

FALLSCHASE

COMMUNITY DEVELOPMENT

DISTRICT

April 7, 2025

BOARD OF SUPERVISORS

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

March 31, 2025

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 a Regular Meeting on April 7, 2025 at 1:30 p.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2025-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
5. Consideration of Resolution 2025-03, Electing Chris Conti as Assistant Secretary of the District, and Providing for an Effective Date
6. Ratification of Leon County Property Appraiser Agreement Electing to Use the Uniform Collection Method for Non-Ad Valorem Assessments
7. Acceptance of Unaudited Financial Statements as of February 28, 2025
8. Approval of September 23, 2024 Public Hearing and Regular Meeting Minutes
9. Staff Reports
 - A. Attorney: *Van Assenderp Law*
 - B. Engineer: *Moore Bass Consulting, Inc.*

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

- UPCOMING MEETINGS:

- June 2, 2025 at 1:30 PM
- August 4, 2025 at 1:30 PM [Adoption of FY2026 Budget]

- 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

10. Supervisors' Comments/Requests
11. Public Comments
12. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 346-5294 or Chris Conti at 724-971-8827.

Sincerely,

Cindy Cerbone
 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Fallschase Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 4, 2025

HOUR: 1:30 p.m.

LOCATION: 2810 Remington Green Circle
Tallahassee, Florida 32308

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Leon County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF APRIL, 2025.

ATTEST:

**FALLSCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: FY 2025/2026 Proposed Budget

EXHIBIT A: FY 2025/2026 Proposed Budget

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3
Debt Service Fund Budget - Series 2021	4
Amortization Schedule - Series 2021	5 - 6
Assessment Summary	7

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
PROPOSED BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 12,969				\$ 23,642
Allowable discounts (4%)	(519)				(946)
Assessment levy: on-roll - net	12,450	\$ 21,482	\$ 877	\$ 22,359	22,696
Assessment levy: off-roll	88,141	-	77,842	77,842	76,542
Interest	-	245	-	245	-
Total revenues	<u>100,591</u>	<u>21,727</u>	<u>78,719</u>	<u>100,446</u>	<u>99,238</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,459	-	3,000	3,000	4,306
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Debt service fund accounting	5,500	2,292	3,208	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	417	583	1,000	1,000
Trustee	6,500	4,031	2,469	6,500	5,500
Telephone	200	83	117	200	200
Postage	600	89	511	600	600
Printing & binding	500	208	292	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	7,878	7,449	-	7,449	8,400
Contingencies/bank charges	400	-	400	400	1,250
Website	705	705	-	705	705
ADA website compliance	210	210	-	210	210
Property appraiser	130	-	130	130	236
Tax collector	389	643	-	643	709
Total expenditures	<u>100,596</u>	<u>36,302</u>	<u>60,660</u>	<u>96,962</u>	<u>99,241</u>
Net increase/(decrease) of fund balance	(5)	(14,575)	18,059	3,484	(3)
Fund balance - beginning (unaudited)	37,801	51,448	36,873	51,448	54,932
Committed:					
Working capital	31,058	-	31,058	31,058	31,110
Unassigned	6,738	-	23,874	23,874	23,819
Fund balance - ending (projected)	<u>\$ 37,796</u>	<u>\$ 36,873</u>	<u>\$ 54,932</u>	<u>\$ 54,932</u>	<u>\$ 54,929</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,306
<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	5,500
<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	8,400
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,250
Bank charges automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
ADA website compliance	210
Property appraiser	236
Tax collector	709
Total expenditures	<u><u>\$ 99,241</u></u>

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 131,801				\$ 238,680
Allowable discounts (4%)	(5,272)				(9,547)
Net assessment levy - on-roll	126,529	\$ 213,296	\$ 8,676	\$ 221,972	229,133
Assessment levy: off-roll	803,429	27,928	676,104	704,032	704,032
Interest	-	23,303	-	23,303	-
Total revenues	929,958	264,527	684,780	949,307	933,165
EXPENDITURES					
Debt service					
Principal	350,000	-	350,000	350,000	360,000
Interest	579,069	289,534	289,535	579,069	569,881
Tax collector	3,954	6,384	-	6,384	7,160
Total expenditures	933,023	295,918	639,535	935,453	937,041
Excess/(deficiency) of revenues over/(under) expenditures	(3,065)	(31,391)	45,245	13,854	(3,876)
Fund balance:					
Beginning fund balance (unaudited)	1,374,946	1,410,116	1,378,725	1,410,116	1,423,970
Ending fund balance (projected)	<u>\$1,371,881</u>	<u>\$1,378,725</u>	<u>\$1,423,970</u>	<u>\$1,423,970</u>	<u>1,420,094</u>
Use of fund balance:					
Debt service reserve account balance (required)					(926,000)
Interest expense - November 1, 2026					(280,216)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 213,878</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	15,590,000.00		9,625,968.86	25,215,968.86	

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2026**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
		GF	DSF	GF & DSF	
0	Multi-Family	\$ 98.10	\$ 729.91	\$ 828.01	\$ 829.67
0	Townhome	98.10	886.32	984.42	986.08
0	SF 30'	98.10	782.04	880.14	881.80
0	SF 40'	98.10	834.18	932.28	933.94
115	SF 50' - Phases II - VI	98.10	938.45	1,036.55	1,038.21
0	SF 50' - Future Phases	98.10	1,042.73	1,140.83	1,142.49
64	SF 60'	98.10	990.59	1,088.69	1,090.35
36	SF 70'	98.10	1,042.73	1,140.83	1,142.49
26	SF 90'	98.10	1,147.00	1,245.10	1,246.76
241					

Off-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
		GF	DSF	GF & DSF	
288	Multi-Family	\$ 91.23	\$ 678.82	\$ 770.05	\$ 771.60
60	Townhome	91.23	824.28	915.51	917.06
36	SF 30'	91.23	727.30	818.53	820.08
36	SF 40'	91.23	775.79	867.02	868.57
15	SF 50' - Phases II - VI	91.23	872.76	963.99	965.54
411	SF 50' - Future Phases	91.23	969.74	1,060.97	1,062.52
-2	SF 60'	91.23	921.25	1,012.48	1,014.03
-5	SF 70'	91.23	969.74	1,060.97	1,062.52
0	SF 90'	91.23	1,066.71	1,157.94	1,159.49
839					

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-02

A RESOLUTION OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Leon County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 7th day of April, 2025.

Attest:

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>2810 Remington Green Circle, Tallahassee, Florida 32308</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2025	Regular Meeting	__:__ AM/PM
November __, 2025	Regular Meeting	__:__ AM/PM
December __, 2025	Regular Meeting	__:__ AM/PM
January __, 2026	Regular Meeting	__:__ AM/PM
February __, 2026	Regular Meeting	__:__ AM/PM
March __, 2026	Regular Meeting	__:__ AM/PM
April __, 2026	Regular Meeting	__:__ AM/PM
May __, 2026	Regular Meeting	__:__ AM/PM
June __, 2026	Regular Meeting	__:__ AM/PM
July __, 2026	Regular Meeting	__:__ AM/PM
August __, 2026	Regular Meeting	__:__ AM/PM
September __, 2026	Regular Meeting	__:__ AM/PM

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT ELECTING CHRIS CONTI AS ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Fallschase Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect a certain Officer of the District.

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

SECTION 1. Chris Conti is elected as Assistant Secretary.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of April, 2025.

ATTEST:

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEMS**

**LEON COUNTY PROPERTY APPRAISER
AGREEMENT WITH LOCAL GOVERNMENT (SPECIAL DISTRICT) ENTITY ELECTING TO
USE THE UNIFORM COLLECTION METHOD FOR NON-AD VALOREM ASSESSMENTS**

THIS AGREEMENT WITH LOCAL GOVERNMENT (SPECIAL DISTRICT) ENTITY ELECTING TO USE THE UNIFORM COLLECTION METHOD FOR NON-AD VALOREM ASSESEEMENTS ("Agreement") is made and entered into this day of Feb. 10, 2025 by and between Fallschase CDD ("Special District"), whose address is 2300 Glades Road, Suite 410W Boca Raton, FL 33431 and the Honorable Akin Akinyemi, Property Appraiser in and for Leon County, Florida ("Property Appraiser").

WHEREAS, pursuant to Section 197.3632(1)(b), Florida Statutes, the Special District, is a special district located within Leon County, Florida that is authorized to levy and collect non-ad valorem assessments; and

WHEREAS, the Special District has elected to levy and collect non-ad valorem assessments using the uniform collection method provided in Section 197.3632, Florida Statutes, and

WHEREAS, Section 197.3632(2), Florida Statutes contemplates that a special district who chooses to levy and collect a non-ad valorem assessment enter into an agreement with the Property Appraiser providing for the reimbursement of necessary administrative costs incurred by the Property Appraiser with respect to the information provided by the Property Appraiser pursuant to Section 197.3632(3)(b), Florida Statutes.

NOW, THEREFORE, the Special District and the Property Appraiser, for good and valuable consideration, do agree as follows:

1. Annually by June 1, provided the Special District has otherwise complied with the provisions of Section 197.3632, Florida Statutes, the property appraiser shall provide the Special District using the uniform method with the following information by list or compatible electronic medium: the legal description of the property within the boundaries described in the resolution required by Section 197.3632(3), Florida Statutes, and the names and addresses of the owners of such property. Such information shall reference the property identification number and otherwise conform in format to that contained on the ad valorem roll submitted to the department. The Property Appraiser is not required to submit information which is not on the ad valorem roll or compatible electronic medium submitted to the department. If the Special District determines that the information supplied by the property appraiser is insufficient for the local government's purpose, the local government shall obtain additional information from any other source.

2. Should the Property Appraiser so elect, the Special District shall reimburse the Property Appraiser for any and all necessary administrative costs incurred with respect to carrying out the provisions of paragraph 1 above. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.
3. The term of this Agreement shall commence upon execution, effective for 2025 Tax Notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each.
4. This Agreement shall continue in full force and effect until terminated by the Property Appraiser and if not terminated by Property Appraiser, the Agreement shall continue until the Special District informs the Property Appraiser and the Department of Revenue, by January 10 of the calendar year, if the Special District intends to discontinue to use the uniform methodology for such Assessments pursuant to Section 197.3632(6), Florida Statutes and Rule 120-18.006(3), Florida Administrative Code, using Form DR-412 promulgated by the Florida Department of Revenue.
5. The Special District acknowledges and agrees that the Property Appraiser has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, and that it is the sole responsibility and duty of the Special District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments.
6. To the extent permitted by applicable Florida law, and specifically subject to the provisions and dollar limitations set forth in Section 768.28, Florida Statutes, the Special District shall indemnify and hold harmless the Property Appraiser to the extent of any legal action which may be filed in local, state or federal courts against the Property Appraiser regarding the imposition, levy, roll preparation and certification of the assessments arising from the negligence of the Special District or its agents, officers, or employees; the Special District shall pay for or reimburse the Property Appraiser for fees for legal services rendered to Property Appraiser with regard to any such legal action. Nothing herein shall constitute a waiver of sovereign immunity or the limitations on liability provided under the Florida Constitution or general law.
7. The parties shall perform all their obligations under this Agreement in accordance with good faith and shall endeavor to assist each other in carrying out the provisions of this Agreement.
8. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be

declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alters substantially the benefits or the Agreement for either of the parties or renders the statutory and regulatory obligations unable to be performed. All prior agreements between the parties hereto addressing the matters set forth herein are hereby terminated and superseded by this Agreement.

9. This Agreement shall be governed by the laws of the State of Florida.
10. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:
 - a. As to Special District: 2300 Glades road Suite 410W, Boca Raton 33431
 - b. As to Property Appraiser: P. O. Box 1750, Tallahassee, FL 32302-1750

IN WITNESS WHEREOF, the parties have hereunto set, their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

Cindy Lebone
Special District Representative

Dina Fletcher
Property Appraiser Representative

01-07-2025
Date

02-10-2025
Date

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
FEBRUARY 28, 2025**

	<u>General</u>	<u>Debt Service Fund Series 2021</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash	\$ 70,377	\$ -	\$ 70,377
Investments			
Revenue	-	438,860	438,860
Reserve	-	932,469	932,469
Sinking	-	178	178
Interest	-	120	120
Due from general fund	-	7,098	7,098
Due from RMDC Inc.	58,382	500,095	558,477
Total assets	<u>\$128,759</u>	<u>\$ 1,878,820</u>	<u>\$ 2,007,579</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 4,600	\$ -	\$ 4,600
Due to Developer	21,806	-	21,806
Due to debt service	7,098	-	7,098
Total liabilities	<u>33,504</u>	<u>-</u>	<u>33,504</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	58,382	500,095	558,477
Total deferred inflows of resources	<u>58,382</u>	<u>500,095</u>	<u>558,477</u>
Fund balances:			
Restricted for			
Debt service	-	1,378,725	1,378,725
Unassigned	36,873	-	36,873
Total fund balances	<u>36,873</u>	<u>1,378,725</u>	<u>1,415,598</u>
Total liabilities & fund balances	<u>\$128,759</u>	<u>\$ 1,878,820</u>	<u>\$ 2,007,579</u>

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 445	\$ 21,482	\$ 12,450	173%
Assessment levy: off-roll	-	-	88,141	0%
Interest	33	245	-	0%
Total revenues	<u>478</u>	<u>21,727</u>	<u>100,591</u>	22%
EXPENDITURES				
Supervisors	-	-	6,000	0%
FICA	-	-	459	0%
Management fees	4,000	20,000	48,000	42%
Debt service fund accounting	458	2,292	5,500	42%
Legal	-	-	9,000	0%
Engineering	-	-	3,500	0%
Audit	-	-	7,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	417	1,000	42%
Trustee	-	4,031	6,500	62%
Telephone	17	83	200	42%
Postage	-	89	600	15%
Printing & binding	42	208	500	42%
Legal advertising	-	-	1,200	0%
Annual district filing fee	-	175	175	100%
Insurance	-	7,449	7,878	95%
Contingencies	-	-	400	0%
ADA website compliance	-	210	210	100%
Website	-	705	705	100%
Tax collector	12	643	519	124%
Total expenditures	<u>4,612</u>	<u>36,302</u>	<u>100,596</u>	36%
Excess/(deficiency) of revenues over/(under) expenditures	(4,134)	(14,575)	(5)	
Fund balance - beginning	41,007	51,448	37,801	
Committed:				
Working capital	30,752	30,752	30,752	
Unassigned	6,121	6,121	7,044	
Fund balance - ending	<u>\$ 36,873</u>	<u>\$ 36,873</u>	<u>\$ 37,796</u>	

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021 BONDS
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date	Adopted Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 4,420	\$ 213,296	\$ 126,529	169%
Assessment levy: off-roll	-	27,928	803,429	3%
Interest	3,978	23,303	-	N/A
Total revenues	<u>8,398</u>	<u>264,527</u>	<u>929,958</u>	28%
EXPENDITURES				
Debt service				
Principal	-	-	340,000	0%
Interest	-	289,534	579,069	50%
Total debt service	<u>-</u>	<u>289,534</u>	<u>919,069</u>	32%
Other fees & charges				
Tax collector	118	6,384	3,954	161%
Total other fees and charges	<u>118</u>	<u>6,384</u>	<u>3,954</u>	161%
Total expenditures	<u>118</u>	<u>295,918</u>	<u>923,023</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	8,280	(31,391)	6,935	
Fund balances - beginning	<u>1,370,445</u>	<u>1,410,116</u>	<u>1,374,946</u>	
Fund balances - ending	<u>\$ 1,378,725</u>	<u>\$ 1,378,725</u>	<u>\$ 1,381,881</u>	

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37

The Board of Supervisors of the Fallschase Community Development District held a Public Hearing and Regular Meeting on September 23, 2024 at 10:30 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308.

Present:

Richard Yates	Chair
Rick Singletary	Vice Chair
Lewis Singletary	Assistant Secretary
William Lamb	Assistant Secretary
Jeffrey “Jeff” Phipps	Supervisor-Elect

Also present:

Cindy Cerbone	District Manager
Kenza van Assenderp	District Counsel
Roger Wynn	District Engineer
Susan Platt	RMDC, Inc.
Jessica McGrew	RMDC, Inc.
Stephen McGill	Resident
Eddie Bass	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:33 a.m. The Oath of Office was administered to Mr. Jeff Phipps prior to the meeting.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

38 **THIRD ORDER OF BUSINESS** **Administration of Oath of Office to**
 39 **Supervisor Jeff Phipps (the following to be**
 40 **provided in separate package)**
 41

42 Ms. Cerbone provided and explained the following to Mr. Phipps prior to the meeting:

- 43 **A. Required Ethics Training and Disclosure Filing**
- 44 • **Sample Form 1 2023/Instructions**
- 45 **B. Membership, Obligation and Responsibilities**
- 46 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 47 **D. Form 8B – Memorandum of Voting Conflict for County, Municipal and other Local**
 48 **Public Officers**

49 Ms. Cerbone reminded the Board Members to complete the required four hours of
 50 ethics training by December 31, 2024; completion of the requirement will be reported when
 51 filing Form 1 in 2025. She will email the links to free online courses.

52

53 **FOURTH ORDER OF BUSINESS** **Ratification of Resolution 2024-02,**
 54 **Designating Certain Officers of the District,**
 55 **and Providing for an Effective Date**
 56

57 Ms. Cerbone presented Resolution 2024-02 and read the slate of officers, as follows:

58	Richard Yates	Chair
59	Rick Singletary	Vice Chair
60	William Lamb	Assistant Secretary
61	Jeff Phipps	Assistant Secretary
62	Lewis Singletary	Assistant Secretary
63	Jamie Sanchez	Assistant Secretary
64	Cindy Cerbone	Assistant Secretary

65 Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer
 66 remain unaffected by this Resolution.

67

68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, Resolution 2024-02, Designating Certain Officers of the District, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-07. The proposed Fiscal Year 2025 budget is the same as the version presented at the last meeting.

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Rick Singletary and seconded by Mr. Phipps, with all in favor, Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to

106 Penalties and Interest Thereon; Certifying
107 an Assessment Roll; Providing for
108 Amendments to the Assessment Roll;
109 Providing a Severability Clause; and
110 Providing an Effective Date
111

112 Discussion ensued regarding the decision to keep the Operations and Maintenance
113 (O&M) assessment amount the same amount for every unit type, instead of calculating it on a
114 front footage basis, which is the way it was done in the Debt Service Fund.
115

116 **On MOTION by Mr. Lewis Singletary and seconded by Mr. Lamb, with all in**
117 **favor, Resolution 2024-08, Making a Determination of Benefit and Imposing**
118 **Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and**
119 **Enforcement of Special Assessments, Including but Not Limited to Penalties**
120 **and Interest Thereon; Certifying an Assessment Roll; Providing for**
121 **Amendments to the Assessment Roll; Providing a Severability Clause; and**
122 **Providing an Effective Date, was adopted.**

123

124

125 **SEVENTH ORDER OF BUSINESS**

Presentation of Audited Financial
Statements for Fiscal Year Ended
September 30, 2023, Prepared by Lanigan
& Associates, P.C.

128

129
130 Ms. Cerbone presented the Audited Financial Statements for the Fiscal Year Ended
131 September 30, 2023 and noted the pertinent information. There were no findings,
132 recommendations, deficiencies on internal control or instances of non-compliance; it was a
133 clean audit.
134

134

135 **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2024-09,
Hereby Accepting the Audited Financial
Statements for the Fiscal Year Ended
September 30, 2023

138

139
140 **On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor,**
141 **Resolution 2024-09, Hereby Accepting the Audited Financial Statements for the**
142 **Fiscal Year Ended September 30, 2023, was approved.**

143

144

145 **NINTH ORDER OF BUSINESS**

146 **Consideration of Resolution 2024-06,**
147 **Designating Dates, Times and Locations for**
148 **Regular Meetings of the Board of**
149 **Supervisors of the District for Fiscal Year**
150 **2024/2025 and Providing for an Effective**
151 **Date**

152 Ms. Cerbone presented Resolution 2024-06. The following change will be made to the
153 Fiscal Year 2025 Meeting Schedule:

154 Delete October 7, 2024 Meeting

155

156 **On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in**
157 **favor, Resolution 2024-06, Designating Dates, Times and Locations for Regular**
158 **Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025,**
159 **as amended, and Providing for an Effective Date, was adopted.**

160

161

162 **TENTH ORDER OF BUSINESS**

163 **Consideration of Goals and Objectives**
164 **Reporting [HB7013 – Special Districts**
165 **Performance Measures and Standards**
166 **Reporting]**

167

168 Ms. Cerbone presented the Memorandum explaining the new requirement for special
169 districts to develop goals and objectives annually and develop performance measures and
170 standards to assess the achievement of the goals and objectives. Community Communication
171 and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and
172 Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the
173 Performance Measures/Standards & Annual Reporting Form developed for the CDD, which
174 explains how the CDD will meet the goals.

175 Regarding Goal 2.1, it was noted that the minimum inspection of once per year does not
176 limit the number of inspections of CDD infrastructure and facilities; additional inspections
177 should occur when applicable.

178 Some Board Members voiced their opinion that the Auditor's fees are higher than other
179 firms. Whether to go through the Request for Proposals (RFP) process for Annual Audit Services
was discussed.

180

181

182

183

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, authorizing Mr. Yates to ask Lanigan & Associates, P.C., the current Auditor, to reduce its fees for the CDD’s Audits, was approved.

184

185

186

187

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

188

189

190

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2024

191

192

193

Discussion ensued regarding the revenue collection process, the tax certificate sale process to recover delinquencies and the criteria for imposing special assessments.

195

196

197

198

On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with all in favor, the Unaudited Financial Statements as of August 31, 2024, were accepted.

199

200

201

TWELFTH ORDER OF BUSINESS

Approval of June 3, 2024 Regular Meeting Minutes

202

203

204

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the June 3, 2024 Regular Meeting Minutes, as presented, were approved.

205

206

207

208

THIRTEENTH ORDER OF BUSINESS

Staff Reports

209

210

A. Attorney: van Assenderp Law

211

B. Engineer: Moore Bass Consulting, Inc.

212

There were no reports from District Counsel or the District Engineer.

213

C. Manager: Wrathell, Hunt and Associates, LLC

214

Ms. Cerbone stated there are 96 registered voters residing within the CDD.

215

• **NEXT MEETING DATE: TBD**

216

○ **QUORUM CHECK**

217 The next meeting will likely be in 2025.

218

219 **FOURTEENTH ORDER OF BUSINESS** **Audience Comments/Supervisors Requests**

220

221 Resident Stephen McGill asked for the CDD website address and a list of current and
222 new infrastructure the CDD is or will be maintaining. He asked who is responsible for the street
223 lights. Ms. Cerbone stated she will speak to him about the first two requests after the meeting.
224 Regarding street lights, he was advised to contact the City of Tallahassee.

225 There were no Supervisors requests.

226

227 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

228

229 **On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the**
230 **meeting adjourned at 11:20 a.m.**

231

232

233

234

235

236

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

237
238
239
240

Secretary/Assistant Secretary

Chair/Vice Chair

FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

2810 Remington Green Circle, Tallahassee, Florida 32308

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
March 3, 2025 CANCELED	Regular Meeting	1:30 PM
April 7, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	1:30 PM
June 2, 2025	Regular Meeting	1:30 PM
August 4, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	1:30 PM