

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

August 26, 2021

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

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

August 19, 2021

Board of Supervisors
Enbrook Community Development District

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

The Board of Supervisors of the Enbrook Community Development District will hold Multiple Public Hearings and a Regular Meeting on August 26, 2021 at 1:00 p.m., at the offices of RWA, Inc., 6610 Willow Park Dr., Ste. #200, Naples, FL 34109. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Supervisor J. Wayne Everett, Seat 4 (*Term Expires November 2022*)
4. Consider Appointment to Fill Unexpired Term of Seat 4
 - A. Administration of Oath of Office (*the following will be provided in a separate package*)
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - II. Membership, Obligations and Responsibilities
 - III. Financial Disclosure Forms
 - a. Form 1: Statement of Financial Interests
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - c. Form 1F: Final Statement of Financial Interests
 - IV. Form 8B – Memorandum of Voting Conflict
 - B. Consideration of Resolution 2021-06, Designating Certain Officers of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2021-07, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date
6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2021-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Engagement with KE Law Group, PLLC, for District Counsel Services
 - Consideration of Fee Agreement
8. Ratification of Haskins, Inc., Change Orders
 - A. Corrective Change Order No. 2
 - B. Corrective Change Order No. 3
 - C. Change Order No. 4
 - D. Change Order No. 5
9. Consideration of Haskins, Inc. Change Order, Request #6 – Contract Close Out
10. Acceptance of Unaudited Financial Statements as of July 31, 2021
11. Consideration of June 14, 2021 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Q Grady Minor & Associates P.A.*


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

- NEXT MEETING DATE: September 23, 2021 at 1:00 P.M.
- QUORUM CHECK

CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
TY VINCENT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
MICHAEL P BONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

I look forward to seeing you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,

Chesley E. Adams., Jr
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 709 724 7992

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

3

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Enbrook Community Development District
Attn: Chesley E Adams, Jr., District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: J. Wayne Everett
Printed Name

Date: 6.14.21
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Enbrook Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

J. Wayne Everett
Signature

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENBROOK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Enbrook 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 designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Chelsey Adams is appointed Assistant Secretary.

SECTION 4. **Craig Wrathell** is appointed Treasurer.

Jeff Pinder is appointed Assistant Treasurer.

SECTION 5. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 26th day of August, 2021.

ATTEST:

**ENBROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

5A

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

ENBROOK COMMUNITY DEVELOPMENT DIST
2300 GLADES RD STE 410 W
BOCA RATON, FL 33431
ATTN DAPHNE GILLARD

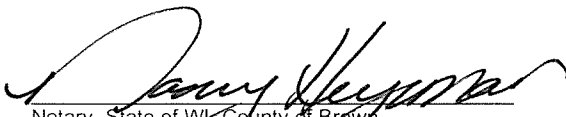
Affidavit of Publication
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared who on oath says that they serve as legal clerk of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier 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 has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

8/3/2021; 8/10/2021



Subscribed and sworn to before on August 10th, 2021



Notary, State of WI, County of Brown
My commission expires: 5.15.23

PUBLICATION COST: \$2,016.00
AD NO: GCI0699619
CUSTOMER NO: 438435
PO#: PUBLIC NOTICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

ENBROOK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 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 Enbrook Community Development District ("District") will hold two public hearings and a regular meeting on August 26, 2021 at 1:00 p.m., 6610 Willow Park Drive, Suite 200, Naples, Florida 34109. 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 fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Product Type	Total Lots / Acres	Proposed FY 2021/2022 O&M Assessment
Platted Lot	298 lots	\$288.34 per lot*

*Includes County collection costs and early payment discounts.

Lots are allocated an equal share of the O&M Assessments on a per lot basis. Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M 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), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property. 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. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

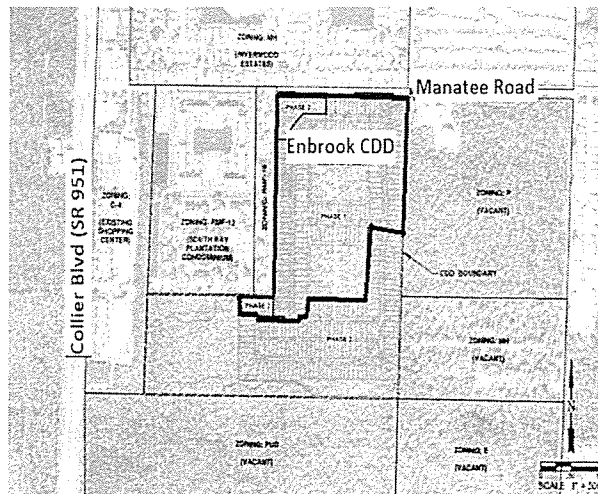
Additional Provisions

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 c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members 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.

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. 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.

District Manager



ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2021-07

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

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Enbrook Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) 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 ENBROOK 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 Enbrook Community Development District for the Fiscal Year Ending September 30, 2022."
- 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 2021/2022, the amounts identified below to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	Annual General Fund Amount; see Exhibit A
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DEBT SERVICE FUND – 2020	Annual Debt Service Amount; see Exhibit A
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SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 26th DAY OF AUGUST, 2021.

ATTEST:

**ENBROOK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

EXHIBIT A: Adopted Budget

Exhibit "A"

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue and Expenditures	Proposed Budget FY 2022
	Proposed Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 85,924
Allowable discounts (4%)	-				(3,437)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	82,487
Assessment levy: off-roll	74,480	16,115	58,365	74,480	-
Developer contribution	-	8,708	3,689	12,397	-
Total revenues	<u>74,480</u>	<u>24,823</u>	<u>62,054</u>	<u>86,877</u>	<u>82,487</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	42,000	21,000	21,000	42,000	42,000
Legal	12,000	5,635	6,365	12,000	12,000
Engineering	2,000	3,713	1,000	4,713	3,000
Audit	4,000	1,500	2,500	4,000	4,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,000	-	4,000	4,000	4,000
Telephone	400	200	200	400	400
Postage	750	7	743	750	750
Printing & binding	750	375	375	750	750
Legal advertising	1,000	462	538	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	4,000	5,000	-	5,000	5,000
Contingencies/bank charges	750	149	601	750	750
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Salt water tracking program	-	-	-	-	3,000
Property appraiser	-	-	-	-	1,289
Tax collector	-	-	-	-	1,718
Total professional & administrative	<u>74,480</u>	<u>38,716</u>	<u>35,764</u>	<u>78,193</u>	<u>82,487</u>
Total expenditures	<u>74,480</u>	<u>38,716</u>	<u>35,764</u>	<u>78,193</u>	<u>82,487</u>
Net increase/(decrease) of fund balance	-	(13,893)	26,290	8,684	-
Fund balance - beginning (unaudited)	-	(8,684)	(22,577)	(8,684)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (22,577)</u>	<u>\$ 3,713</u>	<u>\$ -</u>	<u>\$ -</u>

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 42,000
<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>	
Legal	12,000
<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	3,000
<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	4,000
<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	4,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	400
<p>Telephone and fax machine.</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	750
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,000
<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>	
Insurance	5,000
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	750
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Hosting & maintenance	705
ADA compliance	200

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

EXPENDITURES (continued)

Salt water tracking program	3,000
As a part of the District Water Use Permit for onsite irrigation, the District is required to track and report Chloride levels in the water on a monthly basis. This will be handled by a third party contractor.	
Property appraiser	1,289
Tax collector	1,718
Total expenditures	<u>\$ 82,487</u>

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual Through 2/28/2021	Projected Through 9/30/2021		
REVENUES					
Assessment levy: on-roll	\$ -				\$ 341,946
Allowable discounts (4%)	-				(13,678)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	328,268
Total revenues	-	-	-	-	328,268
EXPENDITURES					
Debt service					
Principal	-	-	-	-	105,000
Interest	-	-	106,567	106,567	208,500
Cost of issuance	-	185,675	-	185,675	-
Underwriter's discount	-	110,700	-	110,700	-
Property appraiser	-	-	-	-	5,129
Tax collector	-	-	-	-	6,839
Total expenditures	-	296,375	106,567	402,942	325,468
Excess/(deficiency) of revenues over/(under) expenditures	-	(296,375)	(106,567)	(402,942)	2,800
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	665,342		665,342	-
Total other financing sources/(uses)	-	665,342	-	665,342	-
Fund balance:					
Net increase/(decrease) in fund balance	-	368,967	(106,567)	262,400	2,800
Beginning fund balance (unaudited)	-	-	368,967	-	262,400
Ending fund balance (projected)	\$ -	\$ 368,967	\$ 262,400	\$ 262,400	265,200
Use of fund balance:					
Debt service reserve account balance (required)					(158,150)
Principal expense - November 1, 2022					-
Interest expense - November 1, 2022					(102,938)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 4,112</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/21			106,566.67	106,566.67	5,535,000.00
11/01/21			104,250.00	104,250.00	5,535,000.00
05/01/22	105,000.00	2.500%	104,250.00	209,250.00	5,430,000.00
11/01/22			102,937.50	102,937.50	5,430,000.00
05/01/23	110,000.00	2.500%	102,937.50	212,937.50	5,320,000.00
11/01/23			101,562.50	101,562.50	5,320,000.00
05/01/24	110,000.00	2.500%	101,562.50	211,562.50	5,210,000.00
11/01/24			100,187.50	100,187.50	5,210,000.00
05/01/25	115,000.00	2.500%	100,187.50	215,187.50	5,095,000.00
11/01/25			98,750.00	98,750.00	5,095,000.00
05/01/26	120,000.00	3.000%	98,750.00	218,750.00	4,975,000.00
11/01/26			96,950.00	96,950.00	4,975,000.00
05/01/27	120,000.00	3.000%	96,950.00	216,950.00	4,855,000.00
11/01/27			95,150.00	95,150.00	4,855,000.00
05/01/28	125,000.00	3.000%	95,150.00	220,150.00	4,730,000.00
11/01/28			93,275.00	93,275.00	4,730,000.00
05/01/29	130,000.00	3.000%	93,275.00	223,275.00	4,600,000.00
11/01/29			91,325.00	91,325.00	4,600,000.00
05/01/30	135,000.00	3.000%	91,325.00	226,325.00	4,465,000.00
11/01/30			89,300.00	89,300.00	4,465,000.00
05/01/31	140,000.00	4.000%	89,300.00	229,300.00	4,325,000.00
11/01/31			86,500.00	86,500.00	4,325,000.00
05/01/32	145,000.00	4.000%	86,500.00	231,500.00	4,180,000.00
11/01/32			83,600.00	83,600.00	4,180,000.00
05/01/33	150,000.00	4.000%	83,600.00	233,600.00	4,030,000.00
11/01/33			80,600.00	80,600.00	4,030,000.00
05/01/34	155,000.00	4.000%	80,600.00	235,600.00	3,875,000.00
11/01/34			77,500.00	77,500.00	3,875,000.00
05/01/35	160,000.00	4.000%	77,500.00	237,500.00	3,715,000.00
11/01/35			74,300.00	74,300.00	3,715,000.00
05/01/36	170,000.00	4.000%	74,300.00	244,300.00	3,545,000.00
11/01/36			70,900.00	70,900.00	3,545,000.00
05/01/37	175,000.00	4.000%	70,900.00	245,900.00	3,370,000.00
11/01/37			67,400.00	67,400.00	3,370,000.00
05/01/38	185,000.00	4.000%	67,400.00	252,400.00	3,185,000.00
11/01/38			63,700.00	63,700.00	3,185,000.00
05/01/39	190,000.00	4.000%	63,700.00	253,700.00	2,995,000.00
11/01/39			59,900.00	59,900.00	2,995,000.00
05/01/40	200,000.00	4.000%	59,900.00	259,900.00	2,795,000.00
11/01/40			55,900.00	55,900.00	2,795,000.00
05/01/41	205,000.00	4.000%	55,900.00	260,900.00	2,590,000.00
11/01/41			51,800.00	51,800.00	2,590,000.00
05/01/42	215,000.00	4.000%	51,800.00	266,800.00	2,375,000.00
11/01/42			47,500.00	47,500.00	2,375,000.00
05/01/43	225,000.00	4.000%	47,500.00	272,500.00	2,150,000.00
11/01/43			43,000.00	43,000.00	2,150,000.00
05/01/44	235,000.00	4.000%	43,000.00	278,000.00	1,915,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/44			38,300.00	38,300.00	1,915,000.00
05/01/45	240,000.00	4.000%	38,300.00	278,300.00	1,675,000.00
11/01/45			33,500.00	33,500.00	1,675,000.00
05/01/46	250,000.00	4.000%	33,500.00	283,500.00	1,425,000.00
11/01/46			28,500.00	28,500.00	1,425,000.00
05/01/47	260,000.00	4.000%	28,500.00	288,500.00	1,165,000.00
11/01/47			23,300.00	23,300.00	1,165,000.00
05/01/48	275,000.00	4.000%	23,300.00	298,300.00	890,000.00
11/01/48			17,800.00	17,800.00	890,000.00
05/01/49	285,000.00	4.000%	17,800.00	302,800.00	605,000.00
11/01/49			12,100.00	12,100.00	605,000.00
05/01/50	295,000.00	4.000%	12,100.00	307,100.00	310,000.00
11/01/50			6,200.00	6,200.00	310,000.00
05/01/51	310,000.00	4.000%	6,200.00	316,200.00	-
Total	5,535,000.00		4,098,541.67	9,633,541.67	

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

On-Roll Assessments

	Units	FY 2022 O&M Assessment per Unit	FY 2022 DS Assessment per Unit	FY 2022 Total Assessment per Unit	FY 2021 Total Assessment per Unit
Twin Villa	298	\$ 288.34	\$ 1,147.47	\$ 1,435.81	n/a
Total	298				

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

6A

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

ENBROOK COMMUNITY DEVELOPMENT DIST
2300 GLADES RD STE 410 W
BOCA RATON, FL 33431
ATTN DAPHNE GILLARD

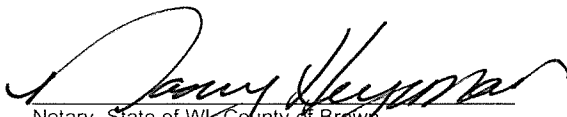
Affidavit of Publication
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared who on oath says that they serve as legal clerk of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier 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 has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

8/3/2021; 8/10/2021



Subscribed and sworn to before on August 10th, 2021



Notary, State of WI, County of Brown
My commission expires: 5.15.23

PUBLICATION COST: \$2,016.00
AD NO: GCI0699619
CUSTOMER NO: 438435
PO#: PUBLIC NOTICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

ENBROOK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 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 Enbrook Community Development District ("District") will hold two public hearings and a regular meeting on August 26, 2021 at 1:00 p.m., 6610 Willow Park Drive, Suite 200, Naples, Florida 34109. 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 fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Product Type	Total Lots / Acres	Proposed FY 2021/2022 O&M Assessment
Platted Lot	298 lots	\$288.34 per lot*

*Includes County collection costs and early payment discounts.

Lots are allocated an equal share of the O&M Assessments on a per lot basis. Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M 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), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property. 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. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

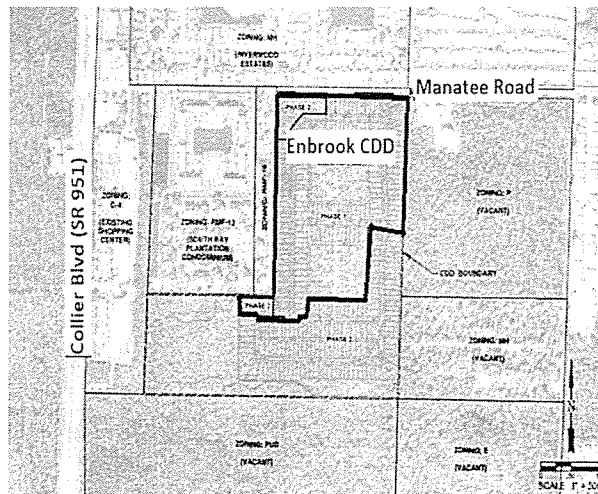
Additional Provisions

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 c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members 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.

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. 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.

District Manager



ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

6B

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

THIS IS NOT A BILL – DO NOT PAY

VIA FIRST CLASS MAIL

July 27, 2021

DR HORTON INC
10545 BEN C PRATT 6 MILE CYPRESS PKWY, STE 200
FORT MYERS, FL 33966
Parcel ID: See EXHIBIT B

RE: Enbrook Community Development District Fiscal Year 2021/2022 O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Enbrook Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2021/2022, on **August 26, 2021 at 1:00 p.m., 6610 Willow Park Drive, Suite 200, Naples, Florida 34109**. The proposed O&M Assessment information 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 the District’s Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 (“**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 thirty (30) 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.



Chesley E. Adams., Jr
District Manager

EXHIBIT A
Summary of O&M Assessments

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2021/2022, the District expects to collect no more than **\$85,926** in gross revenue. Lots are allocated an equal share of the O&M Assessments on a per lot basis. The schedule of O&M Assessments is as follows:

Product Type	Total Lots / Acres	Proposed FY 2021/2022 O&M Assessment
Platted Lot	298 lots	\$288.34 per lot*

*Includes County collection costs and early payment discounts.

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022. 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.

By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2021/2022, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property. **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.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

EXHIBIT B

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ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

6C

RESOLUTION 2021-08

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

WHEREAS, the Enbrook 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 is located in Collier County, Florida ("**County**"); 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 hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A;"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other

things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method, all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION 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.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *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. 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.

SECTION 3. COLLECTION AND ENFORCEMENT.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax 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.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll

Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 26th day of August, 2021.

ATTEST:

**ENBROOK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)

Exhibit A: Budget

Exhibit B: Assessment Roll

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

7

Hopping Green & Sams

Attorneys and Counselors

July 21, 2021

James Ratz
Chairperson
Enbrook CDD
c/o Forestar USA Real Estate Group, Inc.
10541 Ben C. Pratt / Six Mile Cypress Parkway
Fort Myers, Florida 33966
jamesratz@forestar.com

-and-

Craig Wrathell
c/o Wrathell Hunt & Associates
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
wrathellc@whhassociates.com

RE: Enbrook CDD

VIA EMAIL

RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, LAUREN GENTRY, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC

Dear James and Craig,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

**(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)**

2. ALTERNATIVE #2. The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

**(Please sign if you want Alternative #2; [DATE]
otherwise, do not sign this line.)**

3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do regarding your matters and files.

**(Please sign here if you have [DATE]
Given instructions under Alternative
#3; otherwise do not sign on this line.)**

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, AmyC@hgslaw.com and MarkS@hgslaw.com, with a copy to roy@kelawgroup.com, jere@kelawgroup.com, sarah@kelawgroup.com, lauren@kelawgroup.com, jennifer@kelawgroup.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson

Its: President

Date: July 21, 2021

KE LAW GROUP, PLLC



By: Jere Earlywine

Its: Authorized Member

Date: July 21, 2021



P.O. Box 6386, Tallahassee, Florida 32314

**KE LAW GROUP, PLLC
FEE AGREEMENT
ENBROOK CDD**

I. PARTIES

THIS AGREEMENT (“Agreement”) is made and entered into by and between the following parties:

A. Enbrook Community Development District (“Client”)
c/o Wrathell Hunt & Associates
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

and

B. KE Law Group, PLLC (“KE Law”)
P.O. Box 6386
Tallahassee, Florida 32314

II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain KE Law as its general legal counsel.
- B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

III. FEES

The Client agrees to compensate KE Law for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual KE Law lawyers set forth herein, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (**Attachment A**, incorporated herein by reference). For Calendar Year 2021, the discounted hourly rates will be \$285 per hour for partners, \$255 per hour for associates, \$225 per hour for part-time contract attorneys, and \$180 per hour for paralegals. All hourly rates will be increased annually by \$10 per hour. To the extent that the District issues bonds during Calendar Year 2021, HGS will provide issuer’s counsel services under a flat fee of \$37,000 per bond issuance. This flat fee will be increased annually by \$1,000 per year.

IV. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the Client File will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the Client File, unless KE Law is provided a written request from the Client requesting return of the Client File, to which KE Law will return the Client File at Client's expense.

V. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VI. CONFLICTS

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

ENBROOK CDD

By: _____

Its: _____

Date: _____

KE LAW GROUP, PLLC



By: Jere Earlywine

Its: Authorized Member

Date: July 19, 2021

ATTACHMENT A

KE LAW GROUP, PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes).

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

8A

CORRECTIVE CDD-ELIGIBLE CHANGE ORDER NO. 2

Date of Issuance: _____ Effective Date: _____

Project: Enbrook Project	District: Enbrook Community Development District	District's Contract No.:
Contract: Florida Independent Contractor Agreement for Land Development (assigned to the District on December 14, 2020)		Date of Contract: January 9, 2020
Contractor: Haskins, Inc.		Architect's/Engineer's Project No.:

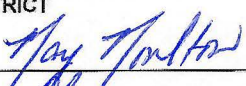
The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Enbrook Phase 1 Irrigation Sleeves**

Attachments:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract — Working days — Calendar days
\$4,737,754.35*	Times:
*CDD Eligible Amount of Contract Price	—— Substantial completion (days or date):
	—— Ready for final payment (days or date):
Increase/Decrease from prior Change Orders:	Increase/Decrease from previously approved Change Orders
\$40,200.00	No. _____ to No. _____:
	—— Substantial completion (days):
	—— Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$4,777,954.35	—— Substantial completion (days or date):
	—— Ready for final payment (days or date):
Increase/Decrease of this Change Order:	Increase/Decrease of this Change Order:
\$2,850.00	—— Substantial completion (days or date):
	—— Ready for final payment (days or date):
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$4,780,804.35	—— Substantial completion (days or date):
	—— Ready for final payment (days or date):

RECOMMENDED BY:
Q. GRADY MINOR & ASSOCIATES,
P.A. DISTRICT ENGINEER
 By: 
 Title: **Project Manager**
 Date: **6/7/2021**

ACCEPTED:
ENBROOK COMMUNITY DEVELOPMENT DISTRICT
 By: 
 Title: **Chairman**
 Date: **6/7/21**

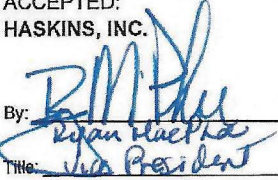
ACCEPTED:
HASKINS, INC.
 By: 
 Title: **Vice President**
 Date: **06/07/2021**

EXHIBIT A

Heavy Utility Construction	<p>Haskins Inc. 10956 Enterprise Ave. Bonita Springs, FL 34135 Tel: 239-947-1846 Fax: 239-947-5897</p>	Serving S.W. Florida for over 50 years
Water, Sewer		Drainage, Excavation

Proposal Date: 12/14/2020
 Submitted To: Enbrook CDD

Bid Title: Yard Drain alignment CO Rquest # 3
 Project Location: Naples
 Engineer: Grady Minor
 Plan Date:

Contact: Terry Brannon

Item	Description	Estimated		Unit Price	Total
		Unit	Quantity		
<i>Enbrook Phase 1</i>					
<i>Yard Drain alignment adjustments</i>					
1	Realign yard drains 6, 7, 8 & 9 to match new swale alignment on West property line	LS	1	\$ 2,850.00	\$ 2,850.00
				Subtotal	\$ 2,850.00

Stipulations:

Band is not included. (Add 2% if bond is required)

Exclusions:

The items listed below are excluded from this quote unless specifically called out in the line items above.

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

8B

CORRECTIVE CDD-ELIGIBLE CHANGE ORDER NO. 3

Date of Issuance: _____ Effective Date: _____

Project: Enbrook Project	District: Enbrook Community Development District	District's Contract No.:
Contract: Florida Independent Contractor Agreement for Land Development (assigned to the District on December 14, 2020)		Date of Contract: January 9, 2020
Contractor: Haskins, Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Yard Drain Alignment**

Attachments:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Working days Calendar days
\$4,737,754.35*	Times:
*CDD Eligible Amount of Contract Price	_____ Substantial completion (days or date):
	_____ Ready for final payment (days or date):
Increase/Decrease from prior Change Orders:	Increase/Decrease from previously approved Change Orders
\$43,050.00	No. _____ to No. _____:
	_____ Substantial completion (days):
	_____ Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$4,780,804.35	_____ Substantial completion (days or date):
	_____ Ready for final payment (days or date):
Increase/Decrease of this Change Order:	Increase/Decrease of this Change Order:
\$7,047.70	_____ Substantial completion (days or date):
	_____ Ready for final payment (days or date):
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$4,787,852.05	_____ Substantial completion (days or date):
	_____ Ready for final payment (days or date):

RECOMMENDED BY:
Q. GRADY MINOR & ASSOCIATES,
P.A. DISTRICT ENGINEER

By: [Signature]

Title: **Project Manager**

Date: **6/7/2021**

ACCEPTED:
ENBROOK COMMUNITY DEVELOPMENT
DISTRICT

By: [Signature]

Title: **Chairman**

Date: **6/7/21**

ACCEPTED:
HASKINS, INC.

By: [Signature]

Title: **Vice President**

Date: **06/07/2021**

EXHIBIT A

Heavy Utility Construction	<p>Haskins Inc. 10956 Enterprise Ave. Bonita Springs, FL 34135 Ph 239-947-1645 Fax 239-947-2677</p>	Serving S.W. Florida for over 30 years
Water, Sewer		Drainage, Excavation

Proposal Date: 5/5/2021
 Submitted To: Enbrook CDD

Bid Title: Change Order Request # 3
 Project Location: Naples
 Engineer: Grady Minor
 Plan Date:

Contact: Terry Brannon

Item	Description	Unit	Estimated Quantity	Unit Price	Total
<i>General</i>					
1	Parts and Labor to swap 205V Stators to 230V Stators	Ls	1	\$ 7,047.70	\$ 7,047.70
				Total	\$ 7,047.70

Stipulations:

Bond is not included (Add 2% if bond is required)

Exclusions:

The items listed below are excluded from this quote unless specifically called out in the line items above

Accepted:

By: _____

Date: _____

Haskins Inc.

Date: _____

Ryan MacPhee
 5/5/2021

Note: This used to be Forestar's Change Order # 6 (which was voided and billed to Enbrook CDD). It needs to be made an official change order for accounting purposes only. THANK YOU!

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

8C

CDD-ELIGIBLE CHANGE ORDER NO. 4

Date of Issuance: _____ Effective Date: _____

Project: Enbrook Project	District: Enbrook Community Development District	District's Contract No.:
Contract: Florida Independent Contractor Agreement for Land Development (assigned to the District on December 14, 2020)		Date of Contract: January 9, 2020
Contractor: Haskins, Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Handrail Installation**

Attachments:

CHANGE IN CONTRACT PRICE:		CHANGE IN CONTRACT TIMES:		
Original Contract Price:		Original Contract Times:	Working days	Calendar days
\$4,737,754.35*		_____ Substantial completion (days or date):		
*CDD Eligible Amount of Contract Price		_____ Ready for final payment (days or date):		
Increase/Decrease from prior Change Orders:		Increase/Decrease from previously approved Change Orders		
\$50,097.70		No. _____ to No. _____:		
		_____ Substantial completion (days):		
		_____ Ready for final payment (days):		
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:		
\$4,787,852.05		_____ Substantial completion (days or date):		
		_____ Ready for final payment (days or date):		
Increase/Decrease of this Change Order:		Increase/Decrease of this Change Order:		
\$2,000.00		_____ Substantial completion (days or date):		
		_____ Ready for final payment (days or date):		
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:		
\$4,789,852.05		_____ Substantial completion (days or date):		
		_____ Ready for final payment (days or date):		

RECOMMENDED BY:
Q. GRADY MINOR & ASSOCIATES,
P.A. DISTRICT ENGINEER
 By: *[Signature]*
 Title: **Project Manager**
 Date: **6/7/2021**

ACCEPTED:
ENBROOK COMMUNITY DEVELOPMENT
DISTRICT
 By: *[Signature]*
 Title: *[Signature]*
 Date: *6/7/21*

ACCEPTED:
HASKINS, INC.
 By: *[Signature]*
 Title: *[Signature]*
 Date: *06/07/2021*

EXHIBIT A

Heavy Utility Construction	<p>Haskins Inc. 10956 Enterprise Ave. Bonita Springs, FL 34135 Ph. 239-847-1848 Fax. 239-847-2837</p>	Serving S.W. Florida for over 30 years
Water, Sewer		Drainage, Excavation

Proposal Date: 5/5/2021
 Submitted To: Enbrook CDD

Bid Title: Change Order Request # 4
 Project Location: Naples
 Engineer: Grady Minor
 Plan Date:

Contact: Terry Brennan

Item	Description	Unit	Estimated Quantity	Unit Price	Total
<i>Enbrook Phase 1</i>					
<i>Handrail Installed at East of Entry</i>					
1	Aluminum 2 line Handrail to be mounted to concrete sidewalk	LF	10	\$ 200.00	\$ 2,000.00
Total					\$ 2,000.00

Stipulations:


Bond is not included. (Add 2% bond is required)

Exclusions:

The items listed below are excluded from this quote unless specifically called out in the line items above.

Accepted:

By: _____
 Date: _____


 Haskins Inc.
 Date: 5/5/2021

Note: This used to be Forestar's Change Order # 8 (which was voided and should be billed to Enbrook CDD). It needs to be made an official change order for accounting purposes. THANK YOU!

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

8D

CDD-ELIGIBLE CHANGE ORDER NO. 5

Date of Issuance: _____ Effective Date: _____

Project: Enbrook Project	District: Enbrook Community Development District	District's Contract No.:
Contract: Florida Independent Contractor Agreement for Land Development (assigned to the District on December 14, 2020)		Date of Contract: January 9, 2020
Contractor: Haskins, Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Import Fill Deduction**

Attachments:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Working days Calendar days Times:
\$4,737,754.35*	Substantial completion (days or date):
*CDD Eligible Amount of Contract Price	Ready for final payment (days or date):
Increase/Decrease from prior Change Orders:	Increase/Decrease from previously approved Change Orders No. _____ to No. _____:
\$50,097.70	Substantial completion (days):
	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$4,789,852.05	Substantial completion (days or date):
	Ready for final payment (days or date):
Increase/Decrease of this Change Order:	Increase/Decrease of this Change Order:
(\$230,864.00)	Substantial completion (days or date):
	Ready for final payment (days or date):
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$4,558,988.05	Substantial completion (days or date):
	Ready for final payment (days or date):

RECOMMENDED BY:
**Q. GRADY MINOR & ASSOCIATES,
P.A. DISTRICT ENGINEER**

By: *[Signature]*

Title: **Project Manager**

Date: **6/7/2021**

ACCEPTED:
**ENBROOK COMMUNITY DEVELOPMENT
DISTRICT**

By: *[Signature]*

Title: **Chairman**

Date: **6/7/21**

ACCEPTED:
HASKINS, INC.

By: *[Signature]*

Title: **Vice President**

Date: **06/07/2021**

EXHIBIT A

<i>Heavy Utility Construction</i>	<p>Haskins Inc. 10956 Enterprise Ave. Bonita Springs, FL 34135 Ph. 239-947-1846 Fax. 239-947-3957</p>	<i>Serving S.W. Florida for over 30 years</i>
<i>Water, Sewer</i>		<i>Drainage, Excavation</i>

Proposal Date: 5/5/2021
 Submitted To: ENBROOK CDD

Bid Title: Change Order Request # 5
 Project Location: Naples
 Engineer: Grady Minor
 Plan Date:

Contact: Terry Brannon

Item	Description	Unit	Estimated Quantity	Unit Price	Total
<i>Enbrook Phase 1</i>					
<i>Import Fill Deduct</i>					
1	Place, Grade & Compact Import Fill	LS	0.32	\$ (721,450.00)	\$ (230,864.00)
Total					\$ (230,864.00)

Stipulations:

Bond is not included. (Add 2% if bond is required)

Exclusions:

The items listed below are excluded from this quote unless specifically called out in the line items above.

Accepted:

By: _____
 Date: _____

Haskins Inc. *Ryan MacPhee*
 Date: 5/5/2021

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

9

Heavy Utility Construction

Serving S.W. Florida for over 30 years

Haskins Inc.
10956 Enterprise Ave.
Bonita Springs, FL 34135
Ph. 239-947-1846
Fax. 239-947-3857

Water, Sewer

Drainage, Excavation

Proposal Date: 7/20/2021
Submitted To: Enbrook CDD

Bid Title: Change Order Request # 6
Project Location: Naples
Engineer: Grady Minor
Plan Date:

Contact: Terry Brannon

Item	Description	Estimated		Unit Price	Total
		Unit	Quantity		
Enbrook Phase 1					
General					
1	Optional Sewer TV Inspection Phase 1	LS	-1	\$ 12,500.00	\$ (12,500.00)
2	Optional Sewer TV Inspection Phase 2	LS	-1	\$ 12,500.00	\$ (12,500.00)
					\$ -
					\$ -
					\$ -
Total					\$ (25,000.00)

Stipulations:

Bond is not included. (Add 2% if bond is required)

Exclusions:

The items listed below are excluded from this quote unless specifically called out in the line items above.

Accepted:

By: _____
Date: _____

Haskins Inc. *Ryan MacPhee*
Date: _____ 7/20/2021

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

10

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2021**

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,148	\$ -	\$ -	\$ 6,148
Investments				
Revenue	-	6	-	6
Reserve	-	158,150	-	158,150
Capitalized interest	-	104,258	-	104,258
Construction	-	-	209,907	209,907
Due from Landowner	27,636	-	-	27,636
Due from debt service fund	300	-	-	300
Total assets	<u>\$ 34,084</u>	<u>\$262,414</u>	<u>\$ 209,907</u>	<u>\$ 506,405</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 12,232	\$ -	\$ -	\$ 12,232
Retainage payable	-	-	135,445	135,445
Landowner advance	6,000	-	-	6,000
Due to Landowner	-	20,398	-	20,398
Due to general fund	-	300	-	300
Total liabilities	<u>18,232</u>	<u>20,698</u>	<u>135,445</u>	<u>174,375</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	<u>27,636</u>	<u>-</u>	<u>-</u>	<u>27,636</u>
Total deferred inflows of resources	<u>27,636</u>	<u>-</u>	<u>-</u>	<u>27,636</u>
Fund balances:				
Restricted for:				
Debt service	-	241,716	-	241,716
Capital projects	-	-	74,462	74,462
Unassigned	<u>(11,784)</u>	<u>-</u>	<u>-</u>	<u>(11,784)</u>
Total fund balances	<u>(11,784)</u>	<u>241,716</u>	<u>74,462</u>	<u>304,394</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 34,084</u>	<u>\$262,414</u>	<u>\$ 209,907</u>	<u>\$ 506,405</u>

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 1,547	\$ 19,208	\$ 74,480	26%
Landowner contribution	-	36,343	-	N/A
Total revenues	<u>1,547</u>	<u>55,551</u>	<u>74,480</u>	75%
EXPENDITURES				
Professional & administrative				
District engineer	150	4,050	2,000	203%
District counsel	660	8,642	12,000	72%
District management	3,500	35,000	42,000	83%
Printing & binding	63	625	750	83%
Telephone	33	333	400	83%
Legal advertising	259	1,285	1,000	129%
Postage	31	45	750	6%
Dissemination agent	83	833	1,000	83%
Trustee	-	-	4,000	0%
Arbitrage rebate calculation	-	-	750	0%
Audit	-	1,500	4,000	38%
Insurance	-	5,000	4,000	125%
Contingencies/bank charges	25	248	750	33%
Website				
Hosting & development	705	705	705	100%
ADA compliance	-	210	200	105%
Annual district filing fee	-	175	175	100%
Total professional & administrative	<u>5,509</u>	<u>58,651</u>	<u>74,480</u>	79%
Excess/(deficiency) of revenues over/(under) expenditures	(3,962)	(3,100)	-	
Fund balances - beginning	(7,822)	(8,684)	-	
Fund balances - ending	<u>\$ (11,784)</u>	<u>\$ (11,784)</u>	<u>\$ -</u>	

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED JULY 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 14
Total revenues	1	14
EXPENDITURES		
Debt service		
Cost of issuance	-	185,725
Interest	-	106,567
Total debt service	-	292,292
Excess/(deficiency) of revenues over/(under) expenditures	1	(292,278)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	590,815
Original issue premium	-	74,526
Underwriter's discount	-	(110,700)
Transfer out	-	(250)
Total other financing sources	-	554,391
Net change in fund balances	1	262,113
Fund balances - beginning	241,715	(20,397)
Fund balances - ending	\$241,716	\$241,716

**ENBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020
FOR THE PERIOD ENDED JULY 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 2	\$ 87
Total revenues	<u>2</u>	<u>87</u>
EXPENDITURES		
Capital outlay	<u>73,788</u>	<u>4,870,059</u>
Total expenditures	<u>73,788</u>	<u>4,870,059</u>
Excess/(deficiency) of revenues over/(under) expenditures	(73,786)	(4,869,972)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	4,944,184
Transfer in	-	250
Total other financing sources/(uses)	<u>-</u>	<u>4,944,434</u>
Net change in fund balances	(73,786)	74,462
Fund balances - beginning	<u>148,248</u>	<u>-</u>
Fund balances - ending	<u>\$ 74,462</u>	<u>\$ 74,462</u>

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT

**MINUTES OF MEETING
ENBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Enbrook Community Development District held a Regular Meeting on June 14, 2021 at 1:00 p.m., at the offices of RWA, Inc., 6610 Willow Park Dr., Ste. #200, Naples, FL 34109.

Present were:

Mary Moulton	Chair
J. Wayne Everett	Assistant Secretary
Michael Bone	Assistant Secretary

Also present were:

Chuck Adams (via phone)	District Manager
Cleo Adams	Assistant District Manager
Steve Martin	District Engineer
Jere Earlywine (via phone)	District Counsel
Tony Grau (via phone)	Grau & Associates
James Ratz (via phone)	Forestar Project Manager
Ty Vincent	Forestar
Christian Cotter	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:16 p.m. Supervisors Moulton, Everett and Bone were present. Supervisors Aiken and Garrity were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Steven Aiken, Seat 3**

Mrs. Adams presented the resignation of Supervisor Steven Aiken from Seat 3.

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On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, the resignation of Supervisor Steven Aiken from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment of Ty Vincent to Seat 3, Term Expires November, 2022

Mr. Bone nominated Mr. Ty Vincent to fill Seat 3. No other nominations were made.

On MOTION by Mr. Bone and seconded by Ms. Moulton, with all in favor, the appointment of Mr. Ty Vincent to fill Seat 3, term expires November 2022, was approved.

- **Administration of Oath of Office *(the following will be provided in a separate package)***
Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Vincent. Mr. Vincent was already familiar with the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

FIFTH ORDER OF BUSINESS

Acceptance of Resignation of Supervisor John Garrity, Seat 1

Mrs. Adams presented the resignation of Supervisor John Garrity from Seat 1.

On MOTION by Mr. Bone and seconded by Ms. Moulton, with all in favor, the resignation of Supervisor John Garrity from Seat 1, was accepted.

76 **SIXTH ORDER OF BUSINESS**

Consider Appointment of Christian Cotter to Seat 1, Term Expires November, 2024

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79 Mr. Bone nominated Mr. Christian Cotter to fill Seat 1. No other nominations were
80 made.

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82 **On MOTION by Mr. Bone and seconded by Mr. Everett, with all in favor, the**
83 **appointment of Mr. Christian Cotter to fill Seat 1, term expires November**
84 **2024, was approved.**

85

86

87 • **Administration of Oath of Office**

88 Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
89 of Office to Mr. Cotter. Mr. Cotter was already familiar with the items in the Supervisor packet.

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91 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Enbrook Community Development District, and Providing for an Effective Date

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98 Mrs. Adams presented Resolution 2021-02. Ms. Moulton nominated the following slate
99 of officers:

100	Christian Cotter	Chair
101	Mary Moulton	Vice Chair
102	Chesley E Adams, Jr.	Secretary
103	Ty Vincent	Assistant Secretary
104	Michael Bone	Assistant Secretary
105	Craig Wrathell	Assistant Secretary
106	Vacant	Assistant Secretary
107	Craig Wrathell	Treasurer
108	Jeff Pinder	Assistant Treasurer

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On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Enbrook Community Development District, as nominated, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mrs. Adams presented Resolution 2021-03. Mr. Adams reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments.

On MOTION by Ms. Moulton and seconded by Mr. Bone, with all in favor, Resolution 2021-03, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 26, 2021 at 1:00 p.m., at RWA, Inc., 6610 Willow Park Dr., Ste. #200, Naples, Florida 34109; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2021/2022 and Providing for an Effective Date

Mrs. Adams presented Resolution 2021-04. Mr. Everett noted potential conflicts with the November 25 and December 23, 2021 meeting dates, due to the holidays.

The following changes were made to the Fiscal Year 2021 Meeting Schedule:

DATE: Delete the November 25, 2021 and December 23, 2021 meetings.

It was noted that Special meetings could be scheduled if needed.

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On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for Fiscal Year 2021/2022, as amended, and Providing for an Effective Date.

TENTH ORDER OF BUSINESS

Ratification of Partial Assignment of Site Work Contract (Enbrook Project)

Mr. Earlywine presented the Partial Assignment of Site Work Contract for the Enbrook Project.

On MOTION by Ms. Moulton and seconded by Mr. Vincent, with all in favor, the Partial Assignment of Site Work Contract for the Enbrook Project, was ratified.

ELEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Grau & Associates

Mr. Grau presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information found on each page. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

Mrs. Adams presented Resolution 2021-05.

On MOTION by Mr. Bone and seconded by Mr. Vincent, with all in favor, Resolution 2021-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

188 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Real Property**
189 **Conveyances [Special Warranty Deed With**
190 **Grant And Reservation of Easements]**
191

192 Mr. Earlywine presented the Real Property Conveyances and discussed the deeds and
193 easements to be granted to the CDD. Because some of the deeds were not complete, he
194 requested approval in substantial form.

195

196 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the**
197 **Real Property Conveyances and Special Warranty Deed With Grant And**
198 **Reservation of Easements, in substantial form, was approved.**

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201 **FOURTEENTH ORDER OF BUSINESS** **Consideration of CDD/HOA Maintenance**
202 **Agreement**

203

204 Mr. Earlywine requested approval of the Maintenance Agreement between the CDD and
205 the HOA, in substantial form. He would work with the District Engineer to refine the scope of
206 services.

207

208 **On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the**
209 **Maintenance Agreement between the CDD and the HOA, in substantial form,**
210 **was approved.**

211

212

213 **FIFTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
214 **Statements as of April 30, 2021**

215

216 Mrs. Adams presented the Unaudited Financial Statements as of April 30, 2021. The
217 financials were accepted.

218 **Mr. Adams left the meeting at 1:30 p.m.**

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220 **SIXTEENTH ORDER OF BUSINESS** **Consideration of October 22, 2020 Regular**
221 **Meeting Minutes**

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223 Mrs. Adams presented the October 22, 2020 Regular Meeting Minutes.

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Secretary/Assistant Secretary

Chair/Vice Chair

ENBROOK

COMMUNITY DEVELOPMENT DISTRICT

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ENBROOK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

offices of RWA, Inc., 6610 Willow Park Dr., Ste. # 200, Naples, FL 34109

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2020	Regular Meeting	1:00 PM
Join Zoom Meeting: https://us02web.zoom.us/j/81574598314 , Meeting ID: 815 7459 8314 Dial by Location: 1 929-205-6099 , Meeting ID: 815 7459 8314		
November 19, 2020* CANCELED	Regular Meeting	1:00 PM
December 17, 2020* CANCELED	Regular Meeting	1:00 PM
January 28, 2021 CANCELED	Regular Meeting	1:00 PM
February 25, 2021 CANCELED	Regular Meeting	1:00 PM
March 25, 2021 CANCELED	Regular Meeting	1:00 PM
April 22, 2021 CANCELED	Regular Meeting	1:00 PM
May 27, 2021 CANCELED NO QUORUM	Regular Meeting	1:00 PM
June 14, 2021	Regular Meeting	1:00 PM
June 24, 2021 CANCELED	Regular Meeting	1:00 PM
July 22, 2021 CANCELED	Regular Meeting	1:00 PM
August 26, 2021	Public Hearing & Regular Meeting	1:00 PM
September 23, 2021	Regular Meeting	1:00 PM

***Exceptions**

November meeting date is one week earlier to accommodate Thanksgiving holiday

December meeting date is one week earlier to accommodate Christmas holiday

ENBROOK COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE****LOCATION***Offices of RWA, Inc., 6610 Willow Park Dr., Ste. #200, Naples, FL 34109*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2021	Regular Meeting	1:00 PM
November 25, 2021	Regular Meeting	1:00 PM
December 23, 2021	Regular Meeting	1:00 PM
January 27, 2022	Regular Meeting	1:00 PM
February 24, 2022	Regular Meeting	1:00 PM
March 24, 2022	Regular Meeting	1:00 PM
April 28, 2022	Regular Meeting	1:00 PM
May 26, 2022	Regular Meeting	1:00 PM
June 23, 2022	Regular Meeting	1:00 PM
July 28, 2022	Regular Meeting	1:00 PM
August 25, 2022	Public Hearing & Regular Meeting	1:00 PM
September 22, 2022	Regular Meeting	1:00 PM