FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

RESCHEDULED PUBLIC HEARING AND REGULAR MEETING AGENDA

September 18, 2019

Fallschase Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Fax: (561) 571-0013●Toll-free: (877) 276-0889

September 11, 2019

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Fallschase Community Development District

Dear Board Members:

The Board of Supervisors of the Fallschase Community Development District's will hold a Rescheduled Public Hearing and Regular Meeting on September 18, 2019 at 10:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2019-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date
4. Consideration of Resolution 2019-07, Resetting Public Hearing Pursuant to the Department of Revenue's Emergency Order, Dated September 3, 2019, Implementing Governor Ron DeSantis' Executive Order Number 19-190, Dated August 29, 2019
5. Public Hearing on Adoption of Fiscal Year 2019/2020 Budget
   A. Rescheduled Notices and Proof/Affidavit of Publication
   B. Consideration of Resolution 2019-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date
6. Consideration of Landowner's Funding Agreement
7. Discussion: Status of Decision to Modify Contraction Petition
8. Discussion: District Engineer
9. Acceptance of Unaudited Financial Statements as of July 31, 2019
10. Approval of August 5, 2019 Regular Meeting Minutes

11. Other Business

12. Staff Reports
    A. Attorney: *van Assenderp Law*
    B. Engineer: *Moore Bass Consulting, Inc.*
    C. Manager: *Wrathell, Hunt and Associates, LLC*

13. Audience Comments/Supervisors' Requests

14. Adjournment

Should you have any questions and/or concerns, please feel free to contact me at 561-719-8675 or Howard McGaffney at 904-386-0186.

Sincerely,

Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 7491428

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Fallschase Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Leon County, Florida; and

WHEREAS, the Board of Supervisors ("**Board**") desires to appoint the below recited person(s) to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

Richard Yates is appointed Chair

Rick Singletary is appointed Vice Chair

Craig Wrathell is appointed Secretary

William Lamb is appointed Assistant Secretary

Jeff Phipps is appointed Assistant Secretary

Lewis Singletary is appointed Assistant Secretary

Howard McGaffney is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED this ____ day of _____, 2019.

Attest:

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2019-07

A RESOLUTION OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT, LEON COUNTY, FLORIDA, RESETTING PUBLIC HEARING PURSUANT TO THE DEPARTMENT OF REVENUE'S EMERGENCY ORDER NO. 19-001, DATED SEPTEMBER 3, 2019, IMPLEMENTING GOVERNOR RON DESANTIS' EXECUTIVE ORDER NUMBER 19-190, DATED AUGUST 29, 2019

WHEREAS**,** the District Manager has heretofore prepared and submitted a proposed budget to the Board for Fiscal Year 2019/2020; and

WHEREAS**,** the Board of Supervisors considered said proposed budget and, on May 31, 2019, approved Resolution 2019-01 approving the proposed budget for the District and setting the hearing thereon for September 6, 2019; and

WHEREAS, on August 29, 2019, Governor DeSantis issued Executive Order 19-190 ("EO 190"), in response to Hurricane Dorian strengthening in intensity; and

WHEREAS, on September 1, 2019, Hurricane Dorian was a category 5 hurricane on the Saffir-Simpson Hurricane Wind Scale with maximum sustained winds of 180 mph, and was projected to impact all of Florida with hurricane force winds and cause major coastal damage; and

WHEREAS, it appeared that, due to evacuations, the scheduled September 6, 2019 public hearing may not have a quorum and would not present a forum for public input and participation in the consideration of the budget; and

WHEREAS, pursuant to EO 19-190, the District Manager deemed it prudent and was authorized to cancel the September 6, 2019 public hearing and reschedule it to September 17, 2019; and

WHEREAS, pursuant to EO 19-190, the Florida Department of Revenue on September 3, 2019 issued an Emergency Order (the "DOR Order") providing a mechanism for local government entities to reschedule and advertise their public hearings related to adoption of budgets and the levy of non-ad valorem assessments; and

WHEREAS, pursuant to the DOR Order, the District has duly advertised and noticed the rescheduled public hearing to adopt its budget for September 17, 2019;

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

1. Resolution 2019-03 is hereby amended to change the date of the public hearing on the adoption of the proposed Fiscal Year 2019/2020 budget and the public hearing on the levy of special assessments related to such budget to:

Date: Wednesday, September 18, 2019

Hour: 10:00 a.m.

Place: 2810 Remington Green Circle
Tallahassee, Florida 32308

2. The actions of the District Manager in rescheduling the hearings on the proposed budget for Fiscal Year 2019/2020 and the levy of special assessments are hereby ratified.

PASSED AND ADOPTED this ____ day of _____, 2019.

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

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

5A

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RESCHEDULED PUBLIC HEARING TO ADOPT FISCAL YEAR 2020 BUDGET

A Public Hearing on the Fiscal Year 2020 budget and meeting were scheduled to be conducted and held by the Board of Supervisors of the Fallschase Community Development District on September 4, 2019 at 11:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308. Because of the potential severity of Hurricane Dorian, the public hearing and meeting on that date were cancelled. Pursuant to Executive Order 19-190 by Governor Ron DeSantis and the Department of Revenue's Emergency Order No. 19-001, dated September 3, 2019, the Public Hearing to consider adoption of the Annual Budget for Fiscal Year 2019/2020 and meeting have been rescheduled for September 18, 2019 at 10:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308.

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF RESCHEDULED PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") of the Fallschase Community Development District ("District") will hold a rescheduled public hearing on September 18, 2019 at 10:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

This notice is published pursuant to the Department of Revenue's Emergency Order, No. 19-001, dated September 3, 2019, implementing Governor Ron DeSantis' Executive Order Number 19-190, dated August 29, 2019.

The regular meeting and public hearing to consider the adoption of the Proposed Budget and meeting of the Board of Supervisors were initially scheduled to commence at 11:00 a.m., on September 4, 2019 at 2810 Remington Green Circle, Tallahassee, Florida 32308. Due to the potential severity of the storm, the public hearings and meeting were canceled prior to the arrival of Hurricane Dorian.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and 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 public hearing or 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.

District Manager
Fallschase Community Development District

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Tallahassee Democrat
Aug. 13, 2019
Miscellaneous Notices

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING The Board of Supervisors ("Board") of the Fallschase Community Development District ("District") will hold a public hearing on September 4, 2019 at 11:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and 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 public hearing or 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. District Manager Fallschase Community Development District Publication: 8/13, 8/20/19

Tallahassee Democrat
Aug. 13, 2019
Miscellaneous Notices

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING The Board of Supervisors ("Board") of the Fallschase Community Development District ("District") will hold a public hearing on September 4, 2019 at 11:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2019-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors ("**Board**") of the Fallschase Community Development District a proposed budget for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020"**) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Fallschase Community Development District for the Fiscal Year Ending September 30, 2020".

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of $105,189 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$ 105,189
TOTAL ALL FUNDS	$ 105,189

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

ATTEST:

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Fiscal Year 2019/2020 Budget

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2020
PREPARED APRIL 22, 2019

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
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FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
PROPOSED BUDGET
FISCAL YEAR 2020

	Fiscal Year 2019				
	Amended Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
REVENUES					
Developer contribution	$ 103,834	$ 18,879	$ 71,702	$ 90,581	$ 105,189
Interest	-	3	-	3	-
Total revenues	103,834	18,882	71,702	90,584	105,189
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	600	5,400	6,000	6,000
FICA	459	45	414	459	459
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	18,000	-	18,000	18,000	18,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	10,000	5,000	5,000	10,000	10,000
Arbitrage rebate calculation**	750	-	750	750	750
Dissemination agent*	1,000	-	500	500	1,000
Trustee*	6,500	-	-	-	6,500
Telephone	200	100	100	200	200
Postage	600	-	300	300	600
Printing & binding	500	250	250	500	500
Legal advertising	1,200	144	550	694	1,200
Annual special district fee	175	175	-	175	175
Insurance	5,800	5,750	-	5,750	6,400
Contingencies/bank charges	500	-	500	500	400
Website	650	635	-	635	705
ADA website compliance	-	139	-	139	800
Total expenditures	103,834	36,838	59,264	96,102	105,189
Net increase/(decrease) of fund balance	-	(17,956)	12,438	(5,518)	-
Fund balance - beginning (unaudited)	-	5,518	(12,438)	5,518	-
Fund balance - ending (projected)	$ -	$ (12,438)	$ -	$ -	$ -

* These items will be realized when bonds are issued

** These items will be realized the year after the issuance of bonds.

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Supervisors	$ 6,000
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year.	
FICA	459
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	18,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	3,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	10,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation**	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	6,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	600
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,400
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	400
Bank charges and other miscellaneous expenses incurred during the year.	
Website	705
ADA website compliance	800
Total expenditures	$ 105,189

* These items will be realized when bonds are issued

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

** These items will be realized the year after the issuance of bonds.

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

6

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' FUNDING AGREEMENT

THIS AGREEMENT made and entered into this 18th day of September, 2019 by and between:

Fallschase Community Development District, a special and single purpose local government created by, and established by County Ordinance on the property pursuant to, Chapter 190, Florida Statutes, hereinafter referred to as "District";

and

RED HILLS PROPERTY HOLDINGS LLC, 2810 Remington Green Circle, Tallahassee, Florida 32308, hereinafter referred to as "Landowner";

and

2ND ELEVATED DEVELOPMENT, LLC, 2810 Remington Green Circle, Tallahassee, Florida 3230, 8 hereinafter referred to as "Landowner".

WITNESSETH:

Preamble

WHEREAS, the Landowner owns certain of the lands within the District; and

WHEREAS, the District, pursuant to the powers, duties, responsibilities and authorities vested in it as chartered and granted by Chapter 190, Florida Statutes, desires to operate to remain viable legally and to be ready to exercise its specialized and single purpose to manage the provision of basic infrastructure and to proceed with its general and special charter powers for the discharge of its duties in the preparation of certain plans and specifications for the provision of infrastructure systems, facilities, improvements and services, herein referred to as "capital improvements"; and

WHEREAS, the Landowner recognizes that in so discharging said duties and responsibilities, any future provision of basic infrastructure systems, facilities and services by the District results in certain special benefits that will accrue peculiar to the land owned by the Landowner and within the District's jurisdiction;

WHEREAS, the Landowner is amenable to funding the management purpose to manage any acquisition, construction, maintenance, operations and financing of infrastructure and operations of the District as called for in the Budget, approved by the Board of Supervisors, as the same may be amended, said budget commencing October 1, 2018, and terminating at the unilateral option of the Landowner to be exercised no later than the end of this term annually; and

WHEREAS, the parties agree that this Agreement has no other direct or indirect purpose and does not constitute authority, either expressly or impliedly, for anything other than the funding of the District budget (referenced herein and expressed as Exhibit "A") for the applicable twelve month period thereafter.

NOW, THEREFORE, based upon adequate, sufficient, good and valuable consideration and mutual covenants of the parties hereinafter recited, it is agreed as follows;

1. The above Preamble to this Agreement consisting of five "whereas" clauses is true and correct, incorporated herein and made as a dispositive part of this Agreement.

2. The Landowner agrees to make available to the District the moneys necessary for and limited to the operation of the District as called for in the Budget, attached hereto as Exhibit "A", monthly, within fifteen (15) days written request by the District. The funds shall be placed in the District's general checking account in Leon County.

3. The parties hereto recognize that a portion of the afore-referenced operating expenses are required in support of the District's effort to remain viable legally.

4. Any advances and reimbursement of advances made pursuant to this agreement will not include any interest charges since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s) when and if Landowner is ready to proceed with development of land within the District.

5. This agreement, during its twelve month term, may be amended only in writing as agreed to by the parties and as approved timely by the District Board of Supervisors at a noticed public meeting.

6. This agreement shall terminate at the end of its twelve month term and may be renewed for a new twelve month term only in writing as agreed to by the parties and only as

adopted timely and approved by the Board of Supervisors at a duly noticed public meeting of the District Board.

7. This Agreement does not alter any of the duties, responsibilities and obligations of the Landowner, including the duty, responsibility and obligation to pay timely any non-ad valorem assessments imposed and/or levied on real property owned by the Landowner, previously as Landowner, of parcels and acres within the boundary of the District.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

(SIGNATURES ON NEXT PAGE)

ATTEST:

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

RED HILLS PROPERTY HOLDINGS LLC

_____
Witness _____

By:_____
Its:_____

2ND ELEVATED DEVELOPMENT, LLC

_____
Witness _____

By:_____
Its:_____

Exhibit “A”

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

9

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2019

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JULY 31, 2019

	Major Funds General	Total Governmental Funds
ASSETS		
Cash	$ 9,564	$ 9,564
Due from Developer	8,117	8,117
Undeposited fund	5,261	5,261
Total assets	$ 22,942	$ 22,942
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	$ 16,341	$ 16,341
Accrued wages payable	1,000	1,000
Accrued taxes payable	77	77
Total liabilities	17,418	17,418
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	8,117	8,117
Total deferred inflows of resources	8,117	8,117
Fund balances:		
Unassigned	(2,593)	(2,593)
Total fund balances	(2,593)	(2,593)
Total liabilities, deferred inflows of resources & fund balance	$ 22,942	$ 22,942

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2019

	Current Month	Year to Date	Adopted Budget	% of Budget
REVENUES				
Developer contribution	$ 9,427	$ 46,264	$ 103,834	45%
Interest	1	6	-	N/A
Total revenues	9,428	46,270	103,834	45%
EXPENDITURES				
Supervisors	-	1,600	6,000	27%
FICA	-	122	459	27%
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	-	-	18,000	0%
Engineering	-	-	3,500	0%
Audit	-	5,000	10,000	50%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	-	-	1,000	0%
Trustee	-	-	6,500	0%
Telephone	17	166	200	83%
Postage	-	107	600	18%
Printing & binding	42	417	500	83%
Legal advertising	-	270	1,200	23%
Annual district filing fee	-	175	175	100%
Insurance	-	5,750	5,800	99%
Contingencies	-	-	500	0%
ADA website compliance	-	139	-	N/A
Website	-	635	650	98%
Total expenditures	4,059	54,381	103,834	52%
Excess/(deficiency) of revenues over/(under) expenditures	5,369	(8,111)	-	
Fund balance - beginning	(7,962)	5,518	-	
Fund balance - ending	$ (2,593)	$ (2,593)	$ -	

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

10

MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Fallschase Community Development District held a Regular Meeting on August 5, 2019 at 11:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308.

Present at the meeting were:

Richard Yates	Chair
Rick Singletary	Vice Chair
Lewis Singletary	Assistant Secretary

Also present were:

Howard McGaffney (via telephone)	District Manager
Ken van Assenderp (via telephone)	District Counsel
Max Beverly	Developer
Chase Williams (via telephone)	Developer's Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 11:06 a.m. Supervisors Richard Yates, Rick Singletary and Lewis Singletary were present, in person. Supervisors Phipps and Lamb were not present.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2019-05, Designating a Date, Time and Location for Landowners' Meeting of the District, and Providing for an Effective Date [Seats 3, 4 & 5]**

Mr. McGaffney presented Resolution 2019-05.

On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with all in favor, Resolution 2019-05, Designating a Date, Time and Location of November 18, 2019 at 11:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308, for the Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date**

Mr. McGaffney presented Resolution 2019-06.

The following changes were made to the Fiscal Year 2020 Meeting Schedule:

November: Change to "November 18, 2018, Landowners' & Regular Meeting, 11:00 AM"

Delete February 3, 2020 meeting.

On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with all in favor, Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2019**

Mr. McGaffney presented the Unaudited Financial Statements as of June 30, 2019.

On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with all in favor, the Unaudited Financial Statements as of June 30, 2019, were approved.

SIXTH ORDER OF BUSINESS **Approval of May 6, 2019 Regular Meeting Minutes**

Mr. McGaffney presented the May 6, 2019 Regular Meeting Minutes.

On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with all in favor, the May 6, 2019 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS **Other Business**

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney: *van Assenderp Law*

There being nothing to report, the next item followed.

B. Engineer: *Moore Bass Consulting, Inc.*

There being nothing to report, the next item followed.

C. Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: September 4, 2019 at 11:00 A.M.**

The next meeting will be held on September 4, 2019 at 11:00 a.m.

NINTH ORDER OF BUSINESS **Audience Comments/Supervisors Requests**

There being no audience comments or Supervisors' requests, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with all in favor, the meeting adjourned at 11:20 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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115
116
117 _____ _____
118 Secretary/Assistant Secretary Chair/Vice Chair