

**FOUR SEASONS AT CRYSTAL SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 12, 2022**

**FOUR SEASONS AT CRYSTAL SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
AUGUST 12, 2022, AT 1:00 p.m.  
CASCADES CLUBHOUSE  
LOCATED AT 5459 COTILLION BLVD, BROOKSVILLE, FL 34601**

<b>District Board of Supervisors</b>	Chairman	Bill Conerly
	Vice-Chairman	Jack Koehler
	Supervisor	Eric Davidson
	Supervisor	Ryan Sampson
	Supervisor	Vacant
<b>District Manager</b>	Inframark	Gene Roberts
<b>District Attorney</b>	Straley Robin Vericker	Vivek Babbar
		Vanessa Steinerts
<b>District Engineer</b>	Stantec	Tonja Stewart

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

The meeting will begin at **1:00 p.m.** Following the **Call to Order**, the public can comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Everyone is limited to **three (3) minutes** for such comment. The Board is not required to act at this time but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, 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. 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 fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/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 sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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 7-1-1, 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.

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.

August 12, 2022

Board of Supervisors

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

Dear Board Members:

The Public Hearing and Regular Meeting of the Board of Supervisors of Four Seasons at Crystal Springs Community Development District will be held on **Friday, August 12, 2022, at 1:00 p.m. at the Cascades Clubhouse located at 5459 Cotillion Blvd, Brooksville, FL 34601**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

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

**Access Code: 7979718#**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2023 BUDGET**
  - A. Open Public Hearing on Fiscal Year 2023 Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2022-04; Adopting Fiscal Year 2023 Budget.....Tab 01
    - i. Consideration of Developer Funding Agreement.....Tab 02
  - E. Close Public Hearing on Fiscal Year 2023 Budget
- 5. RETURN TO REGULAR MEETING**
- 6. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-05; Setting Fiscal Year 2023 Meeting Schedule.....Tab 03
- 7. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting June 06, 2022..... Tab 04
  - B. Consideration of Operations and Maintenance Expenditures June 2022 ..... Tab 05
  - C. Consideration of Operations and Maintenance Expenditures July 2022 ..... Tab 06
  - D. Review of Financial Statements Month Ending June 31, 2022..... Tab 07
- 8. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 10. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

*Gene Roberts*  
District Manager

## RESOLUTION 2022-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Four Seasons at Crystal Springs Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, **Walton Acquisitions FL, LLC**, a Florida limited liability company (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

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

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, 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 2021-2022 and/or revised projections for fiscal year 2022-2023.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Four Seasons at Crystal Springs Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ **18,988.** which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Approving the Form of a Budget Funding Agreement with Developer.** The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or

the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

**Section 5. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and adopted on August 12, 2022.**

Attested By:

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2022-2023 Adopted Budget**

**Exhibit B: Form of Budget Funding Agreement with Developer**

2023

# FOUR SEASONS AT CRYSTAL SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023  
FINAL ANNUAL OPERATING BUDGET



August 12, 2022

# FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

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August 12, 2022



# 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 2023, which begins on October 1, 2022. 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.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities

### **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 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance - Tax Roll	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	18,988.00	9,850.80	9,137.20	18,988.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>18,988.00</b>	<b>9,850.80</b>	<b>9,137.20</b>	<b>18,988.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>\$18,988.00</b>	<b>\$9,850.80</b>	<b>\$9,137.20</b>	<b>\$18,988.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees					
<b>TOTAL LEGISLATIVE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	6,000.00	3,250.00	2,750.00	6,000.00	0.00
District Engineer	500.00	0.00	500.00	500.00	0.00
Postage, Phone, Faxes, Copies	25.00	10.53	14.47	25.00	0.00
Public Officials Insurance	2,663.00	2,506.00	157.00	2,663.00	0.00
Legal Advertising	675.00	0.00	675.00	675.00	0.00
Bank Fees	250.00	60.00	190.00	250.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	544.00	500.00	44.00	544.00	0.00
ADA Website Compliance	2,900.00	0.00	2,900.00	2,900.00	0.00
Website Administration	1,500.00	0.00	1,500.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>15,232.00</b>	<b>6,501.53</b>	<b>8,730.47</b>	<b>15,232.00</b>	<b>0.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	500.00	0.00	500.00	500.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>	<b>500.00</b>	<b>0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	3,256.00	3,064.00	0.00	3,256.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>3,256.00</b>	<b>3,064.00</b>	<b>0.00</b>	<b>3,256.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$18,988.00</b>	<b>\$9,565.53</b>	<b>\$9,230.47</b>	<b>\$18,988.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$285.27</b>	<b>(\$93.27)</b>	<b>\$0.00</b>	<b>\$0.00</b>

# FOUR SEASONS AT CRYSTAL SPRINGS

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance - Tax Roll	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	18,988.00	18,988.00	0.00	18,988.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>18,988.00</b>	<b>18,988.00</b>	<b>0.00</b>	<b>18,988.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>\$18,988.00</b>	<b>\$18,988.00</b>	<b>\$0.00</b>	<b>\$18,988.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees					
<b>TOTAL LEGISLATIVE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	6,000.00	6,000.00	0.00	6,000.00	0.00
District Engineer	500.00	500.00	0.00	500.00	0.00
Postage, Phone, Faxes, Copies	25.00	25.00	0.00	25.00	0.00
Public Officials Insurance	2,663.00	2,663.00	0.00	2,819.00	156.00
Legal Advertising	675.00	675.00	0.00	675.00	0.00
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	544.00	544.00	0.00	544.00	0.00
ADA Website Compliance	2,900.00	2,900.00	0.00	2,900.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,153.00	(347.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>15,232.00</b>	<b>15,232.00</b>	<b>0.00</b>	<b>15,041.00</b>	<b>(191.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	500.00	500.00	0.00	500.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>500.00</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>	<b>0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	3,256.00	3,256.00	0.00	3,447.00	191.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>3,256.00</b>	<b>3,256.00</b>	<b>0.00</b>	<b>3,447.00</b>	<b>191.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$18,988.00</b>	<b>\$18,988.00</b>	<b>\$0.00</b>	<b>\$18,988.00</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 2023  
FINAL 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.



**FY 2022-2023 Budget Funding Agreement**  
(Four Seasons at Crystal Springs Community Development District)

This FY 2022-2023 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 12, 2022, between the **Four Seasons at Crystal Springs Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Walton Acquisitions FL, LLC**, a Florida limited liability company (the “**Developer**”), whose mailing address is 14614 North Kierland Blvd., Suite 120, Scottsdale, Arizona 85254.

**Recitals**

**WHEREAS**, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is adopting its budget for fiscal year 2022-2023 as attached hereto as **Exhibit A** (the “**FY 2022-2023 Budget**”), which commences on October 1, 2022, and concludes on September 30, 2023;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2022-2023 Budget, or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2022-2023 Budget so long as payment is timely provided;

**WHEREAS**, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2022-2023 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2022-2023 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy non-ad valorem special assessments as authorized by law against the Property to fund the activities of the District as set forth in the FY 2022-2023 Budget.

**Operative Provisions**

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

1. **Funding Obligations.** From time to time during the 2022-2023 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ **18,988** in accordance with the FY 2022-2023 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.
2. **FY 2022-2023 Budget Revisions.** The District and Developer agree that the FY 2022-2023 Budget shall be revised at the end of the 2022-2023 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2022 and ending on September 30, 2023. The Developer shall

not be responsible for any additional costs other than those costs provided for in the FY 2022-2023 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2022-2023 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

**3. Right to Lien Property.**

- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
- b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2022-2023 Budget" in the public records of Hernando County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
- c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.

**4. Default.** 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 to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

**5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

**6. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hernando County, Florida.

**7. Interpretation.** 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.

**8. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2022-2023 fiscal year on September 30, 2023. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

**9. Third Parties.** This Agreement is solely for the benefit of the parties hereto 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 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.

- 10. Amendments.** Amendments 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.
- 11. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority.** 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.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

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

\_\_\_\_\_  
William Conerly  
Chair of the Board of Supervisors

**Walton Acquisitions FL, LLC,**  
a Florida limited liability company

By: Walton International Group, Inc.  
an Arizona corporation  
Manager

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

**Exhibit A: FY 2022-2023 Budget**

**RESOLUTION 2022-05**

**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 FOR THE FISCAL YEAR 2022/2023, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**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 (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 the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the Board is statutorily required to file annually with the local governing authority 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 District, for the Fiscal Year 2022/2023, shall be held as provided on the schedule attached as **Exhibit A**.

**Section 2.** In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hernando County a schedule of the District’s regular meetings.

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

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF AUGUST 2022.**

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

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

**ATTEST:**

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

**EXHIBIT A**

**FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY  
DEVELOPMENT DISTRICT BOARD OF SUPERVISORS  
REGULAR MEETING SCHEDULE**

**FISCAL YEAR 2022/2023**

**May 12, 2023                      1:00 p.m.**

**August 11, 2023                1:00 p.m.**

**All meetings will convene at the Cascades Clubhouse located at 5459 Cotillion  
Blvd, Brooksville, FL 34601.**

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

**June 06, 2022, Minutes of the Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for Four Seasons of Crystal Springs Community Development District was held on **Monday, June 06, 2022, at 1:00 p.m.** at Cascades Clubhouse located at 5459 Cotillion Blvd., Brooksville, FL 34601.

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

Gene Roberts called the Regular Meeting of Four Seasons at Crystal Springs Community Development District to order on **Monday, June 06, 2022, at 1:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Bill Conerly	Chairman
Eric Davidson	Supervisor
Ryan Sampson	Supervisor

**Staff Members Present:**

Gene Roberts	District Manager, Inframark
--------------	-----------------------------

There were no audience members present.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Announcement of Qualified Electors**

Mr. Roberts announced as of April 18, 2022, Four Seasons has 0 qualified electors.

**B. Consideration of Resolution 2022-01; Adopting FY 2023 Proposed Budget & Setting Public Hearing.**

The Board reviewed the resolution. Mr. Roberts summarized the proposed budget and stated that the Public Hearing is set for August 12, 2022.

MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor Sampson
SECONDED BY:	Supervisor Conerly
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**C. Consideration of Resolution 2022-02; Spending Resolution**

The Board reviewed Resolution 2022-02.

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Conerly
SECONDED BY:	Supervisor Sampson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**D. Consideration of Resolution 2022-03; Announcing Landowner Election**

The Board reviewed Resolution 2022-03. Mr. Roberts announced that Seats 3,4 and 5 are up for Landowners election.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Conerly
SECONDED BY:	Supervisor Sampson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**E. General Matters of the District**

There are no general matters to discuss at this time.

**4. CONSENT AGENDA**

- A. Consideration of the Public Hearing & Regular Meeting Minutes August 13, 2021**
- B. Consideration of the Continued Public Hearing & Regular Meeting Minutes August 19, 2021**
- C. Consideration of Operations and Maintenance Expenditures August - September 2021**
- D. Consideration of Operations and Maintenance Expenditures October 2021 - March 2022**
- E. Consideration of Operations and Maintenance Expenditures May 2022**
- F. Review of Financial Statements through May 31, 2022.**

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda items A-F.  
MADE BY: Supervisor Sampson  
SECONDED BY: Supervisor Conerly  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion passed unanimously

**5. STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no staff reports at this time.

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no supervisor requests or audience comments.

**7. ADJOURNMENT**

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

*\*Please note the entire meeting is available on disc.*

*\*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>				
Inframark	77936	\$ 625.30		District Management Services - May 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 625.30</b>		
<b>Variable Contract</b>				
Supervisor: Ryan Sampson	RS 060622	\$ 200.00		Supervisor Fee - 06/06/2022
<b>Variable Contract Sub-Total</b>		<b>\$ 200.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
ADA Site Compliance	2245	\$ 1,500.00		Professional Technological Services - 6/01/22
Straley Robin Vericker	21582	194.00		Professional Services thru 05/15/2022
Tampa Bay Times	119373 052522	61.50		Advertising Services thru 05/25/2022
Tampa Bay Times	119373 052922	94.00	<b>\$ 155.50</b>	Advertising Services thru 05/29/2022
<b>Regular Services Sub-Total</b>		<b>\$ 1,849.50</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 2,674.80</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

## Meritus Districts

A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**

#77936

**DATE**

5/26/2022

**BILL TO**

Four Seasons at Crystal Springs CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-2380  
United States

**CUSTOMER ID**

C2299

**PO#****NET TERMS**

Net 30

**DUE DATE**

6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	2	Ea	0.15	0.30
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
District Management Services - District Management	1	Ea	500.00	500.00
<b>Subtotal</b>				625.30

**Subtotal**

\$625.30

**Tax**

\$0.00

**Total Due**

\$625.30


Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.

Phone: 813-397-5122 | Fax: 813-873-7070

**FOUR SEASONS AT CRYSTAL SPRINGS CDD**

MEETING DATE: June 6, 2022

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Bill Conerly	<input checked="" type="checkbox"/>	Salary Waived	\$0.00
Jack Koehler	<input type="checkbox"/>	Salary Accepted	\$200.00
Eric Davidson	<input checked="" type="checkbox"/>	Salary Waived	\$0.00
Ryan Sampson	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Seat 3~Vacant	<input type="checkbox"/>		

RS 060622

**ADA Site Compliance**

6400 Boynton Beach Blvd 742721  
Boynton Beach, FL 33474  
accounting@adasitecompliance.com

**Invoice****BILL TO**

Four Season Crystal Springs CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2245	06/01/2022	\$1,500.00	06/15/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

**\$1,500.00**

BSA 5104  
5130'

# 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 300  
TAMPA, FL 33607

June 01, 2022

Client: 001352

Matter: 000001

Invoice #: 21582

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/10/2022	VTS	EXCHANGE CORRESPONDENCE WITH DISTRICT MANAGER RE: BOARD MEETING.	0.2	\$57.00
Total Professional Services			0.2	\$57.00
Total Services			\$57.00	
Total Disbursements			\$0.00	
Total Current Charges				\$57.00
Previous Balance				\$137.00
<b>PAY THIS AMOUNT</b>				<b>\$194.00</b>

781  
3107  
5140

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
21446	May 11, 2022	\$137.00	\$0.00	\$0.00	\$0.00	\$194.00
<b>Total Remaining Balance Due</b>						<b>\$194.00</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$194.00	\$0.00	\$0.00	\$0.00

11/21

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
05/25/22	FOUR SEASONS AT CRYSTAL SPRINGS CDD	
Billing Date	Sales Rep	Customer Account
05/25/2022	Deirdre Bonett	119373
Total Amount Due		Ad Number
\$61.50		0000227899

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/25/22	05/25/22	0000227899	Times	Legals CLS	Qualifying Period	1	2x36 L	\$59.50
05/25/22	05/25/22	0000227899	Tampabay.com	Legals CLS	Qualifying Period	1	2x36 L	\$0.00
					AffidavitMaterial			\$2.00

15A  
4501  
5130

Received  
MAY 31 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
05/25/22	FOUR SEASONS AT CRYSTAL SPRINGS CDD	
Billing Date	Sales Rep	Customer Account
05/25/2022	Deirdre Bonett	119373
Total Amount Due		Ad Number
\$61.50		0000227899

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

FOUR SEASONS AT CRYSTAL SPRINGS CDD  
ATTN: MERITUS DISTRICTS  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396


**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hernando, Citrus

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Qualifying Period** was published in said newspaper by print in the issues of **5/25/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **05/25/2022**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE FOUR  
SEASONS AT CRYSTAL SPRING COMMUNITY  
DEVELOPMENT DISTRICT**

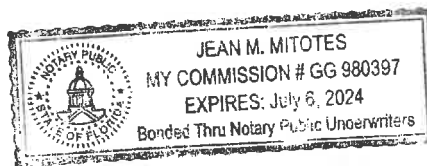
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Four Seasons at Crystal Springs Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of the Supervisor with the Hernando County Supervisors of Elections located at 16264 Spring Hill Drive, Brooksville, FL 34604. Main Line: (352) 754-4125. Email: elections@hernandovotes.gov All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hernando County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Four Seasons at Crystal Spring Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the Hernando County Supervisor of Elections.

Publish Date: Friday, May 25, 2022

0000227899





# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
05/29/22	FOUR SEASONS AT CRYSTAL SPRINGS CDD	
Billing Date	Sales Rep	Customer Account
05/29/2022	Deirdre Bonett	119373
Total Amount Due		Ad Number
\$94.00		0000228914

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/29/22	05/29/22	0000228914	Times	Legals CLS	Change In Meeting	1	2x47 L	\$92.00
05/29/22	05/29/22	0000228914	Tampabay.com	Legals CLS	Change In Meeting AffidavitMaterial	1	2x47 L	\$0.00 \$2.00

Received  
JUN 06 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

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DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

FOUR SEASONS AT CRYSTAL SPRINGS CDD  
ATTN: MERITUS DISTRICTS  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

51300 - 4801  
912

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
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STATE OF FLORIDA  
COUNTY OF Hernando, Citrus

} ss

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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **05/29/2022**

\_\_\_\_\_  
Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF REGULAR BOARD  
"CHANGE IN MEETING DATE"  
FOUR SEASONS AT CRYSTAL SPRING COMMUNITY  
DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Four Seasons at Crystal Spring Community Development District will hold a Regular Meeting of the Board to consider all business which may properly come before them. The Regular Meeting of the Board of Supervisors of the Four Seasons at Crystal Spring Community Development District has been rescheduled for Monday, June the 6th at 1 pm. at the offices of Cameratta Companies located at 21101 Design Parc Ln. Suite #103, Estero, FL 33928

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A copy of the agenda for any of the meetings may be obtained by contacting Meritus Districts, LLC at (813) 873-7300; Fax: (813) 873-7070.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Gene Roberts  
District Manager

Run Date: 05/29/2022

0000228914



## 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>				
Inframark	79399	\$ 629.75		District Management Services - June 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 629.75</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Straley Robin Vericker	21749	\$ 213.50		Professional Services thru 6/15/2022
Tampa Bay Times	119373 072022	189.00		Advertising Services thru 07/20/2022
<b>Regular Services Sub-Total</b>		<b>\$ 402.50</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 1,032.25</b>		

Approved (with any necessary revisions noted):

---

Signature

Printed Name

Title (check one):

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

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

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**BILL TO**

Four Seasons at Crystal Springs CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

Services provided for the Month of: June 2022

**INVOICE#**

#79399

**CUSTOMER ID**

C2299

**PO#****DATE**

6/30/2022

**NET TERMS**

Net 30

**DUE DATE**

7/30/2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- May	2	Ea	0.50		1.00
B/W Copies- May	25	Ea	0.15		3.75
Website Maintenance / Admin	1	Ea	125.00		125.00
District Management	1	Ea	500.00		500.00
<b>Subtotal</b>					629.75

**Subtotal**

\$629.75

**Tax**

\$0.00

**Total Due**

\$629.75

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

# 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 300  
TAMPA, FL 33607

July 12, 2022

Client: 001352

Matter: 000001

Invoice #: 21749

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/19/2022	MS	PREPARE PUBLICATION NOTICES FOR 2022/2023 BUDGET HEARING.	0.8	\$128.00
6/7/2022	VTs	REVIEW NOTICES OF PUBLIC HEARING FOR FISCAL YEAR 2022-2023 BUDGET.	0.3	\$85.50
Total Professional Services			1.1	\$213.50
Total Services			\$213.50	
Total Disbursements			\$0.00	
Total Current Charges				\$213.50
Previous Balance				\$194.00
<b>PAY THIS AMOUNT</b>				<b>\$407.50</b>

51400 3107  
LWZ

*Please Include Invoice Number on all Correspondence*



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/13/22 - 07/20/22	FOUR SEASONS AT CRYSTAL SPRINGS CDD	
Billing Date	Sales Rep	Customer Account
07/20/2022	Deirdre Bonett	119373
Total Amount Due	Ad Number	
\$189.00	0000235390	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/13/22	07/20/22	0000235390	Times	Legals CLS	Budget Meeting	2	2x56 L	\$187.00
07/13/22	07/20/22	0000235390	Tampabay.com	Legals CLS	Budget Meeting	2	2x56 L	\$0.00
					AffidavitMaterial			\$2.00
<p>51300 - 4801</p> <p>412</p>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/13/22 - 07/20/22	FOUR SEASONS AT CRYSTAL SPRINGS CDD	
Billing Date	Sales Rep	Customer Account
07/20/2022	Deirdre Bonett	119373
Total Amount Due	Ad Number	
\$189.00	0000235390	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

FOUR SEASONS AT CRYSTAL SPRINGS CDD  
ATTN: MERITUS DISTRICTS  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA

COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Meeting** was published in said newspaper by print in the issues of: **7/13/22, 7/20/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **07/20/2022**

Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_

**Notice of Public Hearing and Board of Supervisors Meeting  
of the Four Seasons at Crystal Springs Community  
Development District**

The Board of Supervisors (the "Board") of the Four Seasons at Crystal Springs Community Development District (the "District") will hold a public hearing and a meeting on Friday August 12, 2022, at 1:00 p.m. at the Cascades Clubhouse located at 5459 Cotillion Blvd., Brooksville, FL 34601.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [fourseasonsatcrystalspringscdd.com](http://fourseasonsatcrystalspringscdd.com), or may be obtained by contacting the District Manager's office via email at [gene.roberts@inframark.com](mailto:gene.roberts@inframark.com) or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

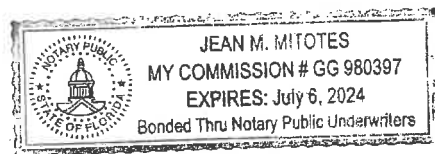
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Gene Roberts  
District Manager

Run Date: July 13, 2022  
Run Date: July 20, 2022

0000235390





# Four Seasons @ Crystal Spring Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2022



Inframark LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Four Seasons at Crystal Springs CDD

## Balance Sheet

As of 6/30/2022  
(In Whole Numbers)

	General Fund	Total
<b>Assets</b>		
Cash-Operating Account	740	740
Prepaid Expenses	0	0
Prepaid Insurance-Gen Liab	0	0
Prepaid Insurance-Professional Liability	0	0
Other	0	0
Total Assets	<u>740</u>	<u>740</u>
<b>Liabilities</b>		
Accounts Payable	5,943	5,943
Other	0	0
Total Liabilities	<u>5,943</u>	<u>5,943</u>
<b>Fund Equity &amp; Other Credits</b>		
<b>Contributed Capital</b>		
Fund Balance-Unreserved	(443)	(443)
Other	(4,760)	(4,760)
Total Fund Equity & Other Credits Contributed Capital	<u>(5,203)</u>	<u>(5,203)</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>740</u>	<u>740</u>

# Four Seasons at Crystal Springs CDD

## Income Statement

001 - General Fund  
From 10/1/2021 Through 6/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	18,988	8,873	(10,115)	(53)%
Total Revenues	18,988	8,873	(10,115)	(53)%
Expenditures				
Financial & Administrative				
District Manager	6,000	4,950	1,050	18 %
District Engineer	500	0	500	100 %
Postage, Phone, Faxes, Copies	25	16	9	36 %
Public Officials Insurance	2,663	2,506	157	6 %
Legal Advertising	675	156	520	77 %
Bank Fees	250	60	190	76 %
Dues, Licenses & Fees	175	175	0	0 %
Website Administration	1,500	875	625	42 %
Email Hosting Vendor	544	0	544	100 %
ADA Website Compliance	2,900	1,500	1,400	48 %
Legal Counsel				
District Counsel	500	331	169	34 %
Other Physical Environment				
Property & Casualty Insurance	3,256	3,064	192	6 %
Total Expenditures	18,988	13,632	5,356	28 %
Excess Of Revenues Over (Under) Expenditures	0	(4,760)	(4,760)	0 %
Fund Balance, Beginning of Period	0	(443)	(443)	0 %
Fund Balance, End of Period	0	(5,203)	(5,203)	0 %

Four Seasons at Crystal Springs CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/2022  
Reconciliation Date: 6/30/2022  
Status: Locked

Bank Balance	740.24
Less Outstanding Checks/Vouchers	0.00
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	740.24
Balance Per Books	<u>740.24</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.