

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

COLLIER COUNTY

REGULAR BOARD MEETING

JUNE 4, 2024

6:00 P.M.

5080 ANNUNCIATION CIRCLE, SUITE 101, AVE MARIA, FLORIDA 34142

www.avemariastewardshipcd.org

DISTRICT MANAGER

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

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
REGULAR BOARD MEETING
June 4, 2024
6:00 p.m.
Ave Maria Master Association (office/fitness center)
5080 Annunciation Circle, Unit 101
Ave Maria, Florida 34142
TO JOIN VIA ZOOM: https://us02web.zoom.us/j/84779450200
MEETING ID: 847 7945 0200 DIAL IN AT: 1-929-436-2866

A. Call to Order

B. Pledge of Allegiance

C. Invocation

D. Proof of Publication…….....Page 1

E. Establish a Quorum

F. Additions or Deletions to Agenda

G. Comments from the Public for District Items on the Agenda

H. Approval of Minutes

1. May 7, 2024 Regular Board Meeting Minutes…….....Page 2

I. Consent Agenda

1. Consider Approval of Updated Traffic Study Agreement…….Page 8

J. Old Business

1. AMSCD Projects Update…….....Page 14

K. New Business

1. Consider Preliminary Approval of Developer Contribution & Deficit Funding Agreement FY 2025……...Page 16
2. Consider Approval of Revised O&M Methodology……...Page 21
3. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Proposed Budget……...Page 32
4. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2024/2025 Proposed Budget for the Master Irrigation Utility System……...Page 52
5. Consider Resolution No. 2024-07 – Designating a Landowners' Meeting Date……...Page 55
6. Consider Resolution No. 2024-08 – Directing the District Manager Appoint Additional Signatories……..Page 61

L. Administrative Matters

1. Legal Report
2. Engineer Report
3. Manager's Report
   a. Financials…….....Page 62

M. Final Public Comments

N. Board Members Comments

O. Adjourn

***Public Comment will be limited to three minutes (3:00) with no rebuttal**

Publication Date
2024-05-24

Subcategory
Miscellaneous Notices

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
NOTICE OF REGULAR BOARD MEETING
The Board of Supervisors (the Board) of the Ave Maria Stewardship Community District (the District) will hold a Regular Board Meeting (Meeting) at 6:00 p.m. on June 4, 2024, in the Ave Maria Master Association located at 5080 Annunciation Circle, Unit 101, Ave Maria, Florida 34142. The Meeting will also be available for viewing utilizing communications media technology (Virtual Attendance) through the following login information, however public comment will only be available to those participating in person. Virtual Attendance is offered for convenience only and in the event there are interruptions in internet service or other technical difficulties the Meeting will continue at the physical location regardless of availability of the Virtual Attendance option.
Join by URL for VIDEO ACCESS at: https://us02web.zoom.us/j/84779450200
Meeting ID: 847 7945 0200
Join by PHONE at: 1-929-436-2866
Meeting ID: 847 7945 0200
The purpose of the Meeting is for the Board to address District related items as noted on the Agenda. At such time the Board is so authorized and may consider any business that may properly come before it.
A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (561) 630-4922, during normal business hours, or by visiting the Districts website at www.avemariastewardshipcd.org seven (7) days prior to the meeting date.
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone or other communications media technology.
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meeting. 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), for aid in contacting the District Managers office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
www.avemariastewarshipcd.org
No.10194763 May 24, 2024

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
REGULAR BOARD MEETING
Ave Maria Master Association
5080 Annunciation Circle, Unit 101
Ave Maria, Florida 34142
or
TO JOIN VIA ZOOM: https://us02web.zoom.us/j/83198051068
MEETING ID: 831 9805 1068 DIAL IN AT: 1 929 436 2866
May 7, 2024

A. CALL TO ORDER

The May 7, 2024, Regular Board Meeting of the Ave Maria Stewardship Community District (the "District") was called to order at 9:00 a.m. in the Ave Maria Master Association located at 5080 Annunciation Circle, Unit 101, Ave Maria, Florida 34142. The meeting was also available via the Zoom information indicated above.

B. PLEDGE OF ALLEGIANCE

C. INVOCATION

Mr. Klucik led the meeting in prayer.

D. PROOF OF PUBLICATION

Proof of publication was presented indicating that notice of the Regular Board Meeting had been published in the *Naples Daily News* on April 26, 2024, as legally required.

E. ESTABLISH A QUORUM

A quorum was established with the following:

Board of Supervisors

Chairman	Thomas Peek	Present
Vice Chair	Jay Roth	Present
Supervisor	Jeff Sonalia	Present
Supervisor	Tom DiFlorio	Present
Supervisor	Robb Klucik	Present

District Staff in attendance were:

District Manager	Andrew Karmeris	Special District Services, Inc.
Director of Operations	Sal D'Angelo	Special District Services, Inc.
General Counsel	Alyssa Willson	Kutak Rock, LLP

District Engineer	Ted Tryka	LJA Engineering, Inc.
Owner Representative	David Genson (via zoom)	Barron Collier Companies

Also present were the following:

Kim Twiss, Donny Diaz, Commissioner McDaniel and several members of the public.

There were also many others present via Zoom.

F. ADDITIONS OR DELETIONS TO THE AGENDA

K. New Business Item #3 Discussion Regarding Reserve Study was removed from the agenda and staff noted that it would be ready for discussion at the June meeting.

G. COMMENTS FROM THE PUBLIC FOR ITEMS ON THE AGENDA

There were no comments from the public for items on the agenda.

H. APPROVAL OF MINUTES

1. April 2, 2024, Regular Board Meeting

The minutes of the April 2, 2024, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously approving the minutes of the April 2, 2024, Regular Board Meeting.

I. CONSENT AGENDA

1. Ratification of Proposal for Asphalt Patch
2. Acceptance of Notice of Dismissal – Figueroa v Ave Maria, 23269
3. Consider Approval of License Agreement for Storage of Construction Materials (Quality Enterprises)
4. Consider Approval of Addendum to Proposal between the District and O'Donnell Landscapes, Inc. for Ave Maria Boulevard
5. Ratification of Davey Tree Proposal to Replace Sylvestris Palm Tree
6. Consider Approval of Sunbelt Rental Agreement
7. Consider Approval Garcia Farms Credit Application

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously approving the consent agenda, as presented.

J. OLD BUSINESS

1. AMSCD Projects List

Staff reviewed the list briefly.

Mr. Genson provided updates on Anthem Parkway Phase 5A and 5B as well as the future Oil Well Berm Landscaping project. Mr. Genson fielded questions from Mr. Klucik regarding the need for enhancement of that berm.

Mr. Tryka reported on the Apron at Owens roundabout should have an estimated end date of Fall 2024 and provided an update on the Sign at Oil Well Road project.

Mr. D'Angelo addressed the parking on District roads and the asset management software updates. He also discussed the review of signage, street striping and obstructed views throughout the community.

K. NEW BUSINESS

1. Consider Approval of Temporary Access Agreement for Student Education Research Activities with Ave Maria University

Mr. D'Angelo presented this item. Brett Feger, a professor from Ave Maria University spoke about the goals of the program and fielded questions from the Board of Supervisors. Mr. Klucik asked if there was a name for the big lake behind the university? Roger Nutt from the university stated there was not but the naming rights could be purchased.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Klucik and passed unanimously approving the Temporary Access Agreement for Student Education Research Activities with Ave Maria University in substantial form.

2. Consider Resolution No. 2024-04 – Approving a Spending Authority Resolution and Agreement

Mr. D'Angelo presented this item and discussed the need for it from an operations team perspective. Mr. Roth asked if legal was ok with the parameters set forth in the resolution? Ms. Willson said yes.

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously approving Resolution No. 2024-04 – Approving a Spending Authority Resolution and Agreement, as presented.

L. ADMINISTRATIVE MATTERS

1. Legal Report

Ms. Willson had nothing further to report.

2. Engineer's Report

Mr. Tryka had nothing further to report.

3. Manager's Report

Mr. Karmeris went over the financials provided in the agenda packet.

A lengthy discussion ensued regarding the removal of mosquito control line item going forward. Mr. Klucik asked for further explanation of what happens to the budgeted amount for mosquito control if it is removed. He wanted to know if it would reduce assessments as it is a large line item in the district's budget. Mr. Genson stated that the developer and staff are analyzing the district's assets, maintenance and repair plans to determine the real needs of the district, therefore it would be premature to assume assessments would decrease with the removal of the mosquito control line item. Mr. Klucik thanked Mr. Genson for indulging his questions and concerns.

M. FINAL PUBLIC COMMENTS

District resident John Lanham had comments regarding an intersection at Battle creek Way/Pope John Paul II/ Allegra Drive. He mentioned there was a large 4' by 8' sign that was removed but a smaller one was put in its place. He suggested some sort of traffic calming be considered for traffic coming towards Allegra Drive.

Commissioner McDaniel addressed the board and the members of the public. He commented on multiple items brought up by the residents and added that he would meet with anyone who wanted to discuss further after the meeting. He asked the residents to always send traffic calming emails to him so that he can inform the sheriff's office. He also added that the next Civic Association meeting is tomorrow July 16th at 7:00 p.m.

N. BOARD MEMBER COMMENTS

Mr. Klucik recognized John Lanham and Kevin Schang as new Ave Maria Civic Association members.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:12 a.m. by Chairman Peek. There were no objections.

Secretary/Assistant Secretary **Chair/Vice-Chairman**

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

MAY 2024

Project Name	Date appeared on List	Start Date	End Date	Est. Cost	% Complete	Responsible Party	Comments
Anthem Parkway Phase 5A (Starts at North park to Avalon)	06/07/2022	2nd Quarter 2023	01/13/2025	Est. $10,264,854	40%	Andrew Karmeris (District)	Project underway
Anthem Parkway Phase 5B (Will include roundabout at Pope John Paul)	06/07/2022	4th Quarter 2024	1st Quarter 2026	Est. $8,394,852	0%	Andrew Karmeris (District)	Currently in design and permitting
Massa Way Irrigation Extension	05/07/2024	05/02/2024	01/15/2025	Est, $734,741	0%	Andrew Karmeris (District)	Working to provide contractors a Notice of Commencement
Arthrex Commerce Park	05/07/2024	02/01/2024	01/15/2025	Est. TBD – Pending Landscape Bid	35%	Andrew Karmeris (District)	Working to provide contractors a Notice of Commencement
Oil Well Berm Landscaping	05/07/2024	05/01/2024	10/01/2024	TBD	0%	Andrew Karmeris (District)	Bidding out to prequalified contractors
Apron at Owens roundabout & animal clinic	06/06/2023	Fall 2023	Late-Fall 2024	Est. Const. $98,500	Design-100% Begin Const. Phase	Ted Tryka (District)	Contract docs and specs. For Mid-May and prepare for bid.

handicap parking spot							
Asset Management	11/01/2022	10/1/23	09/30/24	$75,000	FY24 – 85%	Sal DeAngelo (District)	Mapping of roadways, sidewalks, curbs, light poles are complete. Budgeting for Fiscal Year 2024 to include site visits, mapping of additional assets such as signs, fixtures, etc.
Review of Signage, potential obstructed views, and street striping conditions	03/05/2024	03/06/2024	04/16/2024	N/A	50%	Sal D'Angelo (District Operations Manager)	District staff is in the process of reviewing, and any issues discovered are being noted in the asset management program.
Sign at Oil Well Road/ Lighting Project	10/03/2023	01/17/2024	11/12/2024	$544,758	47%	Ted Tryka (District	Light poles delivered May 6th. Installation Mid-June with bases.

May 23, 2024

David B. Genson, PE, MBA
Ave Maria Stewardship Community District
2501A Burns Road
Palm Beach Garden, FL 33410
P 239.262.2600 | M 239.404.3337
E dgenson@barroncollier.com

Subject: Ave Maria Community Traffic Counts and Speed Evaulation
Transportation Consulting Professional Services Agreement

Dear Mr. Genson:

Trebilcock Consulting Solutions, PA (TCS) is pleased to submit a proposal to provide Transportation Consulting Professional Services to conduct traffic counts and traffic speed evaluation within the Ave Maria community in Collier County, Florida.

Please review the attached Scope of Services and Fee Schedule outlining the tasks that will be performed for the subject project. Also included are TCS' Standard Business Terms & Conditions and Standard Rate Code.

Thank you for the opportunity to provide our services on your project.

Sincerely,

Trebilcock Consulting Solutions, PA



Norman J. Trebilcock, AICP, P.E.
President

PROJECT INFORMATION AND ASSUMPTIONS

- Peninsula Engineering is the engineer on the project, preparing the engineering elements.
- The purpose of this project is to evaluate traffic speeds and provide traffic monitoring information.
- Existing and proposed roadway information will be provided by Peninsula Engineering.
- Client to provide a copy of all relevant permits, reports, approvals, and other related documents for the Project.

SCOPE OF SERVICES

1. Traffic Counts

A. Conduct a 3-day traffic count (Tuesday, Wednesday, and Thursday) to collect volume and speed for 12 locations, as follows:
   #1 - Ave Maria Blvd. - South of Del Webb Way
   #2 - Ave Maria Blvd between Median Openings South of Anthem Pkwy
   #3 - Anthem Pkwy between 2nd and 3rd Median Openings West of Ave Maria Blvd
   #4 - Plymouth Place West of Constitution Street
   #5 - Ave Maria Blvd North of Assisi Avenue
   #6 - Ave Maria Blvd South of Milano Street
   #7 - Ave Maria Blvd South of Owens Way
   #8 - Steinbeck Way East of Magellan Street
   #9 - Pope John Paul II Blvd between Torino Ave and Colby Street
   #10 - Pope John Paul II Blvd between Milano Street and Allegra Drive
   #11 - Pope John Paul II Blvd Just East of Anthem Pkwy
   #12 - Avila Ave Just West of Roma Street

B. Traffic counts will be conducted by a qualified sub-consultant (no-mark-up).

2. Traffic Count Report

A. Evaluate collected traffic volume data.
B. Prepare a report of findings based on the traffic volume data collected.
C. Coordinate with and assist the project team and/or county staff regarding transportation elements of the project.

3. Speed Evaluation Report (Contingent)

A. Review community traffic and roadway data to determine suitability of current traffic speeds.
B. Prepare a traffic report of findings based on consideration of the speed, volume and character of motor vehicles using the streets.
C. Prepare and submit support documents regarding project transportation issues based on requests for additional information by project team or agency staff, as applicable.
D. Coordinate with and assist the project team and/or county staff regarding transportation elements of the project.

PROFESSIONAL SERVICE FEES

1. **Reimbursable Expenses** are billed as T/M/E (Time and Materials Estimate). Expenses for blueprints, reproduction services, overnight delivery, courier service, and other project related charges will be billed at cost plus 10%.

2. **Retainer/Payment.** Client will pay a retainer to Consultant for the Services in the amount of $ N/A . This fee shall be payable upon contract signing (invoice will be provided). Client shall pay additional fees, if any, upon presentment of a billing statement by Consultant, and the retainer will be applied to project final billing.

3. **Scope of Services** will be provided based on the following fee structure:

TASK	SCOPE OF SERVICES	FEE TYPE	FEE
1	Traffic Counts (No-mark-up)	LS	$ 4,920.00
2	Traffic Count Report	LS	$ 3,500.00
3	Speed Evaluation Report (Contingent)	LS	$ 6,000.00
	Professional Service Fees – Reimbursable Expenses	TME	$ 100.00
		Total	$ 14,520.00

LS = Lump Sum (Fixed); TME = Time and Materials Estimate

EXCLUDED SERVICES

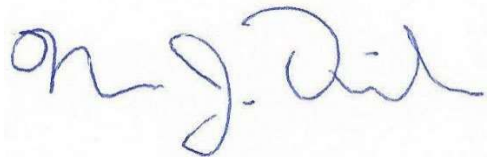
The professional services to be provided by Trebilcock Consulting Solutions are limited to those described in the Scope of Services. All other services are specifically excluded, including, but not limited to the following items:

- Construction Phase Services
- Environmental Services
- Final Design Roadway Improvement Services
- Geotechnical Engineering Services
- Hydrogeological Services
- Land Surveying Services
- Parking Needs Services
- Permitting Services
- Public Hearing Services
- Site Design Services
- Site Lighting Design Services
- Structural Engineering Services
- Off-site Street Lighting or Roadway Improvement Services

PROFESSIONAL SERVICES AGREEMENT AUTHORIZATION

This is to certify that all parties to the Agreement have accepted the Scope of Services, Standard Business Terms and Conditions, and Standard Rate Code described herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective on the last date shown below.

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT	**TREBILCOCK CONSULTING SOLUTIONS, PA**
	
	5/23/2024
David B. Genson Date	Norman J. Trebilcock Date

REQUIRED BILLING INFORMATION

Please fill in the information below to ensure invoicing accuracy. **Note:** Invoices will be emailed to the email address provided under **Accounts Payable Information**, unless otherwise requested.

INVOICE ADDRESSEE INFORMATION		**ACCOUNTS PAYABLE INFORMATION**	
Company		Contact	
Contact		Phone No.	
Street Address		Fax No.	
City, State, Zip		Email Address	
Phone No.			
Fax. No.			
Email Address			

TREBILCOCK CONSULTING SOLUTIONS, PA
STANDARD BUSINESS TERMS & CONDITIONS

These Standard Business Terms & Conditions are attached to, and made part of, the Proposals and Agreements between Trebilcock Consulting Solutions, P.A. (Consultant) and Client.

I. Limitation of Liability

Trebilcock Consulting Solutions' services under this Agreement will be consistent with the Standard of Care for all professional engineering and related services to be performed or furnished by Trebilcock Consulting Solutions. These engineering services shall be provided with the care and skill ordinarily provided by members of the Engineering Profession practicing under similar circumstances. Upon notice to Trebilcock Consulting Solutions and by mutual Agreement between the parties, Trebilcock Consulting Solutions will correct those services not meeting such a standard without additional compensation.

Trebilcock Consulting Solutions and Client recognize that the project involves risk. The risks have been allocated such that the Client agrees to the fullest extent permitted by the law, Trebilcock Consulting Solutions' total liability to Client for any and all injuries, claims, losses, expenses, damages, reasonable attorney's fees, and defense costs, arising out of or in any way connected to this project and/or Agreement from any cause or causes, shall not exceed the amount of the fee charged for the specific service described. Such causes may include, but are not limited to, Trebilcock Consulting Solutions' negligence, errors, omissions, strict liability, breach of contract or breach of warranty. INDIVIDUAL EMPLOYEES, OR AGENTS OF TREBILCOCK CONSULTING SOLUTIONS MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

II. Payments and Collection

Invoicing may be provided monthly, and statements are due and payable upon receipt, unless otherwise agreed in writing. Client agrees to carefully read all billing statements and promptly notify Trebilcock Consulting Solutions, in writing, of any claimed errors or discrepancies, within fifteen (15) days from the date of the statement. If Trebilcock Consulting Solutions is not notified by the Client in writing, it is presumed that owner agrees with the correctness, accuracy, and fairness of the billing statement.

Past due amounts may incur a late fee of 1% compounded monthly and Trebilcock Consulting Solutions can, upon giving seven (7) days written notice to Client, suspend services until payment in full is received. Client's failure to make payment to us within 30 days shall constitute a material breach of this Agreement and shall be cause for termination by Trebilcock Consulting Solutions. Retainers shall be credited on the final invoice. Trebilcock Consulting Solutions is entitled to collect reasonable fees and costs, including collection agency, attorney's fees and interest as required to obtain collection of any fees under the Agreement.

III. Reimbursable Expenses

Expenses for reproduction services, courier fees, delivery, presentation materials, long distance phone calls, travel made on behalf of the project, subcontractors/sub-consultant fees, and any other out-of-pocket expenses incurred on the project are reimbursable to Trebilcock Consulting Solutions. These expenses will be billed to the Client at cost plus 10%.

IV. Permit and Application Fees

Client shall pay all permit and application fees required for the project.

V. Termination

This Agreement may be terminated by either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. Irrespective of which party shall effect termination, the Client shall pay Trebilcock Consulting Solutions for all services rendered to the date of termination.

VI. Attorney Fees

Should litigation arise related to services under this Agreement, the prevailing party is entitled to recover reasonable costs including staff time, court costs, attorney fees and related expenses.

VII. Mediation

Trebilcock Consulting Solutions and Client agree that all disputes or claims between them arising out of or relating to this Agreement made during design, construction, or post-construction of the project shall be submitted to nonbonding mediation unless the parties agree otherwise.

VIII. Ownership of Documents

All documents, including electronic media, prepared by Trebilcock Consulting Solutions under this Agreement shall remain the property of Trebilcock Consulting Solutions.

IX. Delays

Trebilcock Consulting Solutions is not responsible for delays caused by factors beyond Trebilcock Consulting Solutions' control including, but not limited to, the production of contract documents; issuance of permits from any government or agency; beginning or completion of construction; or performance of any phase of the work pursuant to this Agreement. Trebilcock Consulting Solutions does not guarantee issuance of any permit.

TREBILCOCK
CONSULTING SOLUTIONS

TREBILCOCK CONSULTING SOLUTIONS, PA
STANDARD RATE CODE

Effective June 23, 2023

CLASSIFICATION	CODE	HOURLY RATE
PROFESSIONAL CONSULTANT		
Professional Consultant 1	PC1	$125
Professional Consultant 2	PC2	$145
Professional Consultant 3	PC3	$160
Professional Consultant 4	PC4	$175
Professional Consultant 5	PC5	$190
Professional Consultant 6	PC6	$205
ADMINISTRATIVE		
Administrative Assistant 1	AA1	$90
Administrative Assistant 2	AA2	$100

- Reimbursable and Sub-consultant Expenses may be charged at Cost plus 10%.
- Expert Witness/Public Hearing may be charged at 150% of Standard Rate Code Fees.
- Any State of Florida Services Tax will be added to our fees, as applicable.

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

JUNE 2024

Project Name	Date appeared on List	Start Date	End Date	Est. Cost	% Complete	Responsible Party	Comments
Anthem Parkway Phase 5A (Starts at North park to Avalon)	06/07/2022	2nd Quarter 2023	01/13/2025	Est. $10,264,854	65%	Andrew Karmeris (District)	Project underway – Ave Maria Blvd is near completion
Anthem Parkway Phase 5B (Will include roundabout at Pope John Paul)	06/07/2022	4th Quarter 2024	1st Quarter 2026	Est. $8,394,852	0%	Andrew Karmeris (District)	Currently in design and permitting
Massa Way Irrigation Extension	05/07/2024	05/02/2024	01/15/2025	Est, $734,741	60%	Andrew Karmeris (District)	Directional Drill Complete, project is underway
Arthrex Commerce Park	05/07/2024	02/01/2024	01/15/2025	Est. TBD – Pending Landscape Bid	65%	Andrew Karmeris (District)	Currently under construction.
Oil Well Berm Landscaping (Save existing palm clusters, add buffer trees and irrigation)	05/07/2024	05/01/2024	10/01/2024	$421,705.8	0%	Andrew Karmeris (District)	Bids Received (Public bid opening scheduled for 6/13/24 at 1:30 p.m.)

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

Apron at Owens roundabout & animal clinic handicap parking spot	06/06/2023	Fall 2023	Late-Fall 2024	Est. Const. $98,500	Design-100% Begin Const. Phase	Ted Tryka (District)	Bid to prequalified contractors 1st week of June.
Asset Management	11/01/2022	10/1/23	09/30/24	$75,000	FY24 – 90%	Sal DeAngelo (District)	Mapping of roadways, sidewalks, curbs, light poles are complete. Budgeting for Fiscal Year 2024 to include site visits, mapping of additional assets such as signs, fixtures, etc.
Sign at Oil Well Road/ Lighting Project	10/03/2023	01/17/2024	11/12/2024	$544,758	47%	Ted Tryka (District	Signs complete. Light pole start installation 1st week of June. Complete end of July.

FY 2025 DEVELOPER CONTRIBUTION AND DEFICIT FUNDING AGREEMENT

THIS FY 2025 DEVELOPER CONTRIBUTION AND DEFICIT FUNDING AGREEMENT ("**Agreement**") is made and entered into to be effective the _____ day of _____ 2024, by and between:

Ave Maria Stewardship Community District, a local unit of special-purpose government established pursuant to Chapter 2004-461, Laws of Florida, (the "Act") and located in Collier County, Florida ("**District**"), and

Ave Maria Development, LLLP, a Florida limited liability limited partnership, the primary developer of lands within the boundary of the District, and whose address is 2600 Golden Gate Parkway, Naples, Florida 34105 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to the Act is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2025 ("**FY 2025**") and has levied special assessments ("**O&M Assessments**") to fund a portion of the O&M Budget a copy of which is attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the Board has adopted the Ave Maria Master Irrigation Utility budget ("Utility Budget") for FY 2025 a copy of which is attached hereto and made a part hereof as Exhibit B; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, and in consideration for the District not levying additional O&M Assessments, the Developer has agreed to pay the O&M Assessments levied on its properties, and additionally to fund any portion ("**O&M Deficit**") of the O&M Budget needed by the District above and beyond the amount of the O&M Assessments actually levied;

WHEREAS, in connection with the adoption of the Utility Budget, the Developer has agreed to pay the developer contribution outlined in the Utility Budget and fund any funding deficits;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **FUNDING OBLIGATION.**

(a) O&M Budget. The Developer agrees to make available to the District the monies necessary to fund any O&M Deficit for FY 2025, as detailed in the O&M Budget, within thirty (30) days of written

request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget. The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District. The District shall have no obligation to reimburse the Developer for any monies paid under this Agreement.

(b) Utility Budget. The Developer agrees to make available to the District the monies necessary to fund any developer contributions for FY 2025, as detailed in the Utility Budget. Further, the Developer agrees to fund any utility funding deficit for actual expenses of the District. Developer agrees to provide such developer contributions and funding deficit within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's Utility Budget. The District shall have no obligation to reimburse the Developer for any monies paid under this Agreement.

3. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. **APPLICABLE LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Collier County, Florida.

10. **ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

_____
By: _____
Its: _____

AVE MARIA DEVELOPMENT, LLLP

By:_____
Name: _____
Title: _____

EXHIBIT A: O&M Budget with Assessment Schedule
EXHIBIT B: Utility Budget

EXHIBIT A

O&M Budget with Assessment Schedule

EXHIBIT B
Utility Budget

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

June 4, 2024

Prepared for

Board of Supervisors
Ave Maria Stewardship Community District

Prepared by



Real Estate Econometrics, Inc.

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

1.0 Introduction

1.1 Purpose

This report (the "Third Revised O&M Assessment Methodology") amends the original Operations & Maintenance Assessment Methodology Report ("Original O&M Methodology") dated and approved July 5, 2007, the First Revised Operations & Maintenance Methodology Report dated and approved May 30, 2017, and the Second Revised Operations & Maintenance Methodology Report dated and approved June 23, 2021, by the Ave Maria Stewardship Community 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, 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. Ave Maria has since added to the Ave Maria Stewardship Receiving Area ("Ave Maria SRA") through Collier County Ordinance 2023-119 as described in Section 1.2 of this report.

The District is updating the operations & maintenance proposed buildout budget through this methodology. The District 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 completely 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 almost 20 years. When complete, Ave Maria will have a variety of multi-family and single-family product types, commercial/retail space, office space, schools, churches, a university and recreational opportunities.

On June 13, 2023, the Collier County Board of County Commissioners passed Resolution 2023-119 that amended Resolution Nos. 2004-89 and 2005-234A, making the following changes to the Ave Maria Stewardship Receiving Area ("SRA"):

- Revised the existing University District and Neighborhood General District and added a new Town Center, Neighborhood General, and University District.

- Expanded the Ave Maria SRA to include 325-acres (+/-) in the northwest and 540-acres (+/-) in the southeast at the intersection of Oil Well Road and Camp Keais Road.

- Increased the Ave Maria SRA from 4,000 acres to 5,000 acres and did not increase the total number of residential units or commercial intensity.

Table 1 below outlines the Ave Maria build out development program that includes the 2023 SRA Revision development plan.

Table 1. The 2024 Revised Ave Maria Build Out Development Program

Land Use	Number of Units
Residential*	10,350
Apartments	602
Middlebrook - Affordable Housing	48
ALF Apartments	275
Goods and Services	1,078,943
Mini Warehouse (Self Storage)	40,400
Light Manufacturing	711,000
Hotel	300
Institutional - AM University	2,000
Private K-12 School	900

*- 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 1 (the "Development Program"), the estimated O&M Budget shown in Table 2, and the Assessment Apportions shown in Tables 3 through 5. 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 Third Revised O&M Assessment Methodology.

2.0 The District Operations & Maintenance Budget at Build Out

The District Manager and Master Developer have 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 2 on the next page.

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Table 2. District's 2024 Estimated O&M Budget at Build Out[1]

OPERATIONS AND MAINTENANCE	2024 Estimate
Electric - Streetlights and Landscaping	300,000
Roads - General Maintenance	0
Roads - Street Sweeping	100,000
Roads - Striping & Traffic Markings	350,000
Roads - Street Light Maintenance	300,000
Roads - Sidewalk/Curb Repairs	200,000
Roads - Signage Repair	250,000
Landscape - Maintenance Contracts	1,800,000
Landscape - Tree Trimming	300,000
Landscape - Plant Replacement	400,000
Landscape - Mulch & Miscellaneous	350,000
Landscape - Storm Cleanup	400,000
Lakes - Maintenance & Littorals	200,000
Lakes - Aerators	25,000
Lakes - Aquatic Replacements	75,000
Drainage - Storm Drain Cleaning	100,000
Envirornmental - Preserves Maintenance	450,000
Envirornmental - Mosquito Control	0
Envirornmental - Pest/Rodent Control	40,000
Utilities - Irrigation Water	225,000
Utilities - Irrigation Repair	350,000
Utilities - Entry Feature Water	10,000
Maintenance - Operations Team (8 ppl)	995,000
Maintenance - Vehicle Lease/Fuel Repairs	60,000
Maintenance - Entry Fountain	175,000
Maintenance - Equipment Repair	20,000
Maintenance - Misc. Repairs	15,000
Maintenance - Small Tools	20,000
Admin - Management Team (5 ppl)	815,000
Admin - Assessment Roll	30,000
Admin - Website	25,000
Admin - Payroll	63,000
Admin - Maintenance Technicians	0
Admin - Office Lease	30,000
Admin - Office Utilities	27,500
Admin - Administrative Supplies	10,000
Admin - Insurance	250,000
Admin - Taxes & Licenses	1,000
Admin - Vehicle Lease/Fuel/Repairs	0
Reserves	
Contingency	75,000
TOTAL EXPENDITURES	**$ 8,836,500**

Source: District Manager and Master Developer

[1] Note build out budget reflected herein does not include the area added to the District boundary in 2023 pursuant to Chapter 2023-333, Law of Florida.

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 and Master Developer determine the costs for the District's annual O&M Budget at build out (shown in Table 2 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. The Consultant then determines the special and peculiar benefits that flow to the properties and their fair and reasonable allocation. 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. The District Board of Supervisors ("Board") makes the final determinations with regard to the special and peculiar benefits and the fair and reasonable allocation 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 adopted by the AMSCD Board of Supervisors on December 20, 2006, the primary measurement is trip generation since the Ave Maria Capital Improvement Program described in the Master Engineer's Report dated May 2, 2006, (the "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. In addition, the roadway water is channeled through a series of drainage structures in the roads through pipes to the water management 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 (11th Edition) as applied to the various land categories being developed within the District as noted in Table 3 below.

Table 3. Trip Generation Rates for District Land Use Types

Product Type	Number of Units	ITE Code	Trips Per Unit	Total Number of Trips	Percent of Total Trips
Residential*					
Residential	10,350	210	9.430	97,601	78.26%
Apartments	602	220	5.440	3,275	2.63%
Middlebrook - Affordable Housing	48	230	4.810	231	0.19%
ALF Apartments	275	254	2.020	556	0.45%
Commercial					
Goods and Services	1,078,943	710	0.011	11,868	9.52%
Mini Warehouse (Self Storage)	40,400	151	0.001	59	0.05%
Light Manufacturing	711,000	140	0.005	3,377	2.71%
Hotel	300	310	7.990	2,397	1.92%
Institutional - AM University	2,000	550	1.560	3,120	2.50%
Private K-12 School	900	532	2.480	2,232	1.79%
Totals				124,715	100.00%

* - Includes townhomes, attached villas, condominiums, duplexes, carriage homes, single family homes and detached villas.
Source: Institute of Traffic Engineers 11th Edition

From there, the Consultant applied an internal trip generation discount that was used in the original bond issues and O&M methodology 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 4 on the next page for external trip generation analysis.

(Rest of Page left intentionally blank)

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

Product Type	Number of Units	ITE Code	Trips Per Unit	Total Number of Trips	External Trip Generation	Adjusted Trips Generated	Trip Generation Allocation %
Residential*							
Residential	10,350	210	9.430	97,601	50.00%	48,800	85.33%
Apartments	602	220	5.440	3,275	75.00%	819	1.43%
Middlebrook - Affordable Housing	48	230	4.810	231	80.00%	46	0.08%
ALF Apartments	275	254	2.020	556	75.00%	139	0.24%
Commercial							
Goods and Services	1,078,943	710	0.011	11,868	80.00%	2,374	4.15%
Mini Warehouse (Self Storage)	40,400	151	0.001	59	50.00%	29	0.05%
Light Manufacturing	711,000	140	0.005	3,377	5.00%	3,208	5.61%
Hotel	300	310	7.990	2,397	70.00%	719	1.26%
Institutional - AM University	2,000	550	1.560	3,120	84.00%	499	0.87%
Private K-12 School	900	532	2.480	2,232	75.00%	558	0.98%
Totals				124,715		57,192	100.00%

* - Includes townhomes, attached villas, condominiums, duplexes, carriage homes, single family homes and detached villas.
Source: Institute of Traffic Engineers 11th Edition and Consultant.

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 with and without the early payment discount was then allocated by the percentage of benefit received.

3.4 O&M Budget Allocation 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 5 on the next page shows the combined O&M Budget benefit allocation at Build Out on a per unit basis for each unit within the Development Program. The table shows both the net and gross assessment per unit.

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Table 5. O&M Budget Benefit Allocation per Unit at Build Out

Product Type	Number of Units	Total Benefit Allocation	Unit Net O&M Assessment	Revised Per Unit Gross O&M Assessment with 4% Discount
Residential*				
Residential	10,350	$7,539,968	$728.50	$787.57
Apartments	602	$126,498	$210.13	$227.17
Middlebrook - Affordable Housing	48	$7,135	$148.64	$160.69
ALF Apartments	275	$21,457	$78.03	$84.35
Commercial				
Goods and Services	1,078,943	$366,749	$0.34	$0.37
Mini Warehouse (Self Storage)	40,400	$4,526	$0.11	$0.12
Light Manufacturing	711,000	$495,718	$0.70	$0.75
Hotel	300	$111,106	$370.35	$400.38
Institutional - AM University	2,000	$77,130	$38.56	$41.69
Private K-12 School	900	$86,215	$95.79	$103.56
Totals		$8,836,500		

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

5.0 Establishment of a Reserve Account

The District is establishing a reserve account to fund the future replacement of various infrastructure items that are approaching the later stages of their useful life. The District is seeking to generate $2,000,000 for the account. As with the current O&M methodology described previously in this Third Revised O&M Methodology, the reserve account will be funded through additional assessments based on 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. In addition, the roadway water is channeled through a series of drainage structures in the roads through pipes to the water management system.

Previously, Table 3 and Table 4 established the method for allocating the special benefit by product type for the operations and maintenance of the District's capital assets. Using the same special benefit allocations, the Third Revised O&M Methodology determines the annual assessments for the reserve account as shown in Table 6 on the next page.

Table 6. Reserves Benefit Allocation per Unit at Build Out

Product Type	Number of Units	Total Benefit Allocation	Per Unit Net Reserve Assessment	Per Unit Gross Reserve Assessment with 4% Discount
Residential*				
Residential	10,350	$1,706,551	$164.88	$178.25
Apartments	602	$28,631	$47.56	$51.42
Middlebrook - Affordable Housing	48	$1,615	$33.64	$36.37
ALF Apartments	275	$4,856	$17.66	$19.09
Commercial				
Goods and Services	1,078,943	$83,008	$0.08	$0.08
Mini Warehouse (Self Storage)	40,400	$1,024	$0.03	$0.03
Light Manufacturing	711,000	$112,198	$0.16	$0.17
Hotel	300	$25,147	$83.82	$90.62
Institutional - AM University	2,000	$17,457	$8.73	$9.44
Private K-12 School	900	$19,513	$21.68	$23.44
Totals		$2,000,000		

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

4.0 Consumer Price Index Multiplier

In order to allow for price increases in services and parts, the Consultant recommends that the build out budget as shown in Table 2 be adjusted by a consumer price index multiplier so that the budget keeps up with inflation and other economic adjustments.

The Consultant recommends using the United States Bureau of Labor Statistics consumer price index for Urban Wage Earners and Clerical Workers in the Southeast Region. The March year over year CPI for that category should be used as the multiplier since it will allow for the calculation of the O&M Budget prior to the next fiscal year's preliminary budget approval meeting in May/June.

5.0 Reasonable and Fair Allocation 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 5 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 Table 5 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.

6.0 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 adopted and when assessments are due will have the responsibility to make the assessment payments. In all cases, payments must be made to enable the District to meet its O&M Budget obligations.

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RESOLUTION 2024-05

[FY 20242025 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2024/2025; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATON; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (**"FY 2024/2025"**), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Ave Maria Stewardship Community District (**"District"**) prior to July 15, 2024, 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 AVE MARIA STEWARDSHIP COMMUNITY 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:	_____, 2024
TIME:	9:00 A.M.
LOCATION:	Ave Maria Master Association 5080 Annunciation Circle, Suite 101 Ave Maria, Florida 34142

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 Section 189.016, *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 4th DAY OF JUNE, 2024.

ATTEST: **AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

_____ _____

Secretary / Assistant Secretary Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

Ave Maria Stewardship Community District

Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
FISCAL YEAR 2023/2024 BUDGET

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Maintenance & Assessments Breakdown

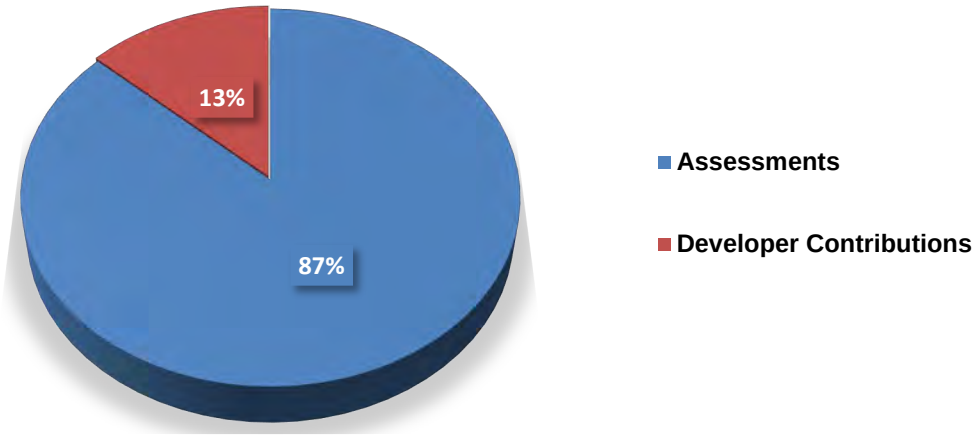
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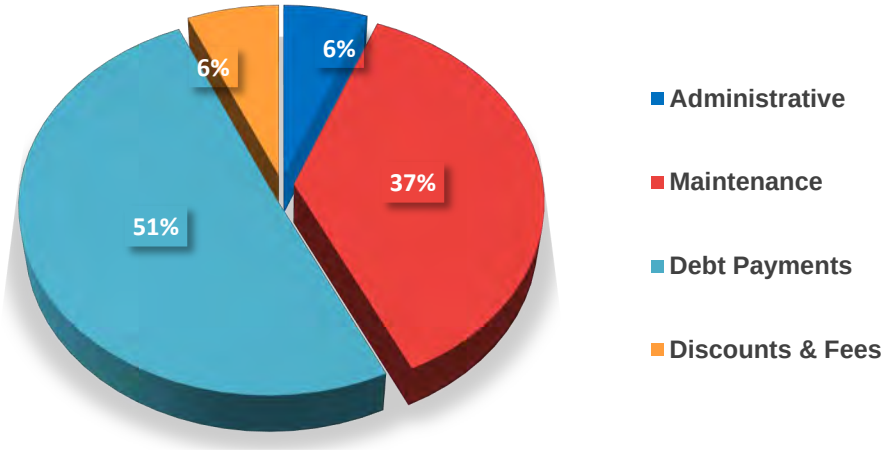
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FINAL BUDGET
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

Sources		Revenue	Percentage
Assessments	$	11,790,978	87%
Developer Contributions	$	1,796,921	13%
Other	$	500	0%
Total Revenue	**$**	**13,588,399**	**100%**



Sources		Expenditures	Percentage
Administrative	$	812,034	6%
Maintenance	$	5,021,497	37%
Debt Payments	$	6,870,544	51%
Discounts & Fees	$	884,323	7%
Total Expenditures	**$**	**13,588,398**	**100%**



DETAILED BUDGET
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

REVENUES		FISCAL YEAR 2024/2025 BUDGET
O & M ASSESSMENTS		5,672,462
DEBT ASSESSMENTS		6,118,516
DEVELOPER CONTRIBUTION FOR O & M		586,004
DEVELOPER CONTRIBUTION FOR DEBT		1,210,917
OTHER REVENUES		0
INTEREST		500
BOND PREPAYMENTS		0
BOND PREPAYMENTS PAID TO TRUSTEE		0
TOTAL REVENUES	**$**	**13,588,398**
EXPENDITURES		
ADMINISTRATIVE EXPENDITURES		
SUPERVISORS FEES		9,600
PAYROLL TAX EXPENSE		734
ENGINEERING		90,000
MANAGEMENT		350,000
LEGAL		100,000
ASSESSMENT ROLL		25,000
AUDIT FEES		18,300
ARBITRAGE REBATE FEE		3,900
TRAVEL & LODGING		10,000
INSURANCE		120,000
LEGAL ADVERTISING		8,000
MISCELLANEOUS		10,000
POSTAGE		3,000
OFFICE SUPPLIES		3,500
RENTS & LEASES		1,000
DUES, LICENSE, & SUBSCRIPTIONS		500
MISCELLANEOUS FILINGS, NOTICES, ETC.		500
WEBSITE HOSTING FEES		6,000
TRUSTEE FEES		40,000
CONTINUING DISCLOSURE FEE		12,000
TOTAL ADMINISTRATIVE EXPENDITURES	**$**	**812,034**
MAINTENANCE EXPENDITURES		
MAINTENANCE		5,021,497
TOTAL MAINTENANCE EXPENDITURES	**$**	**5,021,497**
TOTAL EXPENDITURES	**$**	**5,833,531**
EXCESS OR (SHORTFALL)	**$**	**7,754,867**
BOND PAYMENTS	$	(6,870,544)
BALANCE	**$**	**884,323**
COUNTY APPRAISER & TAX COLLECTOR COST		(412,684)
DISCOUNTS FOR EARLY PAYMENTS		(471,639)
NET EXCESS / (SHORTFALL)	**$**	**0**

Note: Reserve Fund Balance As Of 3-31-24 is $331,584.96

DETAILED BUDGET COMPARISON
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
O & M ASSESSMENTS	2,156,850	2,786,545	5,672,462	See Detail on Page 9
DEBT ASSESSMENTS	4,577,197	6,118,516	6,118,516	See Detail on Page 9
DEVELOPER CONTRIBUTION FOR O & M	2,146,961	1,563,580	586,004	
DEVELOPER CONTRIBUTION FOR DEBT	1,577,362	1,210,255	1,210,917	
OTHER REVENUES / FEMA	0	0	0	
INTEREST	31,328	399	500	
BOND PREPAYMENTS	8,769	0	0	
BOND PREPAYMENTS PAID TO TRUSTEE	(8,769)	0	(0)	
TOTAL REVENUES	**$ 10,489,698**	**$ 11,679,296**	**$ 13,588,398**	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
SUPERVISORS FEES	7,600	9,600	9,600	No Change From Previous Budget
PAYROLL TAX EXPENSE	581	734	734	Supervisor Fees * 7.65%
ENGINEERING	90,442	85,000	90,000	$5,000 Increase From Previous Budget
MANAGEMENT	79,662	108,000	350,000	$242,000 Increase From Previous Budget
LEGAL	105,059	80,000	100,000	$20,000 Increase From Previous Budget
ASSESSMENT ROLL	20,000	20,000	25,000	$5,000 Increase From Previous Budget
AUDIT FEES	20,300	20,300	18,300	$2,000 Decrease From Previous Budget
ARBITRAGE REBATE FEE	3,900	3,900	3,900	No Change From Previous Budget
TRAVEL & LODGING	7,127	5,000	10,000	$5,000 Increase From Previous Budget
INSURANCE	39,973	45,000	120,000	$75,000 Increase From Previous Budget
LEGAL ADVERTISING	10,889	8,000	8,000	No Change From Previous Budget
MISCELLANEOUS	945	6,000	10,000	$4,000 Increase From Previous Budget
POSTAGE	2,939	2,000	3,000	$1,000 Increase From Previous Budget
OFFICE SUPPLIES	5,529	3,500	3,500	No Change From Previous Budget
RENTS & LEASES	0	0	1,000	$1,000 Increase From Previous Budget
DUES, LICENSE, & SUBSCRIPTIONS	615	500	500	No Change From Previous Budget
MISCELLANEOUS FILINGS, NOTICES, ETC.	0	500	500	No Change From Previous Budget
WEBSITE HOSTING FEES	2,625	2,500	6,000	$3,500 Increase From Previous Budget
TRUSTEE FEES	39,272	35,000	40,000	$5,000 Increase From Previous Budget
CONTINUING DISCLOSURE FEE	9,000	12,000	12,000	No Change From Previous Budget
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 446,459**	**$ 447,534**	**$ 812,034**	
MAINTENANCE EXPENDITURES				
MAINTENANCE	3,681,170	3,694,000	5,021,497	Total Maintenance - See Detail On Page 16
TOTAL MAINTENANCE EXPENDITURES	**$ 3,681,170**	**$ 3,694,000**	**$ 5,021,497**	
TOTAL EXPENDITURES	**$ 4,127,629**	**$ 4,141,534**	**$ 5,833,531**	
EXCESS OR (SHORTFALL)	**$ 6,362,069**	**$ 7,537,762**	**$ 7,754,867**	
BOND PAYMENTS	(5,891,492)	$ (6,869,882)	$ (6,870,544)	2023 P & I Payments
BALANCE	**$ 470,577**	**$ 667,880**	**$ 884,323**	
COUNTY APPRAISER & TAX COLLECTOR COST	(82,581)	(311,677)	(412,684)	3.5% Of Total Roll (2% Appraiser, 1.5% Collector)
DISCOUNTS FOR EARLY PAYMENTS	(257,356)	(356,202)	(471,639)	4% Of Total Tax Roll
NET EXCESS / (SHORTFALL)	**$ 130,639**	**$ -**	**$ 0**	

Note: Reserve Fund Balance As Of 3-31-24 is $331,584.96

DETAILED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
Interest Income (19) (refi of 06)	31,510	500	**500**
Net NAV Collection (19) (refi of 06)	1,393,004	1,368,371	**1,368,371**
Developer Contribution (refi of 06)	0	0	**0**
Prepaid Bonds (19) (refi of 06)	8,769	**0**	**0**
Bond Proceeds	0	**0**	**0**
Total Revenues	**$ 1,433,282**	**$ 1,368,871**	**$ 1,368,871**
EXPENDITURES			
Principal Payments (19) (refi of 06)	935,000	940,000	**955,000**
Extraordinary Principal Pymt (19) (refi of 06)	0	-923	**3,565**
Interest Payments (19) (refi of 06)	457,381	429,794	**410,306**
Cost of Issuance	0		
Total Expenditures	**$ 1,392,381**	**$ 1,368,871**	**$ 1,368,871**
Net Excess/ (Shortfall)	**$ 40,901**	**$ -**	**$ -**

Series 2019 Bond Information (Refi of 2006)

Original Par Amount =	$20,310,000	Annual Principal Payments Due:
Average Interest Rate =	2.725%	May 1st
Issue Date =	June 2019	Annual Interest Payments Due:
Maturity Date =	May 2038	May 1st & November 1st
Par Amount As Of 1/1/23 =	$17,640,000	

DETAILED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
Interest Income (22) (refi of 12)	49,309	100	**100**
Net NAV Collection (22) (refi of 12)	1,675,918	1,643,963	**1,643,963**
Developer Contribution (22) (refi of 12)	0	0	**0**
Prepaid Bonds (22) (refi of 12)	0	0	**0**
Total Revenues	**$ 1,725,227**	**$ 1,644,063**	**$ 1,644,063**
EXPENDITURES			
Principal Payments (22) (refi of 12)	820,000	845,000	**870,000**
Extraordinary Principal Pymt (22) (refi of 12)	0	3,822	**3,475**
Interest Payments (22) (refi of 12)	830,963	795,241	**770,588**
Total Expenditures	**$ 1,650,963**	**$ 1,644,063**	**$ 1,644,063**
Net Excess/ (Shortfall)	**$ 74,264**	**$ -**	**$ -**

Series 2022 Bond Information (Refi of 2012)

Original Par Amount =	$22,950,000	Annual Principal Payments Due:
Average Interest Rate =	3.825%	May 1st
Issue Date =	February 2022	Annual Interest Payments Due:
Maturity Date =	May 2042	May 1st & November 1st
Par Amount As Of 1/1/23 =	$22,950,000	

DETAILED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2021 (MASTER)

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
Interest Income (21)	11,394	100	**100**
Net NAV Collection (21)	116,719	640,319	**640,319**
Developer Contribution (21)	320,645	0	**0**
Capitalized Interest (21)	199,203	0	**0**
Total Revenues	**$ 647,961**	**$ 640,419**	**$ 640,419**
EXPENDITURES			
Principal Payments (21)	240,000	250,000	**255,000**
Extraordinary Principal Payments (21)	0	225	**906**
Interest Payments (21)	398,406	390,194	**384,513**
Total Expenditures	**$ 638,406**	**$ 640,419**	**$ 640,419**
Net Excess/ (Shortfall)	**$ 9,555**	**$ -**	**$ -**

Series 2021 Bond Information

Original Par Amount =	$11,610,000	Annual Principal Payments Due:
Average Interest Rate =	3.691%	May 1st
Issue Date =	August 2021	Annual Interest Payments Due:
Maturity Date =	May 2052	May 1st & November 1st
Par Amount As Of 1/1/23 =	$11,610,000	

DETAILED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2023 (MASTER)

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
Interest Income (23)	3,774	100	**100**
Net NAV Collection (23)	0	339,521	**339,521**
Developer Contribution (23)	0	942,617	**944,454**
Capitalized Interest (23)	0	0	**0**
Total Revenues	**$ 3,774**	**$ 1,282,238**	**$ 1,284,075**
EXPENDITURES			
Principal Payments (23)	0	285,000	**300,000**
Extraordinary Principal Payments (23)	0	0	**0**
Interest Payments (23)	0	997,238	**984,075**
Total Expenditures	**$ -**	**$ 1,282,238**	**$ 1,284,075**
Net Excess/ (Shortfall)	**$ 3,774**	**$ -**	**$ -**

Note: Capitalized Interest Was Set-Up Through 11-1-2023

Series 2023 Bond Information

Original Par Amount =	$19,150,000	Annual Principal Payments Due:
Average Interest Rate =	5.384%	May 1st
Issue Date =	8/2023	Annual Interest Payments Due:
Maturity Date =	5/2053	May 1st & November 1st
Par Amount As Of 8/3/23 =	$19,150,000	

DETAILED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015 (MAPLE RIDGE)

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
Interest Income (15)	10,507	100	**100**
Net NAV Collection (15)	166,831	163,890	**163,890**
Developer Contribution (15)	0	0	**0**
Prepaid Bonds (15)	0	0	**0**
Total Revenues	**$ 177,338**	**$ 163,990**	**$ 163,990**
EXPENDITURES			
Principal Payments (15)	50,000	55,000	**55,000**
Extraordinary Principal Payments (15)	0	-935	**1,815**
Interest Payments (15)	113,800	109,925	**107,175**
Total Expenditures	**$ 163,800**	**$ 163,990**	**$ 163,990**
Net Excess/ (Shortfall)	**$ 13,538**	**$ -**	**$ -**

Series 2015 Bond (Maple Ridge) Information

Original Par Amount =	$2,530,000	Annual Principal Payments Due:
Interest Rate =	5.0% - 5.375%	May 1st
Issue Date =	February 2015	Annual Interest Payments Due:
Maturity Date =	May 2045	May 1st & November 1st
Par Amount As Of 1/1/23 =	$2,150,000	

DETAILED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016 (MAPLE RIDGE)

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
Interest Income (16)	10,422	100	**100**
Net NAV Collection (16)	230,899	226,663	**226,663**
Developer Contribution (16)	0	0	**0**
Prepaid Bonds (16)	0	0	**0**
Total Revenues	**$ 241,322**	**$ 226,763**	**$ 226,763**
EXPENDITURES			
Principal Payments (16)	60,000	65,000	**70,000**
Extraordinary Principal Payments (16)	0	2,819	**1,363**
Interest Payments (16)	163,800	158,944	**155,400**
	.		
Total Expenditures	**$ 223,800**	**$ 226,763**	**$ 226,763**
Net Excess/ (Shortfall)	**$ 17,522**	**$ -**	**$ -**

Series 2016 Bond (Maple Ridge) Information

Original Par Amount =	$3,390,000	Annual Principal Payments Due:
Interest Rate =	5.250%	May 1st
Issue Date =	October 2016	Annual Interest Payments Due:
Maturity Date =	May 2047	May 1st & November 1st
Par Amount As Of 1/1/23 =	$3,120,000	

DETAILED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2018 (MAPLE RIDGE)

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
Interest Income (18)	6,103	100	**100**
Net NAV Collection (18)	258,810	253,748	**253,748**
Developer Contribution (18)	0	0	**0**
Prepaid Bonds (18)	0	0	**0**
Total Revenues	**$ 264,913**	**$ 253,848**	**$ 253,848**
EXPENDITURES			
Principal Payments (18)	65,000	65,000	**70,000**
Extraordinary Principal Payments (18)	0	3,675	**2,683**
Interest Payments (18)	189,950	185,173	**181,165**
Total Expenditures	**$ 254,950**	**$ 253,848**	**$ 253,848**
Net Excess/ (Shortfall)	**$ 9,963**	**$ -**	**$ -**

Series 2018 Bond (Maple Ridge) Information

Original Par Amount =	$4,000,000	Annual Principal Payments Due:
Interest Rate =	4.9% - 5.375%	May 1st
Issue Date =	June 2018	Annual Interest Payments Due:
Maturity Date =	May 2049	May 1st & November 1st
Par Amount As Of 1/1/23 =	$3,595,000	

DETAILED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2020 (MAPLE RIDGE)

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
Interest Income (20)	4,592	100	**100**
Net NAV Collection (20)	211,869	207,616	**207,616**
Developer Contribution (20)	0	0	**0**
Capitalized Interest	0	0	**0**
Total Revenues	**$ 216,461**	**$ 207,716**	**$ 207,716**
EXPENDITURES			
Principal Payments (20)	60,000	60,000	**65,000**
Extraordinary Principal Payments (20)	0	4,283	**1,659**
Interest Payments (20)	146,853	143,433	**141,058**
Total Expenditures	**$ 206,853**	**$ 207,716**	**$ 207,716**
Net Excess/ (Shortfall)	**$ 9,609**	**$ -**	**$ -**

Note: Capitalized Interest Was Set-Up Through November 1, 2022

Series 2020 Bond (Maple Ridge) Information

Original Par Amount =	$3,440,000	Annual Principal Payments Due:
Interest Rate =	3.8% - 4.45%	May 1st
Issue Date =	July 2020	Annual Interest Payments Due:
Maturity Date =	May 2052	May 1st & November 1st
Par Amount As Of 1/1/23 =	$3,440,000	

DETAILED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022 (MAPLE RIDGE)

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
Interest Income (22)	779	100	**100**
Net NAV Collection (22)	71,681	444,361	**444,361**
Developer Contribution (22)	221,712	0	**0**
Capitalized Interest	148,423	0	**0**
Total Revenues	**$ 442,594**	**$ 444,461**	**$ 444,461**
EXPENDITURES			
Principal Payments (22)	145,000	150,000	**155,000**
Extraordinary Principal Payments (22)	0	4,216	**3,791**
Interest Payments (22)	296,845	290,245	**285,670**
Total Expenditures	**$ 441,845**	**$ 444,461**	**$ 444,461**
Net Excess/ (Shortfall)	**$ 749**	**$ -**	**$ -**

Note: Capitalized Interest Was Set-Up Through November 1, 2022

Series 2022 Bond (Maple Ridge) Information

Original Par Amount =	$7,775,000	Annual Principal Payments Due:
Average Interest Rate =	3.00% - 4.00%	May 1st
Issue Date =	February 2022	Annual Interest Payments Due:
Maturity Date =	May 2052	May 1st & November 1st
Par Amount As Of 1/1/23 =	$7,775,000	

DETAILED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2021 (AVE MARIA NATIONAL)

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
Interest Income (21)	12,093	0	**0**
Net NAV Collection (21)	188,399	373,327	**373,327**
Developer Contribution (21)	250,106	264,186	**263,011**
Capitalized Interest	0	0	**0**
Total Revenues	**$ 450,598**	**$ 637,513**	**$ 636,338**
EXPENDITURES			
Principal Payments (21)	230,000	235,000	**240,000**
Extraordinary Principal Payments (21)	0	0	**0**
Interest Payments (21)	411,548	402,513	**396,338**
Total Expenditures	**$ 641,548**	**$ 637,513**	**$ 636,338**
Net Excess/ (Shortfall)	**$ (190,949)**	**$ -**	**$ -**

Series 2021 Bond (Ave Maria National) Information

Original Par Amount =	$11,340,000	Annual Principal Payments Due:
Interest Rate =	2.6% - 4.0%	May 1st
Issue Date =	March 2021	Annual Interest Payments Due:
Maturity Date =	May 2051	May 1st & November 1st
Par Amount As Of 1/1/23 =	$11,115,000	

DETAILED MAINTENANCE BUDGET
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET
MAINTENANCE EXPENDITURES			
IRRIGATION REPAIR	175,095	110,000	205,000
MISCELLANEOUS MAINTENANCE	112,104	50,000	75,000
PRESSURE WASHING	0	50,000	60,000
ELECTRIC (STREETLIGHTS, LANDSCAPE)	117,030	89,250	150,000
STREET SWEEPING	0	1,050	30,000
STRIPING & TRAFFIC MARKINGS	187,838	150,000	250,000
STREET LIGHT MAINTENANCE	151,267	120,000	140,000
SIDEWALK / CURB REPAIRS	175,850	157,500	200,000
LANDSCAPE MAINT / ENHANCE (ROADWAY, ENTRIES):	0	31,500	0
MAINTENANCE CONTRACTS	716,727	715,000	729,793
TREE TRIMMING	123,463	153,300	160,000
STORM CLEANUP	0	60,000	60,000
STORM CLEANUP - ELECTRIC	0	26,250	26,250
STORM CLEANUP - LANDSCAPING	61,420	26,250	26,250
PLANT REPLACEMENT	182,816	100,000	200,000
MULCH & MISCELLANEOUS	182,661	147,000	150,000
WATER MANAGEMENT & DRAINAGE	3,600	4,200	0
ENTRY FEATURE WATER	7,363	4,725	5,500
IRRIGATION WATER	115,065	89,250	93,713
FOUNTAIN MAINTENANCE	78,836	50,000	50,000
RODENT / PEST CONTROL	15,900	8,400	25,000
EQUIPMENT REPAIR	2,308	8,400	8,400
SIGNAGE REPAIR	32,990	15,750	20,000
STORM DRAIN CLEANING	34,779	52,500	52,500
DRAINAGE / LAKE MAINTENANCE/ LITTORALS	53,512	78,750	81,113
AERATORS	0	2,100	2,100
PRESERVE MAINTENANCE	90,862	63,000	64,890
SMALL TOOLS	11,001	3,675	7,500
MISCELLANEOUS MAINTENANCE REPAIR	26,186	30,000	30,000
VEHICLE LEASE / FUEL / REPAIRS (MAINT TECH)	23,139	21,000	35,000
MOSQUITO CONTROL	358,833	525,000	0
TEMP FIRE FACILITY OPERATING COSTS	80,000	9,650	0
MAINTENANCE TECHNICIANS	33,749	0	0
BASE MANAGEMENT FEE	21,483	23,000	23,000
ADMIN PAYROLL	43,860	0	0
ASSET MANAGER	56,470	75,000	139,000
LANDSCAPING PH 2 CAPITAL PROJECT	195,294	0	0
OPERATIONS TEAM	69,377	600,000	500,000
PUBLIC SAFTEY PROJECTS	0	0	250,000
CAPITAL ASSET PURCHASE	102,692	0	110,000
TOTAL MAINTENANCE EXPENDITURES	**$ 3,643,570**	**$ 3,651,500**	**$ 3,960,009**
RESERVE FUND	27,500	27,500	1,046,488
CONTINGENCY FUND	10,100	15,000	15,000
TOTAL	**$ 3,681,170**	**$ 3,694,000**	**$ 5,021,497**

Ave Maria Stewardship Community District
Assessment Breakdown - Fiscal Year 2024-2025

O&M Assessments*

	Number of Total Units Platted for Fiscal Year 2021-2022		Per Unit Operation & Maintenance Assessment	Category Total Operation & Maintenance Assessment
Residential		**Per**		
Multi Family / Attached	608	Unit	$ 965.82	$ 587,218.56
Single Family / Detached	4,635	Unit	$ 965.82	$ 4,476,575.70
Other Uses		**Per**		
ALF Apartments	0	Unit	$ 103.44	$ -
Apartments	0	Unit	$ 278.59	$ -
MB Low Affordable Housing	48	Unit	$ 197.06	$ 9,458.88
Goods and Services	202,875	Sq. Ft.	$ 0.45	$ 91,293.75
Mini Warehouse (Self Storage)	50,440	Sq. Ft.	$ 0.15	$ 7,566.00
Light Manufacturing	416,961	Sq. Ft.	$ 0.92	$ 383,604.12
Hotel	0	Room	$ 491.00	$ -
Institutional - AM University	1,250	Student	$ 51.13	$ 63,912.50
Private K-12 School	416	Student	$ 127.00	$ 52,832.00
Total				**$ 5,672,461.51**

Automatic CPI Increase Calculation

O&M Assessment Before CPI Adjustment	Reserve Assessment Before CPI Adjustment	Total O&M + Reserve Assessment Before CPI Adjustment	Year End March 2024 CPI Rate - No CPI Increase in Year 1 of New Methodology	Amount of O&M Assessment Increase due to CPI	Amount of Reserve Assessment Increase due to CPI	New O&M Assessment Amount	New Reserve Assessment Amount	New Total O&M + Reserve Assessment Amount
$ 787.57	$ 178.25	$ 965.82	0.00%	$ -	$ -	$ 787.57	$ 178.25	$ 965.82
$ 787.57	$ 178.25	$ 965.82	0.00%	$ -	$ -	$ 787.57	$ 178.25	$ 965.82
$ 84.35	$ 19.09	$ 103.44	0.00%	$ -	$ -	$ 84.35	$ 19.09	$ 103.44
$ 227.17	$ 51.42	$ 278.59	0.00%	$ -	$ -	$ 227.17	$ 51.42	$ 278.59
$ 160.69	$ 36.37	$ 197.06	0.00%	$ -	$ -	$ 160.69	$ 36.37	$ 197.06
$ 0.37	$ 0.08	$ 0.45	0.00%	$ -	$ -	$ 0.37	$ 0.08	$ 0.45
$ 0.12	$ 0.03	$ 0.15	0.00%	$ -	$ -	$ 0.12	$ 0.03	$ 0.15
$ 0.75	$ 0.17	$ 0.92	0.00%	$ -	$ -	$ 0.75	$ 0.17	$ 0.92
$ 400.38	$ 90.62	$ 491.00	0.00%	$ -	$ -	$ 400.38	$ 90.62	$ 491.00
$ 41.69	$ 9.44	$ 51.13	0.00%	$ -	$ -	$ 41.69	$ 9.44	$ 51.13
$ 103.56	$ 23.44	$ 127.00	0.00%	$ -	$ -	$ 103.56	$ 23.44	$ 127.00

Debt Assessments *

	Gross Units Platted	Units Prepaid	Net Units Assessed	Series 2019 Bonds	Series 2022 Bonds	Series 2021 Bonds	Series 2023 Bonds	Series 2015 MR Bonds	Series 2016 MR Bonds	Series 2018 MR Bonds	Series 2020 MR Bonds	Series 2021 AMN Bonds	Series 2022 MR Bonds	Total Debt Assessment Per Unit	Total Debt Assessment On Roll
Multi Family															
	166	(1)	165	$ 403.00										$ 403.00	66,495.00
	92		92		$ 495.00									$ 495.00	45,540.00
16 Unit Ver / 30 Unit Ter	46		46		$ 495.00							$ 455.46		$ 950.46	43,721.16
	40		40			$ 449.15								$ 449.15	17,966.00
Coach / 12 Unit Ver	40		40			$ 449.15						$ 530.29		$ 979.44	39,177.60
16 Unit Ver / 30 Unit Ter	92		92			$ 449.15						$ 455.46		$ 904.61	83,224.12
	8		8				$ 532.19							$ 532.19	4,257.52
Coach / 12 Unit Ver	48		48				$ 532.19					$ 530.29		$ 1,062.48	50,999.04
16 Unit Ver / 30 Unit Ter	76		76				$ 532.19					$ 455.46		$ 987.65	75,061.40
Single Family															
	1167	(14)	1153	$ 775.00										$ 775.00	893,575.00
	394		394	$ 775.00				$ 449.69						$ 1,224.69	482,527.86
	270		270	$ 775.00					$ 673.19					$ 1,448.19	391,011.30
	3		3	$ 775.00						$ 667.45				$ 1,442.45	4,327.35
	631	(2)	629		$ 951.00									$ 951.00	598,179.00
	94		94		$ 951.00				$ 673.19					$ 1,624.19	152,673.86
	408		408		$ 951.00					$ 667.45				$ 1,618.45	660,327.60
	335		335		$ 951.00						$ 670.00			$ 1,621.00	543,035.00
	218		218		$ 951.00							$ 667.00		$ 1,618.00	352,724.00
	113		113		$ 951.00								$ 670.00	$ 1,621.00	183,173.00
	227		227			$ 863.74								$ 863.74	196,068.98
	314		314			$ 863.74							$ 670.00	$ 1,533.74	481,594.36
	171		171			$ 863.74						$ 667.00		$ 1,530.74	261,756.54
	0		0				$ 1,023.45							$ 1,023.45	0.00
	290		290				$ 1,023.45						$ 670.00	$ 1,693.45	491,100.50
Total	**5,243**	**(17)**	**5,226**												**6,118,516.19**

* All Assessments Include the Following :
4% Discount for Early Payments
1.5% County Tax Collector Administrative Cost
2% County Property Appraiser Administrative Cost

Ave Maria Stewardship Community District
Debt Assessment Comparison 2024-2025

Type	Bonds Series	Number of Platted Units	FY 2023-2024 Per Unit Assessment	FY 2024-2025 Per Unit Assessment	Change - Increase / (Decrease)
Multi Family	2019	166	$883.88	**$1,368.82**	$484.94
	2022	92	$975.88	**$1,460.82**	$484.94
	2022 + 2021 AMN	46	$1,431.34	**$1,916.28**	$484.94
	2021	40	$930.03	**$1,414.97**	$484.94
	2021 + 2021 AMN	40	$1,460.32	**$1,945.26**	$484.94
	2021 + 2021 AMN	92	$1,385.49	**$1,870.43**	$484.94
	2023	8	$1,013.07	**$1,498.01**	$484.94
	2023 + 2021 AMN	48	$1,543.36	**$2,028.30**	$484.94
	2023 + 2021 AMN	76	$1,468.53	**$1,953.47**	$484.94
Single Family	2019	1,167	$1,255.88	**$1,740.82**	$484.94
	2019 + 2015 MR	394	$1,705.57	**$2,190.51**	$484.94
	2019 + 2016 MR	270	$1,929.07	**$2,414.01**	$484.94
	2019 + 2018 MR	3	$1,923.33	**$2,408.27**	$484.94
	2022	631	$1,431.88	**$1,916.82**	$484.94
	2022 + 2016 MR	94	$2,105.07	**$2,590.01**	$484.94
	2022 + 2018 MR	408	$2,099.33	**$2,584.27**	$484.94
	2022 + 2020 MR	335	$2,101.88	**$2,586.82**	$484.94
	2022 + 2021 AMN	218	$2,098.88	**$2,583.82**	$484.94
	2022 + 2022 MR	113	$2,101.88	**$2,586.82**	$484.94
	2021	227	$1,344.62	**$1,829.56**	$484.94
	2021 + 2022 MR	314	$2,014.62	**$2,499.56**	$484.94
	2021 + 2021 AMN	171	$2,011.62	**$2,496.56**	$484.94
	2023	0	$1,504.33	**$1,989.27**	$484.94
	2023 + 2022 MR	290	$2,174.33	**$2,659.27**	$484.94
ALF Apartments		0	$31.37	**$103.44**	$72.07
Apartments		0	$113.68	**$278.59**	$164.91
Low Affordable Housing		48	$72.19	**$197.06**	$124.87
Goods and Services (sqft)		202,875	$0.55	**$0.45**	($0.10)
Mini Warehouse (Self Storage) (sqft)		50,440	$0.35	**$0.15**	($0.20)
Light Manufacturing (sqft)		416,961	$0.23	**$0.92**	$0.69
Hotel (rooms)		0	$406.02	**$491.00**	$84.98
Institutional - AM University (students)		1,250	$24.65	**$51.13**	$26.48
Private K-12 School (students)		416	$38.51	**$127.00**	$88.49

Assessments Include the Following :
4% Discount for Early Payments
1.5% County Tax Collector Administrative Cost
2% County Property Appraiser Administrative Cost

RESOLUTION NO. 2024-06

A RESOLUTION OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ADOPTING A PROPOSED FISCAL YEAR 2024/2025 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 2024/2025 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 2024/2025 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 4th day of June, 2024.

ATTEST:

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairman/Vice Chairman

Ave Maria Master Irrigation Utility

Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025

PROPOSED AVE MARIA MASTER IRRIGATION UTILITY BUDGET
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

REVENUES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
AMUC Revenue (Irrigation)	1,482,017	1,241,132	1,760,626	Irrigation
Developer Contribution	326,940	375,971	238,939	Developer Contribution
Connection Fees	0	7,180	2,700	Connection Fees
Installations	0	148,967	141,738	Installations
Miscellaneous / Carryover Revenue	0	9,180	10,416	Miscellaneous Revenue
Peninsula True-Up Of Expenditures	18,379	0	0	Estimate Of True-Up Of Expenditures
Total Revenues	**$ 1,827,336**	**$ 1,782,430**	**$ 2,154,419**	
EXPENDITURES				
Management Fee	152,205	153,680	250,247	Estimate of $12,806.7 per Month
Electricity	157,352	243,812	259,394	Electricity
Labor & Benefits	401,587	427,906	590,163	Labor & Benefits
Chemicals	1,500	1,500	1,500	Chemicals
Repairs & Maintenance	157,640	157,240	167,565	Repairs & Maintenance
Testing	1,200	2,000	1,500	Testing
Sludge Disposal	0	0	0	Sludge Disposal
Plan Review	0	0	0	Plan Review
Meter Purchase	236,351	159,700	225,620	Meter Purchase
Meter Installation	13,892	6,785	9,971	Meter Installation
Other Direct Costs	248,120	230,500	216,330	Other Direct Costs
Administration Fee	8,000	8,000	12,000	
AMUC Bulk Water Charge	397,019	391,306	420,129	Estimate of $37,572 per Month
Other Expenses	0	0	0	
Total Expenditures	**$ 1,774,866**	**$ 1,782,430**	**$ 2,154,419**	
Excess / (Shortfall)	**$ 52,470**	**$ -**	**$ -**	

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Ave Maria Stewardship Community District **("District")** is a local unit of special-purpose government created and existing pursuant to Chapter 2004-461, Laws of Florida, being situated entirely within Collier County, Florida; and

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

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Chapter 2004-461(4), Laws of Florida.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Thomas Peek	2024
2	Jeff Sonalia	2024
3	Robb Klucik	2026
4	Jay Roth	2026
5	Thomas DiFlorio	2026

This year, Seat 1, currently held by Tom Peek and Seat 2, currently held by Jeff Sonalia, are subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election, and shall be for a four-year period.

2. **LANDOWNER'S ELECTION.** In accordance with Chapter 2004-461(4), Laws of Florida, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November 5, 2024, at_____:00 ____.m., and located at Ave Maria Master Association (Office/Fitness Center), 5080 Annunciation Circle, Unit 101, Ave Maria, Florida 34142.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Chapter 2004-461(4), Laws of Florida.

4. **FORMS.** A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office,

located at _____, or at the office of the District Manager, Special District Services, Inc., located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS _____ DAY OF _____ 2024.

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

_____

ATTEST: **CHAIRPERSON / VICE CHAIRPERSON**

_____

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

Notice is hereby given to the public and all landowners within Ave Maria Stewardship Community District (**"District"**) the location of which is located in Collier County, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) persons to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 5, 2024
TIME:	_____:00 ____M
PLACE:	Ave Maria Master Association (Office/Fitness Center) 5080 Annunciation Circle, Unit 101 Ave Maria, Florida 34142

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (561) 630-4922 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager's Office.

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

Andrew Karmeris
District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **_:00 ____.M.**

LOCATION: **Ave Maria Master Association (Office/Fitness Center)**
5080 Annunciation Circle, Unit 101
Ave Maria, Florida 34142

Pursuant to Chapter 2004-461, Laws of Florida, after the Ave Maria Stewardship Community District **("District")** has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors **("Board")** every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Chapter 2004-461(4), Laws of Florida

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property**.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four-year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ **("Proxy Holder")** for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Ave Maria Stewardship Community District to be held at Ave Maria Master Association (Office/Fitness Center), 5080 Annunciation Circle, Unit 101, Ave Maria, Florida 34142 on November 5, 2024 at __:00 ____.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Chapter 2004-461(4), Laws of Florida, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 5, 2024

For Election (2 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Ave Maria Stewardship Community District and described as follows:

Description	**Acreage**
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		

Date: _____ Signed: _____
Printed Name: _____

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT DIRECTING THE DISTRICT MANAGER APPOINT ADDITIONAL SIGNATORIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ave Maria Stewardship Community District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 2004-461, *Laws of Florida*; and

WHEREAS, the District's Board of Supervisors desires to designate additional signors of the District to ensure continued operations and maintenance requirements are met and in addition to the District Chair, Vice-Chair, Secretary, Assistant-Secretaries and Treasurer wish to appoint **Allyson Holland** , **Andrew Karmeris** and **Donny Diaz** as signors on behalf of the District in coordination with authority granted in Resolution 2024-04 or any other resolution or authorization given by the Board .

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

1. **DESIGNATING AUTHORIZED SIGNATORIES.** in addition to the District Chair, Vice-Chair, Secretary, Assistant-Secretaries and Treasurer, **Allyson Holland**, **Andrew Karmeris** and **Donny Diaz** shall be approved signatories of the District and authorized to execute items in coordination with authority granted in Resolution 2024-04 or any other resolution or authorization given by the Board.

2. **EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of June, 2024.

ATTEST**:** **AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson, Board of Supervisors

Ave Maria Stewardship Community District
Budget vs Actual
October 2023 through April 2024

	Oct 23 - Apr 24	23/24 Budget	$ Over Budget	% of Budget
Expenditures				
01-1130 · Payroll Tax Expense	351.90	734.00	-382.10	47.94%
01-1131 · Supervisor Fees	4,600.00	9,600.00	-5,000.00	47.92%
01-1310 · Engineering	36,223.00	85,000.00	-48,777.00	42.62%
01-1311 · Management Fees	63,000.00	108,000.00	-45,000.00	58.33%
01-1313 · Website Management	1,750.00	2,500.00	-750.00	70.0%
01-1315 · Legal Fees	46,609.13	80,000.00	-33,390.87	58.26%
01-1320 · Audit Fees	0.00	20,300.00	-20,300.00	0.0%
01-1330 · Arbitrage Rebate Fee	2,600.00	3,900.00	-1,300.00	66.67%
01-1441 · Travel & Lodging	11,848.23	5,000.00	6,848.23	236.97%
01-1450 · Insurance	107,697.00	45,000.00	62,697.00	239.33%
01-1480 · Legal Advertisements	3,888.64	8,000.00	-4,111.36	48.61%
01-1512 · Miscellaneous	6,619.22	6,000.00	619.22	110.32%
01-1513 · Postage and Delivery	942.52	2,000.00	-1,057.48	47.13%
01-1514 · Office Supplies	2,071.60	3,500.00	-1,428.40	59.19%
01-1540 · Dues, License & Subscriptions	175.00	500.00	-325.00	35.0%
01-1541 · Misc Filing, Notices, etc.	0.00	500.00	-500.00	0.0%
01-1733 · Trustee Fees	20,191.13	35,000.00	-14,808.87	57.69%
01-1734 · Continuing Disclosure Fee	10,000.00	12,000.00	-2,000.00	83.33%
01-1735 · Assessment Roll	0.00	20,000.00	-20,000.00	0.0%
01-1801 · Landscaping - Miscellaneous	71,914.91	31,500.00	40,414.91	228.3%
01-1808 · Irrigation Repair	227,679.19	110,000.00	117,679.19	206.98%
01-1813 · Storm Cleanup - Electric	0.00	26,250.00	-26,250.00	0.0%
01-1814 · Storm Cleanup	0.00	60,000.00	-60,000.00	0.0%
01-1815 · Miscellaneous Maintenance	11,691.56	50,000.00	-38,308.44	23.38%
01-1816 · Electric-Streetlights,Landscape	65,567.36	89,250.00	-23,682.64	73.47%
01-1817 · Maintenance Street Sweeping	0.00	1,050.00	-1,050.00	0.0%
01-1818 · Striping & Traffic Markings	28,262.17	150,000.00	-121,737.83	18.84%
01-1819 · Street Light Maintenance	89,848.58	120,000.00	-30,151.42	74.87%
01-1820 · Maint Sidewalk/Curb Repairs	181,786.01	157,500.00	24,286.01	115.42%
01-1830 · Maintenance Contracts	412,941.69	715,000.00	-302,058.31	57.75%

Ave Maria Stewardship Community District
Budget vs Actual
October 2023 through April 2024

	Oct 23 - Apr 24	23/24 Budget	$ Over Budget	% of Budget
01-1831 · Tree Trimming	0.00	153,300.00	-153,300.00	0.0%
01-1832 · Storm Cleanup - Landscaping	0.00	26,250.00	-26,250.00	0.0%
01-1833 · Plant Replacement	162,107.92	100,000.00	62,107.92	162.11%
01-1834 · Mulch	107,367.20	147,000.00	-39,632.80	73.04%
01-1838 · Water Management & Drain	3,700.00	4,200.00	-500.00	88.1%
01-1839 · Entry Feature/Near Well Water	4,264.69	4,725.00	-460.31	90.26%
01-1841 · Maintenance Irrigation Water	63,525.26	89,250.00	-25,724.74	71.18%
01-1842 · Maint Fountain/Repair	62,331.53	50,000.00	12,331.53	124.66%
01-1843 · Maintenance Rodent Control	17,740.00	8,400.00	9,340.00	211.19%
01-1844 · Maint Equipment Repair	0.00	8,400.00	-8,400.00	0.0%
01-1845 · Maint Signage Repair	0.00	15,750.00	-15,750.00	0.0%
01-1846 · Maint Storm Drain Cleaning	0.00	52,500.00	-52,500.00	0.0%
01-1847 · Mnt Drainage/Lke Mnt/Littorals	23,732.00	78,750.00	-55,018.00	30.14%
01-1848 · Maintenance Aerators	0.00	2,100.00	-2,100.00	0.0%
01-1850 · Maint-Preserve Maintenance	79,103.50	63,000.00	16,103.50	125.56%
01-1853 · Maintenance Small Tools	4,890.28	3,675.00	1,215.28	133.07%
01-1854 · Maint Miscellaneous Repairs	146.55	30,000.00	-29,853.45	0.49%
01-1855 · Maint Vehicle Lease/Fuel/Repair	2,049.02	21,000.00	-18,950.98	9.76%
01-1856 · Maint Mosquito Control	559,840.32	525,000.00	34,840.32	106.64%
01-1858 · Maint Temp EMS/Fire Facility	9,643.00	9,650.00	-7.00	99.93%
01-1859 · Maint-Administrative Supplies	700.00	0.00	700.00	100.0%
01-1863 · Maint Base Management Fee	11,806.47	23,000.00	-11,193.53	51.33%
01-1864 · Maintenance Admin Payroll	2,851.64	0.00	2,851.64	100.0%
01-1867 · Asset Manager	42,219.31	75,000.00	-32,780.69	56.29%
01-1869 · Field Operations	325,866.80	600,000.00	-274,133.20	54.31%
01-1871 · Verizon - Internet	685.84	0.00	685.84	100.0%
01-1872 · Pressure Washing	40,028.57	50,000.00	-9,971.43	80.06%
01-1890 · Maint-Reserve Fund	0.00	27,500.00	-27,500.00	0.0%
01-1891 · Maint Contingency	5,175.00	15,000.00	-9,825.00	34.5%
Total Expenditures	**2,938,033.74**	4,141,534.00	-1,203,500.26	70.94%