

***DG FARMS
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Wednesday
August 12, 2020
6:45 p.m.***

***Location:
Conducted Via Electronic Teleconference***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

DG Farms

Community Development District

Board of Supervisors
DG Farms Community Development District

Dear Board Members:

A Meeting of the Board of Supervisors of the DG Farms Community Development District is scheduled for **Wednesday, August 12, 2020 at 6:45 p.m.**

Due to current issues related to COVID-19, the Florida Governor released Executive Order 20-69 (as extended by Executive Order 20-150 and again by Executive Order 20-179) which allows governmental public meetings and required quorums to be completed via telephone conference. In respect of current social distancing recommendations this meeting will be conducted via telephone in order to protect the health and safety of the public. Both members of the board and the public may join this meeting via telephone as follows:

Call in phone number: 929-205-6099
Meeting ID: 817 8095 1510
Password: 376557

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Tonya Elliott-Moore

Tonya Elliott-Moore
District Manager
813-374-9104

Cc: Attorney
Engineer
District Records

District: **DG FARMS COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, August 12, 2020

Time: 6:45 PM

Location: Via Zoom teleconference
Due to COVID 19
Per Gov Exec Order 20-69

Dial-in Number: 929-205-6099

Meeting ID: 817 8095 1510#

Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

III. Consent Agenda

A. Approval of the Regular Meeting Minutes – June 11, 2020

B. Acceptance of the Unaudited May-June 2020 Financial Statements

C. Acceptance of the 2019 Financial Audit Report

IV. Business Matters

A. Public Hearing for FY 2020-2021 Budget and Assessments Exhibit 1

1. Open Public Hearing

2. Review Budget

3. Public Comments

4. Close Public Hearing

B. Consideration and Approval of Resolution 2020-06 Adopting Final Budget for FY 2020-2021 Exhibit 2

C. Consideration and Approval of Resolution 2020-07 Imposing & Levying O&M Assessments for FY 2020-2021 Exhibit 3

D. Consideration and Approval of Budget Funding Agreement for FY 2020-2021 Exhibit 4

E. Consideration and Approval of Resolution 2020-08 Adopting FY 2020-2021 Meeting Schedule Exhibit 5

V. Administrative Matters

A. Ratify POs and contracts

VI. Staff Reports

A. District Manager

B. District Attorney

C. District Engineer

VII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

VIII. Supervisor Requests

IX. Adjournment

EXHIBIT 1.

**STATEMENT 1
DG FARMS CDD
GENERAL FUND (O&M) - FY 2021 PROPOSED BUDGET**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD - MAR	FY 2021 PROPOSED	VARIANCE 2020 - 2021
REVENUE							
GENERAL FUND REVENUES /(1)	\$ 462,704	\$ 395,264	\$ 477,239	\$ 318,745	\$ 359,722	\$ 342,962	\$ 24,217
DEVELOPER FUNDING			-	220,269		229,418	9,149
INTEREST	164	224	251	-	-	-	-
MISCELLANEOUS REVENUE	1,267	275	105	-	-	-	-
TOTAL REVENUE	464,135	395,763	477,595	539,014	359,722	572,380	33,366
EXPENDITURES							
GENERAL ADMINISTRATIVE							
SUPERVISORS COMPENSATION	\$ 4,385	\$ 2,400	\$ 3,200	\$ 8,000	\$ 1,400	\$ 8,000	\$ -
PAYROLL TAXES	352	184	245	612	107	612	-
PAYROLL SERVICES	351	211	398	673	98	673	-
MANAGEMENT CONSULTING SERVICES	28,000	29,008	29,008	29,000	14,504	29,000	-
CONSTRUCTION ACCOUNTING SERVICES	9,500	5,500	-	-	-	-	-
PLANNING, COORDINATING & CONTRACT SERVICES	36,000	36,000	36,000	36,000	18,000	36,000	-
ADMINISTRATIVE SERVICES	6,000	6,000	6,000	6,000	3,000	6,000	-
BANK FEES	101	247	276	180	-	180	-
MISCELLANEOUS	750	938	3,000	500	13	500	-
AUDITING SERVICES	2,500	2,700	2,800	2,950	-	2,950	-
TRAVEL PER DIEM	12	14	-	250	-	250	-
INSURANCE	15,339	18,279	17,629	18,000	11,644	19,314	1,314
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	-
ROOM RENTAL	50	-	-	600	-	600	-
LEGAL ADVERTISEMENTS	4,566	2,223	4,844	1,500	419	2,000	500
ENGINEERING SERVICES	5,541	1,718	845	2,107	370	2,500	393
LEGAL SERVICES	7,400	5,040	6,097	6,000	1,602	5,000	(1,000)
PERFORMANCE & WARRANTY BOND PREM	-	2,500	-	-	-	-	-
MASS MAILING	376	-	-	-	-	-	-
WEBSITE HOSTING	737	760	2,211	2,265	1,494	1,650	(615)
TOTAL GENERAL ADMINISTRATIVE	\$ 122,135	\$ 113,897	\$ 112,727	\$ 114,812	\$ 52,825	\$ 115,404	\$ 592
DEBT ADMINISTRATION:							
DISSEMINATION AGENT	6,000	5,000	6,000	6,000	-	6,000	-
TRUSTEE FEES	5,913	8,391	8,172	8,519	6,569	8,519	-
TRUST FUND ACCOUNTING	3,600	3,600	3,600	3,600	1,800	3,600	-
ARBITRAGE	650	650	-	750	650	650	(100)
DEFICIT FUNDING	-	-	-	-	-	-	-
TOTAL DEBT ADMINISTRATION:	16,163	17,641	17,772	18,869	9,019	18,769	(100)
FIELD & PHYSICAL ENVIRONMENT							
COMPREHENSIVE FIELD TECH SERVICES	15,452	19,739	17,438	13,896	6,948	13,896	-
FIELD SERVICE MANAGEMENT	-	5,000	4,167	-	-	-	-
FIELD TRAVEL EXPENDITURE	2,142	2,376	-	-	-	-	-
STREETPOLE LIGHTING	46,425	42,164	54,234	89,460	30,343	102,740	13,280
ELECTRICITY (IRRIGATION & POND PUMPS)	7,494	6,912	10,578	14,600	5,352	11,280	(3,320)
WATER	-	-	7,959	-	8,624	18,000	18,000
LANDSCAPING MAINTENANCE	97,682	64,330	70,147	133,958	67,473	138,958	5,000
LANDSCAPING MAINTENANCE - new entrance road	-	11,430	-	20,000	-	27,300	7,300
LANDSCAPE REPLINISHMENT	22,957	-	11,965	5,000	53,256	5,000	-
IRRIGATION MAINTENANCE	4,851	7,686	12,525	10,000	1,509	10,000	-
MANUAL IRRIGATION	5,000	-	-	-	-	-	-
POND MOWING	4,200	-	10,494	-	-	-	-
POND & LAKE MAINTENANCE	9,990	11,532	15,019	17,836	7,706	18,702	866
SOLID WASTE DISPOSAL	1,957	2,070	2,253	2,220	1,379	2,760	540
NPDES & STORMDRAIN INSPECTIONS & REPAIRS	6,185	-	-	-	-	-	-
STREETSWEeping	-	250	-	-	-	-	-
WILDLIFE REMOVAL	-	-	-	-	-	3,400	3,400
GATE MAINTENANCE & REPAIR	9,425	-	3,636	6,000	200	5,000	(1,000)
FOUNTAIN MAINTENANCE & REPAIR	-	-	-	-	-	1,700	1,700
PET WASTE REMOVAL	1,463	1,500	2,480	2,676	1,447	2,676	-
HOLIDAY LIGHTING	-	5,000	4,998	5,000	5,077	5,500	500
GATE CLICKERS & TRANSMITTERS	2,618	-	6,400	4,500	-	3,000	(1,500)
MISCELLANEOUS (Well Repairs & Recycle Containers in FY 2019)	4,067	6,135	3,554	3,822	752	2,500	(1,322)
TOTAL FIELD & PHYSICAL ENVIRONMENT	241,908	186,124	237,847	328,968	190,066	372,412	43,444

**STATEMENT 1
DG FARMS CDD
GENERAL FUND (O&M) - FY 2021 PROPOSED BUDGET**

	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ADOPTED	FY 2020 YTD - MAR	FY 2021 PROPOSED	VARIANCE 2020 - 2021
AMENITY CENTER OPERATIONS							
POOL & WATER FEATURE SERVICE CONTRACT	13,500	13,725	15,000	15,000	7,350	15,000	-
POOL MAINTENANCE & REPAIR	-	-	160	2,500	3,200	2,500	-
POOL PERMIT	275	275	275	425	-	275	(150)
AMENITY MANAGEMENT	-	3,000	4,500	4,500	2,250	4,500	-
AMENITY CENTER CLEANING & MAINTENANCE	6,150	6,850	7,500	10,000	3,600	9,000	(1,000)
AMENITY CENTER INTERNET	1,882	2,096	2,092	2,400	1,263	2,400	-
AMENITY CENTER ELECTRICITY	11,447	7,334	7,600	9,300	3,596	7,500	(1,800)
AMENITY CENTER WATER	1,928	4,474	3,155	3,600	1,930	4,080	480
AMENITY CENTER PEST CONTROL	2,700	780	1,440	1,440	720	1,440	-
POWER WASH AMENITY	4,125	2,750	3,000	3,000	1,500	3,000	-
LANDSCAPE MAINTENANCE	22,681	16,528	23,922	-	-	-	-
LANDSCAPE REPLACEMENT - INFILL	-	-	4,817	10,000	-	5,000	(5,000)
MISCELLANEOUS AMENITY CENTER REPAIRS & MAIN.	213	3,558	10,331	5,000	1,235	2,500	(2,500)
AMENITY CENTER FURNITURE REPAIR & REPLACEMENT	-	-	-	5,000	4,422	5,000	-
SECURITY MONITORING	3,313	4,186	4,208	4,200	2,100	3,600	(600)
CONTINGENCY	-	57,796	-	-	-	-	-
TOTAL AMENITY CENTER OPERATIONS	68,214	123,352	87,999	76,365	33,166	65,795	(10,570)
CAPITAL IMPROVEMENTS							
	5,273	5,274	-	-	-	-	-
RESERVE STUDY							
TOTAL EXPENDITURES	453,693	446,288	456,345	539,014	285,075	572,380	33,366
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	10,442	(50,525)	21,250	-	74,647	-	-
FUND BALANCE - BEGINNING	42,138	52,580	2,055	8,212	8,212	8,212	8,212
FUND BALANCE - ENDING	\$ 52,580	\$ 2,055	\$ 23,305	\$ 8,212	\$ 82,859	\$ 8,212	\$ 8,212

Footnote:

(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

**STATEMENT 2
DG FARMS CDD
FY 2021 BUDGET GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

1. ERU Assignment, Ranking and Calculation /(a)

Lot Width	Planned Lots	ERU	Total ERU	% ERU
40'	263	0.90	236.70	36.31%
50'	282	1.00	282.00	43.26%
60'	69	1.20	82.80	12.70%
70'	36	1.40	50.40	7.73%
Total	650		651.90	100.00%

2. O&M Assessment Requirement ("AR")

AR = Total Expenditures - NET:	572,380	/(b), (c)
Total ERU:	651.90	
Total AR - NET / ERU:	\$878.02	
Total AR / ERU - gross:	\$934.06	

3. Current FY - Allocation of AR (Difference Due to Rounding) & O&M Assmt. /(a)

Lot Width	Lots	ERU	NET Assmt/Lot	Total Assmt, Net	GROSS Assmt/Lot	Total GROSS Assmt.
40'	263	0.90	\$790	\$207,827	\$841	\$221,094
50'	282	1.00	\$878	\$247,601	\$934	\$263,405
60'	69	1.20	\$1,054	\$72,700	\$1,121	\$77,340
70'	36	1.40	\$1,229	\$44,252	\$1,308	\$47,077
Total	650			\$572,380		\$608,915

4. Prior FY - Allocation of AR (Difference Due to Rounding) & O&M Assmt. /(a)

Lot Width	Lots	ERU	NET Assmt/Lot	Total Assmt, Net
40'	263	0.90	\$744	\$195,712
50'	282	1.00	\$827	\$233,168
60'	69	1.20	\$992	\$68,462
70'	36	1.40	\$1,158	\$41,673
Total	650			\$539,014

5. Difference per Lot between Prior FY and Current FY /(a)

Lot Width	Lot Mix	ERU	Difference, NET	% Difference
40'	0	0.90	\$46	6.19%
50'	0	1.00	\$51	6.19%
60'	0	1.20	\$61	6.19%
70'	0	1.40	\$72	6.19%
572,380	0			

Footnote:

- (a) The land within the CDD will be developed in multiple phases for a projected total of 650 lots. Lot mix change in FY 2019 due to redesign of site plan.
- (b) NET means excluding County collection charges and early payment discounts.
- (c) No O&M Assessments for non-platted lots will be charged to the Developer. Developer is only to fund based on actual expenditures on an as needed basis only.

**STATEMENT 3
DG FARMS - 289 Acres
PROPOSED FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT	PO #	COMMENT SCOPE OF SERVICE
SUPERVISORS COMPENSATION	N/A	8,000		Estimated 5 Supervisors to be in attendance for 8 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting
PAYROLL TAXES	N/A	612		Payroll taxes for Supervisor Compensation ; 7.65% of Payroll
PAYROLL SERVICES	N/A	673		Approximately \$54 per payroll and 1x yearly fee of \$25
MANAGEMENT CONSULTING SERVICES	DPFG	29,000		The District receives Management & Accounting services as part of the agreement; approximates \$2,417.33 Monthly
CONSTRUCTION ACCOUNTING SERVICES	DPFG	-		No longer utilized for FY 2019
PLANNING COORDINATING & CONTRACT SERVICES	DPFG	36,000		Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	DPFG	6,000		The District receives administrative services as part of the agreement, approximates \$500 Monthly
BANK FEES	BANK UNITED	180		Approximates \$15 Monthly for bank fees associated with maintaining the District's bank accounts
MISCELLANEOUS	NOT APPLICABLE	500		Miscellaneous as needed for General Administrative expenditures that are not appropriated in any other line items
AUDITING SERVICES	DMHB CPA	2,950		State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter (RFP in this year)
TRAVEL PER DIEM	AS NEEDED	250		Reimbursement to Board Supervisors for travel to District Meetings
INSURANCE	EGIS INSURANCE	19,314		Annual , inclusive of Amenity Center for general liability, property and officer and director insurance
REGULATORY AND PERMIT FEES	DEO	175		The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
ROOM RENTAL		600		Monthly Meetings
LEGAL ADVERTISEMENTS	TIMES PUBLISHING	2,000		The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation (meetings, RFP, budget).
ENGINEERING SERVICES	STANTEC CONSULTING	2,500		Stantec Engineering , provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments
LEGAL SERVICES	STRALEY ROBIN	5,000		Strayley, Robin, Vericker, provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager
PERFORMANCE & WARRANTY BOND PREMIUM		-		
MASS MAILING		-		As needed to mail correspondence to the residents
WEBSITE HOSTING	Campus Suite	1,650		ADA compliant website to be furnished by Campus Suite. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 document pages. Added \$250 for page overages
DISSEMINATION AGENT	Disclosure Services, LLC	6,000		Dissemination to facilitate District compliance with Securities & Exchange Commission continuing disclosure

**STATEMENT 3
DG FARMS - 289 Acres
PROPOSED FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT	PO #	COMMENT SCOPE OF SERVICE
TRUSTEE FEES	US Bank	8,519		Confirm amount with Trustee to maintain the District's bond funds that are on deposit for the Series 2014 and Series 2016
TRUST FUND ACCOUNTING	DPFG	3,600		Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements, approximates \$300 Monthly
ARBITRAGE	LLS	650		The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.
DEFICIT FUNDING FY 2018		-		
COMPREHENSIVE FIELD TECH SERVICES	DPFG	13,896		Schedule vendors and inspect their work, interact with new homeowners, coordinate general security hardware, manage RFP process for ongoing maintenance, prepare monthly written reports to the Board. Travel expense for field tech.
STREETPOLE LIGHTING	TECO	102,740		Streetlights for Phase 1A (30 fixtures and 30 poles - \$1,100 monthly) , 1B (51 fixtures and 51 poles - \$1,985 monthly), Phase 2 (25 fixtures/poles for \$995), Phase 3 (21 fixtures and 21 poles for \$740 monthly), and Phase 6A (1 fixture and 17 poles for \$415 monthly) - total "normal" billing \$5,235; coming soon Phase 4 with 21 poles, Phase 5 and 6B with 38 poles, plus Emerald Blossom extension (6 poles) and Sorreno Bridge Blvd (12 poles) (all full year). Add 7A and 8A (21 poles estimated \$740/mo) June 21. Future Phases 7B, 8B and 8C are not included (estimated 57 poles @ \$40/mo = \$28k).
ELECTRICITY (IRRIGATION & POND PUMPS)	TECO	11,280		Electric utilities to maintain irrigation system & pond pumps. Meters are located at 16510 & 16568 Emerald Blossom and 5009 Bella Armonia & 16414 Little Garden (4 bills). \$940/mo ave
WATER	BOCC	18,000		Reclaimed and potable (5003 Bella Armonia Cir ave \$1,045/mo) just added front entrance irrigation end of April est \$500/mo
LANDSCAPING MAINTENANCE	ALL AMERICAN LAWN & TREE	138,958	OM-DG-DPFG-069	Includes Core Maintenance Services of mowing, detailing, fertilization & pest control, annual replacements, tree trimming, and irrigation inspections. Plus collector road to Phase 7 (20k, estimate). Adding 2 ponds at 7A and 8A 6mos (5K est) Remaining to be Added 6B, 7B, 8B
LANDSCAPING MAINTENANCE - new entrance road	ALL AMERICAN LAWN & TREE	27,300	Agreement 5/1/2020	Completion Emerald Blossom Blvd & Serreno Bridge Blvd. Proposal \$2,275/mo
LANDSCAPE REPLENISHMENT	ALL AMERICAN LAWN & TREE	5,000		Above contract
IRRIGATION MAINTENANCE	ALL AMERICAN LAWN & TREE	10,000		As needed repairs and maintenance
MANUAL IRRIGATION	NA	-		Not applicable for FY 2020
POND MOWING	NA	-		Not applicable for FY 2020 - In Base landscape
POND & LAKE MAINTENANCE	AQUATIC SYSTEMS	18,702	OM-DG-DPFG-070	Aquatic Systems, monthly amount is \$1278 for 16 ponds 3/1/20. Additional amount of \$2,500 for plantings. 3/1/21 \$1,316/mo Adding 2 ponds for sections 7A & 8A starting April 21 \$100/mo est.
SOLID WASTE DISPOSAL	SOLID WASTE MANAGEMENT	2,760	OM-DG-100	6 yard dumpster 1x weekly
NPDES & STORMDRAIN CLEANING	GENESIS	-		NPDES Monitoring and storm drain repairs.
STREETSWEEPING		-		Estimated as needed
WILD LIFE REMOVAL		3,400		Hogs in the area; \$1,700/mo to trap est 2 mos
GATE MAINENANCE & REPAIRS	VARIOUS	5,000	OM-DG-DPFG-029	Estimated as needed, inclusive of Door King expenditures for energizing remote access, for 2 gates \$55/mo per gate, \$145/mo Contact One service and \$1,940 repairs
FOUNTAIN MAINENANCE & REPAIRS	Florida Fountains & Equipment, L	1,700	OM-DG-DPFG-112	Fountain \$175/qtr inspections + \$1,000 repair for year

**STATEMENT 3
DG FARMS - 289 Acres
PROPOSED FY 2021 CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL AMOUNT	PO #	COMMENT SCOPE OF SERVICE
PET WASTE REMOVAL	POOP 911	2,676	OM-DG-048	Removal of waste and bags placed in 7 waste stations. Clean stations as needed (removing bird droppings, spray disinfectant on or in station). Includes 3000 bags annually
HOLIDAY LIGHTS		5,500		Seasonal lights
GATE CLICKERS		3,000		Approximately 100 clickers/50 homes (\$30 each)
MISCELLANEOUS		2,500		Estimated as needed, inclusive of amounts for any electrical repairs. Also includes quarterly maintenance inspections of electrical/plumbing/general at \$150 per quarter.
POOL SERVICE CONTRACT	H2 POOL SERVICES	15,000	OM-DG-073	H2 Pools - Service pool and water feature monthly. March thru November is 4 day cleaning and 5 day chemicals. December thru February is 4 day cleaning and 4 day chemical
POOL MAINTENANCE & REPAIR		2,500		As needed for repairs
POOL PERMIT	STATE OF FLORIDA	275		Annual Charge
AMENITY MANAGEMENT	DPFG	4,500		Track & handle facility access keys, coordination of janitorial services, track & coordinate facility rental activities, and implement general operation rules for the amenity
AMENITY CENTER CLEANING & MAINTENANCE	H2 CLEANING SERVICES	9,000	OM-DG-073	Amenity Cleaning . March thru November is 5 day cleaning & December thru February is 4 day cleaning. Water feature cleaning \$125/mo
AMENITY CENTER INTERNET	BRIGHTHOUSE	2,400		Brighthouse estimated at \$200 per month
AMENITY CENTER ELECTRICITY	TECO	7,500		Estimated for meter located at 16550 Emerald Blossom Blvd. at \$625 per month based on historical average
AMENITY CENTER WATER	HILLSBOROUGH COUNTY	4,080		Estimated based on usage approximates \$340 per mo (based on actuals Oct 2019 to Mar 2020)
AMENITY CENTER PEST CONTROL	EARTH TECH PROPERTY SOLUTIONS	1,440	OM-DG-DPFG-032	\$120 per month
POWER WASH AMENITY	H2 CLEANING SERVICES	3,000	OM-DG-073	Power wash 1x monthly
LANDSCAPE MAINTENANCE	ALL AMERICAN LAWN & TREE	-	OM-DG-DPFG-069	Included above, same PO#
LANDSCAPE REPLACEMENT - INFILL	ALL AMERICAN LAWN & TREE	5,000	OM-DG-DPFG-069	Above base contract, same PO#
MISC. AMENITY CENTER REPAIRS & MAINTENANCE		2,500		Key pad maint, painting, plumbing, electric, misc.
AMENITY CENTER FURNITURE REPAIR & REPLACEMENT		5,000		Chairs restrapping \$3,535
SECURITY MONITORING		3,600	OM-DG-050	Critical Intervention is \$300/mo
CONTINGENCY		-		
CAPITAL IMPROVEMENTS		-		Amenity Center and project enhancements
RESERVE STUDY		-		Full reserve study with site inspections, financial projections and recommendations

**STATEMENT 4
DG FARMS CDD
ADOPTED BUDGET**

\$3,425,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014 A-1

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (NET)	210,938
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	\$210,938
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
05/01/20	82,188
11/01/20	80,781
PRINCIPAL RETIREMENT	
05/01/20	45,000
TOTAL EXPENDITURES	207,969
EXCESS OF REVENUE OVER (UNDER) EXPEND.	2,969
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 2,969

Table 1. Allocation of Maximum Annual Debt Service to Lots

Lot Width	Lots	ERU	Total ERU	% ERU	MADS	MADS/Lot
45'	52	0.90	46.80	20.14%	42,478	\$816.88
50'	51	1.00	51.00	21.94%	46,290	\$907.65
60'	69	1.20	82.80	35.63%	75,153	\$1,089.18
70'	37	1.40	51.80	22.29%	47,016	\$1,270.71
Total	209		232.40	100.00%	210,938	

MADS Assmt. per ERU - net	\$908
MADS Assmt. per ERU - gross	\$966
Total revenue - gross, if all is on the roll	\$224,401

STATEMENT 5
DG FARMS CDD
\$3,425,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2014A-1
DEBT SERVICE REQUIREMENT

Period				Debt Service	Annual Debt	Bonds
Ending	Principal	Coupon	Interest	/(a)	Service /(a)	Outstanding
11/1/2019		6.25%	82,188	82,188	205,625	2,630,000
5/1/2020	45,000	6.25%	82,188	127,188		2,585,000
11/1/2020		6.25%	80,781	80,781	207,969	2,585,000
5/1/2021	50,000	6.25%	80,781	130,781		2,535,000
11/1/2021		6.25%	79,219	79,219	210,000	2,535,000
5/1/2022	50,000	6.25%	79,219	129,219		2,485,000
11/1/2022		6.25%	77,656	77,656	206,875	2,485,000
5/1/2023	55,000	6.25%	77,656	132,656		2,430,000
11/1/2023		6.25%	75,938	75,938	208,594	2,430,000
5/1/2024	60,000	6.25%	75,938	135,938		2,370,000
11/1/2024		6.25%	74,063	74,063	210,000	2,370,000
5/1/2025	60,000	6.25%	74,063	134,063		2,310,000
11/1/2025		6.25%	72,188	72,188	206,250	2,310,000
5/1/2026	60,000	6.25%	72,188	132,188		2,250,000
11/1/2026		6.25%	70,313	70,313	202,500	2,250,000
5/1/2027	65,000	6.25%	70,313	135,313		2,185,000
11/1/2027		6.25%	68,281	68,281	203,594	2,185,000
5/1/2028	75,000	6.25%	68,281	143,281		2,110,000
11/1/2028		6.25%	65,938	65,938	209,219	2,110,000
5/1/2029	80,000	6.25%	65,938	145,938		2,030,000
11/1/2029		6.25%	63,438	63,438	209,375	2,030,000
5/1/2030	85,000	6.25%	63,438	148,438		1,945,000
11/1/2030		6.25%	60,781	60,781	209,219	1,945,000
5/1/2031	90,000	6.25%	60,781	150,781		1,855,000
11/1/2031		6.25%	57,969	57,969	208,750	1,855,000
5/1/2032	95,000	6.25%	57,969	152,969		1,760,000
11/1/2032		6.25%	55,000	55,000	207,969	1,760,000
5/1/2033	100,000	6.25%	55,000	155,000		1,660,000
11/1/2033		6.25%	51,875	51,875	206,875	1,660,000

STATEMENT 5
DG FARMS CDD
\$3,425,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2014A-1
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service / (a)	Annual Debt Service / (a)	Bonds Outstanding
5/1/2034	110,000	6.25%	51,875	161,875		1,550,000
11/1/2034		6.25%	48,438	48,438	210,313	1,550,000
5/1/2035	115,000	6.25%	48,438	163,438		1,435,000
11/1/2035		6.25%	44,844	44,844	208,281	1,435,000
5/1/2036	120,000	6.25%	44,844	164,844		1,315,000
11/1/2036		6.25%	41,094	41,094	205,938	1,315,000
5/1/2037	130,000	6.25%	41,094	171,094		1,185,000
11/1/2037		6.25%	37,031	37,031	208,125	1,185,000
5/1/2038	140,000	6.25%	37,031	177,031		1,045,000
11/1/2038		6.25%	32,656	32,656	209,688	1,045,000
5/1/2039	150,000	6.25%	32,656	182,656		895,000
11/1/2039		6.25%	27,969	27,969	210,625	895,000
5/1/2040	160,000	6.25%	27,969	187,969		735,000
11/1/2040		6.25%	22,969	22,969	210,938	735,000
5/1/2041	170,000	6.25%	22,969	192,969		565,000
11/1/2041		6.25%	17,656	17,656	210,625	565,000
5/1/2042	180,000	6.25%	17,656	197,656		385,000
11/1/2042		6.25%	12,031	12,031	209,688	385,000
5/1/2043	190,000	6.25%	12,031	202,031		195,000
11/1/2043		6.25%	6,094	6,094	208,125	195,000
5/1/2044	195,000	6.25%	6,094	201,094		-
11/1/2044					201,094	
Total	\$ 2,710,000		\$ 2,904,375	\$ 5,614,375	\$ 5,614,375	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 210,938 after prepayments

**STATEMENT 6
 DG FARMS CDD
 ADOPTED BUDGET
 2,530,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014 A-3**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL(NET)	\$ 200,938
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	200,938
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
05/01/20	79,788
11/01/20	78,488
PRINCIPAL RETIREMENT	
05/01/20	40,000
TOTAL EXPENDITURES	198,275
EXCESS OF REVENUE OVER (UNDER) EXPEND.	2,663
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 2,663

Table 1. Allocation of Maximum Annual Debt Service to Lots

Lot Width	Lots	ERU	Total ERU	% ERU	MADS	MADS/Lot
45'	99	0.90	89.10	42.17%	84,730	\$856
50'	0	1.00	0.00	0.00%	-	\$0
60'	68	1.20	81.60	38.62%	77,598	\$1,141
70'	29	1.40	40.60	19.21%	38,609	\$1,331
Total	196		211.30	100.00%	200,938	

MADS Assmt. per ERU - net	951
MADS Assmt. per ERU - gross	1,012
Total revenue - gross, if all is on the roll	213,763

STATEMENT 7
DG FARMS CDD
\$2,530,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2014A-3
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
9/9/2014			-			2,530,000
11/1/2014			23,754	23,754	23,754	2,530,000
5/1/2015			82,225	82,225		2,530,000
11/1/2015			82,225	82,225	164,450	2,530,000
5/1/2016			82,225	82,225		2,530,000
11/1/2016			82,225	82,225	164,450	2,530,000
5/1/2017			82,225	82,225		2,530,000
11/1/2017			82,225	82,225	164,450	2,530,000
5/1/2018	35,000	6.50%	82,225	117,225		2,495,000
11/1/2018		6.50%	81,088	81,088	198,313	2,495,000
5/1/2019	40,000	6.50%	81,088	121,088		2,455,000
11/1/2019		6.50%	79,788	79,788	200,875	2,455,000
5/1/2020	40,000	6.50%	79,788	119,788		2,415,000
11/1/2020		6.50%	78,488	78,488	198,275	2,415,000
5/1/2021	45,000	6.50%	78,488	123,488		2,370,000
11/1/2021		6.50%	77,025	77,025	200,513	2,370,000
5/1/2022	45,000	6.50%	77,025	122,025		2,325,000
11/1/2022		6.50%	75,562	75,562	197,588	2,325,000
5/1/2023	50,000	6.50%	75,563	125,563		2,275,000
11/1/2023		6.50%	73,938	73,938	199,500	2,275,000
5/1/2024	50,000	6.50%	73,938	123,938		2,225,000
11/1/2024		6.50%	72,313	72,313	196,250	2,225,000
5/1/2025	55,000	6.50%	72,313	127,313		2,170,000
11/1/2025		6.50%	70,525	70,525	197,838	2,170,000
5/1/2026	60,000	6.50%	70,525	130,525		2,110,000
11/1/2026		6.50%	68,575	68,575	199,100	2,110,000
5/1/2027	65,000	6.50%	68,575	133,575		2,045,000
11/1/2027		6.50%	66,463	66,463	200,038	2,045,000
5/1/2028	70,000	6.50%	66,463	136,463		1,975,000
11/1/2028		6.50%	64,188	64,188	200,650	1,975,000
5/1/2029	75,000	6.50%	64,188	139,188		1,900,000
11/1/2029		6.50%	61,750	61,750	200,938	1,900,000
5/1/2030	75,000	6.50%	61,750	136,750		1,825,000
11/1/2030		6.50%	59,313	59,313	196,063	1,825,000
5/1/2031	80,000	6.50%	59,313	139,313		1,745,000
11/1/2031		6.50%	56,713	56,713	196,025	1,745,000

**STATEMENT 7
DG FARMS CDD
\$2,530,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2014A-3
DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/2032	90,000	6.50%	56,713	146,713		1,655,000
11/1/2032		6.50%	53,788	53,788	200,500	1,655,000
5/1/2033	95,000	6.50%	53,788	148,788		1,560,000
11/1/2033		6.50%	50,700	50,700	199,488	1,560,000
5/1/2034	100,000	6.50%	50,700	150,700		1,460,000
11/1/2034		6.50%	47,450	47,450	198,150	1,460,000
5/1/2035	105,000	6.50%	47,450	152,450		1,355,000
11/1/2035		6.50%	44,038	44,038	196,488	1,355,000
5/1/2036	115,000	6.50%	44,038	159,038		1,240,000
11/1/2036		6.50%	40,300	40,300	199,338	1,240,000
5/1/2037	120,000	6.50%	40,300	160,300		1,120,000
11/1/2037		6.50%	36,400	36,400	196,700	1,120,000
5/1/2038	130,000	6.50%	36,400	166,400		990,000
11/1/2038		6.50%	32,175	32,175	198,575	990,000
5/1/2039	140,000	6.50%	32,175	172,175		850,000
11/1/2039		6.50%	27,625	27,625	199,800	850,000
5/1/2040	150,000	6.50%	27,625	177,625		700,000
11/1/2040		6.50%	22,750	22,750	200,375	700,000
5/1/2041	160,000	6.50%	22,750	182,750		540,000
11/1/2041		6.50%	17,550	17,550	200,300	540,000
5/1/2042	170,000	6.50%	17,550	187,550		370,000
11/1/2042		6.50%	12,025	12,025	199,575	370,000
5/1/2043	180,000	6.50%	12,025	192,025		190,000
11/1/2043		6.50%	6,175	6,175	198,200	190,000
5/1/2044	190,000	6.50%	6,175	196,175		-
11/1/2044					196,175	
Total	\$ 2,530,000		\$ 3,352,729	\$ 5,882,729	\$ 5,882,729	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 200,938

**STATEMENT 8
DG FARMS CDD
ADOPTED BUDGET
\$3,415,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2016 A-1**

	BUDGET
REVENUE	
SPECIAL ASSESSMENTS - ON-ROLL/OFF ROLL (NET)	\$ 251,769
CAPITALIZED INTEREST	-
INTEREST - INVESTMENT	-
FUND BALANCE FORWARD	-
LESS: DISCOUNT ASSESSMENTS	-
TOTAL REVENUE	251,769
EXPENDITURES	
COUNTY - ASSESSMENT COLLECTION FEES	-
INTEREST EXPENSE	
05/01/20	98,181
11/01/20	96,600
PRINCIPAL RETIREMENT	
05/01/20	55,000
TOTAL EXPENDITURES	249,781
EXCESS OF REVENUE OVER (UNDER) EXPEND.	1,988
FUND BALANCE - BEGINNING	-
FUND BALANCE - ENDING	\$ 1,988

Table 1. Allocation of Maximum Annual Debt Service to Lots

Lot Width	Lots	ERU	Total ERU	% ERU	MADS	MADS/Lot
40'-45'	118	0.90	106.20	46.50%	117,066	\$992
60'	68	1.20	81.60	35.73%	89,949	\$1,323
70'	29	1.40	40.60	17.78%	44,754	\$1,543
Total	215		228.40	100.00%	251,769	

MADS Assmt. per ERU - net	1,102
MADS Assmt. per ERU - gross	1,173
Total revenue - gross, if all is on the roll	267,839

STATEMENT 9
DG FARMS CDD
\$3,415,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2016A-2
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
4/21/2016						3,415,000
11/1/2016			103,636	103,636	103,636	3,415,000
5/1/2017			98,181	98,181		3,415,000
11/1/2017			98,181	98,181	196,363	3,415,000
5/1/2018			98,181	98,181		3,415,000
11/1/2018			98,181	98,181	196,363	3,415,000
5/1/2019			98,181	98,181		3,415,000
11/1/2019			98,181	98,181	196,363	3,415,000
5/1/2020	55,000	5.750%	98,181	153,181		3,360,000
11/1/2020		5.750%	96,600	96,600	249,781	3,360,000
5/1/2021	60,000	5.750%	96,600	156,600		3,300,000
11/1/2021		5.750%	94,875	94,875	251,475	3,300,000
5/1/2022	60,000	5.750%	94,875	154,875		3,240,000
11/1/2022		5.750%	93,150	93,150	248,025	3,240,000
5/1/2023	65,000	5.750%	93,150	158,150		3,175,000
11/1/2023		5.750%	91,281	91,281	249,431	3,175,000
5/1/2024	70,000	5.750%	91,281	161,281		3,105,000
11/1/2024		5.750%	89,269	89,269	250,550	3,105,000
5/1/2025	75,000	5.750%	89,269	164,269		3,030,000
11/1/2025		5.750%	87,113	87,113	251,381	3,030,000
5/1/2026	75,000	5.750%	87,113	162,113		2,955,000
11/1/2026		5.750%	84,956	84,956	247,069	2,955,000
5/1/2027	80,000	5.750%	84,956	164,956		2,875,000
11/1/2027		5.750%	82,656	82,656	247,613	2,875,000
5/1/2028	85,000	5.750%	82,656	167,656		2,790,000
11/1/2028		5.750%	80,213	80,213	247,869	2,790,000
5/1/2029	90,000	5.750%	80,213	170,213		2,700,000
11/1/2029		5.750%	77,625	77,625	247,838	2,700,000
5/1/2030	95,000	5.750%	77,625	172,625		2,605,000
11/1/2030		5.750%	74,894	74,894	247,519	2,605,000
5/1/2031	105,000	5.750%	74,894	179,894		2,500,000
11/1/2031		5.750%	71,875	71,875	251,769	2,500,000
5/1/2032	110,000	5.750%	71,875	181,875		2,390,000
11/1/2032		5.750%	68,713	68,713	250,588	2,390,000
5/1/2033	115,000	5.750%	68,713	183,713		2,275,000
11/1/2033		5.750%	65,406	65,406	249,119	2,275,000

STATEMENT 9
DG FARMS CDD
\$3,415,000 CAPITAL IMPROVEMENT REVENUE BONDS, Series 2016A-2
DEBT SERVICE REQUIREMENT

Period Ending	Principal	Coupon	Interest	Debt Service / (a)	Annual Debt Service / (a)	Bonds Outstanding
5/1/2034	120,000	5.750%	65,406	185,406		2,155,000
11/1/2034		5.750%	61,956	61,956	247,363	2,155,000
5/1/2035	130,000	5.750%	61,956	191,956		2,025,000
11/1/2035		5.750%	58,219	58,219	250,175	2,025,000
5/1/2036	135,000	5.750%	58,219	193,219		1,890,000
11/1/2036		5.750%	54,338	54,338	247,556	1,890,000
5/1/2037	145,000	5.750%	54,338	199,338		1,745,000
11/1/2037		5.750%	50,169	50,169	249,506	1,745,000
5/1/2038	155,000	5.750%	50,169	205,169		1,590,000
11/1/2038		5.750%	45,713	45,713	250,881	1,590,000
5/1/2039	160,000	5.750%	45,713	205,713		1,430,000
11/1/2039		5.750%	41,113	41,113	246,825	1,430,000
5/1/2040	170,000	5.750%	41,113	211,113		1,260,000
11/1/2040		5.750%	36,225	36,225	247,338	1,260,000
5/1/2041	180,000	5.750%	36,225	216,225		1,080,000
11/1/2041		5.750%	31,050	31,050	247,275	1,080,000
5/1/2042	190,000	5.750%	31,050	221,050		890,000
11/1/2042		5.750%	25,588	25,588	246,638	890,000
5/1/2043	205,000	5.750%	25,588	230,588		685,000
11/1/2043		5.750%	19,694	19,694	250,281	685,000
5/1/2044	215,000	5.750%	19,694	234,694		470,000
11/1/2044		5.750%	13,513	13,513	248,206	470,000
5/1/2045	230,000	5.750%	13,513	243,513		240,000
11/1/2045		5.750%	6,900	6,900	250,413	240,000
5/1/2046	240,000	5.750%	6,900	246,900		-
11/1/2046			-	-	246,900	-
Total	\$ 3,415,000		\$ 3,997,105	\$ 7,412,105	\$ 7,412,105	

Footnote: Max annual ds: 251,769 (interest only)
(a) Data herein for the CDD's budgetary process purposes only.

EXHIBIT 2.

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DG FARMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the DG Farms 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; and

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.

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 2019-2020 and/or revised projections for fiscal year 2020-2021.
- 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

DG Farms Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

- 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 (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$ _____, 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 Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

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 make 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 subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2020.

Attested By:

**DG Farms Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

EXHIBIT 3.

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DG FARMS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the DG Farms Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

WHEREAS, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on

all assessable lands in the amount contained for each parcel's portion of the FY 2020-2021 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2020-2021 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, GTIS Metro DG LLC, a Delaware limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) based on actual expenditures on an as needed basis only of the FY 2020-2021 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2020
 2. 25% due no later than February 1, 2021
 3. 25% due no later than May 1, 2021
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2020-2021 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2020
 2. 25% due no later than February 1, 2021
 3. 25% due no later than April 1, 2021
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. 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 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2020.

Attested By:

**DG Farms Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

EXHIBIT 4.

Budget Funding Agreement
Fiscal Year 2020/2021

This Agreement is made and entered into this 12th day of August, 2020, by and between the **DG Farms Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Hillsborough County, Florida (hereinafter "**District**"), and **GTIS Metro DG LLC**, a Delaware limited liability company (hereinafter "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Hillsborough 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, Developer 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 2020/2021, which year commences on October 1, 2020 and concludes on September 30, 2021; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2020/2021 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2020/2021, 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 Developer 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 may be amended from time to time, within thirty (30) days of written request by the District. The monies to be funded by the Developer will be the difference between any actual on-roll and other non-off roll revenues received by the District minus the actual expenditures incurred by the District and will be provided on an "as needed" basis only. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees or assessments

which might otherwise be levied or imposed by the District. However, at the end of each fiscal year if it is determined there is a surplus that is related to the deficit funding provided by the Developer; the Developer will be entitled to a return of such funds up to the total amount deficit funded.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. 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.

4. 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.

5. 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.

6. 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 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 Developer.

7. 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.

8. 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.

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

10. 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.

11. 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:

**DG Farms Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

GTIS Metro DG LLC
a Delaware limited liability company

Witness

By: _____
John Ryan
Manager

Witness

Exhibit "A" – Fiscal Year 2020/2021 General Fund Budget

EXHIBIT 5.

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DG FARMS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, DG Farms 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 Hillsborough 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 District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DG FARMS COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2020, and ending on September 30, 2021 (the “FY 2020-2021”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2020-2021 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED ON AUGUST 12, 2020.

ATTEST:

**DG FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair

Exhibit A

**Notice of Meetings
Fiscal Year 2020-2021
DG Farms Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2020-2021 Regular Meetings of the Board of Supervisors of the DG Farms Community Development District shall be held at 6:15 p.m. at* the Panther Trace Clubhouse, 12515 Bramfield Drive, Riverview, Florida on the following dates [exceptions are noted below]:

October 14, 2020
November 11, 2020
December 9, 2020
January 13, 2021
February 10, 2021
March 10, 2021
April 14, 2021
May 12, 2021
June 9, 2021
July 14, 2021
August 11, 2021
September 8, 2021

**Please note that pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-179, and any amendment thereto or subsequent Executive Order) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meeting or meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Prior to each meeting, please check the District's website for the latest information: <https://www.dgfarmscdd.org/>.*

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Development Planning and Financing Group [DPFG], 250 International Parkway, Suite 280, Lake Mary FL 32756 at (813) 418-7473, Extension 4301, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG at (813) 418-7473 Ext. 4301. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

DPFG, District Management