



**AVE MARIA STEWARDSHIP  
COMMUNITY DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
OCTOBER 5, 2021  
9:00 A.M.**

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

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

561.630.4922 Telephone  
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**AGENDA**  
**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**  
**REGULAR BOARD MEETING**

**October 5, 2021**

**9:00 a.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/83198051068>**

**MEETING ID: 831 9805 1068 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 Quorum
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
  - 1. September 14, 2021 Regular Board Meeting & Public Hearing Minutes.....Page 2
- I. Old Business
- J. New Business
  - 1. Update on Urban Area Mapping Thresholds
    - Audience Comments
  - 2. Update on Irrigation Rate Increase.....Page 11
    - Audience Comments
- K. Administrative Matters
  - 1. Legal Report
  - 2. Engineer Report
  - 3. Manager's Report
    - a. Update on District Website & Designated Supervisor Emails
    - b. AMSCD Projects Update.....Page 23
    - c. Financials.....Page 25
- L. Board Members Comments
- M. Adjourn

Publication Date  
2021-09-27

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 9:00 a.m. on October 5, 2021, in the Ave Maria Master Association located at 5080 Annunciation Circle, Unit 101, Ave Maria, Florida 34142, and will also hold the Meeting utilizing communications media technology through the following login information: Join by URL for VIDEO ACCESS at: <https://us02web.zoom.us/j/83198051068> Meeting ID: 831 9805 1068 Join by PHONE at: 1-929-436-2866 Meeting ID: 831 9805 1068 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 District's website at [www.avemariastewardshipcd.org](http://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. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's 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 Manager's 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.avemariastewardshipcd.org](http://www.avemariastewardshipcd.org)  
Published date: Sept 27, 2021 #4923389

**AVE MARIA STEWARDSHIP COMMUNITY DISTRICT  
PUBLIC HEARING & 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/89437765987>  
MEETING ID: 894 3776 5987 DIAL IN AT: 1 929 436 2866  
SEPTEMBER 14, 2021**

**A. CALL TO ORDER**

The September 14, 2021, 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 August 25, 2021, and September 1, 2021, as legally required.

**E. ESTABLISH A QUORUM**

A quorum was established with the following:

**Board of Supervisors**

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

District Staff in attendance were:

District Manager	Todd Wodraska (via Zoom)	Special District Services, Inc.
District Manager	Andrew Karmeris	Special District Services, Inc.
General Counsel	Alyssa Willson (via Zoom)	Hopping, Green & Sams

District Engineer	Ted Tryka	Agnoli Barber & Brundage, Inc.
Owner Representative	David Genson (via Zoom)	Barron Collier Companies
Owner Representative	Austin Howell	Barron Collier Companies

Also present were the following District residents:

Pat and Mary Battis, Kevin and Cindy Schant, Ralph Patragnani, Nicole C. Green, Beatrice Sanford, Reginald McGraw, and Tommy Guscinski were present as well as many others via Zoom.

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

Mr. Klucik added Parking under the Legal Report.

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

There were no comments from the public for items not on the agenda.

**H. APPROVAL OF MINUTES**

**1. August 17, 2021, Special Board Meeting**

The minutes of the August 17, 2021, Special Board Meeting were presented for consideration.

A **motion** was made by Mr. DiFlorio, seconded by Mr. Roth and passed unanimously approving the minutes of the August 17, 2021, Special Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

**I. PUBLIC HEARING – FISCAL YEAR 2021/2022 FINAL BUDGET**

**1. Proof of Publication**

Proof of publication was presented indicating that notice of the Public Hearing had been published in the *Naples Daily News* on August 25, 2021, and September 1, 2021, as legally required.

**2. Receive Public Comment on Fiscal Year 2021/2022 Final Budget**

Ms. Battis asked why assessments were going to up approximately 15%. Mr. Klucik shared some background on how the O&M assessments amount had been calculated in the past. He explained that a third party real estate econometrics firm prepares a methodology report for Board approval that outlines how rates are determined. The most recent report was done by estimating the total costs for the District at full build out, roughly 5,000 more homes, and determining what each home would be assessed at full build out. That is how the increased assessment number was reached. This report was previously presented to the board at its July meeting.

There were no further comments from the public.

**3. Consider Resolution No. 2021-17 – Adopting a Fiscal Year 2021/2022 Final Budget**

Resolution No. 2021-17 was presented, entitled:

**RESOLUTION 2021-17**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Karmeris noted that the total O&M assessment amount would be slightly higher in order to include the few homes that were placed on the tax roll between approval of the proposed budget and presentation of the final budget. There were questions from the Board regarding the O&M assessment amount for residents. Mr. Karmeris answered that an approximately \$48 increase was the same increase that was presented with the proposed budget.

Mr. Klucik stated that he appreciated the increase in budget line items, as it appears to be closer to what the District actual spends annually. He also asked that the District add a line item for unallocated/unexpected expenses during the next budget season for discussion.

Mr. Genson advised that an asset tracking program was being looked into that would assist the District in preparing annual maintenance and improvement programs for assets owned by the District.

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio adopting Resolution No. 2021-17, as presented. Upon being put to a vote, the **motion** carried 4 to 1 with Mr. Klucik dissenting.<sup>1</sup>

**4. Consider Resolution No. 2021-18 – Adopting an Annual Assessment Resolution for Fiscal Year 2021/2022**

Resolution No. 2021-18 was presented, entitled:

**RESOLUTION 2021-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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<sup>1</sup> See further action on this item below.

Ms. Willson presented the resolution and explained that it adopts the assessment amounts indicated in the just-approved final budget.

At this time, Mr. Klucik requested the rereading of Resolution No. 2021-17 because he would like to change his vote. After the rereading, the following motion was made:

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously adopting Resolution No. 2021-17, as presented.

The board then continued to hear Resolution No. 2021-18 with continued discussion of the statutory budget adoption and assessment levy process.

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio adopting Resolution No. 2021-18, as presented. Upon being put to a vote, the **motion** carried 4 to 1 with Mr. Klucik dissenting.

### **5. Consider Resolution No. 2021-19 – Adopting a Fiscal Year 2021/2022 Master Irrigation Utility System Budget**

Resolution No. 2021-19 was presented, entitled:

#### **RESOLUTION NO. 2021-19**

#### **A RESOLUTION OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ADOPTING A FINAL FISCAL YEAR 2021/2022 BUDGET FOR THE MASTER IRRIGATION UTILITY SYSTEM**

Mr. Karmeris provided a copy of the budget as a handout, which had been provided by AMUC. He explained that the format was slightly different from the budget presented in the meeting booklet however, the budget he handed out would be the one that was being considered today. The Board had numerous questions that were fielded by staff.

District resident Tommy Guscinski stated that he had been attending District Board meetings for some time and believed the Board had been doing a reasonable job. He also stated that he believes the people of the community have let the Board down, as they do not show up to meetings to share their concerns.

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously adopting Resolution No. 2021-19, amended to reflect the addition of an \$8,000 Administrative Fee.

### **6. Consider Fiscal Year 2022 Deficit Funding Agreement**

A motion was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously approving, in substantial form, to allow for funding of developer contributions identified in the Utility Budget and the O&M Budget.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

## **J. OLD BUSINESS**

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

**K. NEW BUSINESS**

**1. Consider Resolution No. 2021-21 – Ratifying Sale of Series 2021 Bonds – Phase 3**

Resolution No. 2021-21 was presented, entitled:

**RESOLUTION 2021-21**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2021 PHASE 3 MASTER IMPROVEMENTS PROJECT; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2021 PHASE 3 MASTER IMPROVEMENTS PROJECT; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously adopting Resolution No. 2021-21, as presented.

**2. Consider Second Amended and Restated Supplemental Disclosure – Phase 3**

A **motion** was made by DiFlorio, seconded by Mr. Roth and passed unanimously accepting approving the Second Amended and Restated Supplemental Disclosure – Phase 3, as presented.

**3. Consider Resolution No. 2021-22 – Ratifying Sale of Series 2021 BANs – Phase 4**

Resolution No. 2021-22 was presented, entitled:

**RESOLUTION 2021-22**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT BOND ANTICIPATION NOTES, SERIES 2021 PHASE 4 MASTER IMPROVEMENTS PROJECT; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT**



**BOND ANTICIPATION NOTES, SERIES 2021 PHASE 4 MASTER IMPROVEMENTS PROJECT; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously adopting Resolution No. 2021-22, as presented.

**4. Consider Supplemental Disclosure – Phase 4**

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously approving the Supplemental Disclosure – Phase 4, as presented.

**5. Consider Resolution No. 2021-23 – Adopting a Fiscal Year 2021/2022 Meeting Schedule**

Resolution No. 2021-23 was presented, entitled:

**RESOLUTION NO. 2021-23**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously adopting Resolution No. 2021-23, amended to reflect the following meeting date changes:

Changed the January meeting to January 11, 2022;  
Changed the July meeting to July 12, 2022; and  
Changed the September meeting to September 13, 2021

**6. Consider Proposal for Phase II Landscaping Consultant Services to Peninsula Engineering**

Mr. Klucik asked if Peninsula was an affiliate of the developer to which Mr. Genson replied that it was.

A **motion** was made by Mr. Klucik, seconded by Mr. DiFlorio and passed unanimously approving the proposal for Phase II Landscaping Consultant Services to Peninsula Engineering.

**L. ADMINISTRATIVE MATTERS**

**1. Legal Report**

Ms. Willson advised that a letter regarding signage had been sent and Mr. Howell advised a meeting regarding signage requirements had been set.

Mr. Klucik discussed the parking situation he added to the agenda. He explained that Ave Maria University (AMU) had a record recruiting year and students would be parking on Ave Maria Boulevard, which has already become congested. Mr. Klucik then went over the possibility of adding signage regarding parking along Ave Maria Boulevard. Mr. Roth suggested approaching AMU to discuss how they plan to handle their students parking needs. Mr. Klucik agreed and stated he would contact AMU.

## **2. Engineer's Report**

Mr. Tryka went over the items listed on the projects update sheet.

## **3. Manager's Report**

### **a. AMSCD Projects Update**

Mr. Howell provided an update on all the items being funded by Ave Maria Development.

### **b. Financials**

Mr. Karmeris presented the financial provided in the meeting packet.

## **M. BOARD MEMBER COMMENTS**

Mr. Klucik expressed his appreciation for the residents that come to the District meeting and share the goal of making Ave Maria the best community it can be.

## **N. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:49 a.m. by Chairman Peek. There were no objections.

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**Secretary/Assistant Secretary**

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**Chair/Vice-Chairman**

# AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

## SEPTEMBER 2021-DRAFT

Project Name	Start Date	End Date	Est. Cost	% Complete	Funding Source	Comments
Landscaping S. AMB- Phase II	07/2020	07/2021	TBD	Begin Bid Process	AMD	Soliciting Proposals
Pilot Program-Landscaping	11/2020	TBD	TBD		AMD	Anthem Phase 4 Inverted Median
Avila/Roma 4-way stop “swap” & “STOP” on Roads	05/2021	10/2021	\$20,000	Design 100% Begin Bid	District Engineer/ AMD	Bid approved, contract being drafted.
Anthem Parkway widening analysis	09/2020	08/2021	TBD	0%	2021 Bond Issue	Trip count started
Anthem Parkway Phase 4	12/2020	09/2021	\$2.6M	0%	AMD	Permit Approval expected in April/May 2021
Qualified Elector Threshold/Mapping	06/2021	TBD			District Engineer	Will be on October 2021 Agenda
<b>External Projects</b>						
Fire Station Construction	03/2020	08/2021	N/A		Immokalee Fire District	On schedule
Public School K-5	03/2020	08/2024			AMD/School Bd	Architect/Design Phase
Security Cameras (License Plate Readers)	02/2021	10/2021	\$70,000	0%	Master Assoc.	Expected to be completed in October, 2021
Security Cameras (At North and South Park)	01/2020	TBD	\$140,000		Master Assoc.	Under Review – For 5-Year Plan

# AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

Hospital	TBD	TBD	TBD			AMD has done everything on their end. It is in the hands of the potential Hospital Providers
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**ATTACHMENT "A"**

**Final Order No. 2021-01**

**RE: Establishment of 2021 Price Index Factor**

**April 19, 2021**

**Collier County  
Water and Wastewater Authority**

**FINAL ORDER NO. 2021-01  
COLLIER COUNTY WATER AND WASTEWATER AUTHORITY**

**A FINAL ORDER OF THE COLLIER COUNTY WATER AND WASTEWATER AUTHORITY, PURSUANT TO SECTION 1-6, COLLIER COUNTY ORDINANCE NO. 96-6, AS AMENDED, PROVIDING FOR THE ADOPTION OF THE 2021 PRICE INDEX FACTOR SET ANNUALLY BY THE FLORIDA PUBLIC SERVICE COMMISSION, FOR UTILIZATION IN PRICE INDEX RATE APPLICATIONS FOR NONEXEMPT WATER AND/OR WASTEWATER UTILITIES PROVIDING SERVICE IN UNINCORPORATED COLLIER COUNTY AND THE CITY OF MARCO ISLAND, FLORIDA.**

**WHEREAS**, Collier County Ordinance No. 96-6, as amended, provides for the Collier County Water and Wastewater Authority (AUTHORITY) to adopt a price index factor for water and/or wastewater utilities on or before May 15<sup>th</sup> of each calendar year for the utilization in price index rate application; and

**WHEREAS**, Collier County Ordinance No. 96-6, as amended, provides that the price index factor shall be equivalent to the price index factor set annually by the Florida Public Service Commission (COMMISSION); and

**WHEREAS**, the COMMISSION issued Order No PSC-2020-0493-PAA-WS on December 14, 2020, establishing the 2021 Price Index of 1.17 percent for water and/or wastewater utilities; and

**WHEREAS**, the COMMISSION issued Consummating Order No. PSC-2021-0028-CO-WS on January 7, 2021, enabling Order No. PSC-2020-0493-PAA-WS to become final and effective on January 7, 2021.

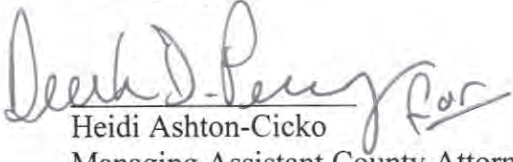
**NOW, THEREFORE, IT IS HEREBY ORDERED** by the Collier County Water and Wastewater Authority, in public meeting assembled, that:


1. The 2021 Price Index is 1.17 percent.
2. Any water and/or wastewater utility that intends to increase its rates by implementation of this price index must notify the AUTHORITY on or after the effective date of this Final Order of such intent and shall apply the 2021 Price Index to applicable 2020 calendar year operation and maintenance expenses.
3. Utilities using the 2021 Price Index shall use the forms attached as Appendices "A", "B", "C" and "D", and shall follow all price index application requirements specified in Collier County Ordinance No. 96-06, as amended, before implementing any index.
4. This Order shall become effective upon adoption by the AUTHORITY and shall remain in effect until the AUTHORITY authorizes a change.

This Final Order adopted this 19<sup>th</sup> day of April 2021, after motion, second, and majority vote favoring the same.

Approved as to form  
and legality:

COLLIER COUNTY WATER AND  
WASTEWATER AUTHORITY

  
Heidi Ashton-Cicko  
Managing Assistant County Attorney

  
\_\_\_\_\_  
PATRICIA SHERRY, CHAIRMAN



**APPENDIX "A"**

**2021 PRICE INDEX APPLICATION  
TEST YEAR ENDED DECEMBER 31, 2020<sup>1</sup>**

Utility: _____	<u>WATER</u>	<u>WASTEWATER</u>
2020 Operation and maintenance Expenses (O&M) _____		
LESS:		
(a) Pass-Through Items:		
(1) Purchased Power _____		
(2) Purchased Water _____		
(3) Purchased Sewage Treatment _____		
(4) Other <sup>2</sup> : _____		
(b) Rate Case Expenses Included In 2020 Expenses _____		
(c) Adjustments to O&M Expenses from last rate case, if applicable:		
(1) _____		
(2) _____		
Costs to be Indexed _____		
Multiply by the 2021 Price Index Factor	0.0117	0.0117
Indexed Costs _____		
Add: Pass-Through Items _____		
Total of Indexed Costs and Pass-Through Items _____		
Divide Total of Indexed Costs and Pass-Through Items by Expansion Factor for Regulatory Assessment Fees	0.980	0.980
Increase in Revenue _____		
Divide by 2020 Annualized Revenue <sup>3</sup> _____		
Percentage Increase in Rates _____		

<sup>1</sup>This amount should be for the calendar year 2020. If the utility is on a fiscal year, a pro rata distribution between the utility's two affected annual reports should be included as a supplemental attachment. The annual reports or general ledgers should be used as the source document(s). The utility is required to send a worksheet showing the pro rata distribution.

<sup>2</sup>If applicable, deduct on this line any other expenses for which a pass-through has been received. Specify the type of expense, which is being deducted.

<sup>3</sup>If rates changed during or subsequent to calendar year 2020, the book revenues must be adjusted to show the changes and an explanation of the calculation should be attached to this form. (See Appendix "B" for instructions and sample format.)



**APPENDIX "B"**

ANNUALIZED REVENUE WORKSHEET

Have rates charged for customer services changed since January 1, 2020?

- ( ) If no, the utility should use actual revenues. This form may be disregarded.
- ( ) If yes, the utility must annualize its revenues. Complete the remainder of this form.

Annualizing calculates the revenue the utility would have earned based upon 2020 customer consumption at the most current rates in effect. To complete this calculation, the utility will need consumption data for 2020 to apply to the existing rate schedule. Below is a sample, which may be used.

CALCULATION OF ANNUALIZED REVENUES<sup>1</sup>

	<u>Number of Bills/ Gallons Sold</u>	x	<u>Current Rates</u>	<u>Annualized Revenues</u>
<u>Residential Bills:</u>				
5/8" x 3/4" meters	_____		_____	_____
1" meters	_____		_____	_____
1 1/2" meters	_____		_____	_____
2" meters	_____		_____	_____
Total No. Bills	_____ <sup>2</sup>		_____ <sup>2</sup>	_____ <sup>2</sup>
Gallons Sold	_____		_____	_____
Other Revenue				_____
<u>General Service:</u>				
5/8" x 3/4" meters	_____		_____	_____
1" meters	_____		_____	_____
1 1/2" meters	_____		_____	_____
2" meters	_____		_____	_____
3" meters	_____		_____	_____
4" meters	_____		_____	_____
6" meters	_____		_____	_____
Total No. Bills	_____ <sup>2</sup>		_____ <sup>2</sup>	_____ <sup>2</sup>
Gallons Sold	_____		_____	_____
Other Revenue				_____
Total Annualized Revenues for 2020				\$ _____

<sup>1</sup>Annualized revenues must be calculated separately if the utility consists of both a water system and a sewer system. This form is designed specifically for utilities using a base facility charge rate structure. If annualized revenues must be calculated and further assistance is needed, contact the Utility Regulation Staff at (239) 252-8745.

<sup>2</sup>Complete only if billing charge is separate.

APPENDIX "C"

AFFIDAVIT

I, \_\_\_\_\_, UNDER OATH hereby affirms that I am the duly authorized representative of \_\_\_\_\_ and that the figures and calculations upon which the change in rates is based are accurate and that the change will not cause said to exceed its last authorized or calculated rate of return, which is \_\_\_\_\_%.

This affidavit is made pursuant to this utility's request for a 2021 price index rate increase.

\_\_\_\_\_  
Title

\_\_\_\_\_  
(Print Name)

Subscribed and sworn (or affirmed) to before me

by \_\_\_\_\_

on \_\_\_\_\_, 20\_\_\_\_, who

is personally known to me

produced \_\_\_\_\_ as identification

\_\_\_\_\_  
(Printed Name of Notary)

My Commission Expires:

## APPENDIX "D"

### NOTICE TO CUSTOMERS

On April 19<sup>th</sup>, 2021, the Collier County Water and Wastewater Authority adopted provisions permitting water and wastewater utilities to adjust the rates it charges to its customers without those customers bearing the additional expense of a public hearing. The adjustments in rates would depend on increases or decreases in non-controllable expenses subject to inflationary pressures such as chemicals, and other operational and maintenance costs.

On \_\_\_\_\_, \_\_\_\_\_ filed notice of intent with the Growth Management Department (GMD) Operations & Regulatory Management Division, to increase water and wastewater rates as a result of this action. If acknowledged and approved by the Collier County Water and Wastewater Authority, water rates will increase by approximately \_\_\_\_\_% and wastewater rates by \_\_\_\_\_%. The adjusted rates should be reflected on your \_\_\_\_\_ bill.

Should you have any questions, please contact your local utility office. Be sure to have your account number handy for quick reference. Customers may also direct inquiries to the GMD Operations & Regulatory Management Division, 2800 Horseshoe Drive North, Naples, Florida 34104 at (239) 252-8745.

**Ave Maria Stewardship Community District  
Irrigation Rates and Fees - 2021 Adjustment  
Year Ended September 30, 2020**

Ave Maria Stewardship Community District  
 Irrigation Rates and Fees - 2021 Adjustment  
 For the Year Ended September 30, 2020

Line No.	<u>2019-2020</u>
1 <u>Index Adjustment (1)</u>	
2 2020 Operations and Maintenance (O&M) expense to be Indexed	\$ 1,065,808
3 2019 GDP Implicit Price Deflator Index	2.36%
4 2020 GDP Implicit Price Deflator Index	1.79%
5 2021 GDP Implicit Price Deflator Index	1.17%
7 Total Implicit Price Deflator Index	<u>5.32%</u>
8 Indexed 2020 O&M Expenses	<u>\$ 56,701</u>
9 Divide by 2020 Annualized Revenue (Schedule No. 2)	\$ 819,159
10 Indexed Percent Increase in Revenue and Rates	<u><u>6.92%</u></u>
11 Notes: (1) Ave Maria Stewardship Community District last increased its rates in 2019	

Ave Maria Stewardship Community District  
 Schedule of Annualized Revenue  
 For the Year Ended September 30, 2020

Line No.		Present Rates	No. of Bills/ Gallons (000)	Annualized
1	<u>Irrigation</u>			
2	<u>Base Facility Charges:</u>			
3	Residential & General Service			
4	1", 2", 3", 4", 6", 8", 10"	\$ 8.04	18,312	\$ 147,228
5	Commercial			
6	1", 2", 3", 4", 6", 8", 10"	\$ 8.04	300	\$ 2,412
7	Total Base Facility Charges			<u>\$ 149,640</u>
8	<u>Gallonage Charges:</u>			
9	Residential			
10	Up to 30,000 gallons	\$ 0.76	223,088	\$ 169,547
11	30,001-60,000 gallons	1.33	25,701	34,182
12	Over 60,000 gallons	1.73	7,452	12,892
13	General Services Tier 1			
14	Up to 30,000 gallons	\$ 0.76	4,878	\$ 3,707
15	30,001-60,000 gallons	1.33	1,113	1,480
16	Over 60,000 gallons	1.73	232	402
17	General Services Tier 2			
18	Up to 150,000 gallons	\$ 0.76	54,527	\$ 41,441
19	150,001-300,000 gallons	1.33	11,391	15,150
20	Over 300,000 gallons	1.73	5,456	9,438
21	General Services Tier 3			
22	Up to 300,000 gallons	\$ 0.76	62,748	\$ 47,688
23	300,001-600,000 gallons	1.33	11,641	15,483
24	Over 600,000 gallons	1.73	3,068	5,308
25	Commercial Services Tier 1			
26	Up to 1,000,000 gallons	\$ 0.76	64,277	\$ 48,851
27	1,000,001-2,000,000 gallons	1.33	3,136	4,171
28	Over 2,000,000 gallons	1.73	-	-
29	Commercial Services Tier 2			
30	Up to 4,000,000 gallons	\$ 0.76	70,424	\$ 53,522
31	4,000,001-8,000,000 gallons	1.33	-	-
32	Over 8,000,000 gallons	1.73	-	-
33	Commercial Services Tier 3			
34	Up to 8,000,000 gallons	\$ 0.76	137,847	\$ 104,764
35	8,000,001-16,000,000 gallons	1.33	60,250	80,132
36	Over 16,000,000 gallons	1.73	8,410	14,549
37	Total Gallonage Charges			<u>\$ 662,709</u>
38	<u>Miscellaneous Fees</u>			
39	Initial Connection Fee (Single Family Residential)	Actual Cost	194	Actual Cost
40	Initial Connection Fee (General Service)	Actual Cost	4	Actual Cost
41	Misc. Meter Repair Fee	Actual Cost	1	Actual Cost
42	Violation Reconnection Fee	\$ 51.50	43	\$ 2,215
43	Violation Reconnection Fee - After Hours	\$ 154.50	2	\$ 309
44	Transfer of Service Fee	10.00	418	4,180
45	Service Problem Identification Charge	53.02	2	106
46	Total Miscellaneous Fees			<u>\$ 6,810</u>
47	Total Annualized Irrigation Revenue			<u>\$ 819,159</u>

Ave Maria Stewardship Community District  
 Schedule of Present and Proposed Rates  
 For the Year Ended September 30, 2020

Line No.		Monthly Rates		
		Present Rates (1)	Index Increase (2)	Proposed Rates
1	Irrigation ( 6.92% ) Increase			
2	<u>Base Facility Charges:</u>			
3	Residential & General Service - Phase 1 & 2			
4	1", 2", 3", 4", 6", 8", 10"	\$ 8.04	\$ 0.56	\$ 8.60
5	Commercial - Phase 1 & 2			
6	1", 2", 3", 4", 6", 8", 10"	\$ 8.04	\$ 0.56	\$ 8.60
7	Phase 3 - All Use Categories	\$ 8.04	\$ 0.56	\$ 8.60
8	<u>Gallorage Charges:</u>			
9	Residential - Phase 1 & 2			
10	Up to 30,000 gallons	\$ 0.76	\$ 0.05	\$ 0.81
11	30,001-60,000 gallons	1.33	0.09	1.42
12	Over 60,000 gallons	1.73	0.12	1.85
13	General Services Tier 1 - Phase 1 & 2			
14	Up to 30,000 gallons	\$ 0.76	\$ 0.05	\$ 0.81
15	30,001-60,000 gallons	1.33	0.09	1.42
16	Over 60,000 gallons	1.73	0.12	1.85
17	General Services Tier 2 - Phase 1 & 2			
18	Up to 150,000 gallons	\$ 0.76	\$ 0.05	\$ 0.81
19	150,001-300,000 gallons	1.33	0.09	1.42
20	Over 300,000 gallons	1.73	0.12	1.85
21	General Services Tier 3 - Phase 1 & 2			
22	Up to 300,000 gallons	\$ 0.76	\$ 0.05	\$ 0.81
23	300,001-600,000 gallons	1.33	0.09	1.42
24	Over 600,000 gallons	1.73	0.12	1.85
25	Commercial Services Tier 1 - Phase 1 & 2			
26	Up to 1,000,000 gallons	\$ 0.76	\$ 0.05	\$ 0.81
27	1,000,001-2,000,000 gallons	1.33	0.09	1.42
28	Over 2,000,000 gallons	1.73	0.12	1.85
29	Commercial Services Tier 2 - Phase 1 & 2			
30	Up to 4,000,000 gallons	\$ 0.76	\$ 0.05	\$ 0.81
31	4,000,001-8,000,000 gallons	1.33	0.09	1.42
32	Over 8,000,000 gallons	1.73	0.12	1.85
33	Commercial Services Tier 3 - Phase 1 & 2			
34	Up to 8,000,000 gallons	\$ 0.76	\$ 0.05	\$ 0.81
35	8,000,001-16,000,000 gallons	1.33	0.09	1.42
36	Over 16,000,000 gallons	1.73	0.12	1.85
37	Residential - Phase 3			
38	Up to 30,000 gallons	\$ 0.91	\$ 0.06	\$ 0.97
39	30,001-60,000 gallons	1.60	0.11	1.71
40	Over 60,000 gallons	2.07	0.14	2.21



Ave Maria Stewardship Community District  
Schedule of Present and Proposed Rates  
For the Year Ended September 30, 2020

Line No.		Monthly Rates		
		Present Rates (1)	Index Increase (2)	Proposed Rates
1	<u>Irrigation ( 6.92% ) Increase</u>			
41	General Services Tier 1 - Phase 3			
42	Up to 30,000 gallons	\$ 0.91	\$ 0.06	\$ 0.97
43	30,001-60,000 gallons	1.60	0.11	1.71
44	Over 60,000 gallons	2.07	0.14	2.21
45	General Services Tier 2 - Phase 3			
46	Up to 150,000 gallons	\$ 0.91	\$ 0.06	\$ 0.97
47	150,001-300,000 gallons	1.60	0.11	1.71
48	Over 300,000 gallons	2.07	0.14	2.21
49	General Services Tier 3 - Phase 3			
50	Up to 300,000 gallons	\$ 0.91	\$ 0.06	\$ 0.97
51	300,001-600,000 gallons	1.60	0.11	1.71
52	Over 600,000 gallons	2.07	0.14	2.21
53	Commercial Services Tier 1 - Phase 3			
54	Up to 1,000,000 gallons	\$ 0.91	\$ 0.06	\$ 0.97
55	1,000,001-2,000,000 gallons	1.60	0.11	1.71
56	Over 2,000,000 gallons	2.07	0.14	2.21
57	Commercial Services Tier 2 - Phase 3			
58	Up to 4,000,000 gallons	\$ 0.91	\$ 0.06	\$ 0.97
59	4,000,001-8,000,000 gallons	1.60	0.11	1.71
60	Over 8,000,000 gallons	2.07	0.14	2.21
61	Commercial Services Tier 3 - Phase 3			
62	Up to 8,000,000 gallons	\$ 0.91	\$ 0.06	\$ 0.97
63	8,000,001-16,000,000 gallons	1.60	0.11	1.71
64	Over 16,000,000 gallons	2.07	0.14	2.21
65	<u>Miscellaneous Fees</u>			
66	Initial Connection Fee (Single Family Residential)	Actual Cost	\$ -	Actual Cost
67	Initial Connection Fee (General Service)	Actual Cost	-	Actual Cost
68	Misc. Meter Repair Fee	Actual Cost	-	Actual Cost
69	Violation Reconnection Fee	\$ 51.50	-	\$ 51.50
70	Transfer of Service Fee	10.00	-	10.00
71	Service Problem Identification Charge	53.02	-	53.02

72 (1) The adjustment to the base and volume charge and Miscellaneous Fees is calculated by multiplying the  
73 current charges by the indexed percentage increase in revenue (Schedule No.1, line 6)



# AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

## OCTOBER 2021-DRAFT

Project Name	Start Date	End Date	Est. Cost	% Complete	Funding Source	Comments
Landscaping S. AMB- Phase II	07/2020	TBD	TBD	0%	AMD	Landscape Architect hired.
Pilot Program-Landscaping	11/2020	TBD	TBD		AMD	Anthem Phase 4 Inverted Median – in design
Avila/Roma 4-way stop “swap” & “STOP” on Roads	10/2021	10/2022	\$20,000	Design 100% Begin Bid	District Engineer/ AMD	Contract ready to be signed.
Anthem Parkway widening analysis	09/2020	TBD	TBD	0%	2021 Bond Issue	Not warranted but being monitored.
Anthem Parkway Phase 4	12/2020	02/2022	\$2.6M	0%	AMD	Project underway
Qualified Elector Threshold/Mapping	06/2021	TBD			District Engineer	On October 2021 Agenda
<b>External Projects</b>						
Fire Station Construction	03/2020	08/2021	N/A		Immokalee Fire District	On schedule
Public School K-5	03/2020	08/2024			AMD/School Bd	Architect/Design Phase
Security Cameras (License Plate Readers)	02/2021	10/2021	\$70,000	0%	Master Assoc.	Expected to be completed in October, 2021
Security Cameras (At North and South Park)	01/2020	10/2021	\$140,000		Master Assoc.	

# AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

Hospital	TBD	TBD	TBD			AMD has done everything on their end. It is in the hands of the potential Hospital Providers
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**Ave Maria Stewardship Community District**  
**Budget vs. Actual**  
**October 2020 through August 2021**

	<b>Oct '20 - Aug 21</b>	<b>20/21 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Expenditures</b>				
01-1130 · Payroll Tax Expense	504.90	612.00	-107.10	82.5%
01-1131 · Supervisor Fees	6,600.00	8,000.00	-1,400.00	82.5%
01-1310 · Engineering	45,371.25	55,000.00	-9,628.75	82.49%
01-1311 · Management Fees	64,364.63	70,216.00	-5,851.37	91.67%
01-1312 · Secretarial Fees	4,125.00	4,500.00	-375.00	91.67%
01-1313 · Website Management	2,291.63	2,500.00	-208.37	91.67%
01-1315 · Legal Fees	58,695.19	60,000.00	-1,304.81	97.83%
01-1319 · Methodology Report	2,500.00	0.00	2,500.00	100.0%
01-1320 · Audit Fees	13,400.00	13,000.00	400.00	103.08%
01-1330 · Arbitrage Rebate Fee	2,600.00	3,250.00	-650.00	80.0%
01-1441 · Travel & Lodging	3,006.35	4,000.00	-993.65	75.16%
01-1450 · Insurance	10,417.00	11,870.00	-1,453.00	87.76%
01-1480 · Legal Advertisements	7,144.10	5,000.00	2,144.10	142.88%
01-1512 · Miscellaneous	3,718.87	4,000.00	-281.13	92.97%
01-1513 · Postage and Delivery	1,874.77	1,750.00	124.77	107.13%
01-1514 · Office Supplies	1,846.55	3,500.00	-1,653.45	52.76%
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	30,107.38	27,000.00	3,107.38	111.51%
01-1734 · Continuing Disclosure Fee	9,500.00	9,000.00	500.00	105.56%
01-1735 · Assessment Roll	0.00	15,000.00	-15,000.00	0.0%
01-1801 · Landscaping - Miscellaneous	0.00	30,000.00	-30,000.00	0.0%
01-1808 · Irrigation Repair	59,967.62	85,000.00	-25,032.38	70.55%
01-1813 · Storm Cleanup - Electric	0.00	25,000.00	-25,000.00	0.0%
01-1814 · Storm Cleanup	0.00	25,000.00	-25,000.00	0.0%
01-1815 · Miscellaneous Maintenance	42,866.21	10,000.00	32,866.21	428.66%
01-1816 · Electric-Streetlights,Landscape	76,443.79	85,000.00	-8,556.21	89.93%
01-1817 · Maintenance Street Sweeping	0.00	1,000.00	-1,000.00	0.0%
01-1818 · Striping & Traffic Markings	195.00	25,000.00	-24,805.00	0.78%
01-1819 · Street Light Maintenance	78,454.42	60,000.00	18,454.42	130.76%
01-1820 · Maint Sidewalk/Curb Repairs	155,372.33	50,000.00	105,372.33	310.75%
01-1830 · Maintenance Contracts	615,767.07	630,000.00	-14,232.93	97.74%
01-1831 · Tree Trimming	48,815.00	30,000.00	18,815.00	162.72%

**Ave Maria Stewardship Community District**  
**Budget vs. Actual**  
**October 2020 through August 2021**

	<u>Oct '20 - Aug 21</u>	<u>20/21 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
01-1832 · Storm Cleanup - Landscaping	0.00	25,000.00	-25,000.00	0.0%
01-1833 · Plant Replacement	128,112.23	70,000.00	58,112.23	183.02%
01-1834 · Mulch	136,013.60	140,000.00	-3,986.40	97.15%
01-1838 · Water Management & Drain	3,000.00	4,000.00	-1,000.00	75.0%
01-1839 · Entry Feature/Near Well Water	3,988.59	3,000.00	988.59	132.95%
01-1840 · Maintenance Misc. Utilities	490.22	0.00	490.22	100.0%
01-1841 · Maintenance Irrigation Water	64,058.12	70,000.00	-5,941.88	91.51%
01-1842 · Maint Fountain/Repair	45,112.61	15,000.00	30,112.61	300.75%
01-1843 · Maintenance Rodent Control	14,293.00	4,000.00	10,293.00	357.33%
01-1844 · Maint Equipment Repair	8,906.20	2,000.00	6,906.20	445.31%
01-1845 · Maint Signage Repair	8,705.00	10,000.00	-1,295.00	87.05%
01-1846 · Maint Storm Drain Cleaning	0.00	10,000.00	-10,000.00	0.0%
01-1847 · Mnt Drainage/Lke Mnt/Littorals	51,484.21	75,000.00	-23,515.79	68.65%
01-1848 · Maintenance Aerators	0.00	1,000.00	-1,000.00	0.0%
01-1850 · Maint-Preserve Maintenance	50,993.00	50,000.00	993.00	101.99%
01-1853 · Maintenance Small Tools	4,052.16	2,500.00	1,552.16	162.09%
01-1854 · Maint Miscellaneous Repairs	373.87	0.00	373.87	100.0%
01-1855 · Maint Vehicle Lease/Fuel/Repair	4,884.44	20,000.00	-15,115.56	24.42%
01-1856 · Maint Mosquito Control	402,818.78	300,000.00	102,818.78	134.27%
01-1858 · Maint Temp EMS/Fire Facility	114,573.58	90,000.00	24,573.58	127.3%
01-1859 · Maint-Administrative Supplies	885.00	0.00	885.00	100.0%
01-1862 · Maintenance Technicians	91,510.11	100,000.00	-8,489.89	91.51%
01-1863 · Maint Base Management Fee	18,541.35	20,000.00	-1,458.65	92.71%
01-1864 · Maintenance Admin Payroll	51,545.96	50,000.00	1,545.96	103.09%
01-1890 · Maint-Reserve Fund	0.00	27,500.00	-27,500.00	0.0%
01-1891 · Maint Contingency	9,350.00	15,000.00	-5,650.00	62.33%
<b>Total Expenditures</b>	<b>2,559,816.09</b>	<b>2,459,198.00</b>	<b>100,618.09</b>	<b>104.09%</b>