



**AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
JUNE 6, 2017  
9:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

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

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**  
**Ave Maria Master Association (office/fitness center)**  
**5076 Annunciation Circle, Suite 103**  
**Ave Maria, Florida 34142**  
**REGULAR BOARD MEETING**  
**June 6, 2017**  
**9:00 a.m.**

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. May 2, 2017 Regular Board Meeting Minutes.....Page 2
- H. Old Business
- I. New Business
  - 1. Status Report on the Future Fire Rescue Facility
    - Audience Comments
  - 2. Consider Approval of Revised Operations & Maintenance Assessment Methodology Report.....Page 7
    - Audience Comments
  - 3. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Proposed Budget.....Page 18
    - Audience Comments
  - 4. Consider Resolution No. 2017-06 – Adopting a Fiscal Year 2017/2018 Proposed Budget for the Master Irrigation Utility System.....Page 26
    - Audience Comments
- J. Administrative Matters
  - 1. Legal Report
  - 2. Engineer Report
  - 3. Manager’s Report
- K. Board Members Comments
- L. Adjourn

# Naples Daily News

NaplesNews.com

Published Daily  
Naples, FL 34110


## Affidavit of Publication

State of Florida  
Counties of Collier and Lee

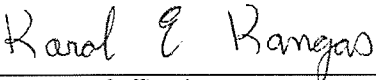
Before the undersigned they serve as the authority, personally appeared Daniel McDermott who on oath says that he serves as **Inside Sales Manager** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

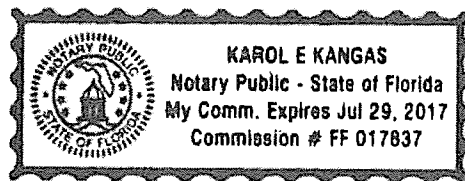
Customer	Ad Number	Copyline	P.O.#
AVE MARIA STEWARDSHIP	1616729	NOTICE OF REGULAR ME	

Pub Dates  
May 23, 2017

  
\_\_\_\_\_  
(Signature of affiant)

Sworn to and subscribed before me  
This May 27, 2017

  
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**Low/midrise/High Units**

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  - Turtle Lakes 1/1
  - Forest Glen 2/2 Golf Condo
  - Heritage Greens 2/2 Golf Villa
  - Madison Park 3/2, 2 car garage Condo
  - The Orchards 3/2 Condo
  - Lakeside 2/2 Condo
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  - Royal Palm Golf Est 3/2 Pool Home
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K2620454781

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**WANTED ALL MOTOR HOMES AND CAMPERS.** Any cond. Cash Paid. (954)789-7530.

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**2009 TOYOTA CAMRY LE** 74K mi. Red/Tan. Alloy wheels \$8,950. (239)926-3246.

**2014 AUDI R8S 2D CONVERTIBLE QUATRO** White, 4.2 liter V8 DOHC, 11v. All wheel Drive. 34,000 miles. \$51,000. (239)-417-9619

**DODGE DURANGO** - 2001, Red, autom. & vyl. Very Clean! \$2000. (239)417-4884.

**FORD EXPLORER** - 2003, Eddie Bauer, AWD, 150K mi. \$3500. (239)671-3020.

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**FORD EXPLORER** - 2003, Eddie Bauer, AWD, 150K mi. \$3500. (239)671-3020.

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**Classic Cars**

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**Classic Cars**

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**Legals**

**LEGAL NOTICES**

**PUBLIC ANNOUNCEMENT**

Legal Aid Service of Collier County, Inc. will destroy its client files through the end of 2013. If you were a client during that time and wish to examine the contents of your file, please contact the Office Administrator, Monday through Friday, between the hours of 9am-5pm. (239) 775-4555. May 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24, 2017. No. 1526193

**Public Notices**

**NOTICE OF REGULAR MEETING**

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

The Regular Meeting of the Board of Supervisors (the "Board") of the Ave Maria Stewardship Community District is scheduled to be held on Tuesday, June 6, 2017, at 9:00 a.m. at the Ave Maria Master Association located at 5076 Annunciation Circle, Suite 103, Ave Maria, Florida 34142. The meeting is open to the public and will be conducted in accordance with provisions of Florida law for independent special districts. A copy of the agenda for this meeting may be obtained from the District's website or by contacting the District Manager toll free at 1-877-737-4922. This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager toll free at 1-877-737-4922 at least forty-eight hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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 record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

Todd Wodraska  
District Manager  
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
www.avemariastewardshipcd.org  
May 23, 2017 No. 1616729

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AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
 REGULAR BOARD MEETING  
 MAY 2, 2017

**A. CALL TO ORDER**

The May 2, 2017, Regular Board Meeting of the Ave Maria Stewardship Community District was called to order at 9:00 a.m. at the Ave Maria Master Association located at 5076 Annunciation Circle, Suite 103, Ave Maria, Florida 34142.

**B. PLEDGE OF ALLEGIANCE**

**C. PROOF OF PUBLICATION**

Proof of publication was presented showing that notice of the Regular Board Meeting had been published in the *Naples Daily News* on April 24, 2017, as legally required.

**D. ESTABLISH A QUORUM**

A quorum was established with the following:

**Board of Supervisors**

Supervisor	Thomas Peek	Present
Supervisor	Liesa Priddy	Absent
Supervisor	Jay Roth	Present
Supervisor	Thomas Diflorio	Present
Supervisor	Vacant	Present

District Staff in attendance were:

District Manager	Todd Wodraska	Special District Services
District Manager	Kathleen Dailey	Special District Services
General Counsel	Jonathan Johnson	Hopping, Green & Sams
District Engineer	Dan Brundage	Agnoli, Barber & Brundage, Inc.
Owner Representative	David Genson	Barron Collier Companies

Also present were the following: David Schnaider of the *Ave Herald*; Bill McDaniel, District 5 County Commissioner; Luisa Rosales of the Master Association District; Patti Calderon and Mike Taylor of the Sheriff’s Department; and the following District residents: Bill & Carole Dunstan, Bob Teel, Debbi Oswald, Tommy Guscinski, Rhonda Hatten, Olga Sheats, Rene’ Tippin, Jade Cheney, Rachel Hegele and Robb Klucik.

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Wodraska passed out Resolution 2017-04, which announced the results of the general election held on April 25, 2017. It reads as follows:

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
REGULAR BOARD MEETING  
MAY 2, 2017

**RESOLUTION NO. 2017-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE AVE MARIA STEWARDSHIP COMMUNITY  
DISTRICT CANVASSING AND CERTIFYING THE  
RESULTS OF THE SPECIAL ELECTION OF  
SUPERVISORS HELD AT APRIL 25, 2017 PURSUANT  
TO CHAPTER 2004-461, LAWS OF FLORIDA, (THE  
“ACT”) AND SECTION 189.04, FLORIDA STATUTES;  
AND PROVIDING AN EFFECTIVE DATE.**

It was noted that Robb Klucik had won the election.

A **motion** was made by Mr. Diflorio, seconded by Mr. Roth and passed unanimously to adopt Resolution No. 2017-04, as presented.

Mr. Wodraska then swore in Mr. Klucik to a 4 year term.

Mr. Peek introduced County Commissioner Bill McDaniel and welcomed him to the District meeting.

**F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Mr. Schnaider asked about golf cart signage and enforcement of the new rules. Mr. Peek responded that the District is not in the law enforcement business and Mr. Johnson suggested reaching out to the Sheriff's office for help or hiring off-duty deputies. Mr. Genson responded that Norm Trebilcock had prepared a signage plan that is currently under review by the County. Ms. Rosales pointed out that the rules are explained to every new homeowner and that an e-mail blast of the rules had been made and that brochures are put on windshields, if golf carts are seen without a sticker. Commissioner McDaniel stated he could help disseminate the information. Mr. Klucik stated that he would like a Facebook page for the District to help communicate this sort of information. Mr. Wodraska stated that it could be done, but it would not be a proactive page or something that people could submit comments.

A **motion** was made by Mr. Roth, seconded by Mr. Diflorio and passed unanimously to create a District Facebook page that contains information only and is not accessible for people to interact.

**G. APPROVAL OF MINUTES**

**1. March 7, 2017, Regular Board Meeting**

The March 7, 2017, Board Meeting Minutes were presented for approval.

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
REGULAR BOARD MEETING  
MAY 2, 2017

A **motion** was then made by Mr. Roth, seconded by Mr. Diflorio and passed unanimously approving the minutes of the March 7, 2017, Regular Board Meeting, as presented.

**H. OLD BUSINESS**

There were no Old Business items to come before the Board.

**I. NEW BUSINESS**

**1. Update on Special Election**

Mr. Johnson announced, as a procedural item, that the Board will need to eventually decide if they want to continue to hold the Special Election in April, which would be held next in 2021, or move it to the General Election, which would occur in 2022. Mr. Wodraska went over the election results, indicating that 281 ballots had been cast.

**2. Consider Approval of Maintenance Agreement between the District and the Maple Ridge HOA**

A **motion** was made by Mr. Diflorio, seconded by Mr. Roth approving the Maintenance Agreement between the District and the Maple Ridge HOA, as presented. Upon being put to a vote, the **motion** carried on a vote of 3 to 1 with Mr. Klucik dissenting, as he would like more time to review the agreement.

**3. Consider Authorization of Appraisal on Lands to be Owned by the Ave Maria Stewardship Community District**

A **motion** was made by Mr. Roth, seconded by Mr. Diflorio authorizing an appraisal on lands to be owned by the Ave Maria Stewardship Community District, as presented. Upon being put to a vote, the **motion** carried on a vote of 3 to 1 with Mr. Klucik dissenting.

**4. Consider Authorization of Updated O&M Assessment Methodology Report**

Mr. Wodraska went over the proposal from G. Russell Weyer for an Operation and Maintenance Assessment Report. Mr. Roth asked if there was a trigger or mechanism set when to do a new methodology and Mr. Johnson suggested that it be an annual question, when the budget is being considered.

A **motion** was made by Mr. Roth, seconded by Mr. Diflorio and passed unanimously authorizing an update O&M Assessment Methodology Report, as presented.

**J. ADMINISTRATIVE MATTERS**

**1. Legal Report**

There was no Legal Report at this time.

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
REGULAR BOARD MEETING  
MAY 2, 2017

**2. Engineer's Report**

Mr. Brundage stated that the Board had previous discussions on roundabout improvements at Ave Maria Boulevard and Milano. He introduced engineer Ted Tryka who went over a diagram of the roundabout and the various options, with costs, to improve the area. There was a consensus of the Board for the engineer to come back with a minimalist plan that includes a golf cart transition and moving of trees.

Mr. Klucik advised that he had heard from residents concerning safety at the intersection of Anthem Parkway and Ave Maria Boulevard. Mr. Genson stated that the engineers had just submitted changes to the County and it is under review. Mr. Klucik also advised that it was a concern to residents of the lack of light at Oil Well and Ave Maria Boulevard. Mr. Genson responded that Norm Trebilcock had been engaged to analyze the intersection for lighting and will come back with recommendations at a future meeting.

**3. Manager's Report**

Mr. Wodraska announced that the proposed budget would be presented at the June 6, 2017, meeting.

**K. BOARD MEMBER COMMENTS**

Mr. Genson advised that he would look into the raccoon issue in Maple Ridge.

Mr. Klucik asked that a detailed update on the fire district issue be placed on the June agenda.

**L. ADJOURNMENT**

There being no further business to come before the Board, Chairman Thomas Peek adjourned the Regular Board Meeting at 10:55 a.m. There were no objections.

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**Secretary/Assistant Secretary**

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**Chair/Vice-Chairman**



# **REVISED OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY REPORT FOR THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

**May 30, 2017**

**Prepared for**

**Board of Supervisors  
Ave Maria Stewardship Community District**

**Prepared by**



**Real Estate Econometrics, Inc.**

**Real Estate Econometrics, Inc.  
Suite 100  
707 Orchid Drive  
Naples, Florida 34102  
(239) 269-1341  
Ree-i.Com**

**REVISED OPERATIONS & MAINTENANCE  
ASSESSMENT METHODOLOGY REPORT FOR THE  
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

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**1.0 Introduction**

**1.1 Purpose**

This report (the “Revised O&M Assessment Methodology”) revises the original Operations & Maintenance Assessment Methodology Report (“Original O&M Methodology”) dated and approved July 5, 2007 by the Ave Maria Community Stewardship District (“District”). The Original O&M Methodology was designed to apply the annual Operations and Maintenance budget (“O&M Budget”) incurred by the District to provide certain operating and maintenance services to properties in the District.

Since the adoption of the Original O&M Methodology ten (10) years ago, the Town of Ave Maria’s (“Ave Maria”) build out development program has changed from the original estimation to its current program due to evolving market conditions. 600,000 square feet of light industrial/manufacturing space has been added to the development program along with the elimination of the affordable housing designation for some units and a numerical change to some of the other product types. The District wants to address these changes with a new operations and maintenance methodology and has engaged Real Estate Econometrics, Inc. (“Consultant”) to develop the revised methodology.

**1.2 Background**

The acreage contained within the Town of Ave Maria “Ave Maria” is wholly contained within the boundaries of the District. Ave Maria is a mixed-use community in unincorporated Collier County (“County”), Florida. The Collier County Board of County Commissioners granted certain development rights for the anticipated development within the District.

Ave Maria has been under development for twelve (12) years. When complete, Ave Maria will have a variety of multifamily and single family product types, commercial/retail space, office space, schools, churches, a university and recreational opportunities. Table 1 on the next page outlines the original Ave Maria build out development program.

**Table 1. The Original Ave Maria Build Out Development Program**

<u>Land Use Descriptions</u>	<u>Measurement Units</u>	<u>Total</u>
Residential	Dwelling Units	8,464
Low Affordable Housing	Dwelling Units	900
Assisted Living Facilities	Beds	450
Retail, Entertainment, Service	Square Feet	690,000
Professional Office (General, Medical, Financial, etc.)	Square Feet	510,000
Civic/Community/Misc	Square Feet	-
Medical Facility	Square Feet	35,000
Hotel	Rooms	400
Ave Maria University	Students	6,000
K-12 School (Public/Private)	Students	2,400

Source: Developer

Since the initial development plan in 2005, the Town of Ave Maria has seen changes in the build out development program due to the aforementioned evolving market conditions. Those changes include:

- The addition of 600,000 of Light Manufacturing commercial square footage.
- The reduction of hotel rooms from 400 to 300.
- The elimination of the affordable housing requirement as mandated by the original Ave Maria SRA.
- Keeping 48 affordable housing units already developed.
- The addition of 718 apartment units.

Table 2 on the next page shows the second Ave Maria refined build out development program with the changes noted above.

(Rest of Page left intentionally blank)

**Table 2. The Ave Maria Build Out Development Program with Changes**

<b>Land Use Descriptions</b>	<b>Measurement Units</b>	<b>Total</b>
<b>ALL RESIDENTIAL</b>		
Residential*	Dwelling Units	8,464
ALF Apartments	Beds	450
Apartments	Dwelling Units	718
Middlebrook - Affordable Housing	Dwelling Units	48
<b>ALL COMMERCIAL</b>		
Retail/Entertainment/Service	Square Feet	690,000
Professional Office	Square Feet	510,000
Light Manufacturing	Square Feet	600,000
Hotel	Rooms	300
Medical Facilities	Square Feet	35,000
Institutional - AM University	Students	3,000
Private K-12 School	Students	900
<b>Total</b>		

\*- Includes townhomes, attached villas, condominiums, duplexes, carriage homes, single family homes and detached villas.  
Source: Developer

**1.3 Use of Specific Numbers within the Tables of the O&M Budget Assessment Methodology**

Great diligence has been used to define the components of the build out development program defined in Table 2, the estimated O&M Budget shown in Table 3, and the Assessment Apportions shown in Tables 4 through 7. The Ave Maria build out development program, the O&M Budget, and the resulting allocations are subject to change. They are used within this report to illustrate the application of the algorithms and principles used in establishing this O&M Budget assessment methodology.

**2.0 The District Operations & Maintenance Budget at Build Out**

The District Manager has identified certain operations and maintenance budget items that may be provided by the District and has provided a cost estimate at the time of the Community’s build out for each of those items to the Consultant. In order to establish the assessment methodology by which the benefiting properties will receive their apportioned assessment, the Consultant utilized the District’s estimated O&M Budget at build out in its assessment methodology to determine the potential O&M Budget assessments at build out. Details of the District’s O&M Budget at build out can be found in Table 3 on the next page.

**Table 3. District’s estimated O&M Budget at Build Out**

	<b>AM SCD ESTIMATED BUDGET AT BUILD OUT</b>
<b>A. OPERATIONS AND MAINTENANCE</b>	
ELECTRIC (STREETLIGHTS, LANDSCAPE)	\$134,290
STREET SWEEPING	18,000
STRIPING & TRAFFIC MARKINGS	15,000
STREET LIGHT MAINTENANCE	75,000
SIDEWALK/CURB REPAIRS	30,000
LANDSCAPE MAINTENANCE (ROADWAY, ENTRIES):	
MAINT CONTRACTS	827,997
TREE TRIMMING	40,000
PLANT REPLACEMENT	100,000
STORM CLEANUP	100,000
MISC UTILITIES	10,000
IRRIGATION WATER	165,000
FOUNTAIN MAINTENANCE	38,000
RODENT CONTROL	15,000
EQUIPMENT REPAIR	10,000
SIGNAGE REPAIR	15,000
STORM DRAIN CLEANING	10,000
DRAINAGE / LAKE MAINTENANCE/LITTORALS	210,892
AERATORS	11,500
AQUATIC REPLACEMENTS	40,000
PRESERVE MAINTENANCE	371,042
TAXES & LICENSES	1,000
INSURANCE	50,000
SMALL TOOLS	2,000
MISC REPAIRS	5,000
VEHICLE LEASE / FUEL / REPAIRS (MAINT TECH)	20,000
MOSQUITO CONTROL	130,000
FISH STOCKING	10,000
TEMP EMS/FIRE FACILITY OPERATING COSTS	0
ADMINISTRATIVE SUPPLIES	10,000
OFFICE LEASE	30,000
OFFICE UTILITIES	27,500
MAINTENANCE TECHNICIANS	108,000
BASE MANAGEMENT FEE	72,000
ADMIN PAYROLL	63,000
<b>B. TOTAL OPERATING &amp; MAINTENANCE EXPENSES</b>	<b>\$2,755,201</b>
C. RESERVE FUND	180,000
C. CONTINGENCY FUND	30,000
<b>D. TOTAL OPERATING, MAINTENANCE &amp; RESERVE</b>	<b>\$2,965,201</b>
E. AMSCD MANAGEMENT & OPERATING FEES	250,000
<b>F. TOTAL AMSCD MANAGEMENT, OPERATIONS &amp; MAINT</b>	<b>\$3,215,201</b>

**RECONCILIATION**

<b>Gross AMSCD Management, Operations &amp; Maintenance Budget (Table 6)</b>	<b>\$3,470,641</b>
Less: 3.5% for Collier County Tax Collector and Property Appraiser	121,473
<b>AMSCD Management, Operations &amp; Maintenance without early payment discount (Table 7)</b>	<b>\$3,349,168</b>
Less 4% discount for early payment	133,967
<b>Total Net AMSCD Management, Operations &amp; Maintenance Budget</b>	<b>\$3,215,201</b>

Source: District Manager

### **3.0 O&M Estimated Budget at Build Out Assessment Methodology**

#### **3.1 Structure**

The Operations and Maintenance Budget Assessment Methodology is a two-step process. First the District Manager determines the costs for the Ave Maria Stewardship Community District annual O&M Budget at build out (shown in Table 3 on the previous page) of the community and provides those costs to the Consultant. Second, the Consultant determines the special and peculiar benefits that flow from the operations and maintenance services from the District's O&M Budget to the benefiting properties within the District. To determine these benefits, the District Manager first estimates the costs for the operations and maintenance of all District systems and facilities needed to support the Ave Maria build out development program. The Consultant then determines the special and peculiar benefits that flow to the properties and their fair and reasonable apportionment. The O&M Budget assessment methodology report detailed herein provides the mechanism by which the assessments from the District's O&M Annual Estimated Budget were allocated and the special and peculiar benefits were apportioned to the benefiting properties within the District for levy and collection. Ultimately, the Ave Maria Stewardship Community District Board of Supervisors ("Board") makes the final determinations with regard to the special and peculiar benefits and the fair and reasonable apportionment of the O&M Assessments.

#### **3.2 Assessment Allocation**

The District is undertaking the responsibility of providing the O&M Budget for its master infrastructure that supports vertical development within Ave Maria. As designed, the District infrastructure is an integrated system of improvements that confer special and peculiar benefits to the lands within the District. Logically, the O&M Budget supporting the District infrastructure also confers special and peculiar benefits to the lands within the District.

#### **3.3 The Estimated O&M Budget Assessments at Build Out**

The District shall allocate the costs to provide the operations and maintenance of its master infrastructure to the Development Program. In the case of the District's First Sub-Master Final Supplemental Assessment Methodology Report final adopted by the AMSCD Board of Supervisors on December 20, 2006, the primary measurement is trip generation since the Ave Maria Capital Improvement Program is heavily focused on the provision of transportation infrastructure and its related uses such as the master irrigation system parallel the transportation system. The Consultant therefore utilized the same methodology with regard to assessing the O&M Budget to the benefiting properties.

The Consultant utilized trip generation figures from the most recent Institute of Transportation Engineers (“ITE”) trip generation book (8<sup>th</sup> Edition) as applied to the various land categories being developed within the District as noted in Table 4 below.

**Table 4. Trip Generation Rates for District Land Use Types**

<b>Product Type</b>	<b>Total Units</b>	<b>ITE Trip Factor</b>	<b>Trips Generated</b>	<b>Percent of Total Trips</b>
<b>ALL RESIDENTIAL</b>				
Residential*	8,464	9.52	80,577	58.09%
ALF Apartments	450	2.66	1,197	0.86%
Apartments	718	6.65	4,773	3.44%
Middlebrook - Affordable Housing	48	5.81	279	0.20%
<b>ALL COMMERCIAL</b>				
Retail/Entertainment/Service	690,000	0.044	30,581	22.05%
Professional Office	510,000	0.011	5,625	4.06%
Light Manufacturing	600,000	0.004	2,292	1.65%
Hotel	300	8.17	2,451	1.77%
Medical Facilities	35,000	0.036	1,265	0.91%
Institutional - AM University	3,000	2.48	7,440	5.36%
Private K-12 School	900	2.48	2,232	1.61%
<b>Total</b>			<b>138,712</b>	<b>100.00%</b>

\* - Includes townhomes, attached villas, condominiums, duplexes, carriage homes, single family homes and detached villas.  
Source: Institute of Traffic Engineers 8<sup>th</sup> Edition

From there, the Consultant applied an internal trip generation discount to the appropriate uses within the District where many of those trips will remain within each development node and will not have to go out to the main roadways within the District to get to services since Ave Maria is designed as a “walkable community”. See Table 5 on the next page for external trip generation analysis.

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**Table 5. Adjusted Trip Generation Rates for District Land Use Types.**

Product Type	Total Units	ITE Trip Factor	Trips Generated	Percent of Total Trips	External Trip Generation	Adjusted Trips Generated	Adjusted Percent of Total Trips
<b>ALL RESIDENTIAL</b>							
Residential*	8,464	9.52	80,577	58.09%	18.00%	66,073	79.54%
ALF Apartments	450	2.66	1,197	0.86%	75.00%	299	0.36%
Apartments	718	6.65	4,773	3.44%	75.00%	1,193	1.44%
Middlebrook - Affordable Housing	48	5.81	279	0.20%	80.00%	56	0.07%
<b>ALL COMMERCIAL</b>							
Retail/Entertainment/Service	690,000	0.044	30,581	22.05%	80.00%	6,116	7.36%
Professional Office	510,000	0.011	5,625	4.06%	50.00%	2,813	3.39%
Light Manufacturing	600,000	0.004	2,292	1.65%	5.00%	2,177	2.62%
Hotel	300	8.17	2,451	1.77%	20.00%	1,961	2.36%
Medical Facilities	35,000	0.036	1,265	0.91%	50.00%	632	0.76%
Institutional - AM University	3,000	2.48	7,440	5.36%	84.00%	1,190	1.43%
Private K-12 School	900	2.48	2,232	1.61%	75.00%	558	0.67%
<b>Total</b>			138,712	100.00%		83,069	100.00%

\* - Includes townhomes, attached villas, condominiums, duplexes, carriage homes, single family homes and detached villas.  
 Source: Institute of Traffic Engineers 8<sup>th</sup> Edition and Real Estate Econometrics, Inc.

The Consultant calculated the percentage of trips that represent the portion of the special and peculiar benefit apportioned to the residential housing, assisted living units, apartments, the retail/entertainment/service component, professional office, light manufacturing/industrial, hotel, medical facilities, Ave Maria University and the K-12 school. The O&M Budget without and with the early payment discount was then allocated by the percentage of benefit received.

### 3.4 O&M Budget Apportionment at Build Out

Based on the foregoing and this benefit analysis, each residential and non-residential use that is developed within the District will have some benefit arising from the District's infrastructure and its related O&M Budget. Table 6 on the next page shows the combined O&M Budget benefit apportionment at Build Out on a per unit basis for each unit within the Development Program.



**Table 6. O&M Budget Benefit Allocation and Apportionment per Unit  
at Build Out without Early Payment Discount**

<b>Product Type</b>	<b>Total Units</b>	<b>Total Benefit Allocation</b>	<b>Revised Per Unit O&amp;M Assessment</b>
<b>ALL RESIDENTIAL</b>			
Residential*	8,464	\$2,760,546	\$326.15
ALF Apartments	450	\$12,503	\$27.78
Apartments	718	\$49,857	\$69.44
Middlebrook - Affordable Housing	48	\$2,330	\$48.54
<b>ALL COMMERCIAL</b>			
Retail/Entertainment/Service	690,000	\$255,533	\$0.37
Professional Office	510,000	\$117,513	\$0.23
Light Manufacturing	600,000	\$90,972	\$0.15
Hotel	300	\$81,922	\$273.07
Medical Facilities	35,000	\$26,416	\$0.75
Institutional - AM University	3,000	\$49,735	\$16.58
Private K-12 School	900	\$23,313	\$25.90
<b>Total</b>		<b>\$3,470,641</b>	

\* - Includes townhomes, attached villas, condominiums, duplexes, carriage homes, single family homes and detached villas.  
Source: Real Estate Econometrics, Inc.

The special benefits, use and enjoyment that flow from sustained quality maintenance and operations of the District are the same for each residential parcel of property regardless of size and land use.

### 3.5 O&M Budget Apportionment at Build Out with Early Payment Discount.

If the O&M Budget Apportionment assessments were paid in November instead of April of the next year, then the assessment per unit would be as they appear in Table 7 on the next page.

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**Table 7. O&M Budget Benefit Apportionment per Unit at Build Out  
with Early Payment Discount**

<b>Product Type</b>	<b>Total Units</b>	<b>Total Benefit Allocation</b>	<b>Revised Per Unit O&amp;M Assessment</b>
<b>ALL RESIDENTIAL</b>			
Residential*	8,464	\$2,663,927	\$314.74
ALF Apartments	450	\$12,065	\$26.81
Apartments	718	\$48,112	\$67.01
Middlebrook - Affordable Housing	48	\$2,249	\$46.85
<b>ALL COMMERCIAL</b>			
Retail/Entertainment/Service	690,000	\$246,590	\$0.36
Professional Office	510,000	\$113,400	\$0.22
Light Manufacturing	600,000	\$87,786	\$0.15
Hotel	300	\$79,055	\$263.52
Medical Facilities	35,000	\$25,492	\$0.73
Institutional - AM University	3,000	\$47,994	\$16.00
Private K-12 School	900	\$22,497	\$25.00
<b>Total</b>		<b>\$3,349,168</b>	

\* - Includes townhomes, attached villas, condominiums, duplexes, carriage homes, single family homes and detached villas.  
Source: Real Estate Econometrics, Inc.

#### **4.0 Reasonable and Fair Apportionment of a special and peculiar benefit and Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the District’s O&M Budget is expressed in Table 6 above.

The determination has been made that the duty to pay the non-ad valorem special assessments and the determined O&M Budget special and peculiar benefits are fairly and reasonably apportioned because the special and peculiar benefits to the property deriving from the O&M Budget (and the concomitant responsibility for the payment of the resultant and allocated O&M Budget) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with each land use category.

Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

The per unit allocation amounts in Tables 6 and 7 represent the anticipated per unit O&M allocations assuming all anticipated land uses and units are built out in the proportions planned. If the anticipated amount of land uses and units were to change, then the allocations will change accordingly.

## **5.0 Clarifications and Amplifications**

All assessments levied run with the land. It is the responsibility of the landowner of record to make or cause to be made any required payments due. The District will not release any liens on property for which payments are due until provision for such payment has been satisfactorily made.

The owner of record at the time the annual O&M Budget assessment roll is developed will have the responsibility to make the assessment payments, but in all cases payments must be made to enable the District to meet its O&M Budget obligations.

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**RESOLUTION 2017-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2017/2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Ave Maria Stewardship Community District (the "Board") prior to July 15, 2017, a proposed operating budget and debt service budget for Fiscal Year 2017/2018; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT:**

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2017/2018 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2017

HOUR: \_\_\_\_\_ 9:00 a.m. \_\_\_\_\_

LOCATION: Ave Maria Master Association (office/fitness center)  
5076 Annunciation Circle, Suite 103  
Ave Maria, Florida 34142

3. The District Manager is hereby directed to submit a copy of the proposed budgets to Collier County at least 60 days prior to the hearing set above.
4. In accordance with Section 189.418, Florida Statutes, the District's Secretary is further directed to post these proposed budgets on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit these proposed budgets to Collier County for posting on the local governing authority's website.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF JUNE, 2017.**

ATTEST:

**AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

# Ave Maria Stewardship Community District

**Proposed Budget For  
Fiscal Year 2017/2018  
October 1, 2017 - September 30, 2018**

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**PROPOSED BUDGET**  
**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**  
**FISCAL YEAR 2017/2018**  
**October 1, 2017 - September 30, 2018**

	<b>FISCAL YEAR 2017/2018 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	785,039
DEBT ASSESSMENTS	2,026,109
DEVELOPER CONTRIBUTION FOR O & M	985,127
DEVELOPER CONTRIBUTION FOR DEBT	2,976,397
OTHER REVENUES	0
<b>TOTAL REVENUES</b>	<b>\$ 6,772,672</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
PAYROLL TAXES EXPENSE	612
SUPERVISORS FEES	8,000
ENGINEERING	50,000
MANAGEMENT	70,216
SECRETARIAL	4,500
LEGAL	55,000
ASSESSMENT ROLL	15,000
AUDIT FEES	8,200
ARBITRAGE REBATE FEE	1,500
TRAVEL & LODGING	1,000
INSURANCE	11,760
LEGAL ADVERTISING	4,000
MISCELLANEOUS	4,000
POSTAGE	1,750
OFFICE SUPPLIES	3,000
DUES, LICENSE, & SUBSCRIPTIONS	500
MISCELLANEOUS FILINGS, NOTICES, ETC.	500
WEBSITE HOSTING FEES	2,500
TRUSTEE FEES	15,500
CONTINUING DISCLOSURE FEE	8,000
METHODOLOGY REPORT	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 265,538</b>
<b>MAINTENANCE EXPENDITURES</b>	
MAINTENANCE	1,445,750
MAINTENANCE/INSPECTIONS/ADMIN	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,445,750</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,711,288</b>
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ 5,061,384</b>
PAYMENT TO TRUSTEE	\$ (4,850,548)
<b>BALANCE</b>	<b>\$ 210,836</b>
COUNTY APPRAISER & TAX COLLECTOR COST	(98,390)
DISCOUNTS FOR EARLY PAYMENTS	(112,446)
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**  
**FISCAL YEAR 2017/2018**  
**October 1, 2017 - September 30, 2018**

	<b>FISCAL YEAR 2015/2016 ACTUAL</b>	<b>FISCAL YEAR 2016/2017 BUDGET</b>	<b>FISCAL YEAR 2017/2018 BUDGET</b>	<b>COMMENTS</b>
<b>REVENUES</b>				
O & M ASSESSMENTS	606,172	720,585	785,039	See Detail on Page 5
DEBT ASSESSMENTS	1,576,601	1,989,954	2,026,109	See Detail on Page 5
DEVELOPER CONTRIBUTION FOR O & M	1,298,476	1,020,841	985,127	
DEVELOPER CONTRIBUTION FOR DEBT	2,549,934	2,288,814	2,976,397	
OTHER REVENUES	1,693	0	0	
BOND PREPAYMENTS RECEIVED	23,691	0	0	
BOND PREPAYMENTS SENT TO TRUSTEE	(23,691)	0	0	
<b>TOTAL REVENUES</b>	<b>\$ 6,032,876</b>	<b>\$ 6,020,194</b>	<b>\$ 6,772,672</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
PAYROLL TAX EXPENSE	490	612	612	No Change From Previous Budget
SUPERVISORS FEES	6,400	8,000	8,000	No Change From Previous Budget
ENGINEERING	46,256	50,000	50,000	No Change From Previous Budget
MANAGEMENT	55,000	70,216	70,216	No Change From Previous Budget
SECRETARIAL	2,000	4,500	4,500	No Change From Previous Budget
LEGAL	72,221	40,000	55,000	\$15,000 Increase From Previous Budget
ASSESSMENT ROLL	15,000	15,000	15,000	No Change From Previous Budget
AUDIT FEES	7,500	8,200	8,200	No Change From Previous Budget
ARBITRAGE REBATE FEE	1,300	1,500	1,500	No Change From Previous Budget
TRAVEL & LODGING	0	2,000	1,000	\$1,000 Decrease From Previous Budget
INSURANCE	10,538	11,760	11,760	No Change From Previous Budget
LEGAL ADVERTISING	4,322	2,000	4,000	\$2,000 Increase From Previous Budget
MISCELLANEOUS	3,585	1,455	4,000	\$1,545 Increase From Previous Budget
POSTAGE	1,295	1,750	1,750	No Change From Previous Budget
OFFICE SUPPLIES	2,637	3,000	3,000	No Change From Previous Budget
DUES, LICENSE, & SUBSCRIPTIONS	175	500	500	No Change From Previous Budget
MISCELLANEOUS FILINGS, NOTICES, ETC.	0	1,000	500	\$500 Decrease From Previous Budget
WEBSITE HOSTING FEES	2,500	2,500	2,500	No Change From Previous Budget
TRUSTEE FEES	15,242	13,000	15,500	\$2,500 Increase From Previous Budget
CONTINUING DISCLOSURE FEE	6,000	5,000	8,000	\$3,000 Increase From Previous Budget
METHODOLOGY REPORT	0	0	0	No Change From Previous Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 252,461</b>	<b>\$ 241,993</b>	<b>\$ 265,538</b>	
<b>MAINTENANCE EXPENDITURES</b>				
MAINTENANCE	1,649,125	1,445,389	1,445,750	Total Maintenance - See Detail On Page 4
MAINTENANCE/INSPECTIONS/PERMIT	0	0	0	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,649,125</b>	<b>\$ 1,445,389</b>	<b>\$ 1,445,750</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,901,586</b>	<b>\$ 1,687,382</b>	<b>\$ 1,711,288</b>	
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ 4,131,290</b>	<b>\$ 4,332,812</b>	<b>\$ 5,061,384</b>	
BOND PAYMENTS	(4,043,029)	\$(4,129,521)	\$(4,850,548)	2016 P & I Payments
<b>BALANCE</b>	<b>\$ 88,261</b>	<b>\$ 203,291</b>	<b>\$ 210,836</b>	
COUNTY APPRAISER & TAX COLLECTOR COST	(58,493)	(94,869)	(98,390)	3.5% Of Total Roll (2% Appraiser ,1.5% Collector)
DISCOUNTS FOR EARLY PAYMENTS	(73,422)	(108,422)	(112,446)	4% Of Total Tax Roll
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ (43,654)</b>	<b>\$ -</b>	<b>\$ -</b>	



**DETAILED PROPOSED DEBT SERVICE FUND BUDGET  
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
FISCAL YEAR 2017/2018  
October 1, 2017 - September 30, 2018**

	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	
REVENUES	ACTUALS	BUDGET	BUDGET	COMMENTS
Interest Income ('06 Bond)	1,782	0	0	DS Reserve Interest is now going to the Deferred Cost Account
Interest Income ('12 Bond)	30,269	0	0	DS Reserve Interest is now going to the Deferred Cost Account
Net NAV Collection	1,493,095	1,840,707	1,874,151	Per Assessment Breakdown (page 5) less 7.5% for Discounts and Fees
Developer Contribution	2,549,934	2,288,814	2,976,397	
Prepaid Bond Collection	23,691	0	0	
<b>Total Revenues</b>	<b>\$ 4,098,771</b>	<b>\$ 4,129,521</b>	<b>\$ 4,850,548</b>	
EXPENDITURES				
Principal Payments ('06 Bond)	705,000	570,000	600,000	2006 Bond Principal Payment Due In 2018
Interest Payments ('06 Bond)	1,181,313	1,138,775	1,097,775	2006 Bond Interest Payments Due In 2018
Principal Payments ('12 Bond)	425,000	410,000	435,000	2012 Bond Principal Payment Due In 2018
Interest Payments ('12 Bond)	1,881,193	1,840,490	1,810,173	2012 Bond Interest Payments Due In 2018
Principal Payments ('15 Bond)	35,000	40,000	40,000	2015 Bond Principal Payment Due In 2018
Interest Payments ('15 Bond)	133,006	130,256	128,256	2015 Bond Interest Payments Due In 2018
Principal Payments ('16 Bond)	0	0	50,000	2016 Bond Principal Payment Due In 2018
Interest Payments ('16 Bond)	0	0	176,663	2016 Bond Interest Payments Due In 2018
Principal Payments ('16 BAN)	0	0	0	2016 BAN Principal Payment Due In 2018
Interest Payments ('16 BAN)	0	0	512,681	2016 BAN Interest Payments Due In 2018
<b>Total Expenditures</b>	<b>\$ 4,360,511</b>	<b>\$ 4,129,521</b>	<b>\$ 4,850,548</b>	
<b>Excess / (Shortfall)</b>	<b>\$ (261,740)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2006 Bond Information**

Original Par Amount = \$26,245,000      Annual Principal Payments Due = May 1st  
Interest Rate = 5.125%      Annual Interest Payments Due = May 1st & November 1st  
Issue Date = December 2006  
Maturity Date = May 2038

**Series 2012 Bond Information**

Original Par Amount = \$29,100,000      Annual Principal Payments Due = May 1st  
Interest Rate = 6.700%      Annual Interest Payments Due = May 1st & November 1st  
Issue Date = June 2012  
Maturity Date = May 2042

**Series 2015 Bond Information**

Original Par Amount = \$2,530,000      Annual Principal Payments Due = May 1st  
Interest Rate = 5.000% - 5.375%      Annual Interest Payments Due = May 1st & November 1st  
Issue Date = March 2015  
Maturity Date = May 2045

**Series 2016 Bond Information**

Original Par Amount = \$3,390,000      Annual Principal Payments Due = May 1st  
Interest Rate = 5.250%      Annual Interest Payments Due = May 1st & November 1st  
Issue Date = October 2016  
Maturity Date = May 2047

**Series 2016 BAN Information**

Original Par Amount = \$11,085,000      Annual Principal Payments Due = N/A  
Interest Rate = 4.625%      Annual Interest Payments Due = May 1st & November 1st  
Issue Date = October 2016  
Maturity Date = November 2021

**DETAILED PROPOSED MAINTENANCE BUDGET**  
**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**  
**FISCAL YEAR 2017/2018**  
**October 1, 2017 - September 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET
<b>MAINTENANCE EXPENDITURES</b>			
HIGH TECH CROSSWALKS CONSTR	186,442	0	0
AQUATIC REPLACEMENTS	0	3,000	3,000
IRRIGATION REPAIR	39,607	30,000	40,000
SIGNS	0	0	2,000
MISCELLANEOUS MAINTENANCE	0	0	0
ELECTRIC (STREETLIGHTS, LANDSCAPE)	76,228	90,000	80,000
STREET SWEEPING	0	5,000	5,000
STRIPING & TRAFFIC MARKINGS	1,006	10,000	10,000
STREET LIGHT MAINTENANCE	60,223	40,000	50,000
SIDEWALK / CURB REPAIRS	29,450	29,500	29,500
LANDSCAPE MAINTENANCE (ROADWAY, ENTRIES):	111	0	0
MAINTENANCE CONTRACTS	468,476	470,000	500,000
TREE TRIMMING	39,835	40,639	55,000
STORM CLEANUP	9,676	25,000	25,000
PLANT REPLACEMENT	30,960	30,000	30,000
MULCH & MISCELLANEOUS	75,213	80,000	80,000
WATER MANAGEMENT & DRAINAGE	3,829	3,000	4,000
ENTRY FEATURE WATER	196	0	1,000
MISCELLANEOUS UTILITIES	14,791	5,000	5,000
IRRIGATION WATER	79,821	80,000	60,000
FOUNTAIN MAINTENANCE	8,579	10,000	10,000
RODENT / PEST CONTROL	1,181	2,000	2,000
EQUIPMENT REPAIR	825	1,000	0
SIGNAGE REPAIR	2,438	8,000	8,000
STORM DRAIN CLEANING	0	4,250	4,250
DRAINAGE / LAKE MAINTENANCE/ LITTORALS	48,975	70,000	50,000
AERATORS	4,498	9,000	9,000
PRESERVE MAINTENANCE	30,270	40,000	40,000
SMALL TOOLS	2,482	2,000	5,000
MISCELLANEOUS REPAIRS	2,480	5,000	0
VEHICLE LEASE / FUEL / REPAIRS (MAINT TECH)	1,867	10,000	5,000
MOSQUITO CONTROL	247,070	110,000	110,000
FISH STOCKING	0	5,000	5,000
TEMP FIRE FACILITY OPERATING COSTS	47,928	65,000	55,000
ADMINISTRATIVE SUPPLIES	230	500	500
MAINTENANCE TECHNICIANS	77,314	70,000	70,000
BASE MANAGEMENT FEE	17,547	20,000	20,000
ADMIN PAYROLL	39,577	30,000	30,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 1,649,125</b>	<b>\$ 1,402,889</b>	<b>\$ 1,403,250</b>
RESERVE FUND	0	27,500	27,500
CONTINGENCY FUND	0	15,000	15,000
<b>TOTAL</b>	<b>\$ 1,649,125</b>	<b>\$ 1,445,389</b>	<b>\$ 1,445,750</b>



**RESOLUTION NO. 2017-06**

**A RESOLUTION OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ADOPTING A PROPOSED FISCAL YEAR 2017/2018 BUDGET FOR THE MASTER IRRIGATION UTILITY SYSTEM**

**WHEREAS**, the Board of Supervisors of the Ave Maria Stewardship Community District (hereinafter called District) is empowered to charge customers for irrigation water from the District- Owned Master Irrigation Utility System; and,

**WHEREAS**, the District Manager has prepared a proposed fiscal year 2017/2018 budget for the Master Irrigation Utility System.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT THAT:**

**Section 1.** The Proposed Budget for Fiscal Year 2017/2018 for the District’s Master Irrigation Utility System is attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 6<sup>th</sup> day of June, 2017.

**ATTEST:**

**AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

**PROPOSED AVE MARIA UTILITY BUDGET  
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
FISCAL YEAR 2017/2018  
October 1, 2017 - September 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
<b>REVENUES</b>				
AMUC Income	411,616	400,000	580,500	Approximately 3/4 of Expenditures
Developer Contribution	45,000	134,000	193,500	Approximately 1/4 of Expenditures
Other Revenue	2,802			
<b>Total Revenues</b>	<b>\$ 459,418</b>	<b>\$ 534,000</b>	<b>\$ 774,000</b>	
<b>EXPENDITURES</b>				
Operating Fee	375,998	360,000	600,000	Estimate of \$50,000 per Month
AMUC Bulk Water Charge	173,583	174,000	174,000	Estimate of \$14,500 per Month
Other Expenses	68			
<b>Total Expenditures</b>	<b>\$ 549,649</b>	<b>\$ 534,000</b>	<b>\$ 774,000</b>	
<b>Excess / (Shortfall)</b>	<b>\$ (90,231)</b>	<b>\$ -</b>	<b>\$ -</b>	