website Administration**

This is for maintenance and administration of the District's official website.

### **Capital Outlay**

This is to purchase new equipment as required.

## **Legal Counsel**

### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

## **Electric Utility Services**

### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity

## **Garbage/Solid Waste Control Services**

### **Garbage Collection**

This item is for pick up at the recreation facility and parks as needed.

## **Water-Sewer Combination Services**

### **Water Utility Services**

This item is for the potable and non-potable water used for irrigation.



# FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Other Physical Environment**

#### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

#### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

#### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

#### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

#### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

#### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

#### **Property Taxes**

This item is for property taxes assessed to lands within the District.

#### **Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

#### **Pool Maintenance**

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

#### **Clubhouse Maintenance**

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

**Budget Funding Agreement**  
Fiscal Year 2016/2017

This Agreement is made and entered into this \_\_\_\_\_ day of August, 2016, by and between the **Four Seasons at Crystal Springs Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, (hereinafter "**District**"), and **ACF 10-A Glen Lakes, L.L.C.**, a Delaware limited liability company, authorized to do business in the State of Florida, whose mailing address is 2398 E. Camelback Road, Suite 200, Phoenix, Arizona 85016 (hereinafter the "**Owner**").

**Recitals**

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Hernando County, Florida, (the "County") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Owner presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2016/2017, which year commences on October 1, 2016 and concludes on September 30, 2017; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2016/2017 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Owner desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2016/2017, as described in Exhibit "A" and as may be amended from time to time by the District.

**NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:**

1. The Owner agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as Exhibit "A" may be amended from time to time, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account.

These payments are made by the Owner in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Owner.

6. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have



drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**Attest:**

**Four Seasons at Crystal Springs  
Community Development District**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chair of the Board of Supervisors

**Witnesses:**

**ACF 10-A Glen Lakes, L.L.C.,**  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: **Acacia Credit Fund 10-A, L.L.C.,** a  
Delaware limited liability company,  
as Managing Member

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: **Fund 10-A Management  
Company, L.L.C.,** a Delaware  
limited liability company  
as Manager

By: **Acacia Capital Corporation,** a  
California corporation  
as Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit "A" – Fiscal Year 2016/2017 General Fund Budget**

**RESOLUTION 2016-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**WHEREAS**, Four Seasons at Crystal Springs Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hernando County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** Regular meetings of the Board of Supervisors of the Four Seasons at Crystal Springs Community Development District, for the Fiscal Year 2017, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

**Section 2.** In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hernando County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19<sup>TH</sup> DAY OF AUGUST, 2016.**

**FOUR SEASONS AT CRYSTAL SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2017**

**FISCAL YEAR 2016/2017**

May	19, 2017	2:00 p.m.
August	18, 2017	2:00 p.m.

**All meetings will convene at 2:00 p.m., at Silver Thorn Club, The Legends Room, located at 4550 Golf Club Lane, Brooksville, Florida 34609.**

# Holland & Knight

200 South Orange Avenue, Suite 2600 | Orlando, FL 32801 | T 407.425.8500 | F 407.244.5288  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Ted R. Brown  
(407) 244-1132  
[ted.brown@hklaw.com](mailto:ted.brown@hklaw.com)

June 17, 2016

Teresa Farlow  
Administrative Assistant  
Meritus Corp.  
2005 Pan Am Circle, Suite 120  
Tampa, Florida 33607

Re: Resignation of Ted R. Brown – Board of Supervisors

Dear Teresa

Please accept this letter as my resignation from the Board of Supervisors of the Four Seasons at Crystal Springs CDD. I appreciate the opportunity to have served during this transition time.

I also enclose here Form 1-F, Financial Statement of Financial Interests which I have filed with the Supervisor of Elections of Orange County, Florida. Thank you for your attention to this matter. I remain

Very truly yours;



Ted R. Brown

TRB:vc

enc.

cc: Brian Farrar

**RESOLUTION 2016-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE MANAGEMENT PROVIDED OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Four Seasons at Crystal Springs Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hernando County, Florida; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

**WHEREAS**, the Board now desires to re-designate certain Officers whose service to the District relates to their position within the District management company.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.**        \_\_\_\_\_ is appointed Chairman.  
                         \_\_\_\_\_ is appointed Vice Chairman.  
                         Brian Lamb is appointed Secretary.  
                         Erin TenBroek is appointed Treasurer.  
                         Brian Howell is appointed Assistant Secretary.  
                         Debby Hukill is appointed Assistant Secretary.  
                         \_\_\_\_\_ is appointed Assistant Secretary.  
                         \_\_\_\_\_ is appointed Assistant Secretary.  
                         \_\_\_\_\_ is appointed Assistant Secretary.

**Section 2.**        All prior designations which are inconsistent with the designations herein are forthwith rescinded.

**Section 3.**        This Resolution shall become effective on August 19, 2016.

**PASSED AND ADOPTED THIS 19<sup>TH</sup> DAY OF AUGUST, 2016.**

**ATTEST:**

**FOUR SEASONS AT CRYSTAL SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**SECRETARY / ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN**

**RESOLUTION 2016-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Four Seasons at Crystal Springs Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hernando County, Florida; and

**WHEREAS**, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

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

**WHEREAS**, the effective date of Hernando County Ordinance 2007-27 creating the District was November 6, 2007; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** In accordance with section 190.006(2), Florida Statutes, the meeting of the landowners to elect two (2) supervisors of the District, shall be held on the 18<sup>th</sup> day of November, 2016 at 2:00 p.m., located at The Silver Thorn Club, The Legends Room, located at 4550 Golf Club Lane Brooksville, FL 34609

**Section 2.** The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2) (a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2) (b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 20, 2016 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 District's Local Records Office, located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607 or at the office of the District Manager, Meritus, 2005 Pan Am Circle Suite 120, Tampa, Florida 33607.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2016.

ATTEST:

**FOUR SEASONS AT CRYSTAL SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

**FOUR SEASONS AT CRYSTAL SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT**

**May 20, 2016 Minutes of Meeting**

**Minutes of the Meeting**

The Regular Meeting of the Board of Supervisors for Four Seasons of Crystal Springs Community Development District was held on Friday, May 20, 2016 at 3:30 p.m. at the Silver Thorn Club, The Legends Room, located at 4550 Golf Club Lane, Brooksville, FL 34609.

**1. CALL TO ORDER/ROLL CALL**

Ms. Hukill called the Regular Meeting of Four Seasons at Crystal Springs Community Development District to order at 3:45 p.m. on Friday, May 20, 2016. The meeting started late due to a lack of a quorum.

Board Members Present and Constituting a Quorum:

Brian Farrar	Chairman
Ted Brown	Vice Chairman
Eric Davidson	Supervisor

Staff Members Present:

Debby Hukill	Meritus Districts
Vivek Babbar	District Counsel ( <i>via speakerphone</i> )

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no audience members present.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2016-01; Re-Designating Officers**

Ms. Hukill went over the Resolution with the Board. Walter Morales will replace Robert Rios as Treasurer. The Board will leave the rest as is.

MOTION TO:	Approve Resolution 2016-01.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Farrar
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

**B. Consideration of Resolution 2016-02; Approving Proposed Fiscal Year 2017 Budget  
& Setting Public Hearing**

Ms. Hukill went over the proposed budget line by line with the Board.

MOTION TO:	Approve Resolution 2016-02.
MADE BY:	Supervisor Farrar
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

**C. Annual Disclosure of Qualified Electors**

Ms. Hukill announced that as of April 15, 2016 Four Seasons CDD had zero qualified electors.

**D. Announcement of Landowner Election in November 2016**

**i. Sample Ballot and Proxy**

Ms. Hukill announced at the landowners election will be held in November. The seats that are expiring are Seats 1 and 2 and both are currently vacant.

**E. General Matters of the District**

**4. CONSENT AGENDA**

**A. Consideration of Board of Supervisors Meeting August 21, 2015**

**B. Consideration of Operations and Maintenance Expenditures May 2016**

**C. Review of Financial Statements through March 31, 2016**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda Items A-C.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Farrar
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

**5. STAFF REPORTS**

**A. District Counsel**

**1. 2016 Legislative Update Memorandum**

Mr. Babbar went over the memorandum with the Board.

**B. District Engineer**



**C. District Manager**

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Brown stated he would like to resign from the Board. The Board discussed a new member.

MOTION TO:	Appoint Christine Farrar to Seat 2.
MADE BY:	Supervisor Farrar
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**7. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Farrar
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

### 4 Seasons at Crystal Sp. Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	7435	\$ 2,500.00		CDD Meeting - 05/27/16
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,500.00</b>		
<b>Variable Contract</b>				
Straley Robin	13263	\$ 91.50		Professional Service thru 05/15/16 - General
Straley Robin	13386	220.00		Professional Service thru 06/15/16 - General
Straley Robin	13503	30.00	<b>\$ 341.50</b>	Professional Service thru 07/15/16 - General
<b>Variable Contract Sub-Total</b>		<b>\$ 341.50</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Meritus Districts	SK07112016	\$ 300.00		Website Development - 07/11/16
<b>Additional Services Sub-Total</b>		<b>\$ 300.00</b>		
<b>TOTAL:</b>		<b>\$ 3,141.50</b>		

Approved (with any necessary revisions noted):

# **4 Seasons at Crystal Sp. Community Development District Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607



Invoice Number: 7435  
Invoice Date: May 27, 2016  
Page: 1

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Four Seasons at Crystal Springs  
c/o MERITUS DISTRICTS  
5680 W. CYPRESS STREET, STE A  
TAMPA, FL 33607

May 19, 2016  
Client: 001352  
Matter: 000001  
Invoice #: 13263

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2016

## SERVICES

Date	Person	Description of Services	Hours	
5/13/2016	JMV	REVIEW EMAIL FROM T. FARLOW; DRAFT EMAIL TO T. FARLOW.	0.3	
Total Professional Services			0.3	\$91.50

*PSCS 5/12/2016*  
*541.00*  
*3407*

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.3	\$91.50

MAY 24 2016

Approved 6/1/2016 by bhowell

May 19, 2016  
Client: 001352  
Matter: 000001  
Invoice #: 13263

Page: 2

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Total Services	\$91.50	
Total Disbursements	\$0.00	
Total Current Charges		\$91.50

<b>PAY THIS AMOUNT</b>	<b>\$91.50</b>
------------------------	----------------

*Please Include Invoice Number on all Correspondence*

**Straley Robin Vericker**  
1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

Four Seasons at Crystal Springs  
c/o MERITUS DISTRICTS  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

June 21, 2016  
Client: 001352  
Matter: 000001  
Invoice #: 13386

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2016

**SERVICES**

Date	Person	Description of Services	Hours	
5/20/2016	VKB	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.7	
5/31/2016	LH	PREPARE EMAIL TO B. LAMB RE STATUS OF RESPONDING TO PUBLIC RECORDS REQUEST; REVIEW RESPONSE TO PUBLIC RECORDS REQUEST.	0.2	
6/14/2016	LH	REVIEW EMAIL FROM D. HUKILL TO PUBLIC RECORDS REQUESTER ACKNOWLEDGING RECEIPT OF THE ADDITIONAL REQUEST.	0.1	
Total Professional Services			1.0	\$220.00

**PERSON RECAP**

Person	Hours	Amount
VKB Vivek K. Babbar	0.7	\$175.00
LH Lynn Hoodless	0.3	\$45.00

JUN 22 2016

FSOS 052016

51400-3107

062216

Approved 6/23/2016 by bhowell



June 21, 2016

Client: 001352

Matter: 000001

Invoice #: 13386

Page: 2

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Total Services	\$220.00	
Total Disbursements	\$0.00	
Total Current Charges		\$220.00

<b>PAY THIS AMOUNT</b>	<b>\$220.00</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

Four Seasons at Crystal Springs  
c/o MERITUS DISTRICTS  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607

July 25, 2016  
Client: 001352  
Matter: 000001  
Invoice #: 13503

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2016

## SERVICES

Date	Person	Description of Services	Hours	
6/30/2016	LH	TELEPHONE CONFERENCE WITH W. MORALES RE RESPONDING TO ADDITIONAL PUBLIC RECORDS REQUEST; PREPARE EMAIL TO W. MORALES WITH EXAMPLE OF LANGUAGE TO USE FOR RESPONDING TO REQUEST.	0.1	
7/11/2016	LH	REVIEW STATUS OF THE DISTRICT MANAGER RESPONDING TO PUBLIC RECORDS REQUEST; PREPARE EMAIL TO W. MORALES REQUESTING STATUS OF PROVIDING A RESPONSE TO THE REQUESTER.	0.1	
Total Professional Services			0.2	\$30.00

## PERSON RECAP

Person	Hours	Amount
LH Lynn Hoodless	0.2	\$30.00

Approved 8/2/2016 by bhowell

July 25, 2016  
Client: 001352  
Matter: 000001  
Invoice #: 13503

Page: 2

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Total Services	\$30.00	
Total Disbursements	\$0.00	
Total Current Charges		\$30.00

<b>PAY THIS AMOUNT</b>	<b>\$30.00</b>
------------------------	----------------

*Please Include Invoice Number on all Correspondence*



# Four Seasons at Crystal Springs Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2016



Meritus Districts  
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607-1775  
Phone (813) 873-7300 ~ Fax (813) 873-7070

## Four Seasons at Crystal Springs CDD

### Balance Sheet

As of 6/30/2016

(In Whole Numbers)

	<u>General Fund</u>	<u>Total</u>
<b>Assets</b>		
Cash	5,087	5,087
Accounts Receivable	0	0
Prepaid Items	0	0
Total Assets	<u>5,087</u>	<u>5,087</u>
<b>Liabilities</b>		
Accounts Payable	220	220
Accrued Expenses Payable	0	0
Deposit Due Developer	0	0
Total Liabilities	<u>220</u>	<u>220</u>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>		
Fund Balance--Unreserved	8,311	8,311
Net Changes In Fund Balances For Year	(3,444)	(3,444)
Total Fund Equity & Other Credits Contributed Capital	<u>4,867</u>	<u>4,867</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>5,087</u>	<u>5,087</u>

# Four Seasons at Crystal Springs CDD

## Income Stmt - GF

### General Fund - 001

From 10/1/2015 Through 6/30/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Operations & Maintenance - Off Roll	15,405	0	(15,405)	(100.00)%
Total Revenues	15,405	0	(15,405)	(100.00)%
Expenditures				
Legislative				
Supervisor Fees	1,200	0	1,200	100.00%
Financial & Administrative				
District Manager	7,500	2,500	5,000	66.66%
District Engineer	500	0	500	100.00%
Public Officials Insurance	3,000	0	3,000	100.00%
Legal Advertising	800	41	759	94.86%
Bank Fees	230	206	24	10.54%
Dues, Licenses & Fees	175	175	0	0.00%
Miscellaneous Fees	500	0	500	100.00%
Website Administration	0	155	(155)	0.00%
Legal Counsel				
District Counsel	1,500	367	1,133	75.53%
Total Expenditures	15,405	3,444	11,961	77.64%
Subtotal: Rev Over / (Under) Exp	0	(3,444)	(3,444)	0.00%
Total: Revenues Over / Under Expenditures	0	(3,444)	(3,444)	0.00%

Four Seasons at Crystal Springs CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/16  
Reconciliation Date: 6/30/2016  
Status: Locked

Bank Balance	5,178.65
Less Outstanding Checks/Vouchers	91.50
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	5,087.15
Balance Per Books	<u>5,087.15</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.



Four Seasons at Crystal Springs CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/16  
Reconciliation Date: 6/30/2016  
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1083	6/24/2016	System Generated Check/Voucher	91.50	Straley & Robin
Outstanding Checks/Vouchers			91.50	

SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

Page 1 of 3  
36/E00/0175/0 /42



06/30/2016  
0000

## Account Statement



FOUR SEASONS AT CRYSTAL SPRINGS COMMUN  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2380

Questions? Please call  
1-800-786-8787

ARE YOU LOOKING FOR WAYS TO PAY FOR COLLEGE? GREAT NEWS! SUNTRUST IS REDUCING ITS INTEREST RATE FROM 6/1/16-8/31/16 ON THE CUSTOM CHOICE PRIVATE STUDENT LOAN. IT CAN BE USED TO HELP PAY FOR COLLEGE EXPENSES LIKE TUITION AND HOUSING. VISIT SUNTRUSTEDUCATION.COM/SAVINGS TO LEARN MORE.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		06/01/2016 - 06/30/2016

Description	Amount	Description	Amount
Beginning Balance	\$7,702.67	Average Balance	\$7,527.19
Deposits/Credits	\$0.00	Average Collected Balance	\$7,527.19
Checks	\$2,500.00	Number of Days in Statement Period	30
Withdrawals/Debits	\$24.02		
Ending Balance	\$5,178.65		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1082	2,500.00	06/29						

Checks: 1

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/20	24.02		ACCOUNT ANALYSIS FEE

Withdrawals/Debits: 1

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	7,702.67	7,702.67	06/29	5,178.65	5,178.65
	06/20	7,678.65	7,678.65			