



La Collina Community Development District

June 1, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

La Collina Community Development District

Board of Supervisors

Mark DePlasco, Chairman
Scott Tatum, Vice Chairman
Douglas Ford Assistant Secretary
Daniel Goon, Assistant Secretary
Sherri Bechtold, Assistant Secretary

District Staff

Christina Newsome & Samantha Zanoni, District Manager
Erin McCormick, District Counsel
Charles Reed, District Engineer
Howard Neal, Field Services Director
Sergio Inguazo, District Accountant
Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda Monday, June 1, 2026 – 6:00 p.m.

The Regular Meeting of the **La Collina Community Development District** will be held on **Monday, June 1, 2026, at 6:00 p.m. at the Brandon Regional Library- Margaret Clayton Community Room located at 1906 Bloomingdale Ave., Valrico, FL 33596**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

TEAMS MEETING INFORMATION

[Join Meeting Now](#)

Meeting ID: 233 843 341 650 55 Passcode: mS9m6rA3

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. Call to Order and Roll Call
2. Approval of Agenda
3. Public Comment

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. Staff Reports

- A. District Engineer
 - i. Discussion of Drainage Repair Update
- B. District Counsel
 - i. Lithia Road Widening Project Update
- C. District Manager
 - i. Review of Project Board
 - ii. Discussion of Cabana Access

5. Business Items

- A. Consideration of Resolution 2026-04; Approving Proposed Budget and Setting Public Hearing.....Page 3
 - i. Exhibit A – FY2026-2027 Proposed Budget *(under separate cover)*

6. Business Administration

- A. Consideration of Minutes from the Meeting held May 4, 2026Page 4
- B. Acceptance of April 2026 Financial StatementsPage 8

7. Supervisor Requests and Comments

8. Adjournment

The next meeting is scheduled for Monday, July 6, 2026, at 6:00 p.m.

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LA COLLINA COMMUNITY DEVELOPMENT DISTRICT I APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the La Collina Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 3, 2026, at 6:00 p.m. at the Bloomingdale Regional Library located at 1906 Bloomingdale Ave., Valrico, Florida 33596.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 1, 2026.

Attested By:

**La Collina
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

La Collina
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

June 1, 2026

CLEAR PARTNERSHIPS





La Collina

Community Development District

Operating Budget

FY 2027



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OPERATING BUDGET

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Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$6,739.00	\$0.00	\$6,739.00	0%	\$0.00
Special Assmnts- Tax Collector	\$282,100.00	\$283,358.00	\$0.00	\$283,358.00	0%	\$300,105.32
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$12,004.21
Other Misc Revenues	\$0.00	\$755.00	\$0.00	\$755.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$55.00	\$0.00	\$55.00	0%	\$0.00
TOTAL REVENUES	\$282,100.00	\$290,907.00	\$0.00	\$290,907.00	3%	\$288,101.11
EXPENDITURES						
<i>Administration</i>						
Supervisor Fees	\$12,000.00	\$6,800.00	\$5,000.00	\$11,800.00	-2%	\$12,000.00
Trustee Fees	\$4,500.00	\$4,148.00	\$0.00	\$4,148.00	-8%	\$4,500.00
Disclosure Report	\$3,500.00	\$2,042.00	\$1,458.00	\$3,500.00	0%	\$3,500.00
District Counsel	\$4,000.00	\$1,599.00	\$2,401.00	\$4,000.00	0%	\$4,000.00
District Engineer	\$2,000.00	\$8,048.00	\$5,873.90	\$13,921.90	596%	\$3,500.00
District Manager	\$32,949.00	\$19,220.00	\$13,729.00	\$32,949.00	0%	\$34,597.00
Accounting Services	\$7,725.00	\$4,506.00	\$0.00	\$4,506.00	-42%	\$8,112.00
Auditing Services	\$4,300.00	\$4,400.00	\$0.00	\$4,400.00	2%	\$4,500.00
Website Services	\$3,038.00	\$1,549.00	\$0.00	\$1,549.00	-49%	\$3,038.00
Postage, Phone, Faxes, Copies	\$500.00	\$481.00	\$351.06	\$832.06	66%	\$500.00
Legal Advertising	\$2,000.00	\$88.00	\$1,912.00	\$2,000.00	0%	\$1,000.00
Bank Fees	\$100.00	\$1,415.00	\$1,032.75	\$2,447.75	2348%	\$500.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,002.11
Payroll Services	\$0.00	\$101.00	\$0.00	\$101.00	0%	\$100.00
Reserve Capital	\$28,000.00	\$12,800.00	\$15,200.00	\$28,000.00	0%	\$28,000.00
Website Administration	\$0.00	\$180.00	\$0.00	\$180.00	0%	\$0.00
Total Administration	\$104,787.00	\$67,552.00	\$46,957.71	\$114,509.71	9%	\$114,024.11
<i>Insurance</i>						
Insurance -Property & Casualty	\$10,852.00	\$10,297.00	\$0.00	\$10,297.00	-5%	\$9,782.00
Insurance - Crime	\$500.00	\$500.00	\$0.00	\$500.00	0%	\$550.00
Insurance - General Liability	\$3,510.00	\$3,307.00	\$0.00	\$3,307.00	-6%	\$3,638.00
Public Officials Insurance	\$2,762.00	\$2,602.00	\$0.00	\$2,602.00	-6%	\$2,862.00
Total Insurance	\$17,624.00	\$16,706.00	\$0.00	\$16,706.00	-5%	\$16,832.00
<i>Electric Utility Services</i>						
Electric Utility Services	\$38,708.00	\$15,025.00	\$10,966.11	\$25,991.11	-33%	\$35,000.00
Water/Waste Water	\$5,670.00	\$4,030.00	\$2,941.33	\$6,971.33	23%	\$6,670.00
Total Electric Utility Services	\$44,378.00	\$19,055.00	\$13,907.44	\$32,962.44	-26%	\$41,670.00
<i>Parks and Recreation</i>						

La Collina
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	May-	PROJECTED		BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	Budget	FY 2027
Contract - Janitorial	\$7,200.00	\$4,667.00	\$3,406.25	\$8,073.25	12%	\$7,200.00
Contract - Garbage Collection	\$2,500.00	\$2,082.00	\$1,519.56	\$3,601.56	44%	\$3,500.00
Contract - Pest Control	\$840.00	\$781.00	\$570.02	\$1,351.02	61%	\$840.00
R&M-General	\$6,449.00	\$8,291.00	\$0.00	\$8,291.00	29%	\$6,449.00
R&M - Cabana	\$2,000.00	\$576.00	\$1,424.00	\$2,000.00	0%	\$2,000.00
R&M-Dog Park	\$2,000.00	\$3,254.00	\$0.00	\$3,254.00	63%	\$2,000.00
R&M - Entrance Monuments, Gates, Walls	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Contract - Pool	\$13,200.00	\$8,186.00	\$5,900.00	\$14,086.00	7%	\$13,200.00
R&M-Pool	\$4,000.00	\$2,458.00	\$1,542.00	\$4,000.00	0%	\$4,000.00
Well Maintenance	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Miscellaneous Expenses	\$8,122.00	\$5,739.00	\$2,383.00	\$8,122.00	0%	\$8,122.00
Holiday Decoration	\$5,000.00	\$6,524.00	\$0.00	\$6,524.00	30%	\$6,524.00
Total Park and Recreation	\$55,311.00	\$42,558.00	\$20,744.83	\$63,302.83	14%	\$57,835.00
Other Physical Environment						
Contract - Landscape Maintenance	\$42,000.00	\$21,000.00	\$21,000.00	\$42,000.00	0%	\$42,000.00
Contract - Mulch	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$6,710.00
Contracts-Palms	\$1,000.00	\$3,135.00	\$0.00	\$3,135.00	214%	\$1,000.00
R&M - Landscape Plant Replacement	\$5,000.00	\$6,334.00	\$0.00	\$6,334.00	27%	\$5,000.00
R&M - Irrigation	\$3,000.00	\$915.00	\$2,085.00	\$3,000.00	0%	\$3,000.00
Stormwater Maintenance	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Total Other Physical Environment	\$60,000.00	\$31,384.00	\$32,085.00	\$63,469.00	6%	\$59,710.00
TOTAL EXPENDITURES	\$282,100.00	\$177,255.00	\$113,694.98	\$290,949.98	3%	\$290,071.11
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$113,652.00	-\$113,694.98	-\$42.98	0%	-\$1,970.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,970.00
Operating Transfers - Out	\$0.00	-\$81,966.00	\$0.00	-\$81,966.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	-\$81,966.00	\$0.00	-\$81,966.00		\$1,970.00
Net change in fund balance		\$31,686.00	-\$113,694.98	-\$82,008.98	0%	\$0.00
FUND BALANCE, BEGINNING	\$329,414.00	\$329,414.00	\$0.00	\$329,414.00	0%	\$247,405.02
FUND BALANCE, ENDING	\$329,414.00	\$361,100.00	-\$113,694.98	\$247,405.02	-25%	\$247,405.02

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$329,414.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	-\$82,008.98
Estimated Funds Available - 9/30/2026	\$247,405.02

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$247,405.02
Operating Reserve - Operating Capital	\$65,517.78
Reserve Capital FY 2026	\$28,000.00
Reserve Capital FY 2027	\$28,000.00
Reserve Capital FY 2026 Expenditure	-\$12,800.00
Subtotal	<u>\$108,717.78</u>
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$138,687.25

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Special Assmnts – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditure during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assmnts - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administration

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending fourteen meetings.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2015 Bond. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Disclosure Report

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

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including 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.

Accounting Services

Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration, and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Budget Narrative
Fiscal Year 2027

Administration (continue)

Website Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

Postage, Phone, Faxes, Copies

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

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses, Subscriptions

Dept of Commerce annual filing fee.

Misc-Assessment Collection Cost

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Payroll Services

ADP payroll fees for board payroll.

Reserve Capital

Allocated capital at board's discretion.

Insurance

Insurance - Property & Casualty

The District will incur fees to insure items owned by the district for its property needs.

Insurance - Crime

The District will incur fees to insure crime.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Insurance - Public Official

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Budget Narrative
Fiscal Year 2027

Electric Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Water/Wastewater

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Parks and Recreation

Contract - Janitorial

Cost of janitorial labor for CDD Facilities.

Contract – Garbage Collection

Cost of dumpster rental and trash collection at CDD facilities.

Contract – Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

R&M - General

Other miscellaneous District repairs and maintenance.

R&M - Cabana

Cabana repairs and maintenance.

R&M – Dog Park

Dog park repairs and maintenance.

R&M – Entrance Monuments, Gates, Walls

Cost of repairs and regular maintenance for entryways, walls, and gates.

Contract - Pool

Cost of Maintenance for CDD pool facilities.

R&M - Pool

Cost of repairs and maintenance of pool outside the scope of the contract.

R&M – Well Maintenance

Cost of repairs and maintenance as well.

Misc - Expenses

Other miscellaneous expenses are not otherwise specified.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Budget Narrative
Fiscal Year 2027

Other Physical Environment

Contract – Landscape Maintenance

Landscaping company provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Contract - Mulch

Cost of mulch for District property.

Contract - Palms

Cost to maintain the District property palms.

R&M – Landscape Plant Replacement

Cost of replacing dead or damaged plants throughout the district.

R&M - Irrigation

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Stormwater Maintenance

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.



La Collina

Community Development District

Debt Service Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2015 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 4/30/2026	May- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$13,890.00	\$0.00	\$13,890.00	0%	\$0.00
Special Assmnts- Tax Collector	\$251,883.00	\$253,000.00	\$0.00	\$253,000.00	0%	\$267,960.50
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$10,718.42
TOTAL REVENUES	\$251,883.00	\$266,890.00	\$0.00	\$266,890.00	6%	\$257,242.08
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,359.21
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,359.21
<i>Debt Service</i>						
Principal Debt Retirement	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00	0%	\$80,000.00
Interest Expense	\$165,156.00	\$83,516.00	\$81,640.00	\$165,156.00	0%	\$161,281.26
Total Debt Service	\$240,156.00	\$158,516.00	\$81,640.00	\$240,156.00	0%	\$241,281.26
TOTAL EXPENDITURES	\$240,156.00	\$158,516.00	\$81,640.00	\$240,156.00		\$246,640.47
Excess (deficiency) of revenues Over (under) expenditures	\$11,727.00	\$108,374.00	-\$81,640.00	\$26,734.00	128%	\$10,601.61
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$108,374.00	-\$81,640.00	\$26,734.00	0%	\$10,601.61
FUND BALANCE, BEGINNING	\$635,566.00	\$635,566.00	\$0.00	\$635,566.00	0%	\$662,300.00
FUND BALANCE, ENDING	\$635,566.00	\$743,940.00	-\$81,640.00	\$662,300.00	4%	\$672,901.61
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2015 Bonds	\$3,075,000.00	\$3,005,000.00	\$2,930,000.00			\$2,850,000.00

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015

<u>Date</u>	<u>Outstanding Balance</u>	<u>Principal</u>	<u>Rate</u>	<u>Interest</u>	<u>Total</u>
11/1/2022	\$3,140,000.00	\$0.00	5.00%	\$0.00	\$0.00
5/1/2023	\$3,140,000.00			\$86,890.63	\$86,890.63
11/1/2023	\$3,140,000.00	\$65,000.00	5.00%	\$86,890.63	\$151,890.63
5/1/2024	\$3,075,000.00			\$85,265.63	\$85,265.63
11/1/2024	\$3,075,000.00	\$70,000.00	5.00%	\$85,265.63	\$155,265.63
5/1/2025	\$3,005,000.00			\$83,515.63	\$83,515.63
11/1/2025	\$3,005,000.00	\$75,000.00	5.00%	\$83,515.63	\$158,515.63
5/1/2026	\$2,930,000.00			\$81,640.63	\$81,640.63
11/1/2026	\$2,930,000.00	\$80,000.00	5.00%	\$81,640.63	\$161,640.63
5/1/2027	\$2,850,000.00			\$79,640.63	\$79,640.63
11/1/2027	\$2,850,000.00	\$80,000.00	5.00%	\$79,640.63	\$159,640.63
5/1/2028	\$2,770,000.00			\$77,640.63	\$77,640.63
11/1/2028	\$2,770,000.00	\$85,000.00	5.00%	\$77,640.63	\$162,640.63
5/1/2029	\$2,685,000.00			\$75,515.63	\$75,515.63
11/1/2029	\$2,685,000.00	\$90,000.00	5.63%	\$75,515.63	\$165,515.63
5/1/2030	\$2,595,000.00			\$72,984.38	\$72,984.38
11/1/2030	\$2,595,000.00	\$95,000.00	5.63%	\$72,984.38	\$167,984.38
5/1/2031	\$2,500,000.00			\$70,312.50	\$70,312.50
11/1/2031	\$2,500,000.00	\$100,000.00	5.63%	\$70,312.50	\$170,312.50
5/1/2032	\$2,400,000.00			\$67,500.00	\$67,500.00
11/1/2032	\$2,400,000.00	\$105,000.00	5.63%	\$67,500.00	\$172,500.00
5/1/2033	\$2,295,000.00			\$64,546.88	\$64,546.88
11/1/2033	\$2,295,000.00	\$110,000.00	5.63%	\$64,546.88	\$174,546.88
5/1/2034	\$2,185,000.00			\$61,453.13	\$61,453.13
11/1/2034	\$2,185,000.00	\$120,000.00	5.63%	\$61,453.13	\$181,453.13
5/1/2035	\$2,065,000.00			\$58,078.13	\$58,078.13
11/1/2035	\$2,065,000.00	\$125,000.00	5.63%	\$58,078.13	\$183,078.13
5/1/2036	\$1,940,000.00			\$54,562.50	\$54,562.50
11/1/2036	\$1,940,000.00	\$130,000.00	5.63%	\$54,562.50	\$184,562.50
5/1/2037	\$1,810,000.00			\$50,906.25	\$50,906.25
11/1/2037	\$1,810,000.00	\$140,000.00	5.63%	\$50,906.25	\$190,906.25
5/1/2038	\$1,670,000.00			\$46,968.75	\$46,968.75
11/1/2038	\$1,670,000.00	\$145,000.00	5.63%	\$46,968.75	\$191,968.75
5/1/2039	\$1,525,000.00			\$42,890.63	\$42,890.63
11/1/2039	\$1,525,000.00	\$155,000.00	5.63%	\$42,890.63	\$197,890.63
5/1/2040	\$1,370,000.00			\$38,531.25	\$38,531.25
11/1/2040	\$1,370,000.00	\$165,000.00	5.63%	\$38,531.25	\$203,531.25
5/1/2041	\$1,205,000.00			\$33,890.63	\$33,890.63
11/1/2041	\$1,205,000.00	\$175,000.00	5.63%	\$33,890.63	\$208,890.63
5/1/2042	\$1,030,000.00			\$28,968.75	\$28,968.75
11/1/2042	\$1,030,000.00	\$185,000.00	5.63%	\$28,968.75	\$213,968.75
5/1/2043	\$845,000.00			\$23,765.63	\$23,765.63
11/1/2043	\$845,000.00	\$195,000.00	5.63%	\$23,765.63	\$218,765.63
5/1/2044	\$650,000.00			\$18,281.25	\$18,281.25
11/1/2044	\$650,000.00	\$205,000.00	5.63%	\$18,281.25	\$223,281.25
5/1/2045	\$445,000.00			\$12,515.63	\$12,515.63
11/1/2045	\$445,000.00	\$215,000.00	5.63%	\$12,515.63	\$227,515.63
5/1/2046	\$230,000.00			\$6,468.75	\$6,468.75
11/1/2046	\$230,000.00	\$230,000.00	5.63%	\$6,468.75	\$236,468.75
		\$3,140,000.00		\$2,645,468.75	\$5,785,468.75

Budget Narrative
Fiscal Year 2027

REVENUES

Special Assmnts - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditure during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assmnts - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administration

Misc-Assessment Collection Cost

The District reimburses the Hillsborough County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The district pays regular principal payments annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



La Collina

Community Development District

Supporting Budget Schedule

FY 2027



Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET

Product	O&M Assessment			Debt Service Series 2015			Total Assessments per Unit				Units
	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026		FY 2027	FY 2026	Dollar Change	Percent Change	
SF40'	\$758.80	\$758.80	\$0.00	\$682.27	\$682.27	\$0.00	\$1,441.07	\$1,441.07	\$0.00	0%	83
SF 50'	\$948.50	\$948.50	\$0.00	\$852.83	\$852.83	\$0.00	\$1,801.33	\$1,801.33	\$0.00	0%	53
SF 60'	\$1,138.20	\$1,138.20	\$0.00	\$1,023.40	\$1,023.40	\$0.00	\$2,161.60	\$2,161.60	\$0.00	0%	107
SF 70'	\$1,327.90	\$1,327.90	\$0.00	\$1,193.97	\$1,193.97	\$0.00	\$2,521.87	\$2,521.87	\$0.00	0%	49
											292

ASSESSMENT INCREASE ANALYSIS			
Product	Assessment Increase \$100,000.00		
	Per Product	O&M %	O&M \$
SF40'	\$0.00	0.00%	\$0.00
SF 50'	\$0.00	0.00%	\$0.00
SF 60'	\$0.00	0.00%	\$0.00
SF 70'	\$0.00	0.00%	\$0.00

Total \$106,382.98 *Collection costs included*

ASSESSMENT TREND ANALYSIS - GENERAL FUND			
FY 2027	FY 2026	FY 2025	FY 2024
\$758.80	\$758.80	\$755.31	\$755.31
\$948.50	\$948.50	\$944.13	\$944.13
\$1,138.20	\$1,138.20	\$1,132.96	\$1,132.96
\$1,327.90	\$1,327.90	\$1,321.78	\$1,321.78

**MINUTES OF MEETING
LA COLLINA
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the La Collina Community Development District was held on May 4, 2026,
2 and called to order at 6:00 p.m. at the Bloomingdale Regional Public Library, 1906 Bloomingdale
3 Ave, Valrico, Florida 33596.

4
5 Present and constituting a quorum were:

- | | | |
|----|-----------------|---------------------|
| 6 | Mark DePlasco | Chairperson |
| 7 | Scott Tatum | Vice Chairperson |
| 8 | Daniel Goon | Assistant Secretary |
| 9 | Sherri Bechtold | Assistant Secretary |
| 10 | Douglas Ford | Assistant Secretary |

11
12 Also present, either in person or via Teams Communications, were:

- | | | |
|----|-------------------------------------|------------------|
| 13 | Christina Newsome | District Manager |
| 14 | Residents and Members of the Public | |

15
16 *This is not a certified or verbatim transcript but rather represents the context and summary of the*
17 *meeting. The full meeting is available in audio format upon request. Contact the District Office*
18 *for any related costs for an audio copy.*

19
20 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

21 The meeting was called to order, and a quorum was established.

22
23 **SECOND ORDER OF BUSINESS** **Approve the Agenda**

24 The Board approved the May 4, 2026, agenda as presented.

25
26 **THIRD ORDER OF BUSINESS** **Audience Comments**

27 Resident #1 commented on the depression in their yard and the stormwater system.

28
29 **FOURTH ORDER OF BUSINESS** **Staff Reports**

30 **A. Accountant’s Report**

31 **i. Review of O&M Report**

32 Ms. Newsome reviewed the O&M report and accounting snapshot with the Board.

33

34 **B. District Engineer**

35 **i. Discussion of Drainage Repair Update**

36 Ms. Newsome presented the drainage repair report to the Board and provided updates on the site
37 visit with the District Engineer.

38

39 **ii. Discussion of HI-Five Update**

40 Ms. Newsome presented the report, reviewed the email from the District Engineer, and answered
41 the Board’s questions.

42

43 **C. District Counsel**

44 **i. Lithia Road Widening Project Update**

45 Ms. Newsome updated the Board on the Eminent Domain Firm’s response. Since the project is
46 not set to begin until 2030, no action is required from the Board at this time.

47

48 **D. District Manager**

49 **i. Review of Project Board**

50 Ms. Newsome presented her report and reviewed project items with the Board.

51

52 On MOTION by Mr. Tatum, seconded by Mr. Ford, with all in
53 favor, motion to set NTE of \$1,000 for repairs to the cabana door
54 carried. 5-0

55

56 **ii. Announcing the Number of Qualified Registered Voters in the District (605)**

57 The Board acknowledged the number of qualified registered voters in the District.

58

59 **iii. Discussion of Fiscal Year 2027 Budget**

60 The Board reviewed the draft of the proposed budget, which keeps the assessments unchanged.
61 The Board requested a memorandum be drafted for residents highlighting improvements made by not
62 increasing the assessments.

63

64

65

66 **FIFTH ORDER OF BUSINESS** **Business Items**

67 **A. Consideration of Resolution 2026-03; Designating Officers of the District**

68 On MOTION by Mr. Tatum, seconded by Mr. Goon, with all in
69 favor, motion to adopt Resolution 2026-03; Designating Officers
70 of the District carried. 5-0

71
72 **B. Consideration of Flotech Stormwater System Cleaning and CCTV Inspection Proposal**

73 On MOTION by Mr. Tatum, seconded by Mr. DePlasco, with all
74 in favor, motion to approve the Flotech Stormwater System
75 Cleaning and CCTV Inspection Proposal in the amount of \$7,295
76 carried. 5-0

77
78 **SIXTH ORDER OF BUSINESS** **Business Administration**

79 **A. Consideration of Minutes from the Meeting held April 6, 2026**

80 On MOTION by Mr. Ford, seconded by Mr. DePlasco, with all in
81 favor, motion to approve the Minutes from the Meeting held on
82 April 6, 2026, carried. 5-0.

83
84 **SEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

85 Mr. DePlasco suggested adding additional shade sails to the pool area as the next capital project.
86 He also spoke on the lack of mowing that needs to be addressed by Earthscapes.

87 Mr. Ford stated that the tree limbs around the ponds need to be trimmed, the cabana roof needs to
88 be painted and that plantings are needed around the dog park fence to prevent people from jumping the
89 fence.

90 Mr. Goon stated that the shade structures look good, and he agrees with adding additional
91 structures.

92 Mr. Tatum requested that staff coordinate with the holiday lighting vendor soon in order to renew
93 the contract and make any desired changes.

94
95
96
97
98

La Collina CDD
May 4, 2026

99 **EIGHTH ORDER OF BUSINESS**

Adjournment

100
101
102
103
104
105

On MOTION by Mr. Goon, seconded by Ms. Bechtold, with all in favor, the meeting was adjourned at 7:06 p.m. 5-0

106 _____
Secretary / Assistant Secretary

Chairperson / Vice Chairperson

*La Collina
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



LA COLLINA COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2015 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 15,109	\$ -	\$ -	\$ -	\$ -	\$ 15,109
Cash In Bank	141,351	-	-	-	-	141,351
Due From Other Funds	-	-	3,753	-	-	3,753
Investments:						
Money Market Account	205,409	-	-	-	-	205,409
Operating Account (Reserve)	-	82,407	-	-	-	82,407
Prepayment Account	-	-	859	-	-	859
Reserve Fund	-	-	243,281	-	-	243,281
Revenue Fund	-	-	496,047	-	-	496,047
Prepaid Items	1,383	-	-	-	-	1,383
Deposits	3,607	-	-	-	-	3,607
Fixed Assets						
Improvements - Amenity Center	-	-	-	1,124,855	-	1,124,855
Improvements Other Than Buildings	-	-	-	2,765,113	-	2,765,113
Amount Avail In Debt Services	-	-	-	-	539,244	539,244
Amount To Be Provided	-	-	-	-	2,395,756	2,395,756
TOTAL ASSETS	\$ 366,859	\$ 82,407	\$ 743,940	\$ 3,889,968	\$ 2,935,000	\$ 8,018,174
LIABILITIES						
Accounts Payable	\$ 2,006	\$ -	\$ -	\$ -	\$ -	\$ 2,006
Bonds Payable	-	-	-	-	2,935,000	2,935,000
Due To Other Funds	3,753	-	-	-	-	3,753
TOTAL LIABILITIES	5,759	-	-	-	2,935,000	2,940,759
FUND BALANCES						
Nonspendable:						
Prepaid Items	1,383	-	-	-	-	1,383
Restricted for:						
Debt Service	-	-	743,940	-	-	743,940
Unassigned:	359,717	82,407	-	3,889,968	-	4,332,092
TOTAL FUND BALANCES	361,100	82,407	743,940	3,889,968	-	5,077,415
TOTAL LIABILITIES & FUND BALANCES	\$ 366,859	\$ 82,407	\$ 743,940	\$ 3,889,968	\$ 2,935,000	\$ 8,018,174

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 6,739	\$ 6,739	0.00%
Interest - Tax Collector	-	55	55	0.00%
Special Assmnts- Tax Collector	282,100	283,358	1,258	100.45%
Other Miscellaneous Revenues	-	755	755	0.00%
TOTAL REVENUES	282,100	290,907	8,807	103.12%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	6,800	5,200	56.67%
Trustee Fees	4,500	4,148	352	92.18%
Disclosure Report	3,500	2,042	1,458	58.34%
District Counsel	4,000	1,599	2,401	39.98%
District Engineer	2,000	8,048	(6,048)	402.40%
District Manager	32,949	19,220	13,729	58.33%
Accounting Services	7,725	4,506	3,219	58.33%
Auditing Services	4,300	4,400	(100)	102.33%
Website Services	3,038	1,549	1,489	50.99%
Postage, Phone, Faxes, Copies	500	481	19	96.20%
Insurance - General Liability	3,510	3,307	203	94.22%
Insurance - Public Official Insurance	2,762	2,602	160	94.21%
Insurance -Property & Casualty	10,852	10,297	555	94.89%
Insurance - Crime	500	500	-	100.00%
Legal Advertising	2,000	88	1,912	4.40%
Bank Fees	100	1,415	(1,315)	1415.00%
Payroll Services	-	101	(101)	0.00%
Website Administration	-	180	(180)	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Reserve Capital	28,000	12,800	15,200	45.71%
Total Administration	122,411	84,258	38,153	68.83%
Electric Utility Services				
Water/Waste Water	5,670	4,030	1,640	71.08%
Electric Utility Services	38,708	15,025	23,683	38.82%
Total Electric Utility Services	44,378	19,055	25,323	42.94%
Other Physical Environment				
Contract - Landscape Maintenance	42,000	21,000	21,000	50.00%
Contract - Palms	1,000	3,135	(2,135)	313.50%
Stormwater Maintenance	2,000	-	2,000	0.00%

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M - Landscape Plant Replacement	5,000	6,334	(1,334)	126.68%
Contract - Mulch	7,000	-	7,000	0.00%
R&M - Irrigation	3,000	915	2,085	30.50%
Total Other Physical Environment	60,000	31,384	28,616	52.31%
<u>Parks and Recreation</u>				
Contract - Janitorial	7,200	4,667	2,533	64.82%
Contract - Pool	13,200	8,186	5,014	62.02%
Contract - Pest Control	840	781	59	92.98%
R&M - General	6,449	8,291	(1,842)	128.56%
R&M - Pool	4,000	2,458	1,542	61.45%
Well Maintenance	2,000	-	2,000	0.00%
R&M - Entrance Monuments, Gates, Walls	2,000	-	2,000	0.00%
R&M - Dog Park	2,000	3,254	(1,254)	162.70%
R&M - Cabana	2,000	576	1,424	28.80%
Contract - Garbage Collection	2,500	2,082	418	83.28%
Holiday Decorations	5,000	6,524	(1,524)	130.48%
Misc - Expenses	8,122	5,739	2,383	70.66%
Total Parks and Recreation	55,311	42,558	12,753	76.94%
TOTAL EXPENDITURES	282,100	177,255	104,845	62.83%
Excess (deficiency) of revenues				
Over (under) expenditures	-	113,652	113,652	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(81,966)	(81,966)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(81,966)	(81,966)	0.00%
Net change in fund balance	\$ -	\$ 31,686	\$ 31,686	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		329,414		
FUND BALANCE, ENDING		\$ 361,100		

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
Reserve Fund (005)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 441	\$ 441	0.00%
TOTAL REVENUES	-	441	441	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	441	441	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	81,966	81,966	0.00%
TOTAL FINANCING SOURCES (USES)	-	81,966	81,966	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 82,407</u>	<u>\$ 82,407</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u>\$ 82,407</u>		

LA COLLINA COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
Series 2015 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 13,890	\$ 13,890	0.00%
Special Assmnts- Tax Collector	251,883	253,000	1,117	100.44%
TOTAL REVENUES	251,883	266,890	15,007	105.96%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	75,000	75,000	-	100.00%
Interest Expense	165,156	83,516	81,640	50.57%
Total Debt Service	240,156	158,516	81,640	66.01%
TOTAL EXPENDITURES	240,156	158,516	81,640	66.01%
Excess (deficiency) of revenues Over (under) expenditures	11,727	108,374	96,647	n/a
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	11,727	-	(11,727)	0.00%
TOTAL FINANCING SOURCES (USES)	11,727	-	(11,727)	0.00%
Net change in fund balance	\$ 11,727	\$ 108,374	\$ 73,193	n/a
FUND BALANCE, BEGINNING (OCT 1, 2025)		635,566		
FUND BALANCE, ENDING		\$ 743,940		

Bank Account Statement

La Collina CDD

Bank Account No. 3166

Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101001 Balance	15,108.51	Statement Balance	15,108.51
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	15,108.51
Subtotal	15,108.51	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	15,108.51
Ending G/L Balance	15,108.51		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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Bank Account Statement

La Collina CDD

Bank Account No. 3800
Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101002 Balance	141,350.95	Statement Balance	152,940.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	152,940.93
Subtotal	141,350.95	Outstanding Checks	-11,589.98
Negative Adjustments	0.00	Ending Balance	141,350.95
Ending G/L Balance	141,350.95		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/20/2026	Payment	100000	Erin McCormick Law, PA	Inv: 10884			-1,318.50
04/20/2026	Payment	100001	HOME TEAM PEST DEFENSE, INC.	Inv: 118831684			-42.86
04/20/2026	Payment	100002	SHADY SAILS LLC	Inv: #247-2			-6,400.00
04/27/2026	Payment	100003	ALVAREZ PLUMBING COMPANY	Inv: 79777			-600.00
04/27/2026	Payment	100004	JOHNSON ENGINEERING, INC.	Inv: 000000009031			-3,047.50
04/27/2026	Payment	100005	INFRAMARK LLC	Inv: 177145			-181.12
Total Outstanding Checks							-11,589.98

Bank Account Statement

La Collina CDD

Bank Account No. 6109

Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 151002 Balance	82,406.73	Statement Balance	82,406.73
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	82,406.73
Subtotal	82,406.73	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	82,406.73
Ending G/L Balance	82,406.73		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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