

FALLSCHASE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 7, 2023

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

July 31, 2023

Board of Supervisors
Fallschase Community Development District

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

Dear Board Members:

The Board of Supervisors of the Fallschase Community Development District will hold Public Hearings and a Regular Meeting on August 7, 2023 at 10:30 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. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-03, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2023-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2022, Prepared by Lanigan & Associates, P.C.

6. Consideration of Resolution 2023-05, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022
7. Discussion/Consideration of Stormwater Management Facility Operation and Maintenance Plan for Fallschase Residential
8. Ratification of Acquisition of Improvements
9. Acceptance of Unaudited Financial Statements as of June 30, 2023
10. Approval of June 5, 2023 Regular Meeting Minutes
11. Staff Reports
 - A. Attorney: *van Assenderp Law*
 - B. Engineer: *Moore Bass Consulting, Inc.*
 - C. Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 2, 2023 at 10:30 AM

- QUORUM CHECK

SEAT 1	WILLIAM LAMB	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JEFF PHIPPS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LEWIS SINGLETARY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RICK SINGLETARY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RICHARD YATES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Audience Comments/Supervisors' Requests
13. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,

Cindy Carbone
 Cindy Carbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

3A

TALLAHASSEE DEMOCRAT

Tallahassee.com

A GANNETT COMPANY

Attn: DAPHNE GILLYARD
FALLCHASE COMMUNITY DEV CENTER
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

STATE OF WISCONSIN, COUNTY OF BROWN:

Before the undersigned authority personally appeared DA, who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of or by publication on the newspaper's website, if authorized, on :

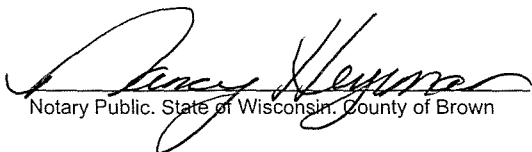
07/21/2023

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 21th of July 2023, by DA who is personally known to me.



Affiant



Notary Public, State of Wisconsin, County of Brown

5.19.27

My commission expires

of Affidavits 1

FALLCHASE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; 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 August 7, 2023 at 10:30 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, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). 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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.fallschasecdd.net/>.

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
PUBLICATION: 7/21/2023

0005765701-01

NANCY HEYRMAN
Notary Public
State of Wisconsin

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2023-03

[FY 2024 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Fallschase Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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 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, 2024."
- 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 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. 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 7TH DAY OF AUGUST, 2023.

ATTEST:

**FALLSCHASE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget(s)

Exhibit A: Fiscal Year 2023/2024 Budget(s)

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
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**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
PROPOSED BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Amended Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 16,895
Allowable discounts (4%)	-				(676)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	16,219
Assessment levy: off-roll	-	-	-	-	114,817
Developer contribution	99,405	40,000	66,827	106,827	-
Interest	-	70	-	70	-
Total revenues	<u>99,405</u>	<u>40,070</u>	<u>66,827</u>	<u>106,897</u>	<u>131,036</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	-	6,459	6,459	6,459
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Legal	9,000	-	9,000	9,000	9,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	7,500	-	7,500	7,500	7,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	6,500	4,031	2,469	6,500	6,500
Telephone	200	100	100	200	200
Postage	600	-	600	600	600
Printing & binding	500	250	250	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	7,206	6,886	-	6,886	7,575
Contingencies/bank charges	400	156	244	400	400
Website	705	705	-	705	705
ADA website compliance	210	210	-	210	210
Tax collector	-	-	-	-	507
Total expenditures	<u>99,405</u>	<u>39,763</u>	<u>59,322</u>	<u>99,085</u>	<u>100,281</u>
Net increase/(decrease) of fund balance	-	307	7,505	7,812	30,755
Fund balance - beginning (unaudited)	-	(7,812)	(7,505)	(7,812)	-
Committed:					
Working capital	-	-	-	-	30,752
Unassigned	-	(7,505)	-	-	3
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (7,505)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,755</u>

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,459
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.</p>	
Management/accounting/recording	48,000
<p>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.</p>	
Debt service fund accounting	5,500
Legal	9,000
<p>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.</p>	
Engineering	3,500
<p>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.</p>	
Audit	7,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>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.</p>	
Trustee	6,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	600
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,200
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Insurance	7,575
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	400
Bank charges automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
ADA website compliance	210
Tax collector	507
Total expenditures	<u>\$ 100,281</u>

* These items will be realized when bonds are issued

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

*** This item will go to full agreement pricing when bonds are issued

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Amended Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 131,801				\$ 131,801
Allowable discounts (4%)	(5,272)				(5,272)
Net assessment levy - on-roll	126,529	\$ 111,860	\$ 14,669	\$ 126,529	126,529
Assessment levy: off-roll	803,427	602,572	200,855	803,427	803,429
Interest	-	17,084	-	17,084	-
Total revenues	<u>929,956</u>	<u>731,516</u>	<u>215,524</u>	<u>947,040</u>	<u>929,958</u>
EXPENDITURES					
Debt service					
Principal	330,000	-	330,000	330,000	340,000
Interest	596,656	298,328	298,328	596,656	587,994
Tax collector	3,954	3,351	603	3,954	3,954
Total expenditures	<u>930,610</u>	<u>301,679</u>	<u>628,931</u>	<u>930,610</u>	<u>931,948</u>
Excess/(deficiency) of revenues over/(under) expenditures	(654)	429,837	(413,407)	16,430	(1,990)
Fund balance:					
Net increase/(decrease) in fund balance	(654)	429,837	(413,407)	16,430	(1,990)
Beginning fund balance (unaudited)	1,224,434	1,233,619	1,663,456	1,233,619	1,250,049
Ending fund balance (projected)	<u>\$1,223,780</u>	<u>\$1,663,456</u>	<u>\$1,250,049</u>	<u>\$1,250,049</u>	<u>1,248,059</u>
Use of fund balance:					
Debt service reserve account balance (required)					(926,000)
Interest expense - November 1, 2024					(289,534)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 32,525</u>

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			293,996.88	293,996.88	16,280,000.00
05/01/24	340,000.00	2.625%	293,996.88	633,996.88	15,940,000.00
11/01/24			289,534.38	289,534.38	15,940,000.00
05/01/25	350,000.00	2.625%	289,534.38	639,534.38	15,590,000.00
11/01/25			284,940.63	284,940.63	15,590,000.00
05/01/26	360,000.00	2.625%	284,940.63	644,940.63	15,230,000.00
11/01/26			280,215.63	280,215.63	15,230,000.00
05/01/27	370,000.00	3.125%	280,215.63	650,215.63	14,860,000.00
11/01/27			274,434.38	274,434.38	14,860,000.00
05/01/28	380,000.00	3.125%	274,434.38	654,434.38	14,480,000.00
11/01/28			268,496.88	268,496.88	14,480,000.00
05/01/29	395,000.00	3.125%	268,496.88	663,496.88	14,085,000.00
11/01/29			262,325.00	262,325.00	14,085,000.00
05/01/30	405,000.00	3.125%	262,325.00	667,325.00	13,680,000.00
11/01/30			255,996.88	255,996.88	13,680,000.00
05/01/31	420,000.00	3.125%	255,996.88	675,996.88	13,260,000.00
11/01/31			249,434.38	249,434.38	13,260,000.00
05/01/32	430,000.00	3.375%	249,434.38	679,434.38	12,830,000.00
11/01/32			242,178.13	242,178.13	12,830,000.00
05/01/33	445,000.00	3.375%	242,178.13	687,178.13	12,385,000.00
11/01/33			234,668.75	234,668.75	12,385,000.00
05/01/34	460,000.00	3.375%	234,668.75	694,668.75	11,925,000.00
11/01/34			226,906.25	226,906.25	11,925,000.00
05/01/35	480,000.00	3.375%	226,906.25	706,906.25	11,445,000.00
11/01/35			218,806.25	218,806.25	11,445,000.00
05/01/36	495,000.00	3.375%	218,806.25	713,806.25	10,950,000.00
11/01/36			210,453.13	210,453.13	10,950,000.00
05/01/37	510,000.00	3.375%	210,453.13	720,453.13	10,440,000.00
11/01/37			201,846.88	201,846.88	10,440,000.00
05/01/38	530,000.00	3.375%	201,846.88	731,846.88	9,910,000.00
11/01/38			192,903.13	192,903.13	9,910,000.00
05/01/39	545,000.00	3.375%	192,903.13	737,903.13	9,365,000.00
11/01/39			183,706.25	183,706.25	9,365,000.00
05/01/40	565,000.00	3.375%	183,706.25	748,706.25	8,800,000.00
11/01/40			174,171.88	174,171.88	8,800,000.00
05/01/41	585,000.00	3.375%	174,171.88	759,171.88	8,215,000.00
11/01/41			164,300.00	164,300.00	8,215,000.00
05/01/42	605,000.00	4.000%	164,300.00	769,300.00	7,610,000.00
11/01/42			152,200.00	152,200.00	7,610,000.00
05/01/43	630,000.00	4.000%	152,200.00	782,200.00	6,980,000.00
11/01/43			139,600.00	139,600.00	6,980,000.00
05/01/44	660,000.00	4.000%	139,600.00	799,600.00	6,320,000.00
11/01/44			126,400.00	126,400.00	6,320,000.00
05/01/45	685,000.00	4.000%	126,400.00	811,400.00	5,635,000.00

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			112,700.00	112,700.00	5,635,000.00
05/01/46	710,000.00	4.000%	112,700.00	822,700.00	4,925,000.00
11/01/46			98,500.00	98,500.00	4,925,000.00
05/01/47	740,000.00	4.000%	98,500.00	838,500.00	4,185,000.00
11/01/47			83,700.00	83,700.00	4,185,000.00
05/01/48	770,000.00	4.000%	83,700.00	853,700.00	3,415,000.00
11/01/48			68,300.00	68,300.00	3,415,000.00
05/01/49	805,000.00	4.000%	68,300.00	873,300.00	2,610,000.00
11/01/49			52,200.00	52,200.00	2,610,000.00
05/01/50	835,000.00	4.000%	52,200.00	887,200.00	1,775,000.00
11/01/50			35,500.00	35,500.00	1,775,000.00
05/01/51	870,000.00	4.000%	35,500.00	905,500.00	905,000.00
11/01/51			18,100.00	18,100.00	905,000.00
05/01/52	905,000.00	4.000%	18,100.00	923,100.00	-
Total	16,280,000.00		10,793,031.38	27,073,031.38	

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
		GF	DSF	GF & DSF	
0	Multi-Family	\$ 129.96	\$ 729.91	\$ 859.87	\$ 729.91
0	Townhome	129.96	886.32	1,016.28	886.32
0	SF 30'	129.96	782.04	912.00	782.04
0	SF 40'	129.96	834.18	964.14	834.18
29	SF 50' - Phases II - VI	129.96	938.45	1,068.41	938.45
0	SF 50' - Future Phases	129.96	1,042.73	1,172.69	1,042.73
56	SF 60'	129.96	990.59	1,120.55	990.59
24	SF 70'	129.96	1,042.73	1,172.69	1,042.73
21	SF 90'	129.96	1,147.00	1,276.96	1,147.00
130					

Off-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024			FY 23 Assessment
		GF	DSF	GF & DSF	
288	Multi-Family	\$ 120.86	\$ 678.82	\$ 799.68	\$ 678.82
60	Townhome	120.86	824.28	945.14	824.28
36	SF 30'	120.86	727.30	848.16	727.30
36	SF 40'	120.86	775.79	896.65	775.79
101	SF 50' - Phases II - VI	120.86	872.76	993.62	872.76
411	SF 50' - Future Phases	120.86	969.74	1,090.60	969.74
6	SF 60'	120.86	921.25	1,042.11	921.25
7	SF 70'	120.86	969.74	1,090.60	969.74
5	SF 90'	120.86	1,066.71	1,187.57	1,066.71
950					

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

4A

TALLAHASSEE DEMOCRAT

Tallahassee.com

A GANNETT COMPANY

Attn: DAPHNE GILLYARD
FALLCHASE COMM DEV CENTER
2300 GLADES RD #410W
BOCA RATON, FL 33431

STATE OF WISCONSIN COUNTY OF BROWN

Before the undersigned authority personally appeared JA who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of:

7/14/2023

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 14th day of July, 2023 by JA who is personally known to me.

[Signature]

Affiant

[Signature]

Notary Public, State of Wisconsin, County of Brown

5.15.27

My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Fallschase Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 7, 2023
TIME: 10:30 a.m.
LOCATION: 2810 Remington Green Circle Tallahassee, Florida 32308

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024").

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget.

Table with 4 columns: Land Use, Total # of Units / Acres, EAU, Annual O&M Assessment(1). Rows include Residential Unit and Unplatted Land.

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Leon County ("County") may impose on assessments that are collected on the County tax bill.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023.

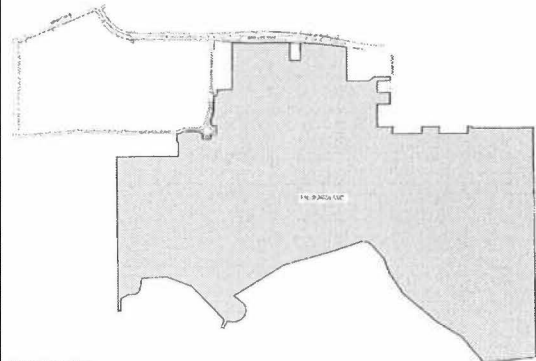
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice.

District Manager



Your Source Legals for the latest... Legal Notices

Your Source Legals for the latest... Legal Notices

Your Source Legals for the latest... Legal Notices

LEGAL NOTICE OF AVAILABILITY
The United States Department of Agriculture, Animal and Plant Health Inspection Service, Wildlife Services (WSS) program has developed an Environmental Assessment (EA) to evaluate potential impacts to the quality of the human environment from the implementation of a management program in Florida to address damage caused by several nonnative reptile and amphibian species...

NOTICE IS HEREBY GIVEN that RANDY KARAN AND, LLC is desiring to engage in business under the name RANDY KARAN AND, LLC in the County of Leon, Florida, U.S.A. Located at 1501 YAMATO ROAD, SUITE 200, BOCA RATON, FL 33431...

FALLCHASE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET, NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF QUOTATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY COLLECTION, AND ENFORCEMENT OF THE SAME, AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Notice is hereby given that ALVIN WENR, LLC, OWNER, desiring to engage in business under the fictitious name of ALVIN MINES AND BEAUTY located at 530 PALM BEACH ST., TALLAHASSEE, FLORIDA, 32310 intends to register the said name in Leon County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

Bradfordville Mini-Storage at 6475 Thomasville Road Tallahassee, FL 32312 is holding a public auction starting 06/27/2023 and ending on 07/30/2023. This auction will be located at StorageAuctions.com

NOTICE UNDER FICTITIOUS NAME STATUTE
NOTICE IS HEREBY GIVEN that the undersigned intend to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes, the fictitious name of MRS Under which the undersigned intend to conduct business...

THE SCHOOL BOARD OF LEON COUNTY, FLORIDA
NOTICE OF INTENT TO ADOPT A RULE
Rule Number: 6537-3.12
Rule Title: Classification Specifications
Purpose and Effect: This Rule amends the current policy...

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of ALVIN MINES AND BEAUTY located at 530 PALM BEACH ST., TALLAHASSEE, FLORIDA, 32310 intends to register the said name in Leon County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

Discontinuation of Assessments
The District imposes O&M Assessments on bonded property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto.

UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF FLORIDA
TALLAHASSEE DIVISION
UNITED STATES LIABILITY INSURANCE COMPANY, a foreign corporation, vs. DARNELL EUTSAY, SOUTHSIDE CUTTERS, LLC dba CLIPPERS HAIR SALON, CASSANDRA MCKINNEY as EXECUTOR DE SORT OF THE ESTATE OF TRACY MCKINNEY, Defendants.

Effective July 10, 2023
Dr. Rajesh Patel will no longer be in patients at the office of HCA Florida Capital Pulmonary Specialists located at 2700 Capital Medical Blvd, Suite 200, Tallahassee, FL 32310. Patients may contact the office at 850.877.0910 to obtain their medical records.

INVITATION TO BID
TO: Trade Contractors as listed: Bid Package 2A Demolition 2B Concrete 2C Structural Steel 2D Millwork 2E Roofing 2F Glazing 2G Painting 2H HVAC 2I Plumbing 2J Fire Sprinkler 2K Electrical

NOTICE OF ACTION TO DARNELL EUTSAY
YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you, and you are required to serve a copy of your written defenses, if any, to us in the plaintiff's attorney, Stephanie Carlton, whose address is: Hinchey & Culbertson, LLP, 6001 East Las Olas Blvd, Suite 1450, Fort Lauderdale, Florida, 33309 on or before 30 days from the date of the first publication of this notice and file the original with the clerk of this court at United States Courthouse, 111 North Adams Street, Tallahassee, Florida 32301 either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. This notice, shall be published once a week for four consecutive weeks.

CHILDREN CONSTRUCTION COMPANY
Childers Construction Company, The Construction Manager, state license number CC45454, invites your firm to submit proposals for the above referenced project.

WANT TO BOOST YOUR BUSINESS?
Check out your local classifieds today.

IN THE COUNTY COURT OF THE SECOND JUDICIAL CIRCUIT IN AND FOR LEON COUNTY, FLORIDA
BARRINGTON PARK CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, vs. SANDRA M. SCHUMANN, Defendant.

PRE-BID CONFERENCE will be held at 10:00am on Tuesday, July 18th, 2023 at the Capital Building. Please meet at the East Entry of the Capital.

NOTICE UNDER FICTITIOUS NAME (AVY PURSUANT TO SECTION 865.09, FLORIDA STATUTES)
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mayer, with a mailing address of 1429 Sander B Johnson Freeway, Sec. 005 Dallas, TX 75240, and a principal office located in Leon County, intends to register the said name with the FL Dept. of State, Div. of Corps., Tallahassee, FL. Owner: Reed USA, Inc. PUBLICATION: 7/14/2023

NOTICE OF ACTION
TO: Jose De Jesus Ruiz
Last known Address: 1238 E. Cottonwood Rd., San Tan Valley, AZ 85140
Sashed Enrique Vasquez
Last known Address: 4735 W. Encanto Blvd., Phoenix, AZ 85035
YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described vehicle by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and to serve a copy of the answer and defenses on the 20th day of July 2023, on Angela Atila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 3232 Kennedy Blvd., Jacksonville, FL 32209. Failure to file your answer and defenses will result in a default being entered against you.

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WANT TO BOOST YOUR BUSINESS?
Check out your local classifieds today.

IN THE CIRCUIT COURT OF THE SECOND JUDICIAL CIRCUIT IN AND FOR JEFFERSON COUNTY, FLORIDA
IN RE: FORFEITURE OF Case Number: 2021-CA-000196
ONE (1) 1999 Ford F250 Super Cab VIN: 1FTFX0702C6470
NOTICE OF ACTION
TO: Jose De Jesus Ruiz
Last known Address: 1238 E. Cottonwood Rd., San Tan Valley, AZ 85140
Sashed Enrique Vasquez
Last known Address: 4735 W. Encanto Blvd., Phoenix, AZ 85035
YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described vehicle by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and to serve a copy of the answer and defenses on the 20th day of July 2023, on Angela Atila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 3232 Kennedy Blvd., Jacksonville, FL 32209. Failure to file your answer and defenses will result in a default being entered against you.

NOTICE OF PUBLIC SALE
As the LLC gives notice of public sale for non-payment of labor, service & storage fees the following vehicle on 06/14/2023 at 8:30 AM at 1471 Capital Cir NW Ste D, Tallahassee, FL 32303. Phone (850) 597-9732 for 250.000.00 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to request possession of vehicle without judicial proceedings as pursuant to FL Statute 559.912. The lien claimed by the licensor is subject to enforcement pursuant to section 713.581 FL Statutes. Any proceeds recovered from sale over the amount of fee was deposited with Clerk of the Court for disposition upon court order. Said Company reserves the right to sell on credit any of the above items. 2021 KIA NISHA RNDK2U2A03V7100576 PUBLICATION: 7/14/2023

Notice of Proposed Change of Zoning
The City Commission of the City of Carrabelle proposes to change the zoning from A-1 Agricultural to R-5 Limited Residential within the area shown on the map in this advertisement. A public hearing on the proposal will be held on July 20, 2023, at 2:00 p.m. at Carrabelle City Hall 1206 Hwy 98 E Carrabelle, FL 32317.

NOTICE OF PUBLIC SALE
As the LLC gives notice of public sale for non-payment of labor, service & storage fees the following vehicle on 06/14/2023 at 8:30 AM at 1471 Capital Cir NW Ste D, Tallahassee, FL 32303. Phone (850) 597-9732 for 250.000.00 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to request possession of vehicle without judicial proceedings as pursuant to FL Statute 559.912. The lien claimed by the licensor is subject to enforcement pursuant to section 713.581 FL Statutes. Any proceeds recovered from sale over the amount of fee was deposited with Clerk of the Court for disposition upon court order. Said Company reserves the right to sell on credit any of the above items. 2021 KIA NISHA RNDK2U2A03V7100576 PUBLICATION: 7/14/2023

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LocalIQ
Get started at jobsites.today.com

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Han Liu, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Fallschase Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on July 7th, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.




By: Han Liu, Financial Analyst

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 7th day of July 2023, by Han Liu, for Wrathell, Hunt & Associates LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023

NOTARY PUBLIC



Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addresses

EXHIBIT A

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
THIS IS NOT A BILL – DO NOT PAY

July 7, 2023

VIA FIRST CLASS MAIL

DOGWOOD HOMES LLC
4708 CAPITAL CIR NW
TALLAHASSEE FL 32303-7217

[PARCEL ID]: please see the "Exhibit B"
PRODUCT TYPE: 53 Single Family Lots

RE: Fallschase Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

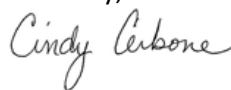
Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Fallschase Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2023/2024, on **August 7, 2023, at 10:30 a.m., and at 2810 Remington Green Circle, Tallahassee, Florida 32308**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services. The proposed O&M Assessment for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units / Acres	EAU	Annual O&M Assessment(1)
Residential Unit	130	1.00	\$134.51
Unplatted Land	310.07	3.06	\$412.11

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than \$145,269.29 in gross revenue.

Exhibit B

11272400J0010	11272400H0010
11272400J0040	11272400H0020
11272400J0050	11272400H0030
11272400J0060	11272400H0040
11272400J0070	11272400H0050
11272400J0080	11272400H0060
11272400J0100	11272400H0070
11272400J0110	11272400H0080
11272400J0120	11272400H0090
11272400K0010	11272400M0010
11272400K0020	11272400M0020
11272400K0030	11272400M0030
11272400K0040	11272400M0040
11272400K0050	11272400M0050
11272400K0060	11272400M0060
11272400L0010	11272400M0070
11272400L0020	11272400M0080
11272400L0030	11272400N0010
11272400L0040	11272400N0020
11272400L0050	11272400N0030
11272400L0060	11272400N0040
11272400L0070	11272400N0050
11272400G0090	11272400N0060
11272400G0100	11272400N0070
11272400G0110	11272400N0080
11272400G0120	11272400N0090
11272400G0130	

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
THIS IS NOT A BILL – DO NOT PAY

VIA FIRST CLASS MAIL

July 7, 2023

D.R. HORTON INC
2457 CARE DR
TALLAHASSEE FL 32308

[PARCEL ID]: please see "Exhibit B"
PRODUCT TYPE: 28 Single Family Lots

RE: Fallschase Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

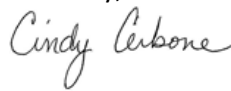
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Sincerely,



Cindy Cerbone
District Manager

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Exhibit B

11272400B0080

11272400B0090

11272400B0130

11272400B0140

11272400B0150

11272400C0010

11272400I0020

11272400I0030

11272400I0040

11272400I0050

11272400I0060

11272400A0050

11272400B0100

11272400B0110

11272400B0120

11272400C0020

11272400C0030

11272400I0010

11272400D0010

11272400D0020

11272400D0030

11272400D0040

11272400D0050

11272400D0060

11272400D0070

11272400D0080

11272400D0090

11272400D0100

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
THIS IS NOT A BILL – DO NOT PAY

VIA FIRST CLASS MAIL

July 7, 2023

PEDRICK HOMES LLC
1400 VILLAGE SQUARE BLVD UNIT 3, BOX 141
TALLAHASSEE FL 32312

[PARCEL ID]: please see “Exhibit B”
PRODUCT TYPE: 22 Single Family Lots

RE: Fallschase Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

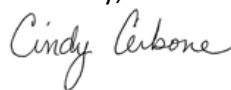
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Sincerely,



Cindy Cerbone
District Manager

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Exhibit B

11272400A0040

11272400B0010

11272400B0030

11272400B0040

11272400B0060

11272400B0070

11272400H0130

11272400H0140

11272400H0150

11272400H0160

11272400H0170

11272400F0010

11272400F0020

11272400F0030

11272400G0010

11272400G0020

11272400G0030

11272400G0040

11272400G0050

11272400G0060

11272400G0070

11272400G0080

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VIA FIRST CLASS MAIL

July 7, 2023

RED HILLS PROPERTY HOLDINGS LLC
2810 REMINGTON GREEN CIR
TALLAHASSEE FL 32308

[PARCEL ID]: 1126200090000
PRODUCT TYPE: 291.01 acres Unplatted Land

RE: Fallschase Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

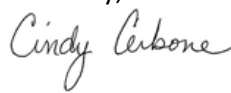
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Cindy Cerbone
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VIA FIRST CLASS MAIL

July 7, 2023

RMDC INC
2810 REMINGTON GREEN CIR
TALLAHASSEE FL 32308

[PARCEL ID]: 1127240000010
PRODUCT TYPE: 19.06 acres of unplatted land

RE: Fallschase Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

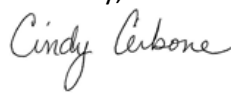
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VIA FIRST CLASS MAIL

July 7, 2023

RMDC INC
2810 REMINGTON GREEN CIR
TALLAHASSEE FL 32308

[PARCEL ID]: please see the “Exhibit B”
PRODUCT TYPE: 15 Residential Units

RE: Fallschase Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

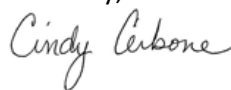
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July 7, 2023

VIA FIRST CLASS MAIL

TUNIYEV BORIS
176 TULANE WAY
TALLAHASSEE FL 32317

[PARCEL ID]: 11272400H0110
PRODUCT TYPE: Single Family Lot

RE: Fallschase Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

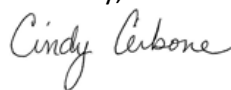
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Exhibit B

Parcel ID	Property Owner
11272400C0050	ASIFOR-TUOYO WILLIAM O
11272400J0030	BTV LLC
11272400J0090	DREW LAKESHA A
11272400C0040	EARLY KENNITH MICHAEL SR
11272400C0060	FRENTZ VALERIE JEANNE
11272400H0100	GASH STUART GRAYSON
11272400C0070	GORDON SCOTT VAN
11272400H0120	GRAPER BEVERLY
11272400J0020	LIM HYGENE
11272400B0050	PARKER JAMES A
11272400B0020	SIRIPURAPU THEERDHA SAKET
11272400H0110	TUNIYEV BORIS

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2023-04

[FY 2024 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Fallschase Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the

assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2023/2024.

- ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the Assessment Roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the Property Appraiser's property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll certified to the Tax Collector in accordance with any such updates, for such time as authorized by Florida law, to the Tax Collector's merged Non Ad Valorem Assessment Roll.

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

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 7th day of August, 2023.

ATTEST:

**FALLSCHASE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

5

**FALLSCHASE COMMUNITY
DEVELOPMENT DISTRICT**

LEON COUNTY, FLORIDA



**FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

**FALLCHASE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA**

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LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS
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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Fallschase Community Development District
Leon County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Fallschase Community Development District (the "District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2022, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 30, 2023, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Lanigan & Associates, PC

Tallahassee, Florida
May 30, 2023

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2022**

Our discussion and analysis of Fallschase Community Development District (the "District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes, and supplementary information to the basic financial statements.

Financial Highlights

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a negative net position balance of \$688,769.
- The District's total net position decreased by \$681,486. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis.
- At September 30, 2022, the District's governmental funds reported combined ending fund balance of \$3,183,948, an increase of \$3,191,231 in comparison with the prior fiscal year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and special assessment bond proceeds. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District maintains only one category of funds called governmental funds.

Governmental Funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund, debt service fund, and capital project fund which are major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Government-Wide Financial Analysis (Continued)

Key components of the District's net position are reflected in the following table:

	Net Position	
	September 30,	
	2022	2021
ASSETS		
Current and other assets	\$ 3,214,458	\$ 10,584
Capital assets	13,278,180	-
Total assets	<u>16,492,638</u>	<u>\$ 10,584</u>
Current liabilities	609,117	17,867
Long-term liabilities	16,572,290	-
Total liabilities	<u>17,181,407</u>	<u>17,867</u>
Net Position		
Net investment in capital asse	(3,624,110)	-
Restricted for debt service	1,233,619	-
Unrestricted	1,701,722	(7,283)
Total net position	<u>\$ (688,769)</u>	<u>\$ (7,283)</u>

The increase in total assets is related to capital assets in the current year. The increase in total liabilities is related to the issuance of special assessment bonds in the current year. The decrease in net position represents the extent to which program expenses exceeded ongoing program revenues.

Government-Wide Financial Analysis (Continued)

Key elements of the change in net position are reflected in the following table:

	<u>2022</u>	<u>2021</u>
Revenues		
Program revenues:		
Charges for services	\$ 298,327	\$ -
Operating contributions	87,843	24,891
General revenues:		
Interest income	9,304	10
Total revenues	<u>395,474</u>	<u>24,901</u>
Expenses:		
General government	88,384	40,848
Interest on long-term debt	472,353	-
Bond issuance cost	267,073	-
Underwriter's discount	249,150	-
Total expenses	<u>1,076,960</u>	<u>40,848</u>
Change in net position	(681,486)	(15,947)
Net position - beginning	<u>(7,283)</u>	<u>8,664</u>
Net position - ending	<u>\$ (688,769)</u>	<u>\$ (7,283)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,076,960. The District received contributions from the developer, charges for services, and interest income in the amount of \$87,843, \$298,327, and \$9,304, respectively, which resulted in total revenue of \$395,474 during the fiscal year ended September 30, 2022.

Capital Asset and Debt Administration

The financial statements present capital assets in two groups: these assets subject to depreciation, such as equipment or operations facilities, and those assets not subject to depreciation, such as land and construction in progress. The District's investment in capital assets for its governmental activities as of September 30, 2022 was \$13,278,180. This investment in capital assets includes construction in progress. Capital asset events during the fiscal year included the acquisition of construction of stormwater facilities, landscaping/irrigation, water/sewer improvements, roadways and hardscape, conversation, parks, and recreation/other that increase capital assets by \$13,278,180.

Capital Asset and Debt Administration (continued)

Capital Assets September 30,

	Governmental Activities	
	2022	2021
Construction In Progress	\$ 13,278,180	\$ -
Total	\$ 13,278,180	\$ -

Long-Term Debt

As of September 30, 2022, the District's outstanding long-term debt (bonds) was \$16,902,290. Of this amount \$330,000 is considered due within one year. Listed below is a summary of the District's major debt:

- In December 2021, the District issued \$16,610,000 of Special Assessment Bonds Series 2021 maturing in May 2052 due in annual principal installments ranging from \$330,000 to \$905,000 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rates range from 2.625% to 4.000%.

General Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

Contacting the District's Financial Management

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Fallschase Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
STATEMENT OF NET POSITION
AS OF SEPTEMBER 30, 2022

	Governmental Activities
ASSETS	
Cash	\$ 16,584
Due from developer	6,114
Investments	3,191,760
Capital assets	
Construction in progress	13,278,180
Total assets	\$ 16,492,638
 LIABILITIES	
Accounts payable and accrued expenses	20,217
Accrued interest payable	248,607
Deferred revenue	10,293
Non-current liabilities:	
Due within one year	330,000
Due in more than one year	16,572,290
Total liabilities	\$ 17,181,407
 NET POSITION	
Net investment in capital assets	(3,624,110)
Restricted for debt service	1,233,619
Unrestricted	1,701,722
Total net position	\$ (688,769)

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
AS OF SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues		Net (Expenses) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	
Primary government:				
Governmental activities:				
General government	\$ 88,384	\$ -	\$ 87,843	\$ (541)
Interest on long-term debt	472,353	298,327	-	(174,026)
Bond issuance cost	267,073	-	-	(267,073)
Underwriter's discount	249,150	-	-	(249,150)
Total governmental activities	<u>\$ 1,076,960</u>	<u>\$ 298,327</u>	<u>\$ 87,843</u>	<u>(690,790)</u>
General revenues:				
Interest income				9,304
Total general revenues				<u>9,304</u>
Change in net position				(681,486)
Net position - beginning of year				<u>(7,283)</u>
Net position - end of year				<u>\$ (688,769)</u>

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
AS OF SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 16,584	\$ -	\$ -	\$ 16,584
Due from developer	6,114	-	-	6,114
Investments	-	1,233,619	1,958,141	3,191,760
Total assets	<u>\$ 22,698</u>	<u>\$ 1,233,619</u>	<u>\$ 1,958,141</u>	<u>\$ 3,214,458</u>
LIABILITIES				
Accounts payable and accrued expenses	\$ 20,217	\$ -	\$ -	\$ 20,217
Deferred revenue	10,293	-	-	10,293
Total liabilities	<u>30,510</u>	<u>-</u>	<u>-</u>	<u>30,510</u>
FUND BALANCE				
Restricted:				
Debt Service	-	1,233,619	-	1,233,619
Capital Projects	-	-	1,958,141	1,958,141
Unassigned	(7,812)	-	-	(7,812)
Total fund balance	<u>(7,812)</u>	<u>1,233,619</u>	<u>1,958,141</u>	<u>3,183,948</u>
Total liabilities and fund balance	<u>\$ 22,698</u>	<u>\$ 1,233,619</u>	<u>\$ 1,958,141</u>	<u>\$ 3,214,458</u>

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances of governmental funds		\$	3,183,948
Amounts reported for governmental activities in the Statement of Net Position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of the assets is \$13,278,180.			13,278,180
Bonds payable are not due and payable in the current period and accordingly are not reported as fund liabilities. Interest on long-term debt is not accrued in government funds, but rather is recognized as an expenditure when due. All liabilities, both current and long-term, are reported in the Statement of Net Position. Long-term liabilities.			
Accrued interest payable			(248,607)
Bonds payable			(16,902,290)
			(17,150,897)
Total net position of governmental activities		\$	(688,769)

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

	Major Fund			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessment revenue	\$ -	\$ 298,327	\$ -	\$ 298,327
Developer contribution	87,843	-	-	87,843
Interest income	12	2,974	6,318	9,304
Total revenues	<u>87,855</u>	<u>301,301</u>	<u>6,318</u>	<u>395,474</u>
EXPENDITURES				
Current:				
General government	88,384	-	-	88,384
Debt service:				
Interest	-	223,746	-	223,746
Bond issuance cost	-	267,073	-	267,073
Underwriter's discount	-	249,150	-	249,150
Capital outlay	-	-	13,278,180	13,278,180
Total expenditures	<u>88,384</u>	<u>739,969</u>	<u>13,278,180</u>	<u>14,106,533</u>
(Deficiency) of revenues (under) expenditures	(529)	(438,668)	(13,271,862)	(13,711,059)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	6,318	-	6,318
Transfers (out)	-	-	(6,318)	(6,318)
Bonds issued	-	1,373,679	15,236,321	16,610,000
Premium on bonds issued	-	292,290	-	292,290
Total other financing sources (uses)	<u>-</u>	<u>1,672,287</u>	<u>15,230,003</u>	<u>16,902,290</u>
Net changes in fund balances	(529)	1,233,619	1,958,141	3,191,231
Fund balance - beginning	<u>(7,283)</u>	<u>-</u>	<u>-</u>	<u>(7,283)</u>
Fund balance - ending	<u>\$ (7,812)</u>	<u>\$ 1,233,619</u>	<u>\$ 1,958,141</u>	<u>\$ 3,183,948</u>

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds \$ 3,191,231

Governmental funds report capital purchases as expenditures. However, in the Statement of Activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital purchases (\$13,278,180) exceeds depreciation (\$0) in the current period. 13,278,180

The issuance of bonds and similar long-term debt provides current financial resources to governmental funds and thus contributes to the change in fund balance. In the Statement of Net Position, however, issuing debt increases long-term liabilities and does not affect the Statement of Activities. Similarly, repayment of principal is an expenditure in the governmental funds, but reduces the liability in the Statement of Net Position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. The amounts of the items that make up these differences in the treatment of long-term debt and related items are:

Proceeds from the issuance of long-term debt	(16,610,000)	
Premium on bonds issued	(292,290)	
	(16,902,290)	(16,902,290)

Under the modified accrual basis of accounting used in governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the Statement of Activities, however, which is presented on the accrual basis, expenses and liabilities are reported regardless of when financial resources are available.

This adjustment is as follows:

Accrued interest expense	(248,607)	(248,607)
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Change in net position of governmental activities	\$ (681,486)
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**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Fallschase Community Development District has existed since October 12, 1997. A predecessor district had been created by Leon County Ordinance 75-6. At the request of the Leon County Commission, the landowner petitioned to the county to terminate the existing district and to replace it with the Fallschase Community Development District. On October 23, 1997, the Commission replaced it with the Fallschase Community Development District (the “District”) by County Ordinance 97-18, a statutory process labeled “reestablishment”. Accordingly, that reestablishment ordinance did not create the District but rather established it on the property with the state-created and state-chartered community development district to operate free and clear on the proposed property, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance, and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (“Board”), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (operating-type special assessments for maintenance and debt service are treated as charges for services.) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January 1 to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The District reports the following major governmental funds:

General Fund - The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund - This fund is used to account for financial resources that are restricted, committed, or assigned to expenditure for principal and interest.

Capital Projects Fund - This fund is used to account for the acquisition or construction of major capital facilities.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities, and Net Position or Equity

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

1. The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
2. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Securities shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets, which include property, plant and equipment, construction in progress, and infrastructure assets (e.g., roads, sidewalks, and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Deferred Revenue

Governmental funds report deferred revenue in connection with resources that have been received, but not yet earned.

Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position for advance refunds resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures in the period the debt is issued.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non-spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District has established limitations on the use of fund balance as follows:

Nonspendable fund balance – Amounts that cannot be spent because they are either not in spendable form or they are legally or contractually required to remain intact.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant, and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the Board a proposed operating budget for the fiscal year commencing the following October 1.
2. Public hearings are conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the Board.
4. All budget changes must be approved by the Board.
5. The budgets are adopted on a basis consistent with generally accepted accounting principles.
6. Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

As of September 30, 2022, the District maintained an investment of \$3,191,760 in the First American Government Obligation Fund.

Credit Risk – Investments

The District's investments are limited by state statutory requirements and bond compliance. As of September 30, 2022, the District's investment in First American Government Obligation Fund was rated AAAM by Standard and Poor's.

Interest Rate Risk – Investments

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Custodial Credit Risk - Investments

Custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The District does not have a formal policy to mitigate this risk.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund.

NOTE 5 – CAPITAL ASSETS

Capital assets activity for the year ended September 30, 2022, was as follows:

	Balance			Balance	
	October 01, 2021	Additions	Reductions	September 30, 2022	
Governmental activities					
Capital assets, not being depreciated:					
Construction in progress	-	13,278,180	-	13,278,180	
Total governmental activities capital assets	-	13,278,180	-	13,278,180	

NOTE 6 – BONDS PAYABLE

The District issued Special Assessment Bonds, Series 2021, in December 2021. The bonds were issued to finance the planning, financing, acquisition, construction, equipping, and installation of the Series 2021 project. These bonds will be repaid from special assessments levied on the property owners benefiting from this construction. Those amounts, including interest, are 100% pledged to pay the scheduled principal and interest payments on the special assessment bonds. In the event that a deficiency exists because of unpaid or delinquent special assessments at the time a debt service payment is due, the District must provide resources to cover the deficiency until other resources, for example foreclosure proceeds, are received. The bonds have stated interest rates ranging from 2.265% to 4.000%.

Bonds Payable as of September 30, 2022, consist of the following:

	<u>2022</u>
Special Assessment Bonds, Series 2021, maturing May 2052 due in annual principal installments ranging from \$330,000 to \$905,000 in accordance with the redemption schedule. Interest is due semi-annually on May 1 and November 1 of each year until redemption or maturity. Interest rates range from 2.625% to 4.000%.	\$ 16,610,000
Add bond premium, net	<u>292,290</u>
Total long-term bonds payable, net	<u>\$ 16,902,290</u>

CHANGES IN BONDS PAYABLE

	Balance			Balance		Due Within
	October 01, 2021	Additions	Reductions	September 30, 2022	One Year	
<u>Governmental activities</u>						
Special assessment bonds	\$ -	\$ 16,610,000	\$ -	\$ 16,610,000	\$ 330,000	
Premium	-	292,290	-	292,290	-	
Total	<u>\$ -</u>	<u>\$ 16,902,290</u>	<u>\$ -</u>	<u>\$ 16,902,290</u>	<u>\$ 330,000</u>	

NOTE 6 – BONDS PAYABLE (CONTINUED)

DEBT SERVICE REQUIREMENTS

<u>For the Year Ended September 30,</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 330,000	\$ 596,656
2024	340,000	587,994
2025	350,000	579,069
2026	360,000	569,881
2027	370,000	560,431
2028-2032	2,030,000	2,621,375
2033-2037	2,390,000	2,266,025
2038-2042	2,830,000	1,833,856
2043-2047	3,425,000	1,258,800
2048-2052	4,185,000	515,600
Total	<u>\$ 16,610,000</u>	<u>\$ 11,389,688</u>

NOTE 7 – CONCENTRATION

The District’s activity is dependent upon the continued involvement of the major Landowner, the loss of which could have a material adverse effect on the District’s operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt & Associates, LLC to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past 3 years.

NOTE 10 – SUBSEQUENT EVENTS

Subsequent events were evaluated through May 30, 2023, which is the date the financial statements were available to be released. As of this date there were no subsequent events that required disclosure.

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Developer contribution	\$ 91,106	\$ 110,894	\$ 87,843	\$ (23,051)
Total revenues	91,106	110,894	87,855	(23,039)
EXPENDITURES				
Current:				
General government	91,106	103,615	88,384	15,231
Total expenditures	91,106	103,615	88,384	15,231
(Deficiency) of revenues (under) expenditures	-	7,279	(529)	(7,808)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers (out)	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Net changes in fund balances	-	7,279	(529)	(7,808)
Fund balance - beginning	-	(7,279)	(7,283)	(4)
Fund balance - ending	\$ -	\$ -	\$ (7,812)	\$ (7,812)

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 allowed for revenues and expenses of \$110,894 and \$103,615, respectively. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**REPORTS REQUIRED UNDER
GOVERNMENT AUDITING STANDARDS
AND CHAPTER 10.550, RULES OF
THE AUDITOR GENERAL**

**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Fallschase Community Development District
Tallahassee, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major funds of the Fallschase Community Development District (the “District”), as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated May 30, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District’s internal control over financial reporting (internal control) as a basis for designing our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lanigan & Associates, PC

Tallahassee, Florida
May 30, 2023

LANIGAN & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS ADVISORS
www.lanigancpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Fallschase Community Development District
Leon County, Florida

We have examined Fallschase Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of the District and is not intended to be and should not be used by anyone other than these specified parties.

Lanigan & Associates, PC

Tallahassee, Florida
May 30, 2023

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Fallschase Community Development District
Leon County, Florida

Report on the Financial Statements

We have audited the financial statements of Fallschase Community Development District (the "District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 30, 2023

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 30, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. The preceding financial audit report did not contain any findings or recommendations.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The official title and legal authority of the entity are disclosed in the notes to financial statements. There were no component units.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)(6), Rules of the Auditor General, the District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as zero (0).
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 2.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$13,351,379.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as;
 - a. The Fallschase Development of Regional Impact and Planned Unit Development (DRI/PUD) - \$45,369,280.

- f. A budget variance base on the budget adopted under 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, is presented on page 19 of the audit report.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Lanigan & Associates, PC

Tallahassee, Florida

May 30, 2023

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

WHEREAS, the District’s Auditor, Lanigan & Associates, P.C., has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Statements for Fiscal Year 2022;

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

1. The Audited Financial Statements for Fiscal Year 2022, heretofore submitted to the Board, are hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Statements for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2023.

ATTEST:

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

7



Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Surveying

EXHIBIT D

**Stormwater Management Facility
Operation and Maintenance Plan
for
Fallschase Residential (Not including Multi-family, Phase IA)
Parcel ID: 11-26-20-009-0000**

July 25, 2023
MBC Project # T2418.0006

Overview

The Fallschase property is located north of Upper Lake Lafayette, south of Buck Lake Road and Acadian Boulevard, east of Weems Plantation subdivision, and west of Groveland Hills Subdivision. Fallschase Residential is comprised of several phases draining to four (4) stormwater facilities. Phases I, II, and III drain to Stormwater Management Facility (SWMF) A, Phase IV and V drain to SWMF B, and Phase VI drains to SWMF C. Phase VII and future phases, located on the east side of a ravine that runs north and south, will be drain to a separate stormwater facility on the south side of this area. Phase IA, a multi-family project, is designed and permitted with two (2) stormwater ponds interior to the multi-family site that only serves the multi-family development. The facilities within the multi-family development are not part of this plan and will not be maintained by the CDD.

Facility Description

The CDD is responsible for maintaining the stormwater management facilities (SWMF's), paved and unpaved walking trails, and alleys that serve each phase of development. Sidewalks within road rights of way will be maintained by the City of Tallahassee. Sidewalks outside of the road rights of way will be maintained by the CDD.

Phases I, II, and III

SWMF A is a wet detention pond that discharges directly to Upper Lake Lafayette. The contributing drainage area to this pond is 61.5 acres. The outfall structure consists of two (2) FDOT type H ditch bottom inlets. The outfall pipes consist of a pair of 60-inch diameter polypropylene pipes from the outfall structure at the pond to manholes OF-3 and OF-4. From there to Lake Lafayette, the pipes are reinforced concrete. The outfall structure has both a slot and orifice with skimmer. Because this is a wet detention pond, wetland plantings, consisting of both trees and shrubs, are also an integral part of this facility. A paved walking trail will be located around SWMF A and an runs north on the west side of the clubhouse site connecting to the sidewalk system within the development. The trail also extends south connecting to a future trail within the conservation easement to the south. These trails are depicted on Exhibit D.

Development within phases I, II, and III consists of 130 single-family detached lots, as well

as a future clubhouse amenity. The clubhouse amenities are a pool, pickle-ball court, beach volleyball court, mail kiosk and parking lot.

The stormwater conveyance system is comprised primarily of a combination of storm-drain pipe, curb and gutter, and inlets, but also includes some sodded swales between or on the rear of lots. This conveyance system carries runoff directly to the stormwater management facility (SWMF A). The SWMF was constructed primarily by excavation into the native soils.

No alleys are located within phases I, II, or III.

Phases IV and V

Phases IV and V have 55 and 85 lots respectively that drain to a common stormwater management facility located in the southeastern quadrant of Phase V and on the north side of Acadian Boulevard and west side of Rampart Drive. This pond is a wet detention pond with wetland plantings, but it outfalls into the SWMF for Phase VI. A walking trail will also be constructed around the top of this facility.

Alleys are located in Phases IV and V and will be maintained by the CDD.

Phases VI

Phase VI contains 111 lots all draining to a pond located in the SE quadrant of the site lying south of Acadian Boulevard and east of Rampart Drive. This pond is a wet detention pond with wetland plantings (trees and shrubs) and it outfalls through a conservation easement directly into Lake Lafayette. As stated above, the Phase V Pond outfalls into the Phase VI pond. A walking trail will be constructed around the top of this facility.

Phase VI contains alleys that will be maintained by the CDD.

Phase VII and Future Phases

Phase VII and the remaining future phases will be located on the eastern side of the ravine that runs north and south in approximately the middle of the overall property. This ravine is located on the eastern side and roughly parallel to Rampart Drive and is contained within the conservation easement recorded in OR Book 5270 Page 2363.

Phase VII will likely contain approximately 200 lots. Phase VII is located at the north end of the property that falls on the east side of the ravine. The remaining future phases will be located south of phase VII and may contain up to an additional 300+ lots. Most lots in phase VII and future phases will drain to a wet detention stormwater management facility, with wetland plantings, located on the south side of the property. This facility will outfall directly into Lake Lafayette.

A small number of lots in the NW corner of Phase VII cannot physically drain to the wet detention facility but drain naturally to the ravine. A small treatment pond will be constructed for these lots to provide stormwater treatment before discharging into the ravine. A few lots in the SE corner of the future phases area drain naturally to Lake Lafayette and also cannot physically drain to the wet detention facility. A small treatment pond will also be constructed for these lots to provide stormwater treatment before discharging directly into Lake Lafayette.

A walking trail will be constructed around the wet detention facility that will connect to a broader system of walking trails throughout phase VII and the future phases. These trails will also connect to the trail to be constructed along

Lake Lafayette.

Operation and Maintenance

A. Responsibility

The Fallschase Community Development District (CDD) is responsible for maintenance of the stormwater management facilities and alleys. The CDD will also maintain the paved and unpaved walking trails, excluding sidewalks located in the right of way of roads to be maintained by the City of Tallahassee. The CDD may assign duties specified herein to a third-party subcontractor or the Fallschase Homeowner's Association (HOA).

The roads, and stormdrain conveyance, water distribution system, sanitary sewer collection, and electric distribution system within the roads will all be owned and maintained by the City of Tallahassee.

The clubhouse and amenities located in Phase I will be maintained by the HOA.

The future trail located in the conservation easement to the south of phase III, VI, and future phases will be owned and maintained by Blueprint Intergovernmental Agency.

B. Operation

All SWMF's are designed to routinely self-operate with no manual intervention other than for periodic maintenance.

C. Inspections

Routine inspections should be performed on the stormwater management facilities' outfall structure, overflow spillway, incoming pipes, and side slopes of the banks and maintenance berm. In the rainy season, predominantly June through August, inspections should be performed after each significant rainfall event or at a minimum on a monthly basis.

Inspect, annually, the storm drain inlets, pipes, and swales, interior to the project which convey stormwater to the SWMF's. Check for blockages, sediment obstructing pipes, eroded areas, and any voids around incoming pipes. Also check for cracks in the mitered end sections on pipes in the pond.

Inspect, annually, the wetland plantings for disease or pest infestations. Consult an arborist, horticulturalist, or other landscaping professionals for corrective action.

Inspect sand filters at least twice per year.

Inspect paved trails once per year and unpaved trails after significant rainfall events, but at least

four (4) times per year.

D. Maintenance

Immediately remove any obstructions or sediment deposits in the pipes and storm structures. Remove sediment, trash and debris from pond bottom, pipes, and around outfall structure. Repair any eroded areas on trails or in the berms or sideslopes of ponds with sandy clay and compact as necessary. Stabilize area with pinned sod. Repair cracks in concrete structures or replace as necessary to maintain pipe and overflow protection.

In sand filter ponds, repair or replace damaged cleanout pipes or caps. Cleanout repairs below grade should be made with water-tight connections. Flush perforated filter pipes once every three (3) years.

Weed and Brush Control

- Mow sodded areas, once per month during the growing season or more frequently if needed. Do not mow areas planted with wetland shrubs or ground cover.
- Power trim areas inaccessible to other mowing equipment.
- Only the vegetation planted as part of the approved Environmental Permits shall be allowed to grow within the facility. Removal of other volunteer shrubs and trees may be accomplished by hand, with chainsaws or other mechanical equipment. Stumps may be removed by grinding or may be treated with chemicals to prevent sprouting.
- Other undesirable vegetation may be removed by hand, application of chemicals, or mowing. When using chemicals, care should be taken to follow all manufacturers' directions for use and observe all safety precautions. Avoid application on windy days when overspray can affect desirable vegetation.
- Immediately remove weeds, brush and trees which may be growing in the sand filters. If voids are created from removal of vegetation, follow details on the approved plans to replace sand or gravel. Use only approved filter sand as outlined in approved plans.

Alleys and paved walking trails may be repaved or milled and resurfaced once every 25 years or as needed. To extend the life of paved surfaces, these may be seal coated once every 10 years. Consult a geotechnical engineer to inspect these surfaces prior to repaving, milling or sealcoating.

Unpaved trails will require continual routine maintenance. Repair eroded areas by filling with a clayey sand, compacting. Place sod over areas repaired for erosion if area is outside of the main walking path. Pin sod on sloped areas. Mow once per month during the growing season or more frequently if needed.

E. Estimated Annual Maintenance Costs

The estimated average annual cost for the stormwater facility maintenance is around **\$70,500.00** based on the table below.

{See table breakdown on following page.}

**MAINTENANCE PLAN
 ESTIMATION OF COSTS**

Development: Fallschase Residential Subdivision

Location: Fallschase Residential (Phase I-VII and future phases. Does not
 in Multi-family Phase IA)
 Tallahassee, Florida

Facility Operator: Fallschase Community Development District

ITEM #	FUNCTION	SCHEDULE	EQUIPMENT	AVG.ANNUAL (PERIODIC) COSTS
1	Mow/pest/weed control	5 times/year	Mower	\$37,500
2	Inspect Pond, remove trash, debris, clear obstructions from pipes, minor repairs	As required, estimated 4 times/year	Shovel, rake, hand tools	\$8,000
3	Remove sediment from pond bottom at inflow pipes	As required, estimated 1 time/ 10 years	Front end loader, dumptruck, excavator, backhoe	\$2,500
4	Paved Walking Trail	Repave 1 time/ 25 years	Paving equipment	\$17,500
5	Unpaved Walking Trail	1 time/year	Front end loader, dumptruck, excavator, backhoe	\$5,000

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

8

July 13, 2023

Fallschase Community Development District
c/o Wrathell, Hunt & Associates, LLC, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Fallschase Community Development District
Acquisition of the Fallschase Community Development District Improvements

Dear Ms. Cerbone:

RMDC, Inc. (the "Developer") has completed and wishes to sell to the District certain improvements, which improvements are more particularly set forth in the Engineer's Report (defined below) (the "Improvements"). The Developer wishes to convey the Improvements, which were included in the District's *Engineer's Report*, dated April 23, 2007, and as the *Supplemental Engineer's Report for the Fallschase 2021 Bonds* (collectively, the "Engineer's Report") to the District in exchange for the payment of such amounts remaining in the 2021 Construction Account, up to the value of the improvements of \$3,488,175.00, with the request that any unreimbursed amount be recognized as a contribution of infrastructure. At the appropriate time, please have the funds made payable to RMDC, Inc.

Sincerely,



RMDC, Inc.

cc: Ken van Assenderp, District Counsel
Roger Wynn, District Engineer

AFFIDAVIT REGARDING COSTS PAID

STATE OF FLORIDA
COUNTY OF LEON

I, Richard Yates, as President of RMDC, Inc., a Florida corporation, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Richard Yates, and I am President of RMDC, Inc. (the “Developer”). I have authority to make this affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the Fallschase Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“District”).
4. The District’s *Engineer’s Report*, dated April 27, 2007, as supplemented by the *Supplemental Engineer’s Report for the District’s 2021 Bonds* (collectively, the “Engineer’s Report”), describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*, (“Improvements”)
5. Pursuant to contracts in place between Developer and certain contractors, engineers and construction related professionals, as may be more particularly identified on the attached **Exhibit A**, Developer has expended funds to develop the Improvements that are included and described in the Engineer’s Report and are part of the District’s capital improvement plan. The attached **Exhibit A** accurately identifies the completed Improvements and states, at least in part, the amounts that Developer has spent on the completed improvements. No money is owed to any contractors or subcontractors for any work performed on the completed Improvements.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the completed Improvements that Developer has developed consistent with the Engineer’s Report.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

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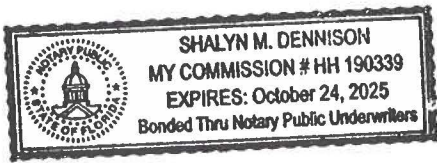
Executed this 13 day of JULY, 2023.

RMDC, Inc., a Florida corporation


By: Richard Yates
Its: President

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of July, 2023, by Richard Yates, as President of RMDC, Inc., on its behalf. He/She [] is personally known to me or [] produced _____ as identification.




Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

Exhibit A

Identification of Improvements

RMDC, Inc. constructed and/or caused to be completed in and for the Fallschase Community Development District, the following improvements all located on portions of the real property described as follows: Phase VI of Fallschase Project

All Improvements are as contemplated by the Engineer's Report and as more generally identified in the chart below:

Contractor	Contract/Invoice	Date	Amount
Longleaf Construction Services, LLC	See attached agreement and pay applications	March 1, 2022	\$3,488,175.00

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS AND
THE RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR
THE CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the ___ day of _____, 2023, by Longleaf Construction Services, a Limited Liability Company, whose address is Post Office Box 3076, Thomasville, Georgia 31799 (“Contractor”), in favor of the **FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT** (“District”), which is a local unit of special-purpose government situated in Leon County, Florida, and having offices located at c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the “Improvements”) for RMDC, Inc., developer of lands within the District (the “Developer”). A copy of the contract(s) for the construction of said Improvements is attached as **Composite Exhibit A** (“Construction Contract”). The Improvements constructed and acquired are more generally described in the attached **Exhibit B**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is acquiring or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as **Exhibit A**, from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit B** because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibit B**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit B**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

LONGLEAF CONSTRUCTION
SERVICES, LLC, a Limited Liability
Company



Tessa Johnson

[print name]



Brett Gilman

[print name]

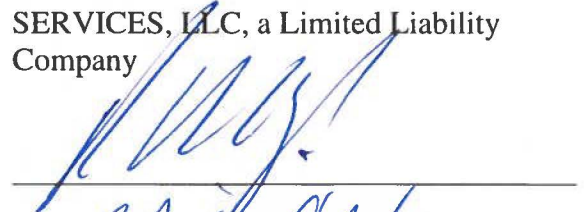

By: R. Richard Yates
Its: President

EXHIBIT A
CONTRACT FOR CONSTRUCTION

EXHIBIT B
Identification of Improvements

RMDC, Inc. constructed and/or caused to be completed in and for the Fallschase Community Development District, the following improvements all located on portions of the real property described as follows: Phase VI of Fallschase Project

All Improvements are as contemplated by the Engineer's Report and as more generally identified in the chart below:

Contractor	Contract/Invoice	Date	Amount
Longleaf Construction Services, LLC	See attached agreement and pay applications	March 1, 2022	\$3,488,175.00

WARRANTY, ASSIGNMENT OF RIGHTS AND RELEASE OF RESTRICTIONS ON THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE AGREEMENT FOR CONSTRUCTION SERVICES

THIS WARRANTY, ASSIGNMENT AND RELEASE is made the ___ day of _____, 2023, by **Longleaf Construction Services, LLC**, a Limited Liability Company whose address is Post Office Box 3076, Thomasville, Georgia 31799, ("Contractor"), in favor of the **FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT** ("District"), which is a local unit of special-purpose government situated in Leon County, Florida, and having offices located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by the District, the receipt and sufficiency of which are hereby acknowledged by the Professional.

SECTION 1. DESCRIPTION OF SCOPE OF SERVICES. Contractor has provided for the construction and/or installation of certain infrastructure improvements for RMDC, Inc., a landowner within the District ("Landowner"). An outline of the scope of services provided by Contractor is attached as **Exhibit A** ("Improvements").

SECTION 2. TRANSFER OF IMPROVEMENTS. Contractor acknowledges that the District anticipates it will acquire the Improvements from Landowner, and thereby secure unrestricted rights to use and own the same for any and all purposes, including the purposes for which it was intended.

SECTION 3. WARRANTY. Contractor hereby expressly guarantees that the Improvements identified in **Exhibit A** are fit for any and all purposes, including the purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Contractor for the Improvements under Florida Statutes or case law, or to exclude any implied warranties and responsibilities. Any available implied or express warranties are hereby transferred to the District.

SECTION 4. RELEASES. Contractor confirms the release of all restrictions upon the District's right to use and rely upon the Improvements for any and all purposes, including the purposes for which it is intended. Contractor hereby affirmatively agrees that the Improvements identified in **Exhibit A** are free of all claims, encumbrances or liens.


SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor hereby further acknowledges it has been paid at least \$3,488,175.00 for the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Landowner and/or the District

for the Improvements identified in **Exhibit A**.

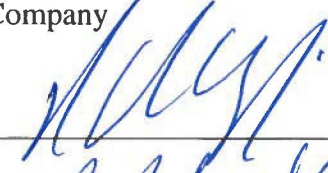
SECTION 6. EFFECTIVE DATE. This Warranty, Assignment and Release shall take effect upon execution.

ATTEST


LONGLEAF CONSTRUCTION
SERVICES, LLC, a Limited Liability
Company



Tessa Johnson
[print name]



By: R. Adger Guter
Its: President



Brett Gilman
[print name]

EXHIBIT A

Fallschase CDD Improvements		
Payee	Estimated Plan Value	Remarks
Improvement Description		
Longleaf Construction Services, LLC construction agreement with RMDC, Inc and the improvements specified therein	See attached agreement and pay applications	March 1, 2022

WARRANTY, ASSIGNMENT OF RIGHTS AND RELEASE OF RESTRICTIONS ON THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE AGREEMENT FOR PROFESSIONAL SERVICES

THIS WARRANTY, ASSIGNMENT AND RELEASE is made the ___ day of _____, 2023, by **Moore Bass Consulting, Inc.**, a Florida Corporation whose address is 805 N Gadsden Street, Tallahassee, FL 32303, ("Professional"), in favor of the **FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT** ("District"), which is a local unit of special-purpose government situated in Leon County, Florida, and having offices located at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by the District, the receipt and sufficiency of which are hereby acknowledged by the Professional.

SECTION 1. DESCRIPTION OF SCOPE OF SERVICES. Professional has provided work product in connection with the construction and/or installation of certain infrastructure improvements for RMDC, Inc., a landowner within the District ("Landowner"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("Work Product").

SECTION 2. USE OF WORK PRODUCT. Professional acknowledges that the District anticipates it will acquire the Work Product from Landowner, and thereby secure unrestricted rights to use and rely upon the same for any and all purposes, including the purposes for which it was intended.

SECTION 3. WARRANTY. Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for any and all purposes, including the purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.


SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. ~~Professional hereby affirmatively agrees that the Work Product identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.~~

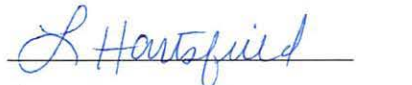
SECTION 5. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional hereby further acknowledges it has been paid in full for the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of

lien for any payments due to Professional by Landowner and/or the District for the Work Product identified in **Exhibit A**.

SECTION 6. EFFECTIVE DATE. This Warranty, Assignment and Release shall take effect upon execution.

ATTEST


Xiaohua Chen
[print name]


Lindsey Hartshild
[print name]

Moore Bass Consulting, Inc.



By: ROBERT V. WYNN
Its: SHAREHOLDER

EXHIBIT A

Payee – Moore Bass
Work Product Description
Fallschase Residential Phase VI Job No. T2418.0006

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **RMDC, Inc.**, a Florida corporation, whose mailing address is P.O. Box 15887, Tallahassee, Florida 32317 (the “**Seller**”), and in consideration of the sums set forth in the exhibits attached hereto and for other valuable consideration, to it paid by the **FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under, by and pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components, now a part of the property constructed in and for the District, all located on portions of the real property described in the property description and in the attached **Composite Exhibit A**.

All roadways, including earthwork, roadbed, curb, and drainage systems and related improvements, now a part of the property (but not including any gates or gate-operating mechanisms and related components), now a part of the property constructed in and for the District, all located on portions of the real property described in the property description and as more particularly described in **Composite Exhibit A** attached hereto.

All sewer main, water main and related infrastructure improvements now a part of the property constructed in and for the District, all located on portions of the real property described in the property description and as more particularly described in **Composite Exhibit A** attached hereto.

All conservation open spaces, parks, recreational spaces, trails and related improvements now a part of the property constructed in and for the District, all located on portions of the real property described in the property description and as more particularly described in **Composite Exhibit A** attached hereto.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

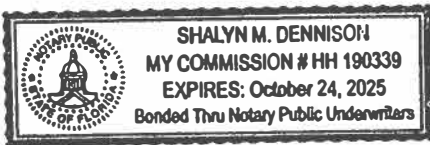
IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 13 day of July, 2023.

RMDC, INC., a Florida corporation

[Signature]
By: Richard Yates
Its: President

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of July, 2023, by Richard Yates, as President of RMDC, Inc., on its behalf. He/She [] is personally known to me or [] produced _____ as identification.



[Signature]
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

Composite Exhibit A – Identification of Improvements

Identification of Improvements – Stormwater Management

RMDC, Inc. constructed and/or caused to be completed in and for the Fallschase Community Development District, the following improvements all located on portions of the real property described as follows: Stormwater related improvements, as more particularly identified in the pay application attached hereto.

Identification of Improvements – Roadways

RMDC, Inc. constructed and/or caused to be completed in and for the Fallschase Community Development District, the following improvements all located on portions of the real property described as follows: Roadway improvements, except for the final lift of asphalt, as more particularly identified in the pay application attached hereto.

Identification of Improvements – Water/Sewer Improvements

RMDC, Inc. constructed and/or caused to be completed in and for the Fallschase Community Development District, the following improvements all located on portions of the real property described as follows: Water/sewer improvements, as more particularly identified in the pay application attached hereto.

Identification of Improvements – Conservation/Park/Other

RMDC, Inc. constructed and/or caused to be completed in and for the Fallschase Community Development District, the following improvements all located on portions of the real property described as follows: Conservation/park/recreational improvements, as more particularly identified in the pay application attached hereto.

**MOORE BASS CERTIFICATION TO
FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT REGARDING
FALLSCHASE CAPITAL IMPROVEMENT PROJECT IMPROVEMENTS**

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned, personally appeared Roger Wynn of Moore Bass, who, after being first duly sworn, deposes and says:

I, Roger Wynn, am a Professional Engineer registered in the State of Florida. I have reviewed certain documentation, including, but not limited to, permitted plans and specifications, and applicable permits, and have inspected the Improvements (hereinafter defined). I, or my authorized agent, have conducted on-site observations of certain of the Fallschase Community Development District improvements (the "Improvements"), as more particularly set forth in **Exhibit A**.

I hereby certify to the Fallschase Community Development District (the "District") the below listed matters:

- 1) The Improvements, with the exception of sidewalks, landscaping, the final lift of asphalt and a few minor repair items, have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications.
- 2) The Improvements are free from obstruction and are functional for their intended purpose.
- 3) The Improvements, construction materials, and procedures are consistent with the special purpose of the District.
- 4) In my opinion, acquisition in an amount up to \$3,488,175.00 (1) relates directly to the construction of those certain improvements described in the *Engineer's Report*, dated April 27, 2007, as supplemented by the *Supplemental Engineer's Report for the Series 2021 Bonds* (collectively, the "Engineer's Report"), (2) specifically benefits property within the boundaries of the District as described in the Engineer's Report, and (3) is fair and reasonable. Further, in my opinion, this amount does not exceed the value of the Improvements as installed.

The foregoing instrument was acknowledged and subscribed before me by means of physical presence or online notarization, this 30th day of July, 2023, by Roger Wynn, as Shareholder of Moore Bass, on its behalf. He/She is personally known to me or produced _____ as identification.


Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

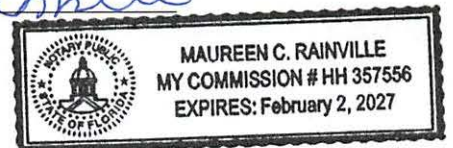


Exhibit A

Identification of Improvements

RMDC, Inc. constructed and/or caused to be completed in and for the Fallschase Community Development District, the following improvements all located on portions of the real property described as follows: Phase VI of Fallschase Project

All Improvements are as contemplated by the Engineer’s Report and as more generally identified in the chart below:

Contractor	Contract/Invoice	Date	Amount
Longleaf Construction Services, LLC	See attached agreement and pay applications	March 1, 2022	\$3,488,175.00

EXHIBIT A
CONTRACT FOR CONSTRUCTION

EXHIBIT B
Identification of Improvements

RMDC, Inc. constructed and/or caused to be completed in and for the Fallschase Community Development District, the following improvements all located on portions of the real property described as follows: Phase VI of Fallschase Project

All Improvements are as contemplated by the Engineer's Report and as more generally identified in the chart below:

Contractor	Contract/Invoice	Date	Amount
Longleaf Construction Services, LLC	See attached agreement and pay applications	March 1, 2022	\$3,488,175.00

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2023**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JUNE 30, 2023**

	General	Debt Service Fund Series 2021	Capital Projects Fund Series 2021	Total Governmental Funds
ASSETS				
Cash	\$21,344	\$ -	\$ -	\$ 21,344
Investments				
Revenue	-	167,498	-	167,498
Reserve	-	936,295	-	936,295
Construction	-	-	1,958,141	1,958,141
Sinking	-	120	-	120
Interest	-	109	-	109
Due from Developer	4,600	-	-	4,600
Due from general fund	-	16,683	-	16,683
Due from Red Hills Property	-	151,982	-	151,982
Due from RMDC Inc.	-	48,875	-	48,875
Undeposited fund	22,223	-	-	22,223
Total assets	<u>\$48,167</u>	<u>\$ 1,321,562</u>	<u>\$ 1,958,141</u>	<u>\$ 3,327,870</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 26,968	\$ -	\$ -	\$ 26,968
Due to Developer	4,179	-	-	4,179
Due to debt service	16,683	-	-	16,683
Total liabilities	<u>47,830</u>	<u>-</u>	<u>-</u>	<u>47,830</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	4,600	200,857	-	205,457
Total deferred inflows of resources	<u>4,600</u>	<u>200,857</u>	<u>-</u>	<u>205,457</u>
Fund balances:				
Restricted for				
Debt service	-	1,120,705	-	1,120,705
Capital Projects	-	-	1,958,141	1,958,141
Unassigned	(4,263)	-	-	(4,263)
Total fund balances	<u>(4,263)</u>	<u>1,120,705</u>	<u>1,958,141</u>	<u>3,074,583</u>
Total liabilities, deferred inflows of resources & fund balances	<u>\$48,167</u>	<u>\$ 1,321,562</u>	<u>\$ 1,958,141</u>	<u>\$ 3,327,870</u>

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>
REVENUES				
Developer contribution	\$ 22,223	\$ 60,223	\$ 99,405	61%
Interest	4	99	-	N/A
Total revenues	<u>22,227</u>	<u>60,322</u>	<u>99,405</u>	61%
EXPENDITURES				
Supervisors	-	-	6,000	0%
FICA	-	-	459	0%
Management fees	4,000	36,000	48,000	75%
Debt service fund accounting	458	7,333	5,500	133%
Legal	-	-	9,000	0%
Engineering	-	-	3,500	0%
Audit	-	-	7,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	750	1,000	75%
Trustee	-	4,031	6,500	62%
Telephone	17	150	200	75%
Postage	-	-	600	0%
Printing & binding	42	375	500	75%
Legal advertising	-	-	1,200	0%
Annual district filing fee	-	175	175	100%
Insurance	-	6,886	7,206	96%
Contingencies	-	158	400	40%
ADA website compliance	-	210	210	100%
Website	-	705	705	100%
Total expenditures	<u>4,600</u>	<u>56,773</u>	<u>99,405</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	17,627	3,549	-	
Fund balance - beginning	<u>(21,890)</u>	<u>(7,812)</u>	-	
Fund balance - ending	<u>\$ (4,263)</u>	<u>\$ (4,263)</u>	<u>\$ -</u>	

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021 BONDS
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date
REVENUES		
Assessment levy: on-roll - net	\$ 17,107	\$ 129,056
Assessment levy: off-roll	-	602,572
Interest	4,280	33,292
Total revenues	21,387	764,920
EXPENDITURES		
Debt service		
Principal	-	330,000
Interest	-	596,656
Total debt service	-	926,656
Other fees & charges		
Tax collector	512	3,864
Total other fees and charges	512	3,864
Total expenditures	512	930,520
Excess/(deficiency) of revenues over/(under) expenditures	20,875	(165,600)
OTHER FINANCING SOURCES/(USES)		
Transfers in	7,676	52,686
Total other financing sources	7,676	52,686
Net change in fund balances	28,551	(112,914)
Fund balances - beginning	1,092,154	1,233,619
Fund balances - ending	\$ 1,120,705	\$ 1,120,705

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021 BONDS
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 7,676	\$ 52,686
Total revenues	7,676	52,686
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	7,676	52,686
OTHER FINANCING SOURCES/(USES)		
Transfer out	(7,676)	(52,686)
Total other financing sources/(uses)	(7,676)	(52,686)
Net change in fund balances	-	-
Fund balances - beginning	1,958,141	1,958,141
Fund balances - ending	\$ 1,958,141	\$ 1,958,141

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Fallschase Community Development District held a Regular Meeting on June 5, 2023 at 10:30 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
William Lamb	Assistant Secretary
Jeff Phipps	Assistant Secretary

Also present were:

Jamie Sanchez	District Manager
Cindy Cerbone	Wrathell Hunt and Associates LLC (WHA)
Ken van Assenderp (via telephone)	District Counsel
Eddie Bass	Southeastern Consulting Engineer
Susan Platt	Member of the Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:37 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Sanchez presented Resolution 2023-01. She reviewed the proposed Fiscal Year 2024 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2023

44 budget, and explained the reasons for any changes. Mr. Yates stated that the only thing that
45 changed is the bonds. There will be an additional assessment that will affect the builders and
46 homebuyers. The goal is to have efficient and the truest operations costs as possible.

47 Ms. Cerbone responded to questions about when Fiscal Year 2024 starts and ends, on
48 and off-roll assessment amounts, 130 platted lots on the Property Appraiser’s website, reserve
49 funds, bond debt and when the CDD will certify the rolls. She stated this is the first year that
50 General Fund Operations and Maintenance (O&M) assessments will be on the tax bill so mailed
51 notices will be sent to all property owners and there will be a budget public hearing and
52 another to approve the assessments.

53

54 **On MOTION by Mr. Phipps and seconded by Mr. Lewis Singletary, with all in**
55 **favor, Resolution 2023-01, Approving a Proposed Budget for Fiscal Year**
56 **2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for**
57 **August 7, 2023 at 10:30 a.m., at 2810 Remington Green Circle, Tallahassee,**
58 **Florida 32308; Addressing Transmittal, Posting and Publication Requirements;**
59 **Addressing Severability; and Providing an Effective Date, was adopted.**

60

61

62 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2023-02,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2023/2024 and Providing for an Effective
Date

68

69 **On MOTION by Mr. Lamb and seconded by Mr. Phipps, with all in favor,**
70 **Resolution 2023-02, Designating Dates, Times and Locations for Regular**
71 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024**
72 **and Providing for an Effective Date, was adopted.**

73

74

75 **FIFTH ORDER OF BUSINESS**

Discussion/Recommendation: Preparing
Developer’s Staff, Real Estate Agents, Sales
Agendas, HOA Officer, etc., on CDD
Related Items

79

80 **Mr. van Assenderp:** The Board had approved, several meetings ago, the ideal that I
81 recommended to ensure that all Landowners, Developers, real estate agents, Staff and people
82 who deal with media are briefed and then continually updated on what they are saying and
83 writing about the District. I have seen too many examples, over the years, where the District

84 itself got caught in political adverse stories because of misrepresentations of what the District is
85 and what it is not. The recommendation that you all approved was to get together with all of
86 the Staff, that would be all of the real estate agents, marketers, press people that any that the
87 Developers have. It is a Developer responsibility but it is wise for the District to know that that
88 happens, to defend later. Sometimes the press and ambitious politicians and others can make
89 hay out of ignorant marketing about what the District is and is not. I thought it was approved
90 already. We just need to go and set it up. Setting it up means deciding when and where you
91 want to meet with the people who do the selling and marketing of the District, who are going
92 to be answering questions from the media and then how often do you want to update that
93 whenever new people come in. Very informal.

94 **A Board Member:** What is the phone number that we give somebody if they want to
95 talk to us?

96 **Mr. Yates:** I think we are making the builders aware of the people who are going to have
97 to control this or the individual homebuilders who are selling homes within the subdivisions
98 within the project, they all have their own staffs.

99 **Mr. van Assenderp:** There have been a few ignorant misrepresentations and my reason
100 for recommending this, I don't represent the Developer, any of the Landowners or
101 homebuilders, I just represent this great District. You want the record to show that the District
102 has taken steps or at least advised the Landowners and Developers not to make inaccurate
103 statements. I would be happy to visit with whoever you want me to visit with, including the
104 homebuilder, the real estate agents, anybody that deals with the media. Even at today's Board
105 Meeting, we are using terms sort of interchangeably because we understand them here but I
106 have seen too many gross representations that have caused at least media and political
107 problems and a few had to be litigated, in the earlier years.

108 **Mr. Yates:** I think the thing to do is set a couple of dates and make people send out
109 something in writing saying these are the dates that these sessions will be offered and there
110 has to be some point which, you could start with a list of accountable people but, at the end of
111 the day, given proper notice and everything else, accountability only defaults to the
112 homeowners who is interested; whoever has an interest in this project. It is all good that we
113 could try to do this but many years ago, I was still teaching and I had a practice of offering help
114 sessions to my students, with the promise of a letter grade to any student who attended all of

115 the help sessions. Every term I had an auditorium class with no less than 300 people and some
116 other classes that were smaller for majors. The bottom line is the only people who attended the
117 help sessions were the people that did not need to be there. At some point in time, people
118 need to be accountable for their own actions and I have had enough of us believing we could be
119 responsible for everything that people fail to do themselves. Yes, we need to make it available
120 to them. I think it is a wonderful idea but I cannot promise you that you will get a response like
121 you would like to see.

122 **Mr. van Assenderp:** Yes, sir. I understand that but the main thing is when the media
123 accusatorially calls up the District and if the District is brought into a lawsuit, at least the
124 defense will be, "Here is what we did. Take the District out of this. The District did its job and
125 more."

126 **Mr. Yates:** I agree.

127 **A Board Member:** Do you need a motion?

128 **Mr. van Assenderp:** It was already approved but I think the purpose of today would be, I
129 like, "Mr. Chairman, what you outlined should be done." I think that should be Mr. Chairman
130 and Ms. Cerbone that should be recorded in the minutes that, maybe you move and second
131 and authorize that to be set up the way Mr. Yates described it.

132 **Mr. Yates:** Would it be appropriate to offer the dates of the sessions with the
133 publication of the meeting, something that meets in August?

134 **Ms. Cerbone:** Management does not do this for other Districts. I would like to
135 understand what would be helpful for District Counsel and anyone participating in this. Are you
136 looking for the Landowner Developer to provide this information to the builder? I really don't
137 know what to do to advertise this. This is sort of new for us.

138 **Mr. van Assenderp:** We don't need to advertise. I respect what you are saying. Maybe
139 just a separate item in the minutes. If you all move it and second it that, as the District Board,
140 you have asked District Counsel to be available or set up meetings with Developers,
141 Landowners, homebuilders and media relations people to have a discussion about what can
142 and cannot be accurately stated.

143 **Mr. Yates:** Why not authorize a meeting with Mr. van Assenderp to try to develop a
144 program that might make this information more accessible and available to the homebuyers,

145 builders and Developers that might be in the project. All that the Board is doing is agreeing to
146 set up a session in August.

147 **Mr. van Assenderp:** The main thing is for Ms. Cerbone to make sure the minutes reflect
148 that the Board did this as a defensive mechanism, if there is ever a media issue or a disgruntled
149 person brings a lawsuit against the homebuilder, Developer or the District, because they do.

150 **A Board Member:** We often get complaints about fences and mailboxes. Anytime the
151 media has called us, we have always said, "Call Richard."

152 **Mr. van Assenderp:** Call Richard or call Cindy. In this item we are discussing and
153 requesting be recorded in the minutes, this should not involve the District Manager's office at
154 all. You are just taking the minutes that the Board took this extra precaution as a defensive
155 mechanism and then authorizing your lawyer to meet with whoever, the Landowner,
156 Developer, that the Chairman could facilitate a meeting with, in a room somewhere for
157 approximately one hour.

158 **Ms. Cerbone:** Perfect, Staff will do verbatim minutes on this agenda item. So, we will
159 have all of that plus we will also have the audio.

160

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, setting up a public relations session in August to be hosted by District Counsel and authorizing Staff to send an email alerting residents, Developers and real estate agents of the session, was approved.

165

166

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

168

169

On MOTION by Mr. Phipps and seconded by Mr. Lewis Singletary, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.

172

173

SEVENTH ORDER OF BUSINESS

Approval of August 1, 2022 Public Hearing and Regular Meeting Minutes

175

176

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the August 1, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

180

181

EIGHTH ORDER OF BUSINESS

Staff Reports

183

184 **A. Attorney: *van Assenderp Law***

185 Mr. van Assenderp stated he previously emailed Mr. Yates and Ms. Cerbone an
186 explanatory memo and a copy of an article that he wrote regarding the history of CDDs and he
187 will email it to the remaining Board Members. If the public relations briefing can be scheduled
188 for August 7, 2023, the same day as the next Board Meeting, the article will be handed out.

189 Ms. Sanchez distributed an HOA Transfer Agreement (Exhibit A) and Stormwater
190 Management Facility Operation and Maintenance Plan (Exhibit D) that were sent by Mr. Roger
191 Wynn. Ms. Cerbone recalled discussions at the last meeting regarding how the CDD
192 improvements are going to be maintained and that the Board can opt for the CDD to budget,
193 collect and manage the repair and maintenance, pursuant to the District Engineer's Report, or
194 the CDD can contract with the HOA to budget, collect and engage vendors to maintain the CDD
195 improvements. The Board approved a draft CDD/HOA Maintenance Agreement, in substantial
196 form, which has yet to be executed because a few more steps must be taken.

197 Ms. Cerbone presented documents, including a list of the improvements, a map of the
198 CDD-owned and HOA-owned improvements and how the improvements should be maintained.
199 Staff wants to finalize this because the proposed Fiscal Year 2024 budget was approved without
200 field operations and, to protect the CDD, a maintenance agreement must be in place, finalized
201 and executed by the HOA, in the interim, which is now through the end of Fiscal Year 2024.

202 Referencing area maps, the Board and Staff discussed changes to the Agreement,
203 construction phases, maintenance of the roads, the alley, sidewalks, a walking trail, a bike path,
204 a parking area, the stormwater ponds, CDD liability, the Developer, HOA fees, costs to the
205 homeowners, non-ad valorem assessments, the estoppel and a disclosure.

206 Mr. van Assenderp shared the following observations:

- 207 ➤ There are a few inherent differences that could be problematic.
- 208 ➤ The HOA is always a private entity designed, by law, to deal with the amenities common
209 to the residences and edifices that the Developer and homebuilder put in place.
- 210 ➤ The HOA is a non-profit under the control of the Landowner/Developer, which changes
211 to the homeowners over time.
- 212 ➤ The HOA can levy assessments that are not government assessments but they can be
213 confused with government assessments. These items must be differentiated and understood by
214 the homeowner and those selling the property.

215 ➤ In addition to the disclosure described by Ms. Cerbone, any purchaser of property will
216 receive a full disclosure about the role of the CDD, including, in bold print, residents will lose
217 their property for failure to pay taxes or assessments.

218 ➤ One of the two assessments that the homeowner will get will be from the HOA. The
219 other assessment is from a governmental entity and that is the one that can result in loss of
220 property for failure to pay the assessment and that must be disclosed.

221 ➤ Part of the disclosure is that the assessment will be collected by the tax collector.

222 ➤ If a homeowner cannot pay, they will be given years and several opportunities to pay;
223 foreclosure is not automatic or immediate. This must be part of the disclosure.

224 ➤ Generically, the HOA is not created to deal with infrastructure but it can, which is why
225 the Maintenance Agreement between the CDD and HOA that was presented is important.

226 Mr. van Assenderp reviewed Recitals 8 and 9, on Page 2 of the Transfer Agreement, and
227 stated, pursuant to the Agreement, the HOA must comply with the law but must also comply
228 with the CDD’s special purpose and there should be reports so that the CDD can monitor if the
229 HOA is complying with the CDD’s special purpose.

230 Ms. Cerbone and Ms. Sanchez will coordinate with Mr. Wynn to finalize the Agreement
231 and present them for consideration and execution at the next meeting.

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

233 There was no report.

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

- 235 • **7 Registered Voters in District as of April 15, 2023**

- 236 • **NEXT MEETING DATE: August 7, 2023 at 10:30 AM**

- 237 ○ **QUORUM CHECK**

238

239 **NINTH ORDER OF BUSINESS**

Audience Comments/Supervisors Requests

240

241 There were no audience comments or Supervisors’ requests.

242

243 **TENTH ORDER OF BUSINESS**

Adjournment

244

245 **On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the**
246 **meeting adjourned at 11:40 a.m.**

247
248
249
250
251
252
253

Secretary/Assistant Secretary

Chair/Vice Chair

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

2810 Remington Green Circle, Tallahassee, Florida 32308

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2023	Regular Meeting	10:30 AM
March 4, 2024	Regular Meeting	10:30 AM
April 1, 2024	Regular Meeting	10:30 AM
June 3, 2024	Regular Meeting	10:30 AM
August 5, 2024	Public Hearing & Regular Meeting	10:30 AM