



Rizzetta & Company

Rookery Community Development District

Board of Supervisors' Special Meeting August 12, 2025

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

City of Green Cove Springs City Hall
321 Walnut Street
Green Cove Springs, FL 32043

Board of Supervisors	Bob Porter John Gislason Anthony Sharp Mark Dearing Greg Matovina	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	David Taylor	A Live Oak Engineering, Inc. Company

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Board of Supervisors
**Rookery Community
Development District**

August 5, 2025

FINAL AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Rookery Community Development District will be held on **August 12, 2025 at 3:00 p.m.** at the City of Green Cove Springs City Hall, 321 Walnut Street, Green Cove Springs, FL 32043.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on June 10, 2025.....Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for May & June 2025.....Tab 2
- 4. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Landscape.....Tab 3
 - 1.) BrightView Landscape Report, Dated August 1, 2025
 - E. Pond Maintenance.....Tab 4
 - 1.) Florida Waterways Report, Dated July 14, 2025
- 5. Business Items**
 - A. Consideration of Proposal for Additional Landscape Maintenance Area(s).....Tab 5
 - B. Ratification of Proposal for Property Insurance – *(Under Separate Cover)*
 - C. Ratification of Utility Transfers & Set Up (Electric and Water Meters)
 - D. Public Hearing on Fiscal Year 2025-2026 Final Budget.....Tab 6
 - 1.) Consideration of Resolution 2025-03, Adopting FY 25-26 Budget
 - 2.) Consideration of Funding Agreement for FY 2025/26 Budget - *(Under Separate Cover)*
 - E. Public Hearing on Fiscal Year 2025-2026 Special Assessments.....Tab 7
 - 1.) Consideration of Resolution 2025-04, Imposing Special Assessments
 - F. Consideration of Resolution 2025-05, Setting Fiscal Year 2025-2026 Meeting Dates.....Tab 8
 - G. Acceptance of First Addendum to Contract for Professional District Services.....Tab 9
- 6. Supervisor Requests and Audience Comments**
- 7. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at 904-436-6270.

Very truly yours,

Lesley Gallagher

District Manager

Tab 1

MINUTES OF MEETING

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

**ROOKERY
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of Rookery Community Development District was held on **June 10, 2025 at 1:00 p.m.** at Green Cove Springs City Hall, 321 Walnut Street, 2nd Floor Training Room, Green Cove Springs, FL 32043.

Present and constituting a quorum:

Bob Porter	Board Member, Chairman
John Gislason	Board Member, Vice Chairman
Mark Dearing	Board Member, Assistant Secretary
Anthony Sharp	Board Member, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock (via speakerphone)
Philip Fremonto	Vice President, D.R. Horton Inc. – Jacksonville

No audience members present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Porter opened the Board of Supervisors' meeting at 1:00 p.m.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS ON AGENDA ITEMS

There were no audience members present.

THIRD ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES OF THE
BOARD OF SUPERVISORS' MEETING HELD
ON MAY 13, 2025**

FOURTH ORDER OF BUSINESS

**RATIFICATION OF OPERATION AND
MAINTENANCE EXPENDITURES FOR APRIL
2025**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Minutes of Supervisors Regular Meeting held on May 13, 2025, as presented and ratified the Operations and Maintenance Expenditures for April 2025 in the amount of \$16,497.63, for Rookery Community Development District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. DISTRICT COUNSEL

Ms. Buchanan did not have a specific report but was available for any questions.

B. DISTRICT ENGINEER

Not required to attend.

C. DISTRICT MANAGER

Ms. Gallagher was available to answer any questions regarding her printed report.

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF RESPONSES TO
LANDSCAPE & IRRIGATION MAINTENANCE
RFP**

The Board reviewed proposals for landscape and irrigation maintenance from BrightView, Yellowstone and United.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board accepted the proposal from BrightView for landscape and irrigation maintenance services for Rookery Community Development District.

SEVENTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS AND AUDIENCE
COMMENTS**

There were no supervisor requests and no audience present.

EIGHTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board adjourned the meeting at 1:03 p.m., for the Rookery Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A

Rookery CDD Initial Landscape RFP

June 2025

	Brightview	Yellowstone	United (Was Received After Deadline)
Part 1 -General Maintenance	\$28,560.00	\$37,090.00	\$77,184.00
Part 2 - Fertilization	\$2,700.00	\$4,800.00	\$8,028.00
Part 3 - Pest Control	\$300.00	\$950.00	\$360.00
Part 4 - Irrigation	\$2,400.00	\$6,960.00	\$4,416.00
Total Sections 1,2,3 &4 for Year 1	\$33,960.00	\$49,800.00	\$89,988.00
Year 2	\$33,960.00	\$51,294.00	\$89,988.00
Year 3	\$33,960.00	\$52,320.00	\$95,388.00
Additional Services			
* Mulch /Pine Bark/Pine straw 1x/yr	\$6,000.00	\$8,680.00	\$6,380.00
Annuals 4x/yr 300per installation	\$3,600.00	\$2,400.00	\$3,000.00
Total Additional Services	\$9,600.00	\$11,080.00	\$9,380.00
Grand Total Including Additional Services Year One	\$43,560.00	\$60,880.00	\$99,368.00
Notes:	* 100 CY Pine Nuggets	* 140 CY Pine Nuggets	* 110 CY Pine Nuggets

Tab 2

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · St. Augustine, Florida 32084

MAILING ADDRESS · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.rookerycdd.org

Operation and Maintenance Expenditures

May 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,178.87**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Rookery Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay Today	300030	2025-296018	Account# 68156 Legal Advertising 03/25	\$ 62.10
Clay Today	300030	2025-296749	Account# 68156 Legal Advertising 04/25	\$ 62.10
Grau & Associates, P.A.	300031	27278	Audit Services FY 23/24	\$ 2,700.00
Kutak Rock, LLP	300032	3550221	Legal Services 02/25	\$ 238.00
Rizzetta & Company, Inc.	300029	INV0000098935	District Management Fees 05/25	\$ 4,416.67
SchoolStatus, LLC	300033	INV-SS-1969	Website Services 05/01/25-04/30/26	<u>\$ 2,700.00</u>
Report Total				<u>\$ 10,178.87</u>

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Operation and Maintenance Expenditures

June 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$2,081.65**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Rookery Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Anthony K. Sharp	300034	AS051325	Board of Supervisors Meeting 05/13/25	\$ 200.00
Anthony K. Sharp	300034	AS061025	Board of Supervisors Meeting 06/10/25	\$ 200.00
Clay Today	300035	2025-298207	Account# 68156 Legal Advertising 05/25	\$ 63.45
John Gislason	300036	JG051325	Board of Supervisors Meeting 05/13/25	\$ 200.00
John Gislason	300036	JG061025	Board of Supervisors Meeting 06/10/25	\$ 200.00
Kutak Rock, LLP	300037	3579338	Legal Services 03/25	\$ 592.00
Mark Dearing	300038	MD051325	Board of Supervisors Meeting 05/13/25	\$ 200.00
Mark Dearing	300038	MD061025	Board of Supervisors Meeting 06/10/25	\$ 200.00
Phil Lentsch	300039	00040520	Rookery CDD Book 06/25	\$ 26.20
Robert Porter	300040	BP061025	Board of Supervisors Meeting 06/10/25	<u>\$ 200.00</u>
Report Total				<u>\$ 2,081.65</u>

Tab 3

Quality Site Assessment

Prepared for: Rookery CDD

General Information

DATE: Friday, Aug 01, 2025
NEXT QSA DATE: Friday, Aug 08, 2025
CLIENT ATTENDEES: Lesley Gallagher
BRIGHTVIEW ATTENDEES: Royce Peaden

Customer Focus Areas

Entrance, Dog Park, Road Frontage, Lake behind Models

Quality you can count on.

7 Seven Standards of Excellence



Site Cleanliness



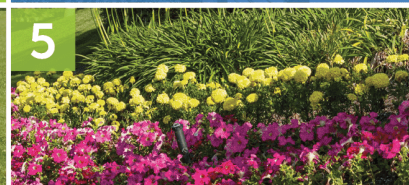
Weed Free



Green Turf



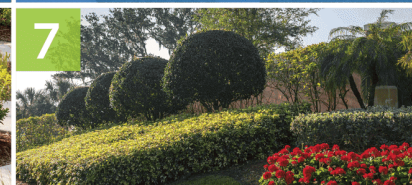
Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Rookery CDD

Maintenance Items



- 1** Plant material throughout entrance and road frontage performing well. Crew working to keep beds clean and weed-free.
- 2** Annuals at entrance are showing signs of heat stress and potential fungus from rain. We will schedule a fungicide application.
- 3** Crew working to keep bed spaces and tree rings clean and weed free
- 4** Invasive, noxious weed growth present in bed spaces at Dog park area. Crew spraying and hand-pulling each week.

QUALITY SITE ASSESSMENT

Rookery CDD

Maintenance Items



- 5** Plumbago at dog park performing well but showing signs of fungal activity. Will schedule treatment for these.
- 6** Plant material at dog park and landscape areas performing well.
- 7** Crew has worked with development team to get turf areas on a consistent mow cycle. Overall health and appearance will continue to improve with regular service.
- 8** Lakes are being maintained regularly

QUALITY SITE ASSESSMENT

Rookery CDD

Maintenance Items

9



9

Crew serviced this area recently, getting rid of large and unsightly weed growth. Some vine growth still present on fence. We will work to get this under control.

10

Developer in process of installing new plant beds along entry road. Pricing for maintenance has been submitted and we will take over maintenance once turned over.

10



Recommendations for Property Enhancements



- 1** Recommend installing annuals soil with next rotation of flowers. This will highlight annuals more in the current bed space and help with water management and nutrition.

Tab 4

Customer Service Report

Customer: Rookery
Field Biologist: Eduardo Morales

Date of Visit: 7/14/2025
Weather: 84 °F High
15% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5	6									
Algae					x										
Submersed Weeds															
Shoreline Grasses & Brush	x				x										
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection		x	x			x									
Debris Removal				x											

Comments: Ponds were treated accordingly in new community. Shoreline weeds were treated in ponds 1 and 5. algae was addressed in pond 5 and ponds 2, 3 and 6 were inspected.

Carp Program

- ☐ Carp Observed
☐ Barriers Inspected

Flow

- ☒ None
☐ Slight
☐ Visible

Water Clarity

- ☒ < 1' ☐ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|--|------------------------------------|---|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input checked="" type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Rookery
Field Biologist: Eduardo Morales

Date of Visit: 7/14/2025
Weather: 84 °F High
15% ☁



R1



R2



R3



R4



R5



R6

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Tab 5



ADDENDUM 'A' TO MASTER AGREEMENT
FOR INCLUSION OF NEW BED PLANTINGS TO SERVICE AGREEMENT
BETWEEN ROOKERY CDD AND
BRIGHTVIEW LANDSCAPE SERVICES INC.

Re: MAINTENANCE ADDENDUM TO ADD PLANT BEDS ALONG MAIN ROAD

The provisions set forth on this page of this addendum 'A' shall hereby become an integral part of the contract to which it is attached with the same force and effect as if these changes had been entered directly on the original contract. Addendum to go into effect September 1, 2025.

Only the provisions of the original contract noted hereon are modified by these provisions and then only to the extent noted. All provisions or portions of provisions in the original contract which are not expressly modified by this addendum shall remain in full force and effect.

CHANGES: addendum to include maintenance of newly planted bedding areas along main road into community

Date added	Additional Service	Cost per Month	Cost per Year
	Bed Maintenance	\$150.00	\$1,800.00
		\$	\$
		\$	\$
	Subtotal	\$150.00	\$1,800.00

Agreed:

Client

BrightView

By: _____

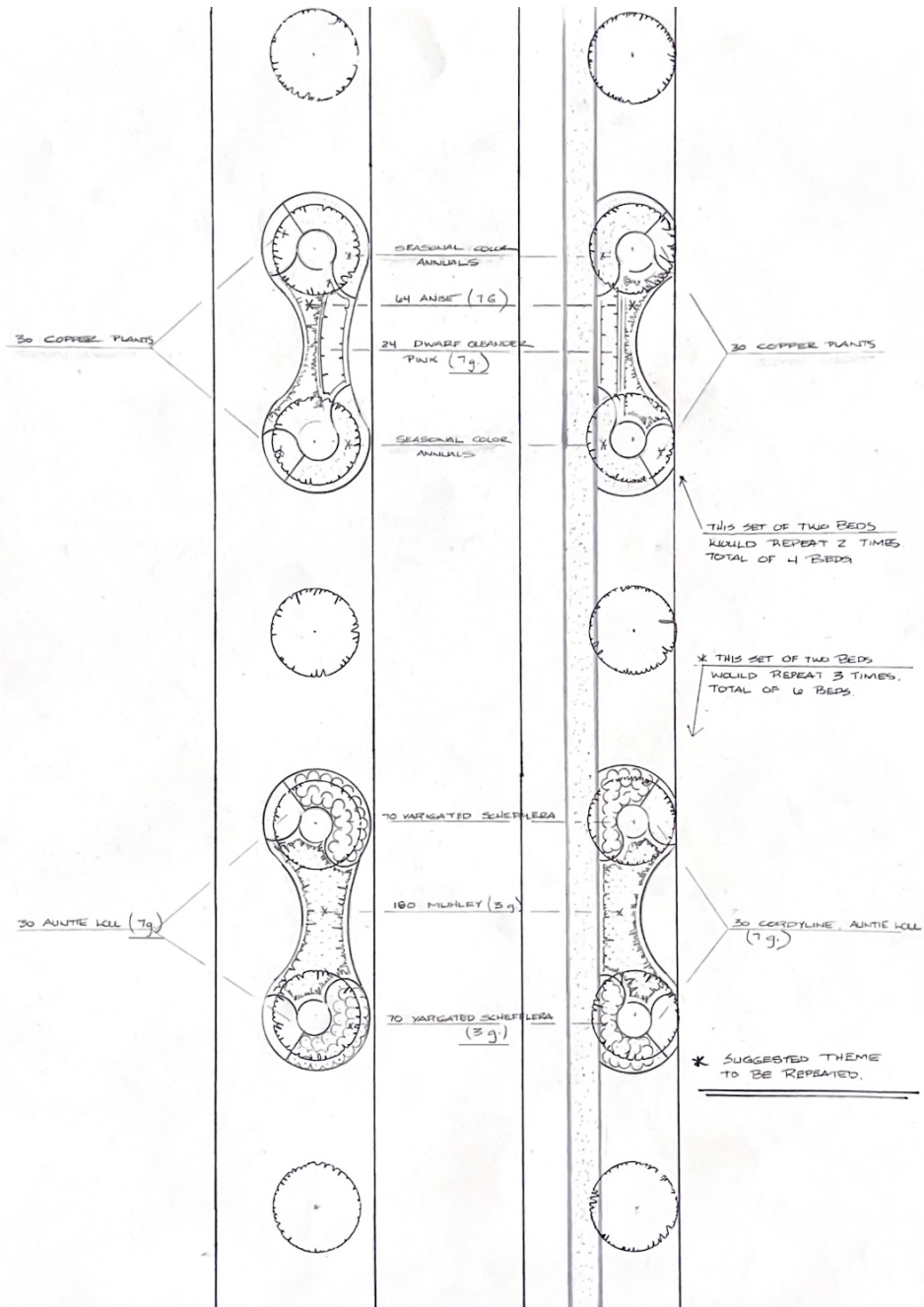
By: _____

Title: _____

Title: _____

Date: _____

Date: _____





ADDENDUM 'B' TO MASTER AGREEMENT
FOR INCLUSION OF PHASE 2 TO SERVICE AGREEMENT
BETWEEN ROOKERY CDD AND
BRIGHTVIEW LANDSCAPE SERVICES INC.

**Re: ADDENDUM TO ADD ADDITIONAL MAINTENANCE AREAS PROVIDED BY COMPLETION OF
NEXT PHASE UP TO BUT NOT INCLUDING AMENITY CENTER**

The provisions set forth on this page of this addendum 'A' shall hereby become an integral part of the contract to which it is attached with the same force and effect as if these changes had been entered directly on the original contract. Addendum to go into effect September 1, 2025.

Only the provisions of the original contract noted hereon are modified by these provisions and then only to the extent noted. All provisions or portions of provisions in the original contract which are not expressly modified by this addendum shall remain in full force and effect.

CHANGES: addendum to include maintenance of newly installed areas

Date added	Additional Service	Cost per Month	Cost per Year
	Maintenance	\$ 827.00	\$ 9,924.00
	Agronomics	\$ 166.00	\$ 1,992.00
	Irrigation Maintenance	\$ 80.00	\$ 960.00
	Subtotal	\$1,073.00	\$12,786.00

Agreed:

Client

BrightView

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____



Tab 6



Rizzetta & Company

Rookery Community Development District

**Approved Proposed Budget
for
Fiscal Year 2025/2026**

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2025/2026	1
Debt Service Fund Budget for Fiscal Year 2025/2026	3
Assessments Charts for Fiscal Year 2025/2026	4
General Fund Budget Account Category Descriptions	6
Debt Service Fund Budget Account Category Descriptions	12



Rizzetta & Company

Proposed Budget
Rookery Community Development District
 General Fund
 Fiscal Year 2025/2026

Comments

Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1						
2	ASSESSMENT REVENUES					
3						
4	<i>Special Assessments</i>					
5	Tax Roll*	\$ -	\$ -	\$ -	\$ 257,090	\$ 257,090
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -
7						
8	Assessment Revenue Subtotal	\$ -	\$ -	\$ -	\$ 257,090	\$ 257,090
9						
10	OTHER REVENUES					
11						
12	<i>Contributions & Donations from Private Sources</i>					
13	Developer Contributions	\$ 66,140	\$ 126,401	\$ 318,025	\$ (191,624)	\$ 39,241
14	<i>Other Miscellaneous Revenues</i>					
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -
16						
17	Other Revenue Subtotal	\$ 66,140	\$ 126,401	\$ 318,025	\$ (191,624)	\$ 39,241
18						
19	TOTAL REVENUES	\$ 66,140	\$ 126,401	\$ 318,025	\$ (191,624)	\$ 296,331
20	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.					
21						
22	EXPENDITURES - ADMINISTRATIVE					
23						
24	<i>Legislative</i>					
25	Supervisor Fees	\$ 2,000	\$ 4,000	\$ 12,000	\$ 8,000	\$ 12,000
26	<i>Financial & Administrative</i>					
27	Accounting Services	\$ 14,400	\$ 19,200	\$ 19,200	\$ -	\$ 19,968
28	Administrative Services	\$ 3,150	\$ 4,200	\$ 4,200	\$ -	\$ 4,368
29	Arbitrage Rebate Calculation	\$ -	\$ 750	\$ 750	\$ -	\$ 750
30	Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ 5,000
31	Auditing Services	\$ 4,700	\$ 4,700	\$ 7,500	\$ 2,800	\$ 4,800
32	Disclosure Report	\$ 3,750	\$ 5,000	\$ 7,500	\$ 2,500	\$ 5,000
33	District Engineer	\$ -	\$ 7,500	\$ 15,000	\$ 7,500	\$ 15,000
34	District Management	\$ 15,750	\$ 21,000	\$ 21,000	\$ -	\$ 21,840
35	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175
36	Financial & Revenue Collections	\$ 2,700	\$ 3,600	\$ 3,600	\$ -	\$ 3,744
37	Legal Advertising	\$ 850	\$ 2,948	\$ 4,000	\$ 1,052	\$ 4,000
38	Miscellaneous Fees	\$ 90	\$ 350	\$ 2,500	\$ 2,150	\$ 2,230
39	Public Officials Liability Insurance	\$ 2,250	\$ 2,250	\$ 2,500	\$ 250	\$ 2,531
40	Trustees Fees	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
41	Website Hosting, Maintenance, Backup	\$ 3,630	\$ 3,630	\$ 3,100	\$ (530)	\$ 2,800
42	<i>Legal Counsel</i>					
43	District Counsel	\$ 2,187	\$ 3,750	\$ 20,000	\$ 16,250	\$ 20,000
44						
45	Administrative Subtotal	\$ 55,632	\$ 93,053	\$ 133,025	\$ 39,972	\$ 134,206
46						
47	EXPENDITURES - FIELD OPERATIONS					
48						
49	<i>Electric Utility Services</i>					
50	Utility - Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 25,000
51	Utility Services	\$ -	\$ -	\$ -	\$ -	\$ 20,000
52	<i>Garbage /Solid Waste Control Services</i>					
53	Garbage - Recreational Facility	\$ -	\$ -	\$ -	\$ -	\$ 1,750

Based on Current Meeting Schedule

New Line FY 25/26

Based on Current Engagement

Based on Series 2024 Bonds

Based on Estimate Provided

Based on Current Agreements

New Line FY 25/26

New Line FY 25/26

New Line FY 25/26

Proposed Budget Rookery Community Development District General Fund Fiscal Year 2025/2026							Comments
Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
54 Water Sewer Combination Services							
55 Utility Services	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 35,000	New Line FY 25/26
56 Stormwater Control							
57 Aquatic Maintenance	\$ -	\$ 1,425	\$ 25,000	\$ 23,575	\$ 25,000	\$ -	
58 Fountain Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	New Line FY 25/26
59 Other Physical Environment							
60 Entry & Walls Maintenance	\$ -	\$ -			\$ 4,000	\$ 4,000	New Line FY 25/26
61 General Liability & Property Insurance	\$ 2,750	\$ 7,500	\$ 10,000	\$ 2,500	\$ 35,000	\$ 25,000	Estimated to Include Limited Property FY 25/26
62 Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	New Line FY 25/26
63 Landscape & Irrigation Maintenance	\$ -	\$ 14,423	\$ 50,000	\$ 35,577	\$ 110,000	\$ 60,000	
64 Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ -		\$ 10,000	\$ 10,000	Lines 64 through 84 Shown Below are New Lines for FY 25/26
65 Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
66 Road and Street Facilities							
69 Parking Lot/Roadway Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	
70 Parks & Recreation							
71 Access Control Maintenance & Repair	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
72 Amenity Facility Janitorial Supplies	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
73 Amenity Maintenance & Repair	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	
74 Amenity Management Contract	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000	
75 Athletic Park/Court/Field Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	
76 Facility Supplies - Amenity	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
77 Fitness Equipment Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	
78 Pest Control & Termite Bond	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	
79 Playground Equipment and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	
80 Pool Chemicals & Repairs	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	
81 Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	
82 Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Entry Monuments, Fencing?
83 Security Camera System Maintenance & Repairs	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	
84 Telephone, Internet, Cable	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	
85 Contingency							
86 Miscellaneous Contingency	\$ -	\$ 10,000	\$ 100,000	\$ 90,000	\$ 50,000	\$ (50,000)	FY 24/25 Projections to Include Utilities & Streetlighting
87							
88 Field Operations Subtotal	\$ 2,750	\$ 33,348	\$ 185,000	\$ 151,652	\$ 480,150	\$ 295,150	
89							
90 TOTAL EXPENDITURES	\$ 58,382	\$ 126,401	\$ 318,025	\$ 191,624	\$ 614,356	\$ 296,331	
91							
92 EXCESS OF REVENUES OVER EXPENDITURES	\$ 7,758	\$ -	\$ -	\$ -	\$ -	\$ -	
93							

Rookery Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2024	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$929,750.56	\$929,750.56
TOTAL REVENUES	\$929,750.56	\$929,750.56
EXPENDITURES		
Administrative		
Debt Service Obligation	\$929,750.56	\$929,750.56
Administrative Subtotal	\$929,750.56	\$929,750.56
TOTAL EXPENDITURES	\$929,750.56	\$929,750.56
EXCESS OF REVENUES OVER EXPENDITURES		\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$989,096.34

Notes:

Tax Roll County Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$257,090.00	2024/2025 O&M Budget:	\$0.00
Collection Costs:	2%	\$5,470.00	2025/2026 O&M Budget:	\$257,090.00
Early Payment Discounts:	4%	\$10,940.00		
2025/2026 Total:		\$273,500.00	Total Difference:	\$257,090.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
PLATTED					
PHASE 1					
Single Family	Series 2024 Debt Service ⁽¹⁾	\$0.00	\$1,808.22	\$1,808.22	0.00%
	Operations/Maintenance ⁽²⁾	\$0.00	\$500.00	\$500.00	0.00%
	Total	\$0.00	\$2,308.22	\$2,308.22	0.00%
PHASE 2B					
Townhome	Series 2024 Debt Service ⁽¹⁾	\$0.00	\$904.11	\$904.11	0.00%
	Operations/Maintenance	\$0.00	\$250.00	\$250.00	0.00%
	Total	\$0.00	\$1,154.11	\$1,154.11	0.00%
Single Family	Series 2024 Debt Service ⁽¹⁾	\$0.00	\$1,808.22	\$1,808.22	0.00%
	Operations/Maintenance	\$0.00	\$500.00	\$500.00	0.00%
	Total	\$0.00	\$2,308.22	\$2,308.22	0.00%
UNPLATTED					
FUTURE PHASES					
Townhome	Operations/Maintenance	\$0.00	\$0.00	\$0.00	0.00%
	Total	\$0.00	\$0.00	\$0.00	0.00%
Single Family	Operations/Maintenance	\$0.00	\$0.00	\$0.00	0.00%
	Total	\$0.00	\$0.00	\$0.00	0.00%

⁽¹⁾ Fiscal Year 2025-2026 will be the first year of levied Series 2024 Debt Service Assessments.

⁽²⁾ O&M assessments will be levied on platted lots only based on target assessment levels. There will be a funding agreement with the Developer in lieu of assessments for the unplatted land.

ROOKERY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$257,090.00
COLLECTION COSTS @	2%	\$5,470.00
EARLY PAYMENT DISCOUNT @	4%	\$10,940.00
TOTAL O&M ASSESSMENT		<u>\$273,500.00</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2024 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M ⁽²⁾	SERIES 2024 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
PLATTED									
PHASE 1									
Single Family	231	231	1.00	231.00	42.23%	\$115,500.00	\$500.00	\$1,808.22	\$2,308.22
PHASE 2B ⁽⁵⁾									
Townhome	136	136	0.50	68.00	12.43%	\$34,000.00	\$250.00	\$904.11	\$1,154.11
Single Family	248	248	1.00	248.00	45.34%	\$124,000.00	\$500.00	\$1,808.22	\$2,308.22
Total Platted	615	615		547.00	100.00%	\$273,500.00			
FUTURE PHASES									
Townhome	490	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
Single Family	814	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
Total Unplatted	1304	0		0.00	0.00%	\$0.00			
Total Community	1919	615		547.00	100.00%	\$273,500.00			

LESS: Collection Costs (2%) and Early Payment Discounts (4%):

(\$16,410.00)

Net Revenue to be Collected:

\$257,090.00

⁽¹⁾ Reflects the number of total lots with Series 2024 debt outstanding.

⁽²⁾ O&M assessments will be levied on platted lots only based on target assessment levels. There will be a funding agreement with the Developer in lieu of assessments for the unplatted land.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2024 bond issuance. Annual assessment includes principal, interest, Clay County collection costs and early payment discount costs.

⁽⁴⁾ Annual assessment that will appear on November 2025 Clay County property tax bill for Platted Lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Unplatted lots will be direct billed and exclude the county collection costs and early payment discounts.

⁽⁵⁾ Phase 2B was platted on June 16, 2025 and couldn't be included on the FY 25–26 tax bill. As a result, direct-billed assessments will not include county collection costs or early payment discounts. However, the amounts shown above for Phase 2B do include those costs and discounts for illustration purposes only.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



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EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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 annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



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Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



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Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.



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Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.



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Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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RESOLUTION 2025-03
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ROOKERY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Rookery Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager will post the Proposed Budget on the District's website in accordance with Chapter 189, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), 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.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Rookery Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, 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 as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2025.

ATTEST:

**ROOKERY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

***The Fiscal Year 2025-2026
Adopted Budget will be
attached as Exhibit A***

Tab 7

RESOLUTION 2025-04
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROOKERY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rookery Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Clay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect 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.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 12th day of August, 2025.

ATTEST:

**ROOKERY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

**The Fiscal Year 2025-2026
Adopted Budget will be attached
as Exhibit A**

Exhibit B

The Assessment Roll is maintained in the District's official records and is available upon request. Certain Exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes

Tab 8

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROOKERY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Rookery Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Clay County, Florida; and

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

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; 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.

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF August, 2025.

**ROOKERY COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chairman/Vice Chairman

SECRETARY / ASSISTANT SECRETARY

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
ROOKERY COMMUNITY DEVELOPMENT
DISTRICT FISCAL YEAR 2025/2026**

October 14, 2025

November 11, 2025

December 9, 2025

January 13, 2026

February 10, 2026

March 10, 2026

April 14, 2026

May 12, 2026

June 9, 2026

July 14, 2026

August 11, 2026

September 8, 2026

All meetings will convene **at 1:00 p.m.**
and will be held at the
City of Green Cove Springs City Hall
321 Walnut Street
Green Cove Springs, FL 32043

Tab 9

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Rookery Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Clay County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated May 29, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit E** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit E** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit E** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: _____

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

Exhibit E – Human Trafficking Affidavit

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,820.00	\$21,840
Administrative:	\$364.00	\$4,368
Accounting:	\$1,664.00	\$19,968
Financial & Revenue Collections:	\$312.00	\$3,744
Assessment Roll ⁽¹⁾		\$5,000
Total Standard On-Going Services:	\$4,160.00	\$54,920

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President