



AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

COLLIER COUNTY REGULAR BOARD MEETING MAY 3, 2022 9:00 A.M.

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

www.avemariastewardshipcd.org

561.630.4922 Telephone
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AGENDA
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
REGULAR BOARD MEETING

May 3, 2022

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
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- I. Old Business
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 - 2. Consider Resolution No. 2022-15 – Adopting a Prompt Payment Act.....Page 20
 - Audience Comments
 - 3. Consider Resolution No. 2022-16 – Adopting Construction Protocols.....Page 33
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 - 4. Discussion Regarding Preliminary Proposed Budget for 2022/2023.....Page 35
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- K. Administrative Matters
 - 1. Legal Report
 - 2. Engineer Report
 - 3. Manager’s Report
 - a. AMSCD Projects Update.....Page 55
 - b. Financials.....Page 57
- L. Board Members Comments
- M. Adjourn

Miscellaneous Notices



Published in Naples Daily News on April 25, 2022

Location

Collier County, Florida

Notice Text

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 May 3, 2022, 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 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 PUBLISH: NAPLES DAILY NEWS 04/25/22 #5224750

**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

APRIL 5, 2022

A. CALL TO ORDER

The April 5, 2022, 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 March 28, 2022, 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 (via Zoom)	Special District Services, Inc.
General Counsel	Alyssa Willson (via Zoom)	Kutak Rock, LLP
District Engineer	Ted Tryka (via Zoom)	Agnoli Barber & Brundage, Inc.

Owner Representative	David Genson	Barron Collier Companies
Owner Representative	Austin Howell	Barron Collier Companies

Also present were the following:

Commissioner McDaniel, Sheriff's Office Representative Lee VanGelder, Kim Twiss, Donnie Diaz, Nicole Green, Stu Grzenkowicz and Diana Romero.

There were also many others present via Zoom.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

Ms. Romero asked if there was an update on a potential cemetery installation. Mr. Genson commented that there have been no discussions regarding the construction of a cemetery. Mr. Klucik suggested that residents who are interested in getting a cemetery need to locate an entity or group that builds and manages cemeteries. Mr. Peek added that there is nothing further to report on the topic as it is not District business.

District resident Stu Grzenkowicz asked if there was an update to his question about the speed limit on Ave Maria Blvd (AMB). Mr. Tryka addressed this question. He explained that the traffic study engineer looked into this, and it was confirmed that the 45 mile per hour speed limit was appropriate. He also added that the District does not have the power to change speed limits. Mr. Klucik commented that perhaps an additional crosswalk or crossing area is needed. Commissioner McDaniel asked if this was a District issue or perhaps a county enforcement issue? Ms. Willson stated that traffic control and enforcement is not a District power. Sheriff's Office Representative Lee VanGelder added that radar boxes had been set up to track the speeds of drivers on AMB and it resulted in an average speed of 3-5 mph over the limit. Mr. Genson stated the developer may look into ordering a new traffic study when a potential traffic circle or light is contemplated for AMB and Anthem.

H. APPROVAL OF MINUTES

1. March 1, 2022, Regular Board Meeting

The minutes of the March 1, 2022, Regular Board Meeting were presented for consideration. Mr. Klucik added that items 7-11 need to be moved to the beginning of new business.

A **motion** was made by Mr. Roth, seconded by Mr. Klucik and passed unanimously approving the minutes of the March 1, 2022, Regular Board Meeting, as amended.

I. OLD BUSINESS

There were no old business items.

J. NEW BUSINESS

1. Consider Approval of Demand Note Agreement with Ave Maria Development

Ms. Willson presented. A lengthy discussion amongst the Board ensued. Mr. Klucik asked if staff can come up with contracting protocols or future solutions for this type of thing.

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio approving the Demand Note Agreement with Ave Maria Development in substantial form to allow for minor changes to agreements with all parties and authorizing the chairman to authorize change orders. The **motion** passed unanimously.

2. Consider Approval of Construction Cost Share Agreement with Ave Maria Development

Mr. Genson presented this item. Mr. Klucik asked if this was related to any other item on the agenda? Ms. Willson said no. Mr. Klucik asked if this was for infrastructure on current roads? Mr. Genson explained that this is for irrigation and would allow the District to go to the developer for non-District costs when a payment application is received.

A **motion** was made by Mr. DiFlorio seconded by Mr. Roth and passed unanimously approving the Construction Cost Share Agreement with Ave Maria Development, as presented.

3. Consider Approval of Temporary Construction Access Agreement

Mr. Klucik asked what is considered the Access Area? Ms. Willson replied that this is a broad term giving the developer authorization to access any District land for the three authorized activities listed in the agreement. A lengthy discussion about agreement language ensued.

A **motion** was made by Mr. Roth, seconded by Mr. DiFlorio and passed unanimously approving the Temporary Construction Access Agreement, as presented.

4. Discussion Regarding Golf Cart Use on Public Streets

Ms. Willson presented and discussed the memo provided in the meeting agenda package. Mr. DiFlorio stated that his main interests are the safety of the community and its residents. He added that the master association is planning two golf cart safety presentations. Mr. DiFlorio then asked if it was possible to restrict parking access at community events for unregistered golf carts? He then volunteered to man the gate at said events to check registrations. He also recommended the golf cart handbook be given out at every home closing within Ave Maria.

5. Consider Resolution No. 2022-13 Authorizing Boundary Amendment

Resolution No. 2022-13 was presented, entitled:

RESOLUTION 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARSHIP COMMUNITY DISTRICT DIRECTING THE CHAIRMAN, BOARD MEMBERS AND DISTRICT STAFF TO SEEK LEGISLATION AMENDING THE DISTRICT BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Klucik asked about the history of the District's boundaries and how potential boundary changes may affect the future control of the Board. He then asked Mr. Genson what his future plans for the additional 1,000 acres would be? Mr. Genson stated the plans would be for a smaller version of Ave Maria with all of the same components. Mr. Klucik asked to see more backup before approving this to send the legislature for vote.

A **motion** was made by Mr. Roth, seconded by Mr. Klucik, Authorizing the Boundary Amendment with an addition to section 2 requiring a draft of the legislation be brought back to the Board at the May meeting for approval. The **motion** passed unanimously.

K. 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

a AMSCD Projects Update

Mr. Howell went over the projects update and fielded questions from the Board.

Mr. Diaz addressed the sidewalk repairs and explained that repairs were focused on grinding as opposed to replacement.

b. Financials

Mr. Karmeris presented the financial report provided in the agenda package.

L. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:23 a.m. by Chairman Peek. There were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chairman

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

APRIL 2022-DRAFT

Project Name	Start Date	End Date	Est. Cost	% Complete	Responsible Party	Comments
Landscaping S. AMB- Phase II	07/2020	TBD	TBD	0%	AMD	Bid accepted.
Pilot Program- Landscaping	11/2020	TBD	TBD		AMD	Anthem Phase 4 Inverted Median – in design
Avila/Roma 4-way stop “swap” & “STOP” on Roads; Parking Spot Removal	10/2021	02/2022	\$20,000	Design 100% Begin Bid	District Engineer/ AMD	January construction start expected.
Anthem Parkway Phase 4	12/2020	03/2022	\$2.6M	0%	AMD	Project underway
Trees Replacement around Milano, Avilla and AMB	10/2022	TBD				See monthly landscape report.
Signage throughout community					AMD	Draft of rules presented at February 2022 meeting.
External Projects						
Fire Station Construction	03/2020	TBD	N/A		Immokalee Fire District	Fire dept in new station, but grand opening at later date.
Public School K-5	03/2020	08/2024			AMD/School Bd	Architect/Design Phase
Security Cameras (License Plate Readers)	02/2021	2/2022	\$70,000	100%	Master Assoc.	Waiting on Verizon account setup.

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

Security Cameras (At North and South Park)	01/2020	2/2022	\$140,000	100%	Master Assoc.	Waiting on Verizon account setup.
Hospital	TBD	TBD	TBD			AMD has done everything on their end. It is in the hands of the potential Hospital Providers

RESOLUTION NO. 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARSHIP COMMUNITY DISTRICT DIRECTING THE CHAIRMAN, BOARD MEMBERS AND DISTRICT STAFF TO SUPPORT LEGISLATION AMENDING THE DISTRICT BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; 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*, as amended (the “Act”); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 10,805.08 acres, more or less, within Collier County as more fully described in the Act; and

WHEREAS, the District desires to support legislation to amend its boundaries to add approximately 1,001.06 acres, more or less, of development lands located within Collier County in accordance with the procedures and processes prescribed by Florida law, and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, pursuant to Resolution 2022-13, attached hereto in draft legislation necessary to pursue such boundary amendment. The District desires to authorize the Chairman, Board Members and District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process, and to ratify any actions by such persons taken to date in furtherance of the proposed boundary amendment.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman, Board Members and District staff to proceed in an expeditious manner with the support of preparation and filing of legislation and related materials to seek the amendment of the District’s boundaries and authorizes the prosecution of the procedural requirements detailed in Florida law for the amendment of the District’s boundaries. Such legislation shall be in substantially similar form as that attached hereto as Exhibit A, unless revised

or amended as necessary throughout the adoption process. The Board hereby ratifies any actions by such persons taken to date in furtherance of the proposed boundary amendment.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 3rd day of May, 2022.

ATTEST:

**AVE MARIA STEWARDSHIP
COMMUNITY DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A

1 A bill to be entitled

2 An act relating to the Ave Maria Stewardship
3 Community District, Collier County; amending ch.
4 2004-461, Laws of Florida; revising the boundaries
5 of the Ave Maria Stewardship Community District;
6 providing an effective date.
7

8 Be It Enacted by the Legislature of the State of Florida:
9

10 Section 1. Section 4(2) of chapter 2004-461, Laws of
11 Florida, is amended to read:
12

13 (2) LEGAL DESCRIPTION. The metes and bounds legal
14 description of the District, within which there are no
15 enclaves or parcels of property owned by those who do not wish
16 their property to be included within the District, is as
17 follows:

18 METES AND BOUNDS DESCRIPTION

19 DESCRIPTION OF PART OF SECTIONS 21, 22, 27, 28, 29, 30, AND 33
20 AND ALL OF SECTIONS 31 AND 32, TOWNSHIP 47 SOUTH, RANGE 29
21 EAST,

22 AND

23 PART OF SECTIONS 4, 9, 16, 17, AND 18 AND ALL OF SECTIONS 5,
24 6, 7, AND 8, TOWNSHIP 48 SOUTH, RANGE 29 EAST,

25 AND

26 PART OF SECTIONS 1, 12 AND 13, TOWNSHIP 48 SOUTH, RANGE 28
27 EAST,

28 AND

29 ALL OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 28 EAST, COLLIER
30 COUNTY, FLORIDA

31 COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 47
32 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA.

33 THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH 89°42'22"
34 EAST 40.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY
35 LINE OF CAMP KEIAS ROAD (80' RIGHT-OF-WAY) AND THE POINT OF
36 BEGINNING OF THE PARCEL HEREIN DESCRIBED:

37 THENCE ALONG SAID RIGHT-OF-WAY LINE IN THE FOLLOWING TWENTY
38 FOUR (24) DESCRIBED COURSES:

39 1) SOUTH 00°15'32" EAST 4936.39 FEET:

40 2) 395.35 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR
41 CURVE CONCAVE WEST HAVING A RADIUS OF 3,707.51 FEET THROUGH A
42 CENTRAL ANGLE OF 06°05'35" AND BEING SUBTENDED BY A CHORD
43 WHICH BEARS SOUTH 02°47'23" WEST 395.17 FEET;

44 3) SOUTH 05°50'40" WEST 101.17 FEET:

45 4) THENCE SOUTH 89°37'49" WEST 7.63 FEET;

46 5) SOUTH 00°14'32" EAST 73.58 FEET;

47 6) SOUTH 05°51'27" WEST 224.83 FEET;

48 7) 403.87 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR
49 CURVE CONCAVE EAST HAVING A RADIUS OF 3,798.14 FEET THROUGH A
50 CENTRAL ANGLE OF 06°05'33" AND BEING SUB- TENDED BY A CHORD
51 WHICH BEARS SOUTH 02°45'21" WEST 403.68 FEET;

52 8) SOUTH 00°14'33" EAST 1,907.96 FEET;

53 9) SOUTH 00°22'10" EAST 2,609.43 FEET;

54 10) SOUTH 00°30'10" EAST 2,673.59 FEET;

55 11) SOUTH 00°35'31" EAST 2,684.14 FEET;

56 12) SOUTH 00°38'11" EAST 2,610.47 FEET;

57 13) SOUTH 00°30'34" EAST 200.03 FEET;
 58 14) 202.91 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE
 59 EAST HAVING A RADIUS OF 2,702.95 FEET THROUGH CENTRAL ANGLE OF
 60 04°18'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH
 61 02°39'36" EAST 202.86 FEET:
 62 15) SOUTH 04°48'38" EAST 400.00 FEET;
 63 16) SOUTH 05°08'04" EAST 95.99 FEET;
 64 17) SOUTH 00°29'16" EAST 101.03 FEET;
 65 18) CONTINUE ALONG SAID LINE SOUTH 00°29'16" EAST 1,609.23
 66 FEET:
 67 19) SOUTH 00°59'03" EAST 2,660.06 FEET;
 68 20) SOUTH 00°56'00" EAST 2,246.44 FEET;
 69 21) 104.19 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR
 70 CURVE CONCAVE WEST HAVING A RADIUS OF 461.33 FEET THROUGH A
 71 CENTRAL ANGLE OF 12°56'25" AND BEING SUBTENDED BY A CHORD
 72 WHICH BEARS SOUTH 05°33'57" WEST 103.97 FEET:
 73 22) SOUTH 12°02'43" WEST 100.00 FEET;
 74 23) 122.31 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE
 75 EAST HAVING A RADIUS OF 540.00 FEET THROUGH CENTRAL ANGLE OF
 76 12°58'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH
 77 05°33'23" WEST 122.05 FEET:
 78 24) SOUTH 00°55'58" EAST 49.54 FEET TO THE NORTH RIGHT OF WAY
 79 LINE OF OIL WELL ROAD (100' RIGHT OF WAY)
 80 THENCE ALONG SAID NORTH RIGHT OF WAY IN THE FOLLOWING EIGHT
 81 (8) DESCRIBED COURSES:
 82 1) SOUTH 88°57'46" WEST 2,595.92 FEET;
 83 2) SOUTH 88°54'34" WEST 2,641.05 FEET;
 84 3) SOUTH 88°57'06" WEST 2,570.04 FEET;
 85 4) SOUTH 88°55'37" WEST 2,702.71 FEET;

86 5) SOUTH 88°56'50" WEST 2,645.03 FEET;
 87 6) SOUTH 88°56'28" WEST 2,639.06 FEET;
 88 7) SOUTH 89°44'55" WEST 2,676.56 FEET;
 89 8) SOUTH 89°44'33" WEST 0.82 FEET TO THE WEST LINE OF THOSE
 90 LANDS DESCRIBED IN O.R. BOOK 2493, PAGE 2779-2796;
 91 THENCE ALONG SAID LINE NORTH 01°11'28" WEST 2,637.90 FEET TO
 92 THE NORTH LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 2493,
 93 PAGE 2779-2796;
 94 THENCE ALONG SAID LINE NORTH 89°32'26" EAST 1,332.28 FEET TO
 95 A NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN O.R. BOOK 2009
 96 PAGE 1554-1558;
 97 THENCE ALONG THE NORTH LINE OF SAID LANDS NORTH 89°32'26"
 98 EAST 360.40 FEET TO THE INTERSECTION WITH THE WEST LINE OF
 99 THOSE LANDS DESCRIBED IN O.R. BOOK 2943 PAGE 2779-2796;
 100 THENCE ALONG THE WEST LINE OF SAID LANDS NORTH 01°11'02" WEST
 101 2,688.15 FEET TO THE INTERSECTION WITH SOUTH LINE OF SECTION
 102 12, TOWNSHIP 48 SOUTH. RANGE 28 EAST,
 103 THENCE ALONG SAID LINE SOUTH 89°24'56" WEST 151.63 FEET TO
 104 THE INTERSECTION WITH THE WEST LINE OF THOSE LANDS DESCRIBED
 105 IN O.R. BOOK 2493 PAGE 2779-2796:
 106 THENCE ALONG THE WEST LINE OF SAID LANDS NORTH 00°44'30" WEST
 107 5,387.66 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID
 108 SECTION 12:
 109 THENCE ALONG SAID NORTH LINE NORTH 89°00'09" EAST 23.81 FEET
 110 TO INTERSECTION WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN
 111 O.R. BOOK 2493 PAGES 2779-2796;
 112 THENCE ALONG THE WEST LINE OF SAID LANDS NORTH 00°43'12" WEST
 113 5,312.87 FEET TO THE SOUTH LINE OF SECTION 36, TOWNSHIP 47
 114 SOUTH, RANGE 28 EAST;
 115 THENCE ALONG SAID SOUTH LINE SOUTH 89°28'47" WEST 1,591.63
 116 FEET;

117 THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°28'47" WEST
118 2,658.12 FEET TO THE SOUTH \VEST CORNER OF SAID SECTION 36;
119 THENCE ALONG THE WEST LINE OF SAID SECTION 36 NORTH 00°12'02"
120 WEST 2,594.56 FEET;
121 THENCE CONTINUE ALONG THE WEST LINE OF SAID SECTION 36 NORTH
122 00°13'09" EAST 2,595.59 FEET TO THE NORTHWEST CORNER OF SAID
123 SECTION 36;
124 THENCE ALONG THE NORTH LINE OF SAID SECTION 36 NORTH 89°57'18"
125 EAST 2,678.23 FEET;
126 THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION NORTH
127 89°57'18" EAST 2,678.23 FEET TO THE NORTH EAST CORNER OF SAID
128 SECTION 36;
129 THENCE ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 47 SOUTH,
130 RANGE 29 EAST, NORTH 00°13'04" WEST 2,580.06 FEET:
131 THENCE CONTINUE ALONG SAID WEST LINE OF SAID SECTION 30 NORTH
132 00°10'45" WEST 2,527.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF
133 IMMOKALEE ROAD (100' RIGHT OF WAY)
134 THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING NINE (9)
135 DESCRIBED COURSES;
136 1) SOUTH 89°43'35" EAST 0.74 FEET;
137 2) NORTH 87°40'12" EAST 2,582.06 FEET;
138 3) NORTH 87°38'44" EAST 2,630.49 FEET;
139 4) NORTH 87°41'38" EAST 2,640.92 FEET;
140 5) NORTH 87°46'05" EAST 2,645.58 FEET;
141 6) NORTH 89°37'45" EAST 2,687.06 FEET;
142 7) NORTH 89°39'06" EAST 780.08 FEET;
143 8) 3,074.23 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR
144 CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 1,960.26 FEET
145 THROUGH A CENTRAL ANGLE OF 89°51'20" AND BEING SUBTENDED BY A
146 CHORD WHICH BEARS NORTH 44°42'37" EAST 2,768.73 FEET:

147 9) NORTH 00°27'14" \VEST 663.14 FEET TO THE INTERSECTION WITH
148 THE SOUTH RIGHT-OF-WAY LINE OF SAID CAMP KEIAS ROAD;

149 THENCE ALONG SAID RIGHT-OF-WAY LINE IN THE FOLLOWING SEVEN (7)
150 DESCRIBED COURSES:

151 1) SOUTH 89°56'24" EAST 266.14 FEET;

152 2) 722.56 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR
153 CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 460.00 FEET THROUGH
154 A CENTRAL ANGLE OF 89°59'58" AND BEING SUBTENDED BY A CHORD
155 WHICH BEARS SOUTH 44°56'23" EAST 650.54 FEET;

156 3) SOUTH 00°03'36" WEST 600.00 FEET;

157 4) 529.01 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST
158 HAVING A RADIUS OF 760.00 FEET THROUGH CENTRAL ANGLE OF
159 39°52'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH
160 20°00'02" WEST 518.39 FEET;

161 5) SOUTH 39°56'29" WEST 543.45 FEET;

162 6) 589.90 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST
163 HAVING A RADIUS OF 840.00 FEET THROUGH CENTRAL ANGLE OF
164 40°14'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH
165 19°49'24" WEST 577.85 FEET;

166 7) SOUTH 00°17'42" EAST 60.83 FEET TO THE POINT OF BEGINNING,
167 CONTAINING 10805.08 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS
168 AND RESTRICTIONS OF RECORD, BEARINGS ARE BASED ON THE WEST
169 HALF OF THE SOUTH LINE OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE
170 29 EAST, COLLIER COUNTY, FLORIDA BEING SOUTH 88°54'34" WEST.

171 ALSO:

172 SECTION 34, TOWNSHIP 47 SOUTH, RANGE 29 EAST, AND THE
173 NORTH 1/2 OF SECTION 3, AND THE NORTHWEST 1/4 OF SECTION 2,
174 LYING WEST OF THE WEST TOE OF THE RESERVOIR PERIMETER DIKE,
175 TOWNSHIP 48 SOUTH, RANGE. 29 EAST, ALL LYING IN COLLIER
176 COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS
177 FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34;

178 THENCE NORTH 88° 16' 07" EAST, ALONG THE NORTH LINE OF SECTION
 179 34, A DISTANCE OF 2676.29 FEET, TO THE NORTH 1/4 CORNER OF
 180 SAID SECTION; THENCE NORTH 88° 14' 03" EAST, ALONG THE NORTH
 181 LINE OF SECTION 34, A DISTANCE OF 2674.26 FEET, TO THE
 182 NORTHEAST CORNER OF SECTION 34; THENCE SOUTH 01° 10' 01" EAST,
 183 ALONG THE EAST LINE OF SECTION 34, A DISTANCE OF 2612.26 FEET
 184 TO THE EAST 1/4 CORNER OF SECTION 34; THENCE SOUTH 01° 10' 03"
 185 EAST ALONG THE EAST LINE OF SECTION 34 A DISTANCE OF 2612.26
 186 FEET, TO THE SOUTHEAST CORNER OF SECTION 34; THENCE NORTH 88°
 187 19' 34" EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A
 188 DISTANCE OF 1303.65 FEET, TO THE WEST TOE OF THE RESERVOIR
 189 PERIMETER DIKE; THENCE ALONG SAID TOE OF DIKE, THE FOLLOWING
 190 COURSES AND DISTANCES: SOUTH 22° 48' 31" WEST, DISTANCE
 191 1909.13 FEET; SOUTH 01° 27' 33" WEST, DISTANCE 455.64 FEET;
 192 SOUTH 35° 43' 39" WEST. DISTANCE 456.61 FEET; SOUTH 46° 03'
 193 55" WEST, DISTANCE 182.61 FEET, TO THE EAST-WEST 1/4 SECTION
 194 LINE OF SAID SECTION 2; THENCE SOUTH 88° 17' 59" WEST. ALONG
 195 THE EAST-WEST 1/4 SECTION LINE OF SECTION 2, A DISTANCE OF
 196 110.56 FEET, TO THE WEST 1/4 CORNER OF SECTION 2; THENCE SOUTH
 197 88° 22' 29" WEST, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID
 198 SECTION 3, A DISTANCE OF 5326.54 FEET, TO THE WEST 1/4 CORNER
 199 OF SECTION 3; THENCE NORTH 01° 23' 05" WEST. ALONG THE WEST
 200 SECTION LINE, A DISTANCE OF 2673.56 FEET, TO THE NORTHWEST
 201 CORNER OF SECTION 3; THENCE NORTH 01° 15' 11" WEST, ALONG THE
 202 WEST LINE OF SECTION 34, A DISTANCE OF 2609.46 FEET, TO THE
 203 WEST 1/4 CORNER OF SECTION 34; THENCE NORTH 01° 07' 28" WEST,
 204 ALONG SAID SECTION LINE, A DISTANCE OF 2608.05 FEET, TO THE

205 NORTHWEST CORNER OF SECTION 34, AND THE POINT OF BEGINNING.
206 LESS THE NORTH 60 FEET OF SAID SECTION 34 THEREOF, AND LESS
207 LANDS LYING WITHIN CAMP KEAIS ROAD AND LANDS CONVEYED IN DEED
208 RECORDED IN OFFICIAL RECORDS BOOK 1579, PAGE 1757.
209 SAID LANDS CONTAIN APPROXIMATELY 1,001.06 ACRES, MORE OR
210 LESS.
211 CONTAINING A TOTAL OVERALL AREA OF 11,806.14 ACRES, MORE
212 OR LESS.
213
214 Section 2. This act shall take effect upon becoming law.

RESOLUTION 2022-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District (“Board”) accordingly finds that it is in the best interest of the District to establish by resolution the Prompt Payment Policies and Procedures attached hereto as **Exhibit A** for immediate use and application.

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

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2022.

ATTEST:

**AVE MARIA STEWARDSHIP COMMUNITY
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

Prompt Payment Policies and Procedures

**In Accordance with the Local Government Prompt Payment Act
Chapter 218, Part VII, *Florida Statutes***

May 3, 2022

Ave Maria Stewardship Community District
Prompt Payment Policies and Procedures

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I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, *Florida Statutes*) (“PPA”), the purpose of the Ave Maria Stewardship Community District (“District”) Prompt Payment Policies and Procedures (“Policies & Procedures”) is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is 85-8013183998C-5. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone 561-630-4922, email akarmeris@sdsinc.org).

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date

4. Invoice number
5. The “Bill To” party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District’s Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

1. **Mailing and Drop Off Address**
Ave Maria Stewardship Community District
c/o Special District Services, LLC
6945 E. Fynewick St.
Palm Beach Gardens, Florida 33410
2. **Email Address**
akarmeris@sdsinc.org

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

1. **Receipt of Proper Invoice**
Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.
2. **Receipt of Improper Invoice**
If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:
 - a. On which delivery of personal property is fully accepted by the District;
 - b. On which services are completed and accepted by the District;
 - c. On which the contracted rental period begins (if applicable); or
 - d. On which the District and the Vendor agree in a written agreement that provides payment due dates.
3. **Rejection of an Improper Invoice**
The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:
 - a. Be provided in writing;
 - b. Specify any and all known deficiencies; and
 - c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date

the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

- a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

- b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
 - i. Be provided in writing;
 - ii. Specify any and all known deficiencies; and
 - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Provider

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
4. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
5. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.
6. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent

upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month, or the rate specified by agreement, whichever is greater. §218.739(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

RESOLUTION 2022-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AVE MARIA STEWARDSHIP COMMUNITY DISTRICT ADOPTING CONSTRUCTION PROTOCOLS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Act authorizes the District to construct, install, acquire, operate and/or maintain systems and facilities for certain basic public infrastructure; and

WHEREAS, the District prequalified contractors for future District infrastructure construction and maintenance projects, including construction of roadways, stormwater management facilities, irrigation facilities, earthwork, landscape, hardscape, street lighting, and other public improvements and maintenance services including exotic vegetation removal and lake and littoral maintenance; and

WHEREAS, such prequalification is valid for a period of three (3) years until May 4, 2024, after which time the Board of Supervisors, at its own discretion, could extend the prequalification period for up to an additional two (2) years or begin the prequalification process again; and

WHEREAS, the District now desires to adopt construction contracting protocols in accordance with Section 1 below.

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

SECTION 1. The District shall adhere to the following construction contracting protocols:

1. District Engineer and Construction Manager shall compile a scope of work to solicit bids from prequalified contractors. For construction projects in excess of \$200,000.00 such scope of work shall require bids to include the cost of a payment and performance bond.
2. District Engineer and Construction Manager shall review the bids and provide an analysis and recommendation to the Board of Supervisors.
3. Board of Supervisors shall review the analysis and recommendation which shall be accepted or rejected in accordance with the District’s Rules of Procedures or as authorized by law.
4. In the event of selection of the contractor, Board shall authorize District staff to prepare the requisite agreement. District may require contractor to provide payment

and performance bond or in its sole discretion may accept an alternate form of security as allowed pursuant to law.

5. In the event District requires contracting for work for which there are no prequalified contractors, District shall procure such work in accordance with the District's Rules of Procedures.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of May, 2022.

ATTEST:

**AVE MARIA STEWARDSHIP
COMMUNITY DISTRICT**

Secretary

Chairman

Ave Maria Stewardship Community District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

FISCAL YEAR 2021/2022 BUDGET

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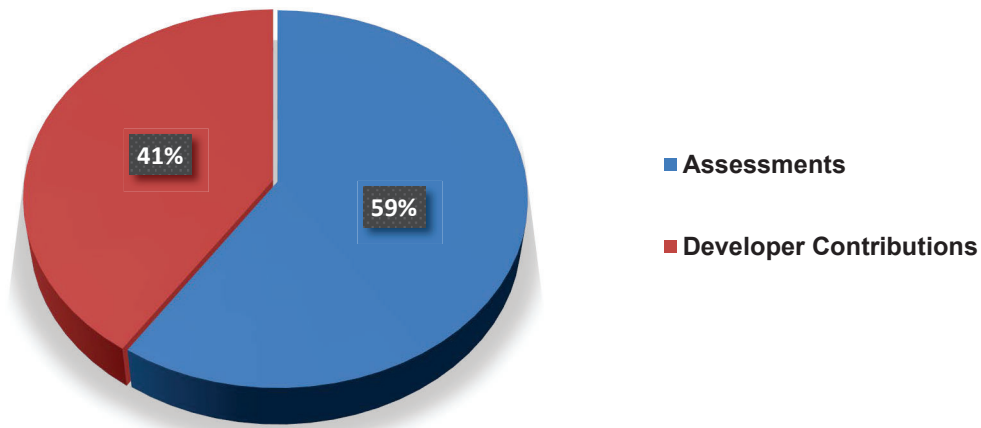
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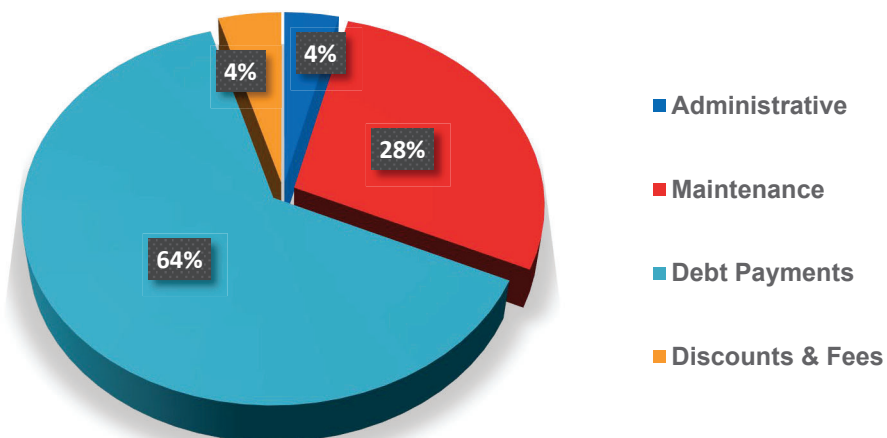
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PROPOSED BUDGET
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

Sources	Revenue	Percentage
Assessments	\$ 5,719,023	59%
Developer Contributions	\$ 3,909,151	41%
Other	\$ 1	0%
Total Revenue	\$ 9,628,175	100%



Sources	Expenditures	Percentage
Administrative	\$ 369,962	4%
Maintenance	\$ 2,704,500	28%
Debt Payments	\$ 6,124,786	64%
Discounts & Fees	\$ 428,927	4%
Total Expenditures	\$ 9,628,175	100%



DETAILED PROPOSED BUDGET
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M ASSESSMENTS	1,753,017
DEBT ASSESSMENTS	3,966,006
DEVELOPER CONTRIBUTION FOR O & M	1,452,921
DEVELOPER CONTRIBUTION FOR DEBT	2,456,230
OTHER REVENUES	0
INTEREST	1
TOTAL REVENUES	\$ 9,628,175
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
SUPERVISORS FEES	8,000
PAYROLL TAX EXPENSE	612
ENGINEERING	55,000
MANAGEMENT	84,000
SECRETARIAL	0
LEGAL	75,000
ASSESSMENT ROLL	15,000
AUDIT FEES	18,100
ARBITRAGE REBATE FEE	3,250
TRAVEL & LODGING	4,000
INSURANCE	37,000
LEGAL ADVERTISING	8,000
MISCELLANEOUS	6,000
POSTAGE	2,000
OFFICE SUPPLIES	3,500
DUES, LICENSE, & SUBSCRIPTIONS	500
MISCELLANEOUS FILINGS, NOTICES, ETC.	500
WEBSITE HOSTING FEES	2,500
TRUSTEE FEES	35,000
CONTINUING DISCLOSURE FEE	12,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 369,962
MAINTENANCE EXPENDITURES	
MAINTENANCE	2,704,500
TOTAL MAINTENANCE EXPENDITURES	\$ 2,704,500
TOTAL EXPENDITURES	\$ 3,074,462
EXCESS OR (SHORTFALL)	\$ 6,553,713
BOND PAYMENTS	(6,124,786)
BALANCE	\$ 428,927
COUNTY APPRAISER & TAX COLLECTOR COST	(200,166)
DISCOUNTS FOR EARLY PAYMENTS	(228,761)
NET EXCESS / (SHORTFALL)	\$ -

Note: Reserve Fund Balance As Of 3-31-22 is \$263,170.12

DETAILED PROPOSED BUDGET COMPARISON
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	1,265,359	1,556,178	1,753,017	See Detail on Page 9
DEBT ASSESSMENTS	3,825,900	4,461,050	3,966,006	See Detail on Page 9
DEVELOPER CONTRIBUTION FOR O & M	1,719,171	1,220,233	1,452,921	
DEVELOPER CONTRIBUTION FOR DEBT	948,584	296,442	2,456,230	
OTHER REVENUES / FEMA	1,813	0	0	
INTEREST	515	0	1	
BOND PREPAYMENTS	328,711	0	0	
BOND PREPAYMENTS PAID TO TRUSTEE	(328,711)	0	0	
TOTAL REVENUES	\$ 7,761,341	\$ 7,533,903	\$ 9,628,175	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
SUPERVISORS FEES	8,000	8,000	8,000	No Change From Previous Budget
PAYROLL TAX EXPENSE	612	612	612	Supervisor Fees * 7.65%
ENGINEERING	49,916	55,000	55,000	No Change From Previous Budget
MANAGEMENT	70,216	70,216	84,000	\$13,784 Increase From Previous Budget
SECRETARIAL	4,500	4,500	0	\$4,500 Decrease From Previous Budget
LEGAL	70,175	70,000	75,000	\$5,000 Increase From Previous Budget
ASSESSMENT ROLL	15,000	15,000	15,000	No Change From Previous Budget
AUDIT FEES	13,400	13,000	18,100	\$5,100 Increase From Previous Budget
ARBITRAGE REBATE FEE	2,600	3,250	3,250	No Change From Previous Budget
TRAVEL & LODGING	3,174	4,000	4,000	No Change From Previous Budget
INSURANCE	10,417	11,870	37,000	\$25,130 Increase From Previous Budget
LEGAL ADVERTISING	8,929	5,000	8,000	\$3,000 Increase From Previous Budget
MISCELLANEOUS	6,271	4,000	6,000	\$2,000 Increase From Previous Budget
POSTAGE	1,887	1,750	2,000	\$250 Increase From Previous Budget
OFFICE SUPPLIES	2,181	3,500	3,500	No Change From Previous Budget
DUES, LICENSE, & SUBSCRIPTIONS	175	500	500	No Change From Previous Budget
MISCELLANEOUS FILINGS, NOTICES, ETC.	0	500	500	No Change From Previous Budget
WEBSITE HOSTING FEES	2,500	2,500	2,500	No Change From Previous Budget
TRUSTEE FEES	30,107	27,000	35,000	\$8,000 Increase From Previous Budget
CONTINUING DISCLOSURE FEE	9,500	9,000	12,000	\$3,000 Increase From Previous Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 309,561	\$ 309,198	\$ 369,962	
MAINTENANCE EXPENDITURES				
MAINTENANCE	2,632,913	2,350,500	2,704,500	Total Maintenance - See Detail On Page 12
TOTAL MAINTENANCE EXPENDITURES	\$ 2,632,913	\$ 2,350,500	\$ 2,704,500	
TOTAL EXPENDITURES	\$ 2,942,474	\$ 2,659,698	\$ 3,074,462	
EXCESS OR (SHORTFALL)	\$ 4,818,867	\$ 4,874,205	\$ 6,553,713	
BOND PAYMENTS	(4,552,989)	(4,422,913)	(6,124,786)	2023 P & I Payments
BALANCE	\$ 265,878	\$ 451,292	\$ 428,927	
COUNTY APPRAISER & TAX COLLECTOR COST	(87,046)	(210,603)	(200,166)	3.5% Of Total Roll (2% Appraiser, 1.5% Collector)
DISCOUNTS FOR EARLY PAYMENTS	(196,876)	(240,689)	(228,761)	4% Of Total Tax Roll
NET EXCESS / (SHORTFALL)	\$ (18,043)	\$ -	\$ -	

Note: Reserve Fund Balance As Of 3-31-22 is \$263,170.12

DETAILED PROPOSED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Interest Income (19) (refi of 06)	51	500	500
Net NAV Collection (19) (refi of 06)	1,393,758	1,368,371	1,368,371
Developer Contribution (refi of 06)	0	0	0
Prepaid Bonds (19) (refi of 06)	9,723	0	0
Bond Proceeds	0	0	0
Total Revenues	\$ 1,403,533	\$ 1,368,871	\$ 1,368,871
EXPENDITURES			
Principal Payments (19) (refi of 06)	885,000	900,000	920,000
Extraordinary Principal Pymt (19) (refi of 06)	0	2,277	477
Interest Payments (19) (refi of 06)	493,294	466,594	448,394
Cost of Issuance	0		
Total Expenditures	\$ 1,378,294	\$ 1,368,871	\$ 1,368,871
Net Excess/ (Shortfall)	\$ 25,239	\$ -	\$ -

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 1/1/22 =	\$18,540,000	

DETAILED PROPOSED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Interest Income (22) (refi of 12)	178	100	100
Net NAV Collection (22) (refi of 12)	1,554,388	134,908	1,360,757
Developer Contribution (22) (refi of 12)	690,442	483,597	278,318
Prepaid Bonds (22) (refi of 12)	13,290	0	0
Total Revenues	\$ 2,258,298	\$ 618,605	\$ 1,639,175
EXPENDITURES			
Principal Payments (22) (refi of 12)	535,000	0	820,000
Extraordinary Principal Pymt (22) (refi of 12)	10,000	0	0
Interest Payments (22) (refi of 12)	1,728,265	618,605	819,175
Total Expenditures	\$ 2,273,265	\$ 618,605	\$ 1,639,175
Net Excess/ (Shortfall)	\$ (14,967)	\$ -	\$ -

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 1/1/22 =	N/A	

DETAILED PROPOSED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2021
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Interest Income (21)	1	100	100
Net NAV Collection (21)	0	0	0
Developer Contribution (21)	0	0	635,606
Capitalized Interest (21)	0	398,406	0
Total Revenues	\$ 1	\$ 398,506	\$ 635,706
EXPENDITURES			
Principal Payments (21)	0	0	240,000
Extraordinary Principal Payments (21)	0	0	0
Interest Payments (21)	0	398,406	395,706
Total Expenditures	\$ -	\$ 398,406	\$ 635,706
Net Excess/ (Shortfall)	\$ 1	\$ 100	\$ -

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

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 1/1/22 =	\$11,610,000	

DETAILED PROPOSED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2021 (BOND ANTICIPATION NOTES)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Interest Income (21 BANS)	2	0	0
Net NAV Collection (21 BANS)	0	0	0
Developer Contribution (21 BANS)	0	547,400	547,400
Prepaid Bonds (21 BANS)	0	0	0
Total Revenues	\$ 2	\$ 547,400	\$ 547,400
EXPENDITURES			
Principal Payments (21 BANS)	0	0	0
Extraordinary Principal Payments (21 BANS)	0	0	0
Interest Payments (21 BANS)	0	547,400	547,400
Total Expenditures	\$ -	\$ 547,400	\$ 547,400
Net Excess/ (Shortfall)	\$ 2	\$ -	\$ -

Series 2021 BAN Information

Original Par Amount =	\$15,640,000	Annual Principal Payments Due:
Interest Rate =	3.500%	N/A
Issue Date =	August 2021	Annual Interest Payments Due:
Maturity Date =	May 2026	May 1st & November 1st
Par Amount As Of 1/1/22 =	\$15,640,000	

DETAILED PROPOSED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2015 (MAPLE RIDGE)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Interest Income (15)	19	100	100
Net NAV Collection (15)	166,913	163,890	163,890
Developer Contribution (15)	0	5,267	0
Prepaid Bonds (15)	79,779	0	0
Total Revenues	\$ 246,712	\$ 169,256	\$ 163,990
EXPENDITURES			
Principal Payments (15)	45,000	50,000	50,000
Extraordinary Principal Payments (15)	75,000	0	1,171
Interest Payments (15)	122,756	119,256	112,819
Total Expenditures	\$ 242,756	\$ 169,256	\$ 163,990
Net Excess/ (Shortfall)	\$ 3,955	\$ -	\$ -

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 1/1/22 =	\$2,205,000	

DETAILED PROPOSED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016 (MAPLE RIDGE)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Interest Income (16)	16	100	100
Net NAV Collection (16)	230,856	226,663	226,663
Developer Contribution (16)	0	0	0
Prepaid Bonds (16)	0	0	0
Total Revenues	\$ 230,871	\$ 226,763	\$ 226,763
EXPENDITURES			
Principal Payments (16)	55,000	60,000	60,000
Extraordinary Principal Payments (16)	0	1,388	4,538
Interest Payments (16)	169,838	165,375	162,225
Total Expenditures	\$ 224,838	\$ 226,763	\$ 226,763
Net Excess/ (Shortfall)	\$ 6,034	\$ -	\$ -

Note: Capitalized Interest Was Set-Up Through November 1, 2017

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 1/1/22 =	\$3,180,000	

DETAILED PROPOSED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2018 (MAPLE RIDGE)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Interest Income (18)	17	100	100
Net NAV Collection (18)	258,489	211,765	253,748
Developer Contribution (18)	0	56,315	0
Prepaid Bonds (18)	225,918	0	0
Total Revenues	\$ 484,423	\$ 268,180	\$ 253,848
EXPENDITURES			
Principal Payments (18)	60,000	65,000	65,000
Extraordinary Principal Payments (18)	225,000	0	490
Interest Payments (18)	207,713	203,180	188,358
Total Expenditures	\$ 492,713	\$ 268,180	\$ 253,848
Net Excess/ (Shortfall)	\$ (8,289)	\$ -	\$ -

Note: Capitalized Interest Was Set-Up Through May 1, 2019

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 1/1/22 =	\$3,655,000	

DETAILED PROPOSED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2020 (MAPLE RIDGE)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Interest Income (20)	18	0	100
Net NAV Collection (20)	0	0	207,616
Developer Contribution (20)	0	0	0
Capitalized Interest	116,258	146,853	0
Total Revenues	\$ 116,276	\$ 146,853	\$ 207,716
EXPENDITURES			
Principal Payments (20)	0	0	60,000
Extraordinary Principal Payments (20)	0	0	2,004
Interest Payments (20)	116,258	146,853	145,713
Total Expenditures	\$ 116,258	\$ 146,853	\$ 207,716
Net Excess/ (Shortfall)	\$ 18	\$ -	\$ -

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 1/1/22 =	\$3,440,000	

DETAILED PROPOSED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2022 (MAPLE RIDGE)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Interest Income (22)	0	0	100
Net NAV Collection (22)	0	0	0
Developer Contribution (22)	0	0	441,745
Capitalized Interest	0	220,985	0
Total Revenues	\$ -	\$ 220,985	\$ 441,845
EXPENDITURES			
Principal Payments (22)	0	0	145,000
Extraordinary Principal Payments (22)	0	0	0
Interest Payments (22)	0	220,985	296,845
Total Expenditures	\$ -	\$ 220,985	\$ 441,845
Net Excess/ (Shortfall)	\$ -	\$ -	\$ -

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 =	3.945%	May 1st
Issue Date =	February 2022	Annual Interest Payments Due:
Maturity Date =	May 2052	May 1st & November 1st
Par Amount As Of 1/1/22 =	\$3,440,000	

DETAILED PROPOSED DEBT SERVICE BUDGET
AVE MARIA STEWARDSHIP DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2021 (AVE MARIA NATIONAL)
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
REVENUES			
Interest Income (21)	14	0	0
Net NAV Collection (21)	0	59,230	88,227
Developer Contribution (21)	0	580,243	551,245
Capitalized Interest	66,088	0	0
Total Revenues	\$ 66,102	\$ 639,473	\$ 639,473
EXPENDITURES			
Principal Payments (21)	0	225,000	225,000
Extraordinary Principal Payments (21)	0	0	0
Interest Payments (21)	66,088	414,473	414,473
Total Expenditures	\$ 66,088	\$ 639,473	\$ 639,473
Net Excess/ (Shortfall)	\$ 14	\$ -	\$ -

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 9/1/21 =	\$11,340,000	

DETAILED PROPOSED MAINTENANCE BUDGET
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET
MAINTENANCE EXPENDITURES			
AQUATIC REPLACEMENTS	0	0	0
IRRIGATION REPAIR	59,968	95,000	95,000
MISCELLANEOUS MAINTENANCE	48,394	10,000	50,000
ELECTRIC (STREETLIGHTS, LANDSCAPE)	83,814	85,000	85,000
STREET SWEEPING	0	1,000	1,000
STRIPING & TRAFFIC MARKINGS	1,389	15,000	15,000
STREET LIGHT MAINTENANCE	86,695	80,000	110,000
SIDEWALK / CURB REPAIRS	160,627	70,000	100,000
LANDSCAPE MAINT / ENHANCE (ROADWAY, ENTRIES):	0	30,000	30,000
MAINTENANCE CONTRACTS	670,453	630,000	630,000
TREE TRIMMING	48,815	50,000	146,000
STORM CLEANUP	0	25,000	25,000
STORM CLEANUP - ELECTRIC	0	25,000	25,000
STORM CLEANUP - LANDSCAPING	0	25,000	25,000
PLANT REPLACEMENT	173,161	90,000	90,000
MULCH & MISCELLANEOUS	136,014	140,000	140,000
WATER MANAGEMENT & DRAINAGE	3,600	4,000	4,000
ENTRY FEATURE WATER	3,989	4,500	4,500
IRRIGATION WATER	66,479	85,000	85,000
FOUNTAIN MAINTENANCE	45,121	25,000	25,000
RODENT / PEST CONTROL	14,293	8,000	8,000
EQUIPMENT REPAIR	9,222	6,000	8,000
SIGNAGE REPAIR	8,705	10,000	15,000
STORM DRAIN CLEANING	0	10,000	10,000
DRAINAGE / LAKE MAINTENANCE/ LITTORALS	56,293	75,000	75,000
AERATORS	0	2,000	2,000
PRESERVE MAINTENANCE	61,156	60,000	60,000
SMALL TOOLS	4,934	2,500	3,500
VEHICLE LEASE / FUEL / REPAIRS (MAINT TECH)	4,884	20,000	20,000
MOSQUITO CONTROL	549,796	400,000	500,000
TEMP FIRE FACILITY OPERATING COSTS	125,991	40,000	90,000
MAINTENANCE TECHNICIANS	99,809	110,000	110,000
BASE MANAGEMENT FEE	20,250	20,000	20,000
ADMIN PAYROLL	52,211	55,000	55,000
TOTAL MAINTENANCE EXPENDITURES	\$ 2,596,063	\$ 2,308,000	\$ 2,662,000
RESERVE FUND	27,500	27,500	27,500
CONTINGENCY FUND	9,350	15,000	15,000
TOTAL	\$ 2,632,913	\$ 2,350,500	\$ 2,704,500

**Ave Maria Stewardship Community District
Assessment Breakdown 2022-2023**

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	258	Unit	\$ 422.10	\$ 108,901.80
Single Family / Detached	3,335	Unit	\$ 422.10	\$ 1,407,703.50
Other Uses		Per		
ALF Apartments	0	Unit	\$ 27.54	\$ -
Apartments	0	Unit	\$ 99.79	\$ -
MB Low Affordable Housing	48	Unit	\$ 63.36	\$ 3,041.28
Retail/Entertainment/Service	140,442	Sq. Ft.	\$ 0.48	\$ 67,412.16
Professional Offices	51,529	Sq. Ft.	\$ 0.30	\$ 15,458.70
Light Manufacturing	508,807	Sq. Ft.	\$ 0.20	\$ 101,761.40
Hotel	0	Room	\$ 356.40	\$ -
Medical Facilities	10,904	Sq. Ft.	\$ 0.99	\$ 10,794.96
Institutional - AM University	1,230	Student	\$ 21.64	\$ 26,617.20
Private K-12 School	335	Student	\$ 33.81	\$ 11,326.35
Total				\$ 1,753,017.35

Debt Assessments *

	Gross Units Platted	Units Prepaid	Net Units Assessed	Series 2019 Bonds	Series 2022 Bonds	Series 2015 MR Bonds	Series 2016 MR Bonds	Series 2018 MR Bonds	Series 2020 MR Bonds	Series 2021 AMN 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
Single Family	1167	(12)	1155	\$ 775.00							\$ 775.00	895,125.00
	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
	521	(2)	519		\$ 951.00						\$ 951.00	493,569.00
	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
	143		143		\$ 951.00					\$ 667.00	\$ 1,618.00	231,374.00
Total	3,593	(15)	3,578									3,966,005.97

* 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 2022-2023**

Type	Bonds Series	Number of Platted Units	FY 2021-2022 Per Unit Assessment	FY 2022-2023 Per Unit Assessment	Change - Increase / (Decrease)
Multi Family	2019	166	\$777.13	\$825.10	\$47.97
	2022	92	\$1,036.13	\$917.10	(\$119.03)
Single Family	2019	1,167	\$1,149.13	\$1,197.10	\$47.97
	2019 + 2015	394	\$1,598.82	\$1,646.79	\$47.97
	2019 + 2016	270	\$1,822.32	\$1,870.29	\$47.97
	2019 + 2018	3	\$1,816.58	\$1,864.55	\$47.97
	2022	521	\$1,645.13	\$1,373.10	(\$272.03)
	2022 + 2016	94	\$2,318.32	\$2,046.29	(\$272.03)
	2022 + 2018	408	\$2,312.58	\$2,040.55	(\$272.03)
	2022 + 2020	335	\$2,315.13	\$2,043.10	(\$272.03)
	2022 + 2021	143	\$2,312.13	\$2,040.10	(\$272.03)
ALF Apartments		0	\$27.54	\$27.54	\$0.00
Apartments		0	\$84.62	\$99.79	\$15.17
Low Affordable Housing		48	\$55.95	\$63.36	\$7.41
Retail/Entertainment/Service (sqft)		140,442	\$0.43	\$0.48	\$0.05
Professional Offices (sqft)		51,529	\$0.28	\$0.30	\$0.02
Light Manufacturing (sqft)		508,807	\$0.18	\$0.20	\$0.02
Hotel (rooms)		0	\$314.74	\$356.40	\$41.66
Medical Facilities (sqft)		10,904	\$0.87	\$0.99	\$0.12
Institutional - AM University (students)		1,230	\$19.11	\$21.64	\$2.53
Private K-12 School (students)		335	\$29.86	\$33.81	\$3.95

Assessments Include the Following :

4% Discount for Early Payments

1.5% County Tax Collector Administrative Cost

2% County Property Appraiser Administrative Cost

Ave Maria Master Irrigation Utility

Proposed Budget For Fiscal Year 2022/2023 October 1, 2022 - September 30, 2023

**PROPOSED AVE MARIA MASTER IRRIGATION UTILITY BUDGET
AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
AMUC Revenue (Irrigation)	1,013,650	1,113,720	1,113,720	Irrigation
Developer Contribution	391,748	359,436	359,436	Developer Contribution
Connection Fees	0	7,950	7,950	Connection Fees
Installations	0	97,653	97,653	Installations
Miscellaneous Revenue	0	2,200	2,200	Miscellaneous Revenue
Peninsula True-Up Of Expenditures	228,919	0	0	Estimate Of True-Up Of Expenditures
Total Revenues	\$ 1,634,317	\$ 1,580,959	\$ 1,580,959	
EXPENDITURES				
Management Fee	126,127	134,367	134,367	Estimate of \$11,197 per Month
Electricity	171,543	176,624	176,624	Electricity
Labor & Benefits	246,028	348,215	348,215	Labor & Benefits
Chemicals	4,681	6,000	6,000	Chemicals
Repairs & Maintenance	450,828	169,575	169,575	Repairs & Maintenance
Testing	2,401	1,550	1,550	Testing
Sludge Disposal	0	0	0	Sludge Disposal
Plan Review	0	0	0	Plan Review
Meter Purchase	83,789	220,845	220,845	Meter Purchase
Meter Installation	4,208	8,050	8,050	Meter Installation
Other Direct Costs	45,537	144,080	144,080	Other Direct Costs
Administration Fee	0	8,000	8,000	
AMUC Bulk Water Charge	326,731	363,653	363,653	Estimate of \$30,304 per Month
Other Expenses	0	0	0	
Total Expenditures	\$ 1,461,871	\$ 1,580,959	\$ 1,580,959	
Excess / (Shortfall)	\$ 172,446	\$ -	\$ -	

Note: Utility Fund Balance As Of 9/30/21 Was \$505,530.07

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

MAY 2022-DRAFT

Project Name	Start Date	End Date	Est. Cost	% Complete	Responsible Party	Comments
Landscaping S. AMB- Phase II	07/2020	TBD	TBD	0%	AMD	Bid accepted.
Pilot Program- Landscaping	11/2020	TBD	TBD		AMD	Zeroscape design being explored
Anthem Parkway Phase 4	12/2020	06/2022	\$2.6M		AMD	Project underway
Trees Replacement around Milano, Avilla and AMB	10/2022	TBD				See monthly landscape report.
Signage throughout community		Letter sent out			AMD	Draft of rules presented at February 2022 meeting.
External Projects						
Fire Station Construction	03/2020	TBD	N/A		Immokalee Fire District	Fire dept in new station, but grand opening at later date.
Public School K-5	03/2020	08/2025			AMD/School Bd	Architect/Design Phase
Security Cameras (License Plate Readers)	02/2021	2/2022	\$70,000	100%	Master Assoc.	Waiting on Verizon account setup.
Security Cameras (At North and South Park)	01/2020	2/2022	\$140,000	100%	Master Assoc.	Waiting on Verizon account setup.
Hospital	TBD	TBD	TBD			AMD has done everything on their end. It is in the hands of

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT

						the potential Hospital Providers
Ave Maria National Entrance – Speed and Golf Cart Signage	NA	NA	NA			No action recommended at this time. AMD will continue to monitor and further evaluate in master planning.

Ave Maria Stewardship Community District
Budget vs. Actual
October 2021 through March 2022

	Oct '21 - Mar 22	21/22 Budget	\$ Over Budget	% of Budget
Expenditures				
01-1130 · Payroll Tax Expense	428.40	612.00	-183.60	70.0%
01-1131 · Supervisor Fees	5,600.00	8,000.00	-2,400.00	70.0%
01-1310 · Engineering	31,491.50	55,000.00	-23,508.50	57.26%
01-1311 · Management Fees	35,107.98	70,216.00	-35,108.02	50.0%
01-1312 · Secretarial Fees	2,250.00	4,500.00	-2,250.00	50.0%
01-1313 · Website Management	1,249.98	2,500.00	-1,250.02	50.0%
01-1315 · Legal Fees	36,527.55	70,000.00	-33,472.45	52.18%
01-1320 · Audit Fees	0.00	13,000.00	-13,000.00	0.0%
01-1330 · Arbitrage Rebate Fee (2006)	1,300.00	3,250.00	-1,950.00	40.0%
01-1441 · Travel & Lodging	2,399.62	4,000.00	-1,600.38	59.99%
01-1450 · Insurance	35,707.00	11,870.00	23,837.00	300.82%
01-1480 · Legal Advertisements	3,762.50	5,000.00	-1,237.50	75.25%
01-1512 · Miscellaneous	679.50	4,000.00	-3,320.50	16.99%
01-1513 · Postage and Delivery	903.07	1,750.00	-846.93	51.6%
01-1514 · Office Supplies	2,540.45	3,500.00	-959.55	72.58%
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	7,588.75	27,000.00	-19,411.25	28.11%
01-1734 · Continuing Disclosure Fee	0.00	9,000.00	-9,000.00	0.0%
01-1735 · Assessment Roll	0.00	15,000.00	-15,000.00	0.0%
01-1801 · Landscaping - Miscellaneous	3,125.00	30,000.00	-26,875.00	10.42%
01-1808 · Irrigation Repair	62,163.60	95,000.00	-32,836.40	65.44%
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	10,905.62	10,000.00	905.62	109.06%
01-1816 · Electric-Streetlights,Landscape	55,500.22	85,000.00	-29,499.78	65.29%
01-1817 · Maintenance Street Sweeping	0.00	1,000.00	-1,000.00	0.0%
01-1818 · Striping & Traffic Markings	1,985.00	15,000.00	-13,015.00	13.23%
01-1819 · Street Light Maintenance	118,902.66	80,000.00	38,902.66	148.63%
01-1820 · Maint Sidewalk/Curb Repairs	75,984.80	70,000.00	5,984.80	108.55%
01-1830 · Maintenance Contracts	333,949.98	630,000.00	-296,050.02	53.01%
01-1831 · Tree Trimming	0.00	50,000.00	-50,000.00	0.0%
01-1832 · Storm Cleanup - Landscaping	0.00	25,000.00	-25,000.00	0.0%
01-1833 · Plant Replacement	102,669.38	90,000.00	12,669.38	114.08%
01-1834 · Mulch	85,353.00	140,000.00	-54,647.00	60.97%

Ave Maria Stewardship Community District
Budget vs. Actual
October 2021 through March 2022

	Oct '21 - Mar 22	21/22 Budget	\$ Over Budget	% of Budget
01-1838 · Water Management & Drain	1,800.00	4,000.00	-2,200.00	45.0%
01-1839 · Entry Feature/Near Well Water	3,327.72	4,500.00	-1,172.28	73.95%
01-1840 · Maintenance Misc. Utilities	1,796.01	0.00	1,796.01	100.0%
01-1841 · Maintenance Irrigation Water	26,854.66	85,000.00	-58,145.34	31.59%
01-1842 · Maint Fountain/Repair	18,172.17	25,000.00	-6,827.83	72.69%
01-1843 · Maintenance Rodent Control	3,725.00	8,000.00	-4,275.00	46.56%
01-1844 · Maint Equipment Repair	8,672.50	6,000.00	2,672.50	144.54%
01-1845 · Maint Signage Repair	30,327.00	10,000.00	20,327.00	303.27%
01-1846 · Maint Storm Drain Cleaning	0.00	10,000.00	-10,000.00	0.0%
01-1847 · Mnt Drainage/Lke Mnt/Littorals	25,198.04	75,000.00	-49,801.96	33.6%
01-1848 · Maintenance Aerators	0.00	2,000.00	-2,000.00	0.0%
01-1850 · Maint-Preserve Maintenance	25,810.00	60,000.00	-34,190.00	43.02%
01-1853 · Maintenance Small Tools	3,237.88	2,500.00	737.88	129.52%
01-1855 · Maint Vehicle Lease/Fuel/Repair	123.68	20,000.00	-19,876.32	0.62%
01-1856 · Maint Mosquito Control	136,703.23	400,000.00	-263,296.77	34.18%
01-1858 · Maint Temp EMS/Fire Facility	49,125.89	40,000.00	9,125.89	122.82%
01-1861 · Maint Office Utilities	2,924.30	0.00	2,924.30	100.0%
01-1862 · Maintenance Technicians	54,110.70	110,000.00	-55,889.30	49.19%
01-1863 · Maint Base Management Fee	10,300.55	20,000.00	-9,699.45	51.5%
01-1864 · Maintenance Admin Payroll	26,400.79	55,000.00	-28,599.21	48.0%
01-1890 · Maint-Reserve Fund	0.00	27,500.00	-27,500.00	0.0%
01-1891 · Maint Contingency	4,675.00	15,000.00	-10,325.00	31.17%
Total Expenditures	1,451,535.68	2,659,698.00	-1,208,162.32	54.58%