



Rizzetta & Company

# Rookery Community Development District

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**Board of Supervisors'  
Meeting  
May 12, 2026**

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

[www.rookerycdd.org](http://www.rookerycdd.org)

# ROOKERY COMMUNITY DEVELOPMENT DISTRICT

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

<b>Board of Supervisors</b>	Bob Porter John Gislason Anthony Sharp Mark Dearing Greg Matovina	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Danielle Wasilewski Lesley Gallagher	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
<b>District Counsel</b>	Katie Buchanan	Kutak Rock, LLP
<b>District Engineer</b>	Glen Wieger	Live Oak Engineering, Inc.

**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**

May 05, 2026

## FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Rookery Community Development District will be held on **May 12, 2026 at 2:00 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' Regular Meeting held April 14, 2026 ..... Tab 1
  - B. Ratification of Operation and Maintenance Expenditures for March 2026 ..... Tab 2
  - C. Ratification of 1725 Pearce Blvd Electrical Meter ..... Tab 3
- 4. Staff Reports**
  - A. District Counsel
  - B. District Engineer
  - C. Landscape - BrightView Landscape Report ..... Tab 4
    - 1.) Pre-Authorization Hurricane Letter 2026
  - D. Amenity Manager
  - E. District Manager
    - 1.) Pond Maintenance - Florida Waterways Report..... Tab 5
- 5. Business Items**
  - A. Consideration of Amenity Supplies & Set Up Quotes ..... Tab 6
  - B. Consideration of Brightview's Renewal Proposal ..... Tab 7
  - C. Consideration of Resolution 2026-05; Setting Public Hearing on Revised Rules of Procedure ..... Tab 8
  - D. Presentation of Fiscal Year 2026/2027 Proposed Budget
    - 1.) Consideration of Resolution 2026-06; Approving Proposed Budget for Fiscal Year 2026/2027 & Setting Public Hearing ..... 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.

Sincerely,  
*Danielle Wasilewski*  
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 **April 14, 2026 at 2:00 p.m.** at City of Green Cove Springs City Hall, 321 Walnut Street, Green Cove Springs, FL 32043.

Present and constituting a quorum:

Bob Porter	<b>Board Member, Chairman</b>
John Gislason	<b>Board Member, Vice Chairman</b>
Mark Dearing	<b>Board Member, Assistant Secretary</b>
Anthony Sharp	<b>Board Member, Assistant Secretary</b>

Also present were:

Danielle Wasilewski	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lesley Gallagher	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Katie Buchanan	<b>District Counsel, Kutak Rock (via phone)</b>
Hunter Hurley	<b>District Counsel, Kutak Rock (via phone)</b>
Tony Shiver	<b>Amenity Manager, First Coast CMS</b>
Jim Schwartz	<b>Master Pond Manager, Florida Waterways Inc.</b>

Audience members were present.

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

Mr. Porter opened the Board of Supervisors' meeting at 2:00 p.m.

**SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS ON AGENDA ITEMS**

There were no audience comments.

Mr. Porter gave an update on the roadway connections & striping, water & sewer inspections, and Amenity Center opening.

**THIRD ORDER OF BUSINESS**

**CONSIDERATION OF THE MINUTES OF THE  
BOARD OF SUPERVISORS' MEETING HELD  
MARCH 10, 2026**

The Board had no changes.

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Minutes of Supervisors' meeting held March 10, 2026, for Rookery Community Development District.

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**FOURTH ORDER OF BUSINESS**

**RATIFICATION OF OPERATION AND  
MAINTENANCE EXPENDITURES FOR  
FEBRUARY 2026**

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified the Operations and Maintenance Expenditures for February 2026 in the amount of \$12,674.58, for Rookery Community Development District.

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**FIFTH ORDER OF BUSINESS**

**RATIFICATION OF THE DOG PARK WATER  
METER**

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified the acceptance of the Dog Park Water Meter, for Rookery Community Development District.

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**SIXTH ORDER OF BUSINESS**

**STAFF REPORTS**

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**A. DISTRICT COUNSEL**

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

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**B. DISTRICT ENGINEER**

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Not requested to attend.

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**C. DISTRICT MANAGER**

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Ms. Wasilewski highlighted the report, presented Resolution 2026-03; Redesignating Assistant Secretary and Resolution 2026-04; Reassigning Assistant Treasurer.

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adopted Resolutions 2026-03; Redesignating Assistant Secretary and 2026-04; Reassigning Assistant Treasurer, for Rookery Community Development District.

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Ms. Wasilewski presented January 2026 Operations and Maintenance Expenditure report.

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board ratified the Operations and Maintenance Expenditures for January 2026 in the amount of \$24,066.79, for Rookery Community Development District. (EXHIBIT A)

79

**D. LANDSCAPE – BRIGHTVIEW LANDSCAPE REPORT**

Ms. Wasilewski updated the Board the Developer plans to mow and maintain recent areas accepted by the Board until turnover is complete.

**E. POND MAINTENANCE REPORT – FLORIDA WATERWAYS**

Mr. Schwartz introduced himself and addressed pond #8, grass carp growth, and requested a map of the interconnections of ponds. Mr. Schwartz explained flock and alum proposals.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Flock proposal for ponds #2-#5, for Rookery Community Development District. (EXHIBIT B)

**SEVENTH ORDER OF BUSINESS**

**CONSIDERATION OF RESOLUTION 2026-03;  
REDESIGNATING ASSISTANT SECRETARY**

Discussed and approved earlier during the meeting.

**EIGHTH ORDER OF BUSINESS**

**CONSIDERATION OF FIRST COAST CMS  
PROPOSAL FOR LIMITED SERVICES**

Mr. Shiver reviewed the limited scope in preparation of the Amenity Center opening.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved First Coast CMS Proposal for Limited Services for a monthly total of \$550.00 until the Amenity Center is conveyed to the District, for Rookery Community Development District.

**NINTH ORDER OF BUSINESS**

**CONSIDERATION OF DOODY DADDY  
PROPOSAL**

Mr. Shiver reviewed the proposal and Mr. Gislason recommended adding two (2) additional stations on the main road.

On a motion by Mr. Gislason, seconded by Mr. Dearing, with all in favor, the Board approved Doody Daddy's proposal not to exceed \$375 per month, for Rookery Community Development District.

**TENTH ORDER OF BUSINESS**

**CONSIDERATION OF ACQUISITION OF  
AMENITY CENTER AND OTHER  
IMPROVEMENTS**

Ms. Buchanan updated the Board the packages are not finalized until CO's are issued, District Engineer signs off and certain parameters are complete.

Mr. Hurley summarized a list of improvements.

118

On a motion by Mr. Gislason, seconded by Mr. Dearing, with all in favor, the Board approved the Acquisition of Amenity Center and Other Improvements subject to completion, sign off by District Engineer, and certain parameters are met, for Rookery Community Development District. (EXHIBIT C)

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**ELEVENTH ORDER OF BUSINESS**

**SUPERVISOR REQUESTS AND AUDIENCE  
COMMENTS**

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The audience member stated the excitement for the Amenity Center to open.

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**TENTH ORDER OF BUSINESS**

**ADJOURNMENT**

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adjourned the meeting at 2:21 pm, for Rookery Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# **Exhibit A**

# ROOKERY COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · St. Augustine, Florida 32084  
MAILING ADDRESS · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.rookerycdd.org](http://www.rookerycdd.org)

## Operation and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$24,066.79**

Approval of Expenditures:

  
\_\_\_\_\_

Chairperson

\_\_\_\_\_

Vice Chairperson

\_\_\_\_\_

Assistant Secretary

# Rookery Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony K. Sharp	300076	AS111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
BrightView Landscape Services, Inc.	300084	9581893	Landscape - Annuals 11/25	\$ 4,859.84
BrightView Landscape Services, Inc.	300074	9586016	Landscape Maintenance 12/25	\$ 2,830.00
BrightView Landscape Services, Inc.	300081	9619765	Landscape Maintenance 01/26	\$ 3,280.00
City of Green Cove Springs	20260112-3	2800010-123125	Electric Services 12/25	\$ 150.66
City of Green Cove Springs	20260112-2	2800035-123125	Water Services 12/25	\$ 66.95
City of Green Cove Springs	20260112-1	2800070-123125	Electric Services 12/25	\$ 104.28
Clay County Utility Authority	20260112-5	A00111233-010526	Water-Sewer Services 12/25	\$ 261.98
Clay County Utility Authority	20260112-9	A00111235-010526	Water-Sewer Services 12/25	\$ 295.05
Clay County Utility Authority	20260112-6	A00111240-010526	Water-Sewer Services 12/25	\$ 249.17
Clay County Utility Authority	20260112-8	A00113300-010526	Water Services 12/25	\$ 700.43
Clay County Utility Authority	20260112-4	A00114270-010526	Water-Sewer Services 12/25	\$ 417.32
Clay County Utility Authority	20260112-7	A00114272-010526	Water-Sewer Services 12/25	\$ 578.92
Clay County Utility Authority	20260112-10	A00114836-010526 REV	Water Services 12/25	\$ 80.44

# Rookery Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clay County Utility Authority	20260105-1	A00114836-120325 ACH	Water Services 11/25	\$ 239.43
Clay Today	300085	2025-307030	Legal Advertising 12/25	\$ 364.50
Clay Today	300085	2025-307650	Legal Advertising 12/25	\$ 71.55
Florida Waterways, Inc.	300075	203656	Aquatic Maintenance 12/25	\$ 475.00
Florida Waterways, Inc.	300082	203790	Aquatic Maintenance 01/26	\$ 475.00
John Gislason	300077	JG111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
Kutak Rock, LLP	300083	3686150	Legal Services 11/25	\$ 2,502.00
Mark Dearing	300078	MD111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
Rizzetta & Company, Inc.	300080	INV0000106267	Accounting Services 01/26	\$ 4,676.67
Robert Porter	300079	BP111125	Board of Supervisors Meeting 11/11/25	\$ 200.00
USA TODAY Media Corp	300086	0007354348	Legal Ad 09/25	<u>\$ 587.60</u>
<b>Report Total</b>				<b><u>\$ 24,066.79</u></b>

# **Exhibit B**

# Quote

## Florida Waterways, Inc.

3832-010 Baymeadows Road  
PMB 379  
Jacksonville, FL 32217  
904.801.LAKE (5253)  
www.FloridaLake.com

Date: 02/13/2026  
Quote No.: A10094

Rookery Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Qty	Item	Description	Unit Price	Total
1	Flock & Lock Treatment	Pond 2: 0.81 ac	\$3,310.00	\$3,310.00
1	Flock & Lock Treatment	Pond 3: 0.62 ac	\$3,105.00	\$3,105.00
1	Flock & Lock Treatment	Pond 4: 0.30 ac	\$3,755.00	\$3,755.00
1	Flock & Lock Treatment	Pond 5: 0.26 ac	\$2,710.00	\$2,710.00
1	Flock & Lock Treatment	Pond 6: 1.13 ac	\$3,655.00	\$3,655.00

**Total \$16,535.00**

**FLOCK & LOCK: 25 gal/surface acre of MetaFloc; 1000-lbs per surface acre of Phoslock. Priced at \$3,515/surface acre**

**Please contact us for more information about payment options.**

**Thank you for your business.**

## **Tab 2**

# ROOKERY COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · St. Augustine, Florida 32084  
MAILING ADDRESS · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.rookerycdd.org](http://www.rookerycdd.org)

**Operation and Maintenance Expenditures**  
**March 2026**  
**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,065.26**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson  
\_\_\_\_\_ Vice Chairperson  
\_\_\_\_\_ Assistant Secretary

# Rookery Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
City of Green Cove Springs	20260316-1	2800010-022626	Electric Services 02/26	\$ 151.39
City of Green Cove Springs	20260316-3	2800035-022626	Water Services 02/26	\$ 1,518.36
City of Green Cove Springs	20260316-2	2800070-022626	Electric Services 02/26	\$ 113.74
Clay County Utility Authority	20260316-4	A00111233-030226	Water Services 02/26	\$ 211.04
Clay County Utility Authority	20260316-9	A00111235-030226	Water Services 02/26	\$ 229.16
Clay County Utility Authority	20260316-5	A00111240-030226	Water Services 02/26	\$ 102.51
Clay County Utility Authority	20260316-6	A00113300-030226	Water Services 02/26	\$ 269.28
Clay County Utility Authority	20260316-10	A00114270-030226	Water Services 02/26	\$ 83.46
Clay County Utility Authority	20260316-7	A00114272-030226	Water Services 02/26	\$ 335.12
Clay County Utility Authority	20260316-8	A00114836-030226	Water Services 02/26	\$ 374.53
Rizzetta & Company, Inc.	300104	INV0000107506	Accounting Services 03/26	<u>\$ 4,676.67</u>
<b>Report Total</b>				<b><u>\$ 8,065.26</u></b>

## **Tab 3**



**CITY OF GREEN COVE SPRINGS**  
**COMMERCIAL UTILITY ACCOUNT APPLICATION**

Account Number \_\_\_\_\_ Date Opened \_\_\_\_\_ Connection Date \_\_\_\_\_

Location Code/s \_\_\_\_\_ Deposit Requirement \$ \_\_\_\_\_

Cash \$ \_\_\_\_\_ Irrevocable Letter of Credit \_\_\_\_\_ CD Amount \$ \_\_\_\_\_ CD # \_\_\_\_\_

Name of Business: \_\_\_\_\_

Site Address: \_\_\_\_\_ Billing Address: \_\_\_\_\_

**Green Cove Springs, FL 32043**

E-mail Address \_\_\_\_\_

Local Phone # \_\_\_\_\_ Billing Phone # \_\_\_\_\_

Local Contact \_\_\_\_\_ Billing Contact: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Taxpayer ID#: \_\_\_\_\_ Proprietor \_\_\_\_\_ Partnership \_\_\_\_\_ Other \_\_\_\_\_

Corporation \_\_\_\_\_ If Corporation, State of Incorporation: \_\_\_\_\_

New Customer: Yes \_\_\_\_\_ No \_\_\_\_\_ If NO, Prior Account # \_\_\_\_\_

**Authorized Parties to close account:**

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

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

**I HEREBY MAKE APPLICATION TO THE CITY OF GREEN COVE SPRINGS FOR UTILITY SERVICE AND UPON APPROVAL OF THIS APPLICATION AGREE TO ABIDE BY ALL ORDINANCES, PROVISIONS AND APPLICABLE RULES OF THE CITY IN REGARD TO ITS SERVICE OF THE UTILITY SYSTEM, AND AGREE TO PAY FOR SUCH SERVICES IN ACCORDANCE WITH RATES AND REGULATIONS IN EFFECT AT THE TIME OF DELIVERY. I WILL BE PERSONALLY RESPONSIBLE FOR THE PAYMENT OF UTILITY BILLS RENDERED UNDER THIS ACCOUNT.**

(S) \_\_\_\_\_ DATE \_\_\_\_\_

(S) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*\*\*\*  
All commercial utility accounts must be first approved by the Planning & Zoning Department. Please contact Planning & Zoning at (904) 297-7500 ext. 3315. Utility Deposits amount will be determined at the time of application. The Utility Deposit shall be a minimum of two (2) times an average month's bill and may be increased if subsequent changes in consumption occur. Proof of ownership or lease must accompany application.  
\*\*\*\*\*

For City Use Only: P & Z Approved \_\_\_\_\_ Date: \_\_\_\_\_ Finance Initials: \_\_\_\_\_

Occupational License # \_\_\_\_\_ Occupational License Amount \$ \_\_\_\_\_

Proof of Ownership/Lease Agreement \_\_\_\_\_

**CITY OF GREEN COVE SPRINGS**  
**COMMERCIAL UTILITY SERVICE REGULATIONS**

**UTILITY DEPARTMENT/BILLING QUESTIONS**

Monday thru Thursday between the hours of 7:00 a.m. - 5:30 p.m. 297-7500, Option 1

**REPORT UTILITY INTERRUPTIONS**

***ALWAYS BE SURE TO CHECK YOUR FUSE BOX FIRST***

Monday thru Thursday between the hours of 7:00 a.m. - 5:30 p.m. **297- 7500, Option 2**  
**After Hours ONLY 297- 7300**

**UTILITY DEPOSITS**

Commercial account deposits are set based upon historical use and/or anticipated use. The deposit shall be a minimum of two (2) times an average month's bill. If subsequent change in usage occurs, the customer may be required to increase the deposit to meet City Code Requirements. Applications must be accompanied by valid lease or proof of ownership.

**RECONNECTIONS**

Utility service reconnection will require full payment of the delinquent bill, including a **\$40.00 reconnection fee for electric plus \$ 20.00 for Water/Wastewater/Refuse, and an additional deposit\*\* (if applicable).** Any disconnection required at the pole will be an additional \$93.70 reconnection fee.

**UTILITY BILL DUE DATES**

- ❖ Bills are due and payable in full within **15 calendar days** after the **billing date**.
- ❖ On the **16<sup>th</sup> calendar day** after the billing date, a **5% penalty** will be added.

**OCCUPANCY/OWNERSHIP CHANGES**

Changes in ownership/occupancy of a business or commercial site served by the City Electric System must be reported immediately by the new owner/occupant. The former owner/occupant's account will be final billed, and the new owner/occupant is responsible for payment of the required deposit amount to establish service in their name.

**\*\*\*No applicant for utilities who has previously been disconnected from the utility system due to non payment of charges shall be permitted to have a utility connection until all delinquent charges have been paid to the City, together with applicable reconnection charges.**

**GROUNDS FOR DISCONTINUANCE OF SERVICES:**

- Misrepresentation on application.
- Waste or excessive use through improper wiring.
- Refusal or neglect to comply with department requirements concerning meter connection or maintenance.
- Any tampering with meter measuring or meter seals.
- The meter reader is consistently annoyed by vicious dogs.

**I UNDERSTAND ALL OF THE ABOVE AND I HAVE RECEIVED THE CITY'S SOCIAL SECURITY COLLECTION POLICY.**

-----  
Commercial Customer Signature(s)

-----  
Date

# Tab 4



# Quality Site Assessment

Prepared for: Rookery CDD

## General Information

- DATE:** Friday, May 01, 2026
- NEXT QSA DATE:** Friday, May 08, 2026
- CLIENT ATTENDEES:**
- BRIGHTVIEW ATTENDEES:** Royce Peaden

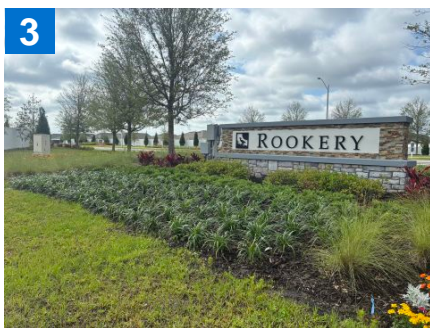
## Customer Focus Areas

Entrance, Dog Park, Road Frontage, Lake behind Models

### Quality you can count on.

<b>7</b> Seven Standards of Excellence	<b>1</b>  Site Cleanliness	<b>2</b>  Weed Free	<b>3</b>  Green Turf
	<b>4</b>  Crisp Edges	<b>5</b>  Spectacular Flowers	<b>6</b>  Uniformly Mulched Beds

### Maintenance Items



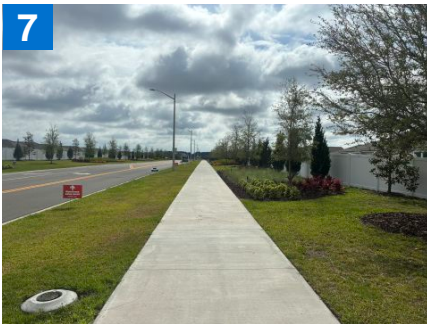
**1** Spring annuals and yearly soil amendment installed recently. Annuals are performing well

**2** Rock drainage at basin getting weedy; team will spray out with herbicide.

**3** Recently installed Liriope at entrance monument performing well.

**4** Recently installed plant material along boulevard performing well.

### Maintenance Items



- 5** Recently installed Firebush are performing well in dog park parking area.
- 6** Bed of cold damaged Blue Daze was initially approved for replacement. It was noted plants were rebounding in this area so we cleaned the dead and are allowing them to flush. Dwarf Oleander was also cold damaged in this area but it rebounding nicely.
- 7** Crew is keeping turf nicely maintained and edged during maintenance visits. We have avoided areas with heavy drought stress during recent weeks to prevent damage.
- 8** Crew is keeping lake bakes mowed, string trimmed, and removing trash/debris during visits. Recently we have avoided areas that are heavily drought stressed to prevent damage.

### Maintenance Items



- 9** Magnolia Trees are currently dropping leaves as they put nutrients into flower and new leaf production. Certain trees look more bare than others but new buds are visible and trees are actively producing buds, with flowers starting to open. Magnolias drop old leaves twice per year.

# Let Us Help You Weather the Storm.

## Have Peace of Mind with Pre-Authorized Storm Clean-Up.

Your BrightView team has an action plan that proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:

- Vehicle access is cleared, allowing emergency personnel access
- Debris from structural dwellings that may pose immediate risk is cleared
- Plant material that may have a chance of surviving is replanted
- Hazardous damaged limbs that remain in trees are trimmed and removed
- Tree limbs, rootballs, or large wood debris remaining on the ground is chipped and removed
- Final restoration of any remaining damages or losses resulting from the storm is performed

*To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses range based on the material, size and weight.*



### HURRICANCE PRICE LIST

General Landscape Labor	HOUR
# \	HOUR
u # U # 0	\k'=\yk'o=@T
u # U # 0	, \k'=\yk'o=@u
o o \	\$225/HOUR

### AUTHORIZING SIGNATURE INFORMATION:

_____	_____
<b>PRINTED NAME</b>	<b>TITLE</b>
_____	_____
<b>SIGNATURE</b>	<b>CONTACT PHONE NUMBER</b>
_____	_____
<b>CONTACT EMAIL</b>	<b>PROPERTY NAME</b>

**PRE-APPROVAL FOR START OF WORK** - Once an all clear has been declared, crews will be dispatched to your property and start assessment and clearing of debris. Work will be charged as time and material (including drive time to the site) with debris staged on site in a predetermined location to expedite clean up and productivity on site. Dump and disposal fees are separate and are not included in above pricing structure. NOTE: If a Not To Exceed (NTE) is not approved via this authorization clean up work will not commence until client approves an ExtraWork or ArborNote proposal from a BrightView representative.

**NOT TO EXCEED (NTE) - Please check one**

NTE: \$5,000.00 \_\_\_\_\_

NTE: \$10,000.00 \_\_\_\_\_

NTE: \$15,000.00 \_\_\_\_\_

NTE: OTHER AMOUNT: \_\_\_\_\_

**CLIENT SIGNATURE - Confirm NTE with Signature**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Tab 5



## Customer Service Report

Customer: Rookery  
 Field Biologist: Brandon Sixto  
 FDACS License: CM500281

Date of Visit: 4/16/2026  
 Weather: 84 °F High  
 20% ☁

### Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8							
Algae		X	X	X	X	X									
Submersed Weeds															
Shoreline Grasses & Brush	X	X	X	X	X	X	X								
Floating Weeds								X							
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal	X	X	X	X	X	X	X								
Dissolved Oxygen		7	7	6	7	7									

Comments: Construction trash falling into ponds at high rate. Gators being fed. Ponds were treated for algae, grasses, and debris.

Carp Program  
 Carp Observed  
 Barriers Inspected

Flow  
 None  
 Slight  
 Visible

Water Clarity  
 < 1'  
 1-2'  
 2-4'  
 >4'

Water Levels  
 High  
 Normal  
 Low

### Fish/Wildlife Observations

- |                                   |                                    |                                    |   |   |
|-----------------------------------|------------------------------------|------------------------------------|---|---|
| <input type="checkbox"/> Bass     | <input type="checkbox"/> Anhinga   | <input type="checkbox"/> Woodstork | <input checked="" 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 type="checkbox"/> Egrets    | <input type="checkbox"/> Osprey    | <input checked="" type="checkbox"/> Alligator | _____   |
| <input type="checkbox"/> Gambusia | <input type="checkbox"/> Herons    | <input type="checkbox"/> Ibis      | <input 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 checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad    | <input type="checkbox"/> Bladderwort       |
| <input type="checkbox"/> Pickerelweed      | <input type="checkbox"/> Spadderdock  | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed          |

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



## Customer Service Report

Customer: Rookery  
 Field Biologist: Brandon Sixto  
 FDACS License: CM500281

Date of Visit: 4/16/2026  
 Weather: 84 °F High  
 20% ☁️



1



2



3



4



5



6

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



## Customer Service Report

Customer: Rookery  
Field Biologist: Brandon Sixto  
FDACS License: CM500281

Date of Visit: 4/16/2026  
Weather: 84 °F High  
20% ☁️



7



8

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



## Customer Service Report

Customer: Rookery  
 Field Biologist: Brandon Sixto  
 FDACS License: CM500281

Date of Visit: 4/30/2026  
 Weather: 86 °F High  
20% ☁

### Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8								
Algae			X													
Submersed Weeds																
Shoreline Grasses & Brush																
Floating Weeds																
Mosquito Larvicide																
Pond Dye																
Inspection	X						X	X								
Debris Removal		X		X	X	X										
Dissolved Oxygen			7													

Comments: Ponds were inspected, treated for debris and algae.

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 type="checkbox"/> Egrets    | <input type="checkbox"/> Osprey    | <input checked="" type="checkbox"/> Alligator | _____                                   |
| <input type="checkbox"/> Gambusia | <input type="checkbox"/> Herons    | <input type="checkbox"/> Ibis      | <input type="checkbox"/> Frogs                | _____                                   |

### Native/Beneficial Vegetation Noted

- |  |                                       |                                   |   |
|--|---------------------------------------|-----------------------------------|---|
| <input type="checkbox"/> Arrowhead         | <input type="checkbox"/> Bulrush      | <input type="checkbox"/> Lotus    | <input checked="" type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass         | <input type="checkbox"/> Lily         | <input type="checkbox"/> Chara    | <input type="checkbox"/> Blue Flag Iris               |
| <input checked="" 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 coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



## Customer Service Report

Customer: Rookery  
 Field Biologist: Brandon Sixto  
 FDACS License: CM500281

Date of Visit: 4/30/2026  
 Weather: 86 °F High  
 20% ☁️



1



2



2b



3



4



5

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



## Customer Service Report

Customer: Rookery  
 Field Biologist: Brandon Sixto  
 FDACS License: CM500281

Date of Visit: 4/30/2026  
 Weather: 86 °F High  
 20% ☁️



6



6b



7



8



8b

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.

# Tab 6

**Subject:** [EXTERNAL]Re: Rookery CDD - Getting Started

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

In terms of supplies, nothing will be provided by DR Horton based on experience. I have started up over 30 other there amenity centers so I know what I'm getting.

The facility will need.

Commercial Pool Vacuum - \$3k

Pool Pole (special due to size of pool) - \$300

Shelving - \$300

Pool rule and facilities signage - \$500

Onsite Desk, \$250

Desk Chair \$100

Computer Printer - \$900

All janitorial supplies, including mops, paper products, mop buckets, trash bags, brooms, etc is looking to be around \$2k. I have not placed an order yet because I do not know what style soap dispensers, TP holders, and paper towel holders they will be installing.

Electric blower and batteries for deck and sidewalks \$400

Misc office supplies like paper, pens, etc. about \$100

All and All, they are looking about \$8k just to get things started

# **Tab 7**



**The Rookery Landscape Management July 1, 2026-June 30, 2027**

Base Management Monthly Price	\$ 7,550.00
Base Management Yearly Fee	\$ 90,600.00

Base Management pricing includes:

- Grounds Maintenance
- Mowing, Weeding, Edging
- Blowing Debris
- Bed Weed Control
- Shrubs and Groundcover Pruning

Fertilizer/Pest Control/Weed Control Monthly Price	\$ 600.00
Fertilizer/Pest Control/Weed Control Yearly Fee	\$ 7,200.00

Agronomics Management pricing includes:

- Turf Fertilization
- Turf Insect Control
- Turf Weed Control
- Shrub and Groundcover Fertilization
- Shrub and Groundcover Insect Control

Irrigation Inspection Service Monthly Price	\$ 455.00
Irrigation Inspection Service Yearly Fee	\$ 5,460.00

Irrigation Inspection pricing includes:

- Monthly check and adjust all zones
- Monthly cleaning irrigation heads
- Monthly Irrigation report

The Attached pricing includes addendums A,B,A and C

**Total Monthly Maintenance Fee: \$ 8,610.00**  
**Total Yearly Maintenance Fee: \$103,310.00**

# Tab 8

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROOKERY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Rookery Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** A Public Hearing will be held to adopt Rules of Procedure on \_\_\_\_\_, 2026, at \_\_\_\_\_, at \_\_\_\_\_.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

**PASSED AND ADOPTED this 12<sup>th</sup> day of May, 2026.**

ATTEST:

**ROOKERY COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# Tab 9

**RESOLUTION 2026-06  
FY 2027 BUDGET APPROVAL RESOLUTION**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROOKERY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Rookery Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

**2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 11, 2026  
TIME: 2:00 PM  
LOCATION: \_\_\_\_\_  
\_\_\_\_\_

**3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

**4. SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF MAY, 2026.**

ATTEST:

**ROOKERY COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**Exhibit A**  
FY 2027 Proposed Budget



Rizzetta & Company

# Rookery Community Development District

[www.rookerycdd.org](http://www.rookerycdd.org)

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## Proposed Budget for Fiscal Year 2026/2027

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Rizzetta & Company

**Proposed Budget**  
**Rookery Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1							
2	<b>ASSESSMENT REVENUES</b>						
3							
4	<i>Special Assessments</i>						
5	Tax Roll*	\$ 52,268	\$ 108,570	\$ 108,570	\$ -	\$ 257,090	\$ 148,520
6	Off Roll*	\$ 111,390	\$ 148,520	\$ 148,520	\$ -	\$ -	\$ (148,520)
7							
8	<b>Assessment Revenue Subtotal</b>	<b>\$ 163,658</b>	<b>\$ 257,090</b>	<b>\$ 257,090</b>	<b>\$ -</b>	<b>\$ 257,090</b>	<b>\$ -</b>
9							
10	<b>OTHER REVENUES</b>						
11							
12	<i>Contributions &amp; Donations from Private Sources</i>						
13	Developer Contributions	\$ 23,653	\$ 147,149	\$ 357,266	\$ (210,117)	\$ 570,363	\$ 213,097
14	<i>Other Miscellaneous Revenues</i>						
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16							
17	<b>Other Revenue Subtotal</b>	<b>\$ 23,653</b>	<b>\$ 147,149</b>	<b>\$ 357,266</b>	<b>\$ (210,117)</b>	<b>\$ 570,363</b>	<b>\$ 213,097</b>
18							
19	<b>TOTAL REVENUES</b>	<b>\$ 187,311</b>	<b>\$ 404,239</b>	<b>\$ 614,356</b>	<b>\$ (210,117)</b>	<b>\$ 827,453</b>	<b>\$ 213,097</b>
20	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
21							
22	<b>EXPENDITURES - ADMINISTRATIVE</b>						
23							
24	<i>Legislative</i>						
25	Supervisor Fees	\$ 3,200	\$ 8,000	\$ 12,000	\$ 4,000	\$ 8,000	\$ (4,000)
26	<i>Financial &amp; Administrative</i>						
27	Accounting Services	\$ 9,984	\$ 19,968	\$ 19,968	\$ -	\$ 20,567	\$ 599
28	Administrative Services	\$ 2,184	\$ 4,368	\$ 4,368	\$ -	\$ 4,499	\$ 131
29	Arbitrage Rebate Calculation	\$ 400	\$ 400	\$ 750	\$ 350	\$ 400	\$ (350)
30	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,150	\$ 150
31	Auditing Services	\$ -	\$ 4,800	\$ 4,800	\$ -	\$ 4,900	\$ 100
32	Disclosure Report	\$ 3,500	\$ 3,500	\$ 5,000	\$ 1,500	\$ 6,000	\$ 1,000
33	District Engineer	\$ -	\$ 10,000	\$ 15,000	\$ 5,000	\$ 15,000	\$ -
34	District Management	\$ 10,920	\$ 21,840	\$ 21,840	\$ -	\$ 22,495	\$ 655

Projected Based on Current Meeting Schedule; Proposed Based on 8 Meetings

Based on Current Engagement

Based on Series 2024 Bonds & Includes DTS License Agreement

**Proposed Budget**  
**Rookery Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

**Comments**

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
35	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
36	Financial & Revenue Collections	\$ 1,872	\$ 3,744	\$ 3,744	\$ -	\$ 3,856	\$ 112	
37	Legal Advertising	\$ 1,222	\$ 2,444	\$ 4,000	\$ 1,556	\$ 4,000	\$ -	
38	Miscellaneous Fees	\$ 290	\$ 1,100	\$ 2,230	\$ 1,130	\$ 2,230	\$ -	Agenda Hard Copies
39	Public Officials Liability Insurance	\$ 2,385	\$ 2,385	\$ 2,531	\$ 146	\$ 2,624	\$ 93	Based on Estimate Provided
40	Trustees Fees	\$ 4,256	\$ 8,512	\$ 10,000	\$ 1,488	\$ 10,000	\$ -	
41	Website Hosting, Maintenance, Backup	\$ 600	\$ 2,737	\$ 2,800	\$ 63	\$ 2,857	\$ 57	Based on Current Agreements
42	<b>Legal Counsel</b>							
43	District Counsel	\$ 6,633	\$ 20,000	\$ 20,000	\$ -	\$ 25,000	\$ 5,000	
44								
45	<b>Administrative Subtotal</b>	<b>\$ 52,621</b>	<b>\$ 118,973</b>	<b>\$ 134,206</b>	<b>\$ 15,233</b>	<b>\$ 137,753</b>	<b>\$ 3,547</b>	
46								
47	<b>EXPENDITURES - FIELD OPERATIONS</b>							
48								
49	<b>Electric Utility Services</b>							
50	Utility - Streetlights	\$ 672	\$ 1,500	\$ 25,000	\$ 23,500	\$ 20,000	\$ (5,000)	
51	Utility Services	\$ 3,397	\$ 12,000	\$ 20,000	\$ 8,000	\$ 35,000	\$ 15,000	Entry Features, Water Features, Amenity, Parking Lot lights, Irrigation meters
52	<b>Garbage /Solid Waste Control Services</b>							
53	Garbage - Recreational Facility	\$ -	\$ 1,500	\$ 1,750	\$ 250	\$ 3,600	\$ 1,850	Amenity Center
54	<b>Water Sewer Combination Services</b>							
55	Utility Services	\$ 12,196	\$ 30,000	\$ 35,000	\$ 5,000	\$ 50,000	\$ 15,000	Amenity Facility, Decorative Water Features & Irrigation
56	<b>Stormwater Control</b>							
57	Aquatic Maintenance	\$ 2,850	\$ 5,700	\$ 25,000	\$ 19,300	\$ 25,000	\$ -	Projected Includes Ponds 1-8; Propsed includes Addtl. Ponds in P2 & P3
58	Fountain Maintenance & Repairs	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Pond Fountain to be added or remove line?
59	<b>Other Physical Environment</b>							
60	Entry & Walls Maintenance	\$ -	\$ 7,966	\$ 4,000	\$ (3,966)	\$ 18,000	\$ 14,000	Also Includes Roundabout & Water Feature Maintenance & Fence Maintenance
61	General Liability & Property Insurance	\$ 7,460	\$ 25,000	\$ 35,000	\$ 10,000	\$ 55,000	\$ 20,000	Estimated to Include Limited Property FY 25/26; FY26-27 Include Amenity Facilities, Entry & Water Features
62	Irrigation Repairs	\$ 340	\$ 3,500	\$ 8,000	\$ 4,500	\$ 10,000	\$ 2,000	FY to Include Additional Areas
63	Landscape & Irrigation Maintenance	\$ 22,590	\$ 65,000	\$ 110,000	\$ 45,000	\$ 169,500	\$ 59,500	Current Agreements ; 4 Annual Rotations; Possibly Includes New Areas Turned Over & Mulch
64	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 7,500	\$ 10,000	\$ 2,500	\$ 10,000	\$ -	Projected Also Includes Freeze Damage Plant Replacements
65	Miscellaneous Expense	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 3,500	\$ (1,500)	Includes Backflow Inspections & Repairs
66	<b>Road and Street Facilities</b>			2				

**Proposed Budget**  
**Rookery Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

**Comments**

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026		
69	Parking Lot/Roadway Repair & Maintenance	\$ -	\$ 1,000	\$ 10,000	\$ 9,000	\$ 7,500	\$ (2,500)	Possibly Includes Replacement Signage
70	<b>Parks &amp; Recreation</b>							
71	Access Control Maintenance & Repair	\$ -	\$ 1,500	\$ 5,000	\$ 3,500	\$ 5,000	\$ -	Also Includes Estimated Amount for Access Cards
72	Amenity Facility Janitorial Supplies	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	Paper Products, Cleaning Supplies & Fitness Center Wipes
73	Amenity Maintenance & Repair	\$ -	\$ 2,000	\$ 10,000	\$ 8,000	\$ 10,000	\$ -	
74	Amenity Management Contract	\$ -	\$ 75,950	\$ 85,000	\$ 9,050	\$ 155,000	\$ 70,000	Projected Based on Limited Services Contract & Proposed Based on Approved Contract
75	Athletic Park/Court/Field Maintenance & Repairs	\$ -	\$ 500	\$ 1,500	\$ 1,000	\$ 1,500	\$ -	
76	Facility Supplies - Amenity	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	Projected Includes Initial Amenity Set Up
77	Fitness Equipment Maintenance & Repairs	\$ -	\$ 1,000	\$ 1,500	\$ 500	\$ 2,000	\$ 500	Possibly Includes Quarterly PM Agreement?
78	Pest Control & Termite Bond	\$ -	\$ 350	\$ 1,500	\$ 1,150	\$ 3,000	\$ 1,500	To include regular pest control services at Facility & Termite Bond Renewals
79	Playground Equipment and Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
80	Pool Chemicals & Repairs	\$ -	\$ 12,000	\$ 12,000	\$ -	\$ 30,000	\$ 18,000	Amenity Facility Open a Portion FY25-26
81	Pool Permits	\$ -	\$ 400	\$ 400	\$ -	\$ 400	\$ -	
82	Pressure Washing	\$ -	\$ 1,500	\$ 5,000	\$ 3,500	\$ 5,000	\$ -	Amenity Buildings, Entry Monuments, Fencing?
83	Security Camera System Maintenance & Repairs	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
84	Telephone, Internet, Cable	\$ -	\$ 1,900	\$ 3,000	\$ 1,100	\$ 4,200	\$ 1,200	Based on Current Promotion
85	<b>Contingency</b>							
86	Miscellaneous Contingency	\$ -	\$ 17,500	\$ 50,000	\$ 32,500	\$ 50,000	\$ -	FY25-26 to Include Amenity & Park Signage & Additional Set Up Expenses for Amenity Set Up; Message Board?
87								
88	<b>Field Operations Subtotal</b>	\$ 49,505	\$ 285,266	\$ 480,150	\$ 194,884	\$ 689,700	\$ 209,550	
89								
90	<b>TOTAL EXPENDITURES</b>	\$ 102,126	\$ 404,239	\$ 614,356	\$ 210,117	\$ 827,453	\$ 213,097	
91								
92	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	\$ 85,185	\$ -	\$ -	\$ -	\$ -	\$ -	
93								

# Rookery Community Development District

## Debt Service

Fiscal Year 2026/2027

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

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

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$257,090.00	2025/2026 O&M Budget:	\$257,090.00
Collection Costs:	2%	\$5,470.00	2026/2027 O&M Budget:	\$257,090.00
Early Payment Discounts:	4%	\$10,940.00		
<b>2025/2026 Total:</b>		<b>\$273,500.00</b>	<b>Total Difference:</b>	<b>\$0.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<b>PLATTED</b>					
<b>PHASE 1</b>					
<i>Single Family</i>	Series 2024 Debt Service	\$1,808.22	\$1,808.22	\$0.00	0.00%
	Operations/Maintenance <sup>(1)</sup>	\$500.00	\$500.00	\$0.00	0.00%
	<b>Total</b>	<b>\$2,308.22</b>	<b>\$2,308.22</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>PHASE 2B</b>					
<i>Townhome</i>	Series 2024 Debt Service	\$904.11	\$904.11	\$0.00	0.00%
	Operations/Maintenance <sup>(1)</sup>	\$250.00	\$250.00	\$0.00	0.00%
	<b>Total</b>	<b>\$1,154.11</b>	<b>\$1,154.11</b>	<b>\$0.00</b>	<b>0.00%</b>
<i>Single Family</i>	Series 2024 Debt Service	\$1,808.22	\$1,808.22	\$0.00	0.00%
	Operations/Maintenance <sup>(1)</sup>	\$500.00	\$500.00	\$0.00	0.00%
	<b>Total</b>	<b>\$2,308.22</b>	<b>\$2,308.22</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>UNPLATTED</b>					
<b>FUTURE PHASES</b>					
<i>Townhome</i>	Operations/Maintenance	\$0.00	\$0.00	\$0.00	0.00%
	<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
<i>Single Family</i>	Operations/Maintenance	\$0.00	\$0.00	\$0.00	0.00%
	<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>

<sup>(1)</sup> 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

2026/2027 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
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$273,500.00</b>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2024	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M <sup>(2)</sup>	SERIES 2024	TOTAL <sup>(4)</sup>
		DEBT SERVICE <sup>(1)</sup>		EAU's	EAU's	O&M BUDGET		DEBT SERVICE <sup>(3)</sup>	
<b>PLATTED</b>									
<i>PHASE 1</i>									
Single Family	231	231	1.00	231.00	42.23%	\$115,500.00	\$500.00	\$1,808.22	\$2,308.22
<i>PHASE 2B</i>									
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
<b>Total Platted</b>	<b>615</b>	<b>615</b>		<b>547.00</b>	<b>100.00%</b>	<b>\$273,500.00</b>			
<b>UNPLATTED</b>									
<i>FUTURE PHASES</i>									
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
<b>Total Unplatted</b>	<b>1304</b>	<b>0</b>		<b>0.00</b>	<b>0.00%</b>	<b>\$0.00</b>			
<b>Total Community</b>	<b>1919</b>	<b>615</b>		<b>547.00</b>	<b>100.00%</b>	<b>\$273,500.00</b>			

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

**(\$16,410.00)**

**Net Revenue to be Collected:**

**\$257,090.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2024 debt outstanding.

<sup>(2)</sup> 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.

<sup>(3)</sup> 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.

<sup>(4)</sup> Annual assessment that will appear on November 2026 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.

## 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. The second way is by Off Roll collection.

**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 services 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/or annual disclosure reports, as required in the District's Continuing Disclosure Agreement(s), 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 maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial Consulting & Revenue Collections:** Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also 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, 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.

**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 fees 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.

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## **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.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**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.

**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.

**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.

**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.

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**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.