

HABITAT COMMUNITY DEVELOPMENT DISTRICT



**DECEMBER 18, 2018
BOARD OF SUPERVISORS MEETING
AGENDA PACKET**



HABITAT COMMUNITY DEVELOPMENT DISTRICT

PREMIER DISTRICT MANAGEMENT, LLC

3820 Colonial Blvd., Suite 101 ▪ Fort Myers ▪ FL 33966

Telephone: (239) 690-7100 ▪ Email: info@cddmanagement.com

Board of Supervisors
Habitat CDD

December 11, 2018

Dear Supervisors:

The regular meeting of the Habitat CDD Board of Supervisors will be held on December 18th, 2018 at 4 P.M. at the Bella Terra Clubhouse on 20070 Bella Terra Blvd. in Estero, Florida. The Agenda is included in Section three and points of interest are as follows:

- As per usual, enclosed are the Regular Meeting Minutes of the November 20th meeting, the Field Managers Report for December, and the Financials for November.
- There will be updates from the Field Manager regarding several ongoing projects, some of which are storm water cleaning and the gutter repair at 21247 Bella Terra Blvd.
- A topic for discussion/action this month is a request from a homeowner to put up Christmas decorations in the Sorano Ct. Cul-de-sac. The staff concern is that the new sod in this cul-de-sac won't receive enough water and will die.
- A link to the Estero Development Report for November is on the Public Agenda.

Any supporting documents not enclosed will be distributed at the meeting. The **next meeting is scheduled for January 15, 2019**. If there are any questions or requests prior to the meeting, feel free to contact me.

Respectfully



Calvin Teague
District Manager

Habitat CDD Meeting Agenda

December 18, 2018 at 4:00 PM

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of the Agenda Pages 3-4
4. Audience Comments on Agenda items
5. Approval of Meeting Minutes Pages 5-12
 - A. November 20, 2018
6. Public Records
7. Meeting in the Sunshine
8. Staff Reports
 - A. Irrigation Contractor
 - B. Lake Management Update
 - C. District Manager
 - i. Insurance/FEMA claim update
 - ii. Water Control Structure 808-B1 modifications
 - iii. Website updates
 - iv. Annual Audit update
 - v. Follow-up
 - D. Field Manager's Report
 - i. Project Updates
 - a. Maintenance Tasks update Pages 13-17
 - b. Storm Water Cleaning update Pages 18-19
 - c. Clock Tower stone painting/staining
 - d. Preserve markers project update
 - e. Torre Del Lago roadway repair update
 - f. Gutter Repair at 21247 Bella Terra Blvd. update
 - ii. Project Tracking Logs Pages 20-23
 - iii. Site Inspection Report for December Pages 24-35
 - iv. Work Order Requests/Proposals
 - a. Painting speed limits onto Bella Terra Blvd. Pages 36-42
 - b. Other Requests/Proposals
 - E. Legal
 - i. Townhomes drainage maintenance issue
 - ii. Cul-de-sac landscape maintenance upgrades and maintenance contracts
 - F. Engineer
 - i. Street lighting planning
 - ii. Support for any HOA Real Property Committee activity in 12 acres up front
 - G. Landscape
9. Discussion/Action Items
 - A. G.I.S. Proposal
 - B. Pleco Removal Proposal from Solitude
 - C. Cellular Service for Clock Tower Lights Update Page 43
 - D. Request from homeowner to put Christmas decorations in cul-de-sac Pages 44-48

- 10. Financials
 - A. Approval of Financial Statements, Check Runs and Bank Statements for November 2018 Pages 49-63
- 11. Communications
 - A. Estero Council of Community Leaders: Estero Development Report for November 2018
 - i. <https://esterotoday.com/estero-development-reports/>
- 12. Supervisors Requests
- 13. Audience Comments
- 14. Adjournment

Next Meeting: January 15, 2019 at 4:00 P.M.

DRAFT
MINUTES OF THE REGULAR MEETING OF
THE HABITAT
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Habitat Community Development District was held on November 20, 2018 at 4:00 p.m. in the Bella Terra Clubhouse, 20070 Bella Terra Boulevard, Estero, Florida.

Present and constituting a quorum were:

Mark Novitski	Chair
Larry Roth	Vice Chair
Linda Gibson	Assistant Secretary
Jenny Licht	Assistant Secretary
Joe Napolitano	Assistant Secretary

Also present were:

Cal Teague	PDM District Manager
Pete Doragh	PDM District Attorney
Jeff Satfield	PDM Engineer
Chris Pepin	PDM Field Manager
Tad Kring	Irrigation Specialists
Jim Dougherty	SOLitude Representative
Residents	

The following is a summary of the actions taken at the November 20, 2018 regular meeting of the Habitat Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Chair Novitski called the meeting to order and District Manager Teague called the roll.

All were present for today's meeting including newly elected Jenny Licht. Attorney Pete Doraugh, Engineer Jeff Satfield, Tad Kring of Irrigation Specialists, Jim Dougherty of SOLitude and Field Manager Chris Pepin were also present for today's meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

After reciting the Pledge of Allegiance, the next Order of Business followed.

THIRD ORDER OF BUSINESS**Introduction and Oath of Office for
New Board Members**

- Prior to seating of the new Supervisors, Chair Novitski read a Proclamation in Recognition of former Supervisor Cheryl Hampton for her service to the community while serving on the CDD Board.
- The Oath of Office was given to newly elected Supervisor Jenny Licht as well as to Supervisors Novitski and Roth who were both re-elected.

FOURTH ORDER OF BUSINESS**Reorganization of the Board****A. Resolution 2019-01**

Resolution 2019-01 electing new officers for fiscal year 2019 was presented for adoption and ratification of the slate of officers as follows:

- | | |
|-----------------------|------------------|
| • Chair | Mark Novitski |
| • Vice Chair | Larry Roth |
| • Secretary | Calvin Teague |
| • Treasurer | Calvin Teague |
| • Assistant Treasurer | Calvin Teague |
| • Assistant Secretary | Linda Lea Gibson |
| • Assistant Secretary | Jenny Licht |
| • Assistant Secretary | Joe Napolitano |

On MOTION by Supervisor Napolitano seconded by Supervisor Gibson with all in favor, Resolution 2019-01 was adopted ratifying the elections as identified above.

FIFTH ORDER OF BUSINESS**Approval of the Agenda**

The Agenda was presented.

On MOTION by Supervisor Napolitano seconded by Vice Chair Roth with all in favor, the Agenda was approved as presented.

SIXTH ORDER OF BUSINESS**Audience Comments on Agenda Items**

There being none, the next Order of Business followed.

SEVENTH ORDER OF BUSINESS**Approval of Meeting Minutes****A. Regular Meeting Minutes from October 16, 2018**

The Regular Meeting Minutes from the October 16, 2018 meeting were presented.

On MOTION by Supervisor Gibson seconded by Vice Chair Roth with all in favor, the Regular Meeting Minutes from October 16, 2018 were approved with one change on Line 226, Residents to Resident.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Irrigation Contractor**

Mr. Kring updated the Board regarding irrigation activities stating that there were no new issues/concerns to report.

B. Lake Management Update

Mr. Jim Dougherty of SOLitude was present for today's meeting to address questions that the Board had. One of the topics discussed was Pleco removal/management with the Board requesting further information regarding options.

C. District Manager**i. Insurance/FEMA Claim Update**

Per previous report, the case has been reopened, however, remains pending with nothing new to report.

ii. Water Control Structures 808-B1 Concerns

Engineer Satfield advised that CPH provided the additional modeling information that had been requested by the SFWMD and the permit was approved. He further reported that the majority of the improvements were associated with removal of sediment from the preserve area and modification of the rear concrete spreader swale. Field Manager Pepin is reviewing and obtaining bids for completion of the improvements.

iii. Website Updates

A summary of actions taken to date as well as future efforts toward ADA compliance was presented. The Board then decided they would like to obtain proposals from outside firms to set up the the website to be ADA compliant and initiate Phase II of the plan currently being worked on.

iv. Annual Audit Update

Letters have been sent to the Auditors, and we are now waiting on the list that identifies what they need to begin.

v. Follow-up

There being none, the next item followed.

D. Field Manager's Report

Field Manager Pepin reported Maintenance Task Updates as follows:

i. Project Updates

a. Maintenance Tasks Update

No major tasks were reported.

b. Storm Water Cleaning Update

MRI is onsite conducting the cleaning with no further updates at this time.

c. Clock Tower Stone Painting

- Proposal was received from Gomez Painting to paint the yellow-stained stone around the clock tower to match the recent paint scheme in the amount of \$1,250, which would include pressure washing of the areas to be painted. The Board, however, agreed to table this until next month's meeting with the work to begin in January.

On MOTION by Chair Novitski seconded by Supervisor Napolitano with all in favor, the Gomez Painting Proposal for \$1,250 and as stated above was tabled for next meeting.

- The Board reported a leak at the clock tower, which the Field Manager will check into.

d. **Fish Stocking Update**

The Field Manager reported this is 100% complete and the crew finished releasing the fish earlier today.

e. **Preserve Markers Project Update**

The markers were delivered and are being stored onsite in the storage shed. The Field Manager will meet with CPH to obtain a proposal for surveying the next phase of boundary identification and staking for clearing vegetation back to reestablish property lines.

f. **Cul-de-sac Plant Replacement Update**

Field Manager Pepin reported that a final inspection drive-around was completed on November 15, 2018 with Charlie, a representative of Estate with the finding that all plants and sod appear to be alive and doing well except for one Royal Poinciana tree on Collina Court, which will be monitored going forward to see if it needs to be replaced.

g. **2019 Clock Tower Maintenance Agreement**

The annual Maintenance Contract with PH Bell to conduct semi-annual maintenance to the clock tower was approved for an amount not to exceed \$750.

On MOTION by Vice Chair Roth seconded by Supervisor Gibson with all in favor, the annual maintenance contract proposal from PH Bell was approved for an amount not to exceed \$750.

183 **h. Torre Del Lago Roadway Repair Update**

184 The signed proposal from D&G Seal Coating for repair of all the
185 small holes within the roadway as well as replacement of several
186 sections of severe "alligatoring" has been received. The contractor
187 advised that work will begin next week.

188
189 **ii. Project Tracking Logs**

190 Reviewed with no comments and/or questions.

191
192 **iii. Site Inspection Report for August**

193 Reviewed with no issues or comments.

194
195 **iv. Work Order Requests/Proposals**

196 **a. Proposal for Concrete Gutter Repair at 21247 Bella Terra Blvd.**

197 A new proposal was received from Tincher Concrete for \$2,650 to
198 replace 30 linear feet of concrete gutter in front of this home. There
199 is an incline which is keeping water in the gutter. The original
200 proposal from Conidaris Builders for approximately 15 linear feet
201 was \$3,000.

202
203 **E. Legal**

204 **i. Townhomes**

205 **a. Drainage Maintenance Issue**

206 Attorney Doragh reported that he has still not received any feedback
207 from the Villas' attorney. Chair Novitski said he would talk with the
208 President of their Association.

209 **b. Other Legal Issues/Questions**

- 210 • Attorney Doragh reported that the Cul-de-sac Agreements were
211 sent to the sub-associations.
 - 212 • Attorney Doragh asked about the status of the deeded property
213 from the Master Board to the CDD. This is for areas around the
214 lakes that the CDD is taking care of.
- 215

F. Engineer**i. Street Lighting Reviews and Upgrades Planning**

Engineer Satfield reported that he received the general prices from FPL for street light additions and relocations. The Board of Supervisors asked CPH to provide a final Phase I plan and coordinate with FPL on the total costs as well as the anticipated annual power cost increases per light fixture. If the costs are less than \$3,000, then we have approval to proceed.

On MOTION by Vice Chair Roth seconded by Supervisor Napolitano with all in favor, the addition and relocation of street lighting was approved so long as the costs do not exceed \$3,000.

ii. Support for any HOA Real Property Committee activity in 12 acres up front

Once the details are known, Engineer Satfield will review the proposed use and needs regarding utilities.

iii. Other Updates

The Board of Supervisors asked questions regarding speed control. The Engineer will send information regarding "seed cushions" and speed tables" for pricing and review by the Board. There was also discussion regarding installation of Stop Signs at several of the roundabouts.

G. Landscape

There being none, the next Order of Business followed.

NINTH ORDER OF BUSINESS**Discussion / Action Items****A. G.I.S. Presentation.**

A presentation was made by Felipe Lemus, the GIS Manager for Passarella & Associates. The Board of Supervisors asked for a proposal for next meeting and that Mr. Lemus send a link to the Board, so they can see how it works in other communities.

TENTH ORDER OF BUSINESS**Financials****A. Approval of Financial Statements, Check Run, and Bank Statements for October 2018.**

- The financials for period ending October 31, 2018 were presented.

On MOTION by Supervisor Napolitano seconded by Vice Chair Roth with all in favor, the Financials for period ending October 31, 2018 were accepted as presented.

ELEVENTH ORDER OF BUSINESS**Communications****A. Estero Council of Community Leaders: Estero Development Report for September 2018**

Link provided as <https://esterotoday.com/estero-development-reports/>

TWELFTH ORDER OF BUSINESS**Supervisor's Requests**

- Vice Chair Roth commented that he does not like the Christmas decorations at the clock tower, especially the "nutcracker."
- Supervisor Gibson commented that the yellow walk portion of the ramps are fading and need to be upgraded.

ELEVENTH ORDER OF BUSINESS**Audience Comments**

Residents comments were as follows:

- Lisa Ninthritz commented that having the Sheriff's Department in the community patrolling would help control the speed issues. The Board of Supervisors responded that they do not write tickets, so they are not as effective as one would think.
- She commented on how nice the Christmas decorations at the clock tower look.
- Bob Vaa commented that he was not in favor of any new Stop Signs.
- Don Pointer said he felt that the 12 acres should be used to build a maintenance facility for the community.

TWELFTH ORDER OF BUSINESS**Adjournment**

There being no further Orders of Business Chair Novitski adjourned the meeting at 5:48 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair



M.R.I. Underwater Specialists



**17891 Wetstone Rd.
N. Fort Myers, Fl. 33917
239-984-5241 Office
239-707-5034 cell
239-236-1234 fax**

December 10, 2018

RE: Habitat CDD – Bella Terra Storm Structure Cleaning, 25% and over

M.R.I. Underwater Specialists has completed the cleaning of all storm structures and pipes found to contain 25% or more sand, debris and blockage per our September 2018 ROV video inspection of the Bella Terra community.

Outlined you will find all structures 25% or more that were cleaned between 11/19/2018 and 12/7/2018:

Structure	Structure Type	Lake	Percentage	Condition
196-197	Pipe	Lake 16	50.00%	ROV cannot fit through pipe due to 50% blockage
197-198	Pipe	Lake 16	25.00%	Unable to send ROV through whole length of pipe due to 20% blockage
199	Control Structure	Swale that drains into Lake 16	30.00%	Leaves and sticks
207	Box	Lake 23	Unable to locate	30% Sand and debris. Located and cleaned.
174	Mitered End	Lake 17	25.00%	Sand and debris
169	Curb Inlet	Lake 17	25.00%	Sand and debris
170	Mitered End	Lake 17	30.00%	Sand and rocks
164	Curb Inlet	Lake 17	25.00%	Sand and bricks
229-230	Pipe	Dry-D3	5.00%-25.00%	Blockage at ~100' in pipe
232-233	Pipe	Dry-D3	5.00%-25.00%	Pipe end towards #233 is 25% blocked



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242	Mitered End	Lake 25	25.00%	Sand and rocks
244	Curb Inlet	Lake 25	25.00%	Plywood and debris
244-245	Pipe	Lake 25	25.00%-30.00%	Concrete and sandbags throughout pipe
246	Mitered End	Lake 25	30.00%-45.00%	Plywood and debris
248	Curb Inlet	Lake 25	30.00%	Sandbags and debris
251	Mitered End	Lake 25	25.00%	Rocks and debris
257-258	Pipe	Lake 25	10.00%-30.00%	Sandbags, rocks and debris
277	Grated Inlet	Lake 26	25.00%	Bricks and debris
270A	Grated Inlet	lake 26	30.00%	Sand, rocks and debris Appears to be a sinkhole
271	Mitered End	Lake 26	30.00%	Sand and rocks
288	Mitered End	Lake 26	30.00%	Sand and debris
294-295	Pipe	Lake 14	10.00%-30.00%	Sand
296	Curb Inlet	Lake 14	25.00%	Sand and debris
356	Control Structure	Lake 27	30.00%	Sand and debris/Unable to access with ROV
357	Outfall Structure	Lake 27	30.00%	Sand and debris/Unable to access with ROV
355	Mitered End	Lake 12	55.00%	Sand and debris



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355-354	Pipe	Lake 12	10.00%-50.00%	Sand and rocks
354-353	Pipe	Lake 12	40.00%-50.00%	Sand and debris
353-352	Pipe	Lake 27	25.00%-60.00%	Sand and debris
343	Control Structure	Dry-EE2	25.00%	Loose debris
340	Curb Inlet	Dry-EE1	30.00%	Sand and debris/Poor video visibility
339	Curb Inlet	Dry-EE1	30.00%	Sand and debris/Poor video visibility
336	Curb Inlet	Dry-EE1	30.00%	Sand and debris/Poor video visibility
337	Curb Inlet	Dry-EE1	30.00%	Sand and debris/Poor video visibility
418	Mitered End	Lake 8	30.00%	Sand and rocks
415	Curb Inlet	Lake 8	30.00%-40.00%	Leaves and debris
415-416	Pipe	Lake 8	30.00%	Leaves and debris
416	Curb Inlet	Lake 8	25.00%	Sand and debris/ROV tether unable to reach
417	Mitered End	Lake 8	25.00%	Sand and debris/ROV tether unable to reach
409-410	Pipe	Lake 8	25.00%-40.00%	Leaves and debris
410	Curb Inlet	Lake 8	25.00%	Sand and debris
414	Box	Lake 8	90.00%	Rocks and debris



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407-408	Pipe	Lake 8	30.00%-40.00%	Sand and debris
408	Curb Inlet	Lake 8	25.00%	Sand and debris
227	Mitered End	Lake 14	25.00%	Roots need to be removed
208-209	Pipe	Dry-B1	50.00%	ROV cannot fit whole through pipe due to 50% blockage
209-210	Pipe	Dry-B1	15.00%-30.00%	Sand and debris
210-211	Pipe	Dry-B1	10.00%-40.00%	Sand and debris
211	Control Structure	Dry-B1	60.00%	Sand and debris
163	Control Structure	Dry-B1	25.00%	Sand and debris
147-148	Pipe	Wet-A	25.00%	Plastic and debris blocking pipe
135-136	Pipe	Lake 3	25.00%	Sand
450-451	Pipe	Dry-EE2	30.00%	Blocked with sandbags
451	Curb Inlet	Dry-EE2	30.00%	Sandbags and debris
440	Mitered End	Lake 7	25.00%	Trash and debris blocking camera
440-339	Pipe	Lake 7	25.00%	Trash and debris blocking camera
460-461	Pipe	Lake 5	25.00%	Sand and debris
461-462	Pipe	Lake 5	25.00%	Sand and debris



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31-32	Pipe	Lake 1	30.00%	Sticks blocking ROV
32	Grated Inlet	Lake 1	30.00%	Sand and debris
32-33	Pipe	Lake 1	30.00%	Sticks and debris blocking ROV
65-66	Pipe	Lake 2	50.00%	50% sand blockage in middle of pipe
87-88	Pipe	Lake 2	25.00%	Concrete and sandbag
75	Curb Inlet	Lake 1	25.00%	Sand and debris
75-76	Pipe	Lake 1	40.00%	Sand and debris
76	Curb Inlet	Lake 1	25.00%	Diver could not send ROV through pipe to box 76 due to blockage

There are various factors that can contribute to blockages and buildups in the storm drain system – Some of which include run off from the streets, landscaping material, and pre-construction material that accumulates over time. Leaves, sticks, cans, bottles, bags and other large debris can infiltrate a storm system through curbside inlets and grates. Significant amounts of sand and gravel can also build up on the bottom of storm lines. The accumulated debris prevents the storm water from draining effectively, causing backups that flood streets. It is M.R.I.'s recommendation to have your storm system inspected every year to two years for preventative maintenance.

M.R.I. Underwater Specialists guarantees the cleaning of all structures one year from the completion date of your cleaning. If for any reason you experience a blockage in a structure that we have cleaned, we will return and resolve the situation at no additional cost to you. Please be aware that we are not responsible for any blockages that happen after a cleaning due to extreme acts of Mother Nature or unforeseen circumstances out of our control.

Thank you,

Mike Radford
Mike Radford

GOMEZ PAINTING LLC
 2245 Hidden Lake Drive
 #2
 Naples, FL 34112
 (239)404-4932
 gomez1229@icloud.com



ESTIMATE

ADDRESS

Christopher Pepin
 Habitat CDD c/o Premier
 District Management
 3820 Colonial Blvd. Suite 101
 Fort Myers, FL 33966

ESTIMATE # 2479

DATE 11/02/2018

ACTIVITY	QTY	RATE	AMOUNT
Exterior Painting Clock Tower	1	1,250.00	1,250.00

Includes the cost of paint, material and labor.

Scope of work includes:

- * pressure washing all precast stones to remove surface contaminants as required prior to painting
- * applying one coat of Duration Acrylic Latex by Sherwin Williams on clock Tower precast stones in associations choice of color and sheen

Charge Account: R&M-Clock Tower 546142.0000
 Current Balance: Data not Available
 Remaining Balance: Data not Available
 Date: 11/04/18

Areas to be painted:

- * all recast stones

Does not include:

- * painting bowls with agave plants

TOTAL

\$1,250.00

Accepted By

Accepted Date



HABITAT CDD								
FY 2019 Completed Maintenance Tasks - Updated 12/07/18								
MAINTENANCE TASK:	DATE ASSIGNED	TOTAL COST	WORK ORDER #	ACTUAL HOURS	APPROVED BY	ACCT TO BE CHARGED	DATE COMPLETED	PROJECT STATUS
Paint the rusted aerator cabinets	3/8/2018	\$555.64	1170	15	CP	R&M Aeration - 546003.0000	12/6/2018	Completed
Remove the dead tree branches on lake 3 behind Lesina Court & Clean up the overgrown vegetation around the retention pond behind 13217 Boccala Ct.	4/6/2018		1184		CP	R&M Lake - 546042.0000		Pending
Cut down the 2 undermined trees at WCS 822 BND C & cut down leaning pine tree at Lake 24 pump station.	5/4/2018	\$276.00	1193	8	CP	R&M Preserves - 546123.000	10/4/2018	Completed
Available WO			1209					
Inspect Lakes 4 & 14 and add additional dirt to the old catch basin holes where needed.	6/10/2018		1210		Board	R&M Lake - 546042.0000		Pending
Fill in the holes behind the north outflow structure on Lake 24. Trim back any tree branches that are leaning onto Lakes 6, 7 & 24.	7/15/2018		1220		CP	R&M - Lake 546042-0000		Pending
Remove the banana trees from Lake 4 behind 13750 Plati Court. Fix the leaning tree on Lake 4 behind 20599 Ardore Lane. Remove dead tree along Bella Terra Blvd. side of lake.	7/15/2018		1222		CP	R&M - Lake 546042-0000		Pending
October 2018 - Weed treatments along the roadway gutters and sidewalks. Replaced the non-fuctioning roadway markers that the cobblestone sidewalk.	8/2/2018	\$711.50	1230	21.5	Board	R&M - Roads 546139.0000	10/16/2018	Completed
Remove the old conservation signs and new wooden survey stakes behind the homes along Messino Court. Remove the logs and rip rap off of the outfall basin behind 13512 Troia Drive. Remove the rip rap from the WCS outflow pipe on Lake 5.	8/7/2018		1232		CP	R&M Preserves - 546123.000 R&M - Drainage 546019.0000		Pending
Conduct a trash clean-up around all of the lakes.	9/11/2018	\$450.40	1238	12.5	CP	R&M - Lake 546042-0000	10/10/2018	Completed
Remove the dead vegetation from the banks of Lakes 24, 25 & 27.	9/11/2018		1239		CP	R&M - Lake 546042-0000		Pending
Grind down the uplifted sidewalk panels next to the BT Blvd. / BT Blvd. intersection. Areas have been marked with orange paint. Remove the cobwebs building up on the 4 solar light heads along Bella Terra Blvd.	9/11/2018	\$160.00	1240	4	CP	R&M - Sidewalks 546084-1003	10/11/2018	Completed
Inspect all roadway catch basins for floating trash / debris and remove anything that is found.	9/11/2018		1241		CP	R&M - Drainage 546019-0000		Pending

Quarterly maintenance to the clock tower door. Replace 9v battery and sand down & repaint rusted door frame. Paint interior ladder.	9/17/2018		1242		CP	R&M - Clock Tower 546142.0000		Pending
Replace all missing or damaged roadway fire hydrant reflectors.	10/4/2018		1246			R&M - Roads 546139.0000		Pending
December 2018 - Weed treatments along the roadway gutters and sidewalks.	10/18/2018	\$552.00	1252	16	Board	R&M - Roads 546139.0000	12/5/2018	Completed
Straighten the leaning round-a-bout sign on Velino Lane.	11/2/2018	\$58.00	1258	2	Board	R&M-Signage 546085.0000	12/6/2018	Completed
February 2019 - Weed treatments along the roadway gutters and sidewalks.	12/7/2018		1261		Board	R&M - Roads 546139.0000		Pending

Habitat CDD
Concern / Complaint / FY 2019 Log
As of 12/07/18

Reported Date:	Notified By:	Address	Issue	Action	Follow Up Action
10/6/2018	Mark Novitski	21172 Palese Dr.	Mike Chandler was tearing up bushes and dumping them into the lake behind his home.	Staff inspected the site and confirmed the resident has dumped sod and a couple of bushes into the lake behind his home. Pictures were taken and emailed to Alliant Property and Cal.	Marie was asked to contact to homeowner and the CDD has also followed up with a letter. As of 10/31/18 the dead sod remains in the lake.
10/19/2018	Marie Martel	Clubhouse	Reported that a catch basin grate in front of the community within the overflow parking area had fallen into the catch basin.	Catch basin belongs to the company that owns the overflow parking area however next time while our maintenance technicians are onsite they will reset the grate.	Grate has been placed back into place.
10/29/2018	Adnita Perez	Clubhouse	Reported a dead deer behind the home at 13277 Boccala Lane	Found the deer on 10/30/18 and removed what was left of it deep into the nearby preserve.	None.
11/4/2018	Linda Gibson	N/A	Reported green water in the fountain & soap suds.	Reported the issues to Collier Water Services	Monitor
11/6/2018	Kelsey Zeller	Clubhouse	Resident has questions regarding dead pine trees in the preserve behind their home at 20880 TDL. Would like to see them gone.	Trees behind their home are actually on their property. Homeowners responsibility.	None
11/11/2018	John Eberle	N/A	Would like to see the dead snakes & frogs removed from the roadways	Drove up and down all of the roadways and couldn't find any dead animals.	Monitor the roadways.
11/29/2018	Kelsey Zeller	Clubhouse	Resident reported that a tree has fallen in the preserve behind 21421 Velino Lane.	Inspected the area on 12/04/18 and found no trees falling into residents yard. One tree in preserve fell further into the preserve.	None.

HABITAT CDD									
FY 2019 Project Tracking									
HABITAT PROJECTS: UPDATED 12/07/18	DATE Approved	APPROVED COST	Paid to Date	VENDOR	APPROVED BY	ACCT TO BE CHARGED	FINAL PAID DATE	INVOICES	PROJECT STATUS
Concrete Pressure Washing for October 2018	4/17/2018	\$20,000.00	\$20,000.00	Premier Pressure Cleaning	Board	R&M Sidewalks - 546084.1003	10/12/2018	2842	Completed
Mosquito Fish Stocking	7/17/2018	\$10,156.00		Solitude	Board	R&M Lake 546042.0000			Completed
Aerator - New compressors for Lakes 3N & 14N	9/7/2018	\$3,948.47		Vertex	PDM / CFS	R&M Aeration - 546003.0000			Proposal returned to Vertex
Cleaning of the Storm Water Management system of 25% or greater via the ROV inspection.	9/11/2018	\$24,100.00		MRI	Board	R&M Drainage 546019.0000			In Progress
BT Blvd. Olive Tree Removal - Hit by lightning	9/14/2018	\$300.00	\$300.00	Estate	Mark	R&M Grounds 546074.0000	10/8/2018	8524	Completed
Drainage Rock around Clock Tower Pools	10/5/2018	\$3,250.86	\$3,250.86	Estate	CFS	R&M-Fountain 546032.0000	11/2/2018	9037	Completed
Cul-de-sac 12' or taller palm pruning	10/5/2018	\$740.00	\$740.00	Estate	CFS	R&M Grounds 546074.0000	11/12/2018	9336	Completed
Cul-de-sac Plant Replacement for Single Family	10/8/2018	\$18,511.15	\$18,511.15	Estate	Board	R&M Grounds 546074.0000	11/20/2018	9439A	Completed
Cul-de-sac Plant Replacement for Villas	10/8/2018	\$1,488.85	\$1,488.85	Estate	Board	R&M Grounds 546074.0000	10/26/2018	8954	Completed
Old Irrigation Node Replacement	10/17/2018	\$818.26	\$818.26	Estate	Board	R&M Grounds 546074.0000	11/2/2018	9038	Completed
Pump Station #2 Repairs - Lightning Strike	10/17/2018	\$6,393.00	\$6,393.00	Irrigation Specialists	Board	R&M - Irrigation Equipment 546052.0000	10/26/2018	8880	Completed
Replacement of Black Olive tree along BT Blvd. where the existing tree was struck by lightning.	10/23/2018	\$319.77		Estate	CFS	R&M Grounds 546074.0000			Completed
TDL & Cleto Roadway Repairs	11/5/2018	\$2,370.00	\$2,370.00	D&G Seal Coating	CFS	R&M Roads 546139.0000	12/3/2018	18106	Completed
Water for Concrete pressure cleaning project	4/17/2018	\$902.88	\$902.88	Premier Pressure Cleaning	Board	R&M Sidewalks - 546084.1003	11/15/2018	2856	Completed
Gutter repair at 21247 BT Blvd. & Sidewalk Ramp removal at Clubhouse	12/4/2018	\$5,100.00		Tincher Concrete	Board / Mark	R&M Drainage 546019.0000 & R&M Sidewalks 546084.1003			Returned Proposal 12/05/18



COMMUNITY FIELD SERVICES

HABITAT CDD

FIELD MANAGEMENT REPORT FOR DECEMBER 2018

Prepared for:

PREMIER DISTRICT MANAGEMENT | 3820 COLONIAL BLVD., SUITE 101 FORT MYERS, FL 33966

Habitat CDD

Community Field Services – Field Management Report Site Inspection on 12/06/2018

1. Lake Management:

- a. **Lake Maintenance:** The lakes remain in good shape this month. Shoreline weeds are currently minimal, submerged weeds are isolated, barely any algae present and the water levels are average for this time of year. Due to the lower water levels, turbidity (cloudiness / murkiness) has increased throughout most of the lakes. Additional lake management details are below.
- b. **Dissolved Oxygen (DO) Tests:** The next tests are scheduled for January 2019.
- c. **Littoral Plants:** No new concerns observed this month. Littoral shelves around the lakes are mostly full and healthy. As the water levels go down for the winter months, we may see some of the plants die off which is normal for this time of year.
- d. **Shoreline Weeds:** Weed issues this month included:
 - i. Torpedo grass present in Lakes: 1, 4, 8, 11, 16 & 26. Low presence.
- e. **Submerged Weeds:**
 - i. Hydrilla in Lakes: 2. Medium presence.
 - ii. Limnophila in Lakes: 6. Low to presence.
- f. **Algae:** Algae concerns observed this month included:
 - i. Planktonic algae: No concerns present.
 - ii. Filamentous algae: Lakes 12. Very low density
- g. **Fish:** No new concerns observed this month. Solitude released over 114,000 Gambusia (mosquito fish) into the lakes in early November.



- h. Trash:** More trash was observed floating in the lakes this month. With snow birds returning and the holidays quickly approaching trash containers will be more on the fuller side for the next few weeks. We'll conduct a trash clean-up around the lakes and along the preserves just after the new year.



- i. Lake Aeration:** The following issues were noted during this inspection.

- i. Lake 4 South:** The compressor unit for this lake sounds like it's operating but no air is getting to the diffusers within the lake. This is one of the original compressor units for the community, so it might be time to replace it. We'll will have Vertex confirm this and present a replacement proposal if needed.



- ii. Lake 16:** The compressor unit for this lake is down. We'll have Vertex confirm on what's going on with this unit and we'll have them present a replacement / repair proposal if needed.

- iii.** The semi-annual maintenance events are scheduled every year for January & July.

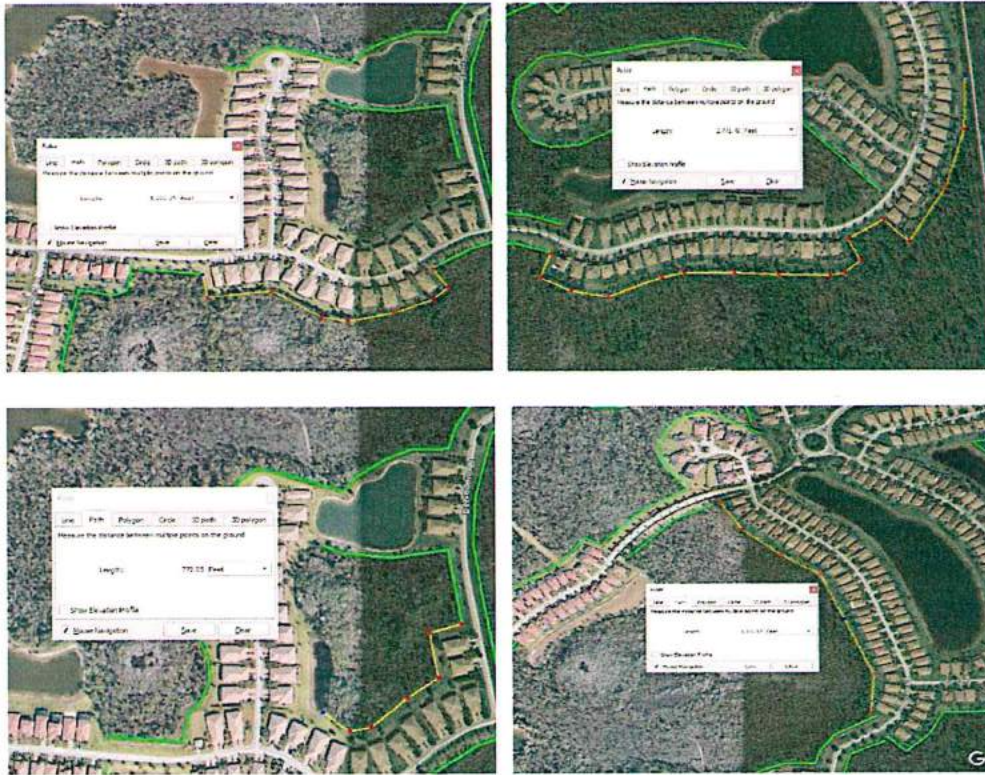
- j. Shoreline Landscaping:** Brazilian pepper was found growing on the west bank of Lake 12 and on the east side of Lake 10. We'll have the exotic plants removed.

- k. Lake Bank Erosion:** No new concerns observed this month. An updated erosion map is currently being worked on.

2. Preserves:

- a.** The next maintenance event is anticipated for April 2019.

- b. **Preserve Marker Inventory:** The 290 markers are currently being stored in the shed at PS-5. We also sent CPH the next areas of preserve that are still missing the green preserve markers. CPH will have a proposal to install them along the property lines by the next board meeting. Yellow lines below would be the next phase.



- c. **Bat Boxes:** No new concerns observed.

3. Roadways:

- a. **Asphalt:** D&G has completed the roadway repairs along Torre Del Lago and Cleto Drive.



- b. **Potholes:** A small pothole was found next to the cul-de-sac on Plati Court. We'll go ahead and will fill it in with asphalt patch mix.

c. Curbing / Storm Water Gutters / Speed Humps:

- i. The elevated section of roadway gutter in front of 21247 Bella Terra Blvd. is scheduled to be repaired by Tincher Concrete. The 30-foot area has been marked with orange paint.

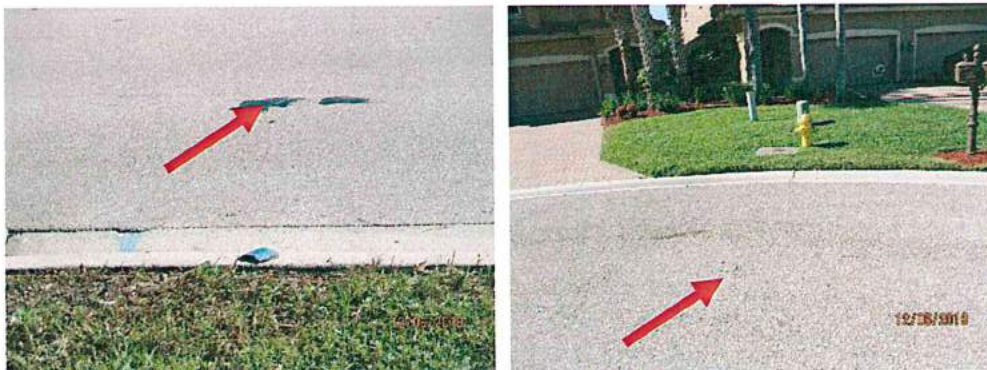


- ii. Part of the new speed hump on the exit side of Bella Terra Blvd. has uplifted. It appears that something may have snagged the hump which pulled it through the bolts that are anchored to the ground. D&G has been asked to check it out.



d. Street Signage:

- i. We came across multiple blue fire hydrant roadway markers that are missing from the roads. We'll be replacing them all next month after our next order of markers come in.



- ii. We've been applying river rock around the sign poles as needed however since most of the community uses coco color mulch, we weren't sure if the Board would like to switch over to that instead? If not, we'll be applying another round of rock next month.



- iii. **Fading Stop Signs:** Stop signs that need to be replaced are located at Loreo Court, Irsina Drive, Lazzaro Ct. & Serre Drive. We'll be ordering the 30" signs later this month to replace the faded ones.

e. Roadway Landscaping:

- i. When servicing the lift station on Cecina St. the County vehicles keep damaging the sod. We'll report the issue to the County again.
- ii. Someone ran off the road near the intersection of Bella Terra Blvd & Bella Terra Blvd. which caused damage to the sod. Estate has been asked to clean up the area and replace the sod.



f. Roadway Cul-De-Sacs:

- i. Palm trees that are over 12 feet tall have been pruned by Estate last month.
- ii. No new plant issues within the cul-de-sacs.
- iii. All cul-de-sacs have been photographed this month to have a record for future use.

- g. Roadway Lighting:** Below is the current count of downed solar roadway markers (14 out of 150+). We're currently communicating with the store we purchased them from to receive replacements.

- i. Cobblestone Crosswalk: 4 yellow markers down.
- ii. Clock Tower Round-a-bout: 1 red marker down.
- iii. TDL Crosswalk: 2 yellow markers down.
- iv. Ardore South Crosswalk: 1 yellow marker down.
- v. Trioa North Crosswalk: 2 yellow markers down.
- vi. 2nd Round-a-bout: 2 red markers down. One of them destroyed.
- vii. Trioa South Crosswalk: 1 yellow marker down.
- viii. 3rd Round-a-bout: 1 red marker down.

Damaged Marker on 2nd Round-a-bout



- h. Solar Lights:** No new concerns observed this month.

- i. Street Lights:** We spoke to FPL about painting the light poles black and they informed us that any maintenance requests need to be approved by The Village of Estero. We spoke to the Village and if we're only conducting maintenance to the poles there is no problem with putting a fresh coat of black paint on them.

- 4. Sidewalks:** No new concerns observed this month.

- 5. Storm Drainage System:** MRI is currently onsite cleaning out all the drains that are 25% or greater filled with debris. Below are a few pictures showing some of the items they have removed so far. MRI was also able to remove the large piece of wood in the roadway basin between 21083 & 21089 Bosco Court.



- a. **Catch Basins:** Some of the dirt that is being pumped out of the drain pipes by MRI has been placed around the basins within the dry detention ponds. We'll be raking these areas out when we complete the semi-annual vegetation maintenance in early January.



b. **Water Control Structures (WCS):**

- i. No new concerns observed this month.
- ii. We are scheduled to complete the semi-annual vegetation maintenance in January.

c. **Culverts:** No concerns observed this month.

d. **Drain Pipes:** No concerns observed this month.

e. **Drainage Swales / Dry Detention Ponds / Banks:** The next mowing will occur during the week of December 10th.

6. **Irrigation:**

a. **Pump Stations:**

- i. PS-4: The pump station sign has found not zip tied to the fence. I went ahead re-zip tied it to the gate.



- ii. PS-2 is missing its gate ID sign.
- iii. PS-6 is missing its gate lock.

b. Wells:

- i. The runtimes for the wells are currently set to 12 hours per day.
- ii. The plant material around the well pump on Lake 7 should be pruned.



7. Clock Tower / Fountain:

- a. The water is clear however the pools are quickly filling with dirt and need to be vacuumed.



- b. The light in the pool on the north side of the fountain is flashing. We're waiting for Collier Water to provide us with a repair/replacement proposal.
- c. The upright light on the NE corner of the fountain is out. We're waiting for Collier Water to provide us with a repair/replacement proposal.
- d. Gomez Painting will be painting all the gold stone around the clock tower after the holidays.

8. Guardhouse: No concerns observed this month.

9. Fish/Wildlife Observations:

<input type="checkbox"/> Bass	<input type="checkbox"/> Bream	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gambusia
<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Coots	<input type="checkbox"/> Gallinules
<input checked="" type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Osprey	<input checked="" type="checkbox"/> Ibis
<input type="checkbox"/> Woodstork	<input type="checkbox"/> Otter	<input type="checkbox"/> Alligators	<input type="checkbox"/> Snakes
<input checked="" type="checkbox"/> Turtles	<input checked="" type="checkbox"/> Other Species: <u>Ducks</u>		

10. Non CDD Issues Observed: No concerns observed this month.

33

11. Residential Complaints / Concerns / Work Order Requests: On the following page is the list of ongoing complaints / concerns / work order requests for the past 3 months for FY 2019.

Habitat CDD					
Concern / Complaint / FY 2019 Log					
As of 12/07/18					
Reported Date:	Notified By:	Address	Issue	Action	Follow Up Action
10/6/2018	Mark Novitski	21172 Palese Dr.	Mike Chandler was tearing up bushes and dumping them into the lake behind his home.	Staff inspected the site and confirmed the resident has dumped sod and a couple of bushes into the lake behind his home. Pictures were taken and emailed to Alliant Property and Cal.	Marie was asked to contact to homeowner and the CDD has also followed up with a letter. As of 10/31/18 the dead sod remains in the lake.
10/19/2018	Marie Martel	Clubhouse	Reported that a catch basin grate in front of the community within the overflow parking area had fallen into the catch basin.	Catch basin belongs to the company that owns the overflow parking area however next time while our maintenance technicians are onsite they will reset the grate.	Grate has been placed back into place.
10/29/2018	Adrita Perez	Clubhouse	Reported a dead deer behind the home at 13277 Boccata Lane	Found the deer on 10/30/18 and removed what was left of it deep into the nearby preserve.	None.
11/4/2018	Linda Gibson	N/A	Reported green water in the fountain & soap suds.	Reported the issues to Collier Water Services	Monitor
11/6/2018	Kelsey Zeller	Clubhouse	Resident has questions regarding dead pine trees in the preserve behind their home at 20880 TDL. Would like to see them gone.	Trees behind their home are actually on their property. Homeowners responsibility.	None
11/11/2018	John Eberle	N/A	Would like to see the dead snakes & frogs removed from the roadways	Drove up and down all of the roadways and couldn't find any dead animals.	Monitor the roadways.
11/29/2018	Kelsey Zeller	Clubhouse	Resident reported that a tree has fallen in the preserve behind 21421 Velino Lane.	Inspected the area on 12/04/18 and found no trees falling into residents yard. One tree in preserve fell further into the preserve.	None

12. Completed events in November / December:

- Report all lake problems to Solitude. Task completed on 11/2/18.
- Report all aerator problems to Vertex. Task completed on 11/2/18. Bad timer replaced.
- Report all fountain issues to Collier Water. Task completed on 11/1/18.
- Report all landscaping issues to Estate. Task completed on 10/31/18.
- Monitor the two depressions in the road around the sanitary sewer manhole in front of 21070 Bosco Court. No change since last month, will continue to monitor during regular inspections.
- Replace the rusted lock for the light timer box for the front entrance median. Task completed.

13. Follow up & Upcoming events for December / January:

- Report all lake problems to Solitude.
- Report all aerator problems to Vertex. Task completed on 12/7/18.
- Report all fountain issues to Collier Water.
- Report all landscaping issues to Estate.

14. Maintenance Technician Task List:

Reported on 5/03/18:

- Paint the rusting out aerator cabinets. Cabinets are on Lakes 3, 4, 5, 6, 7, 8 & 9. Task completed. Work order 1170.

- b. Remove the tree branches from Lake 3 behind the homes on Lesina Court. Task pending. Work order 1184 December. Waiting for lower water levels in lakes.
- c. Clean up the vegetation growing around the retention pond behind 13217 Boccala Court. Task pending. Work order 1184. December (area too wet)

Reported on 6/04/18:

- a. Fill in the hole on the North East end of Lake 3. Task pending. Work order 1184 December (area too wet).
- b. Inspect the areas we filled in along Lakes 4 & 14 and add additional soil where needed. Task pending. Work order 1210.

Reported on 7/12/18:

- a. Fill in the holes behind the north outflow structure on Lake 24. Task pending. Work order 1220.
- b. Trim back any tree branches that are leaning into Lakes 4, 6, 7, 17 & 24. Task pending. Work order 1220 December. Waiting for lower water levels in lakes.
- c. Remove the banana trees from Lake 4 behind 13750 Plati Court. Fix the leaning tree on Lake 4 behind 20599 Ardore Lane. Remove the dead pine tree along the Bella Terra Blvd side of the lake. Task pending. Work order 1222

Reported on 8/01/18:

- a. Remove all the old conservation signs and new wooden survey stakes behind the homes along Messino Ct. Task pending. Work order 1232.
- b. Remove the logs and rip rap off the outfall basin behind 13512 Troia Drive. Task pending. Work order 1232 December (area too wet).
- c. Remove the rip rap from the WCS drain pipe on Lake 5. Task pending. Work order 1232 December (area too wet).

Reported on 9/04/18:

- a. Remove the dead vegetation from the banks of Lakes 24, 25 & 27. Task pending. Work order 1239. December. Waiting for lower water levels in lakes.
- b. Inspect and remove all trash within the roadway catch basins. Task pending. Work order 1241.

Reported on 10/31/18:

- a. Remove the hammock from the cypress trees on Lake 2 behind 20157 Larino Loop. Task completed. WO 1246.
- b. Straighten the leaning round-a-bout sign on Velino Lane & Cecina Street. Task completed. WO 1258.

- a. Conduct a trash clean-up around the lakes and preserve edges.
- b. Fill in the pot hole on Plati Court with asphalt patch mix.
- c. Replace all missing or damaged roadway fire hydrant markers.
- d. Add more river rock around the sign poles along the roadways where needed.
- e. Prune the plant material around the pump station on Lake 7.
- f. Remove the Brazilian pepper from the west bank of Lake 12 and on the east side of Lake 10.

15. CDD Project Updates - Fiscal Year 2019:

HABITAT PROJECTS: UPDATED 12/07/18	HABITAT CDD FY 2019 Project Tracking								
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Replacement of Black Olive tree along BT Blvd. where the existing tree was struck by lightning.	10/23/2018	\$319.77		Estate	CFS	R&M Grounds 546074.0000			Completed
TDL & Cleto Roadway Repairs	11/5/2018	\$2,370.00	\$2,370.00	D&G Seal Coating	CFS	R&M Roads 546139.0000	12/3/2018	18106	Completed
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Painting Speed Limits onto Bella Terra Boulevard:

The attached pictures go with this topic. They show what the cost is for 24 inch, 30 inch and 72 inch stencils.



Number Set

\$18.00 – \$1,709.00

Our Number stencil set was specifically designed with lean edges so that there is precise spacing between stencils. We've been using the same font and template for almost 20 years, so if your original set has been damaged, you won't lose continuity.

The 12 piece stencil set consists of

- 1 each of numbers 0 thru 9,
- 2 end pieces

The 18 piece stencil set consists of

- 2 each of 0 thru 5
- 1 each of 6 thru 9
- 2 end pieces

Stencil-Fast® Interlock available up to 36" height.

Set Size

12 Piece



Number/Letter Size

24" x 12"



Stencil-Fast Interlock

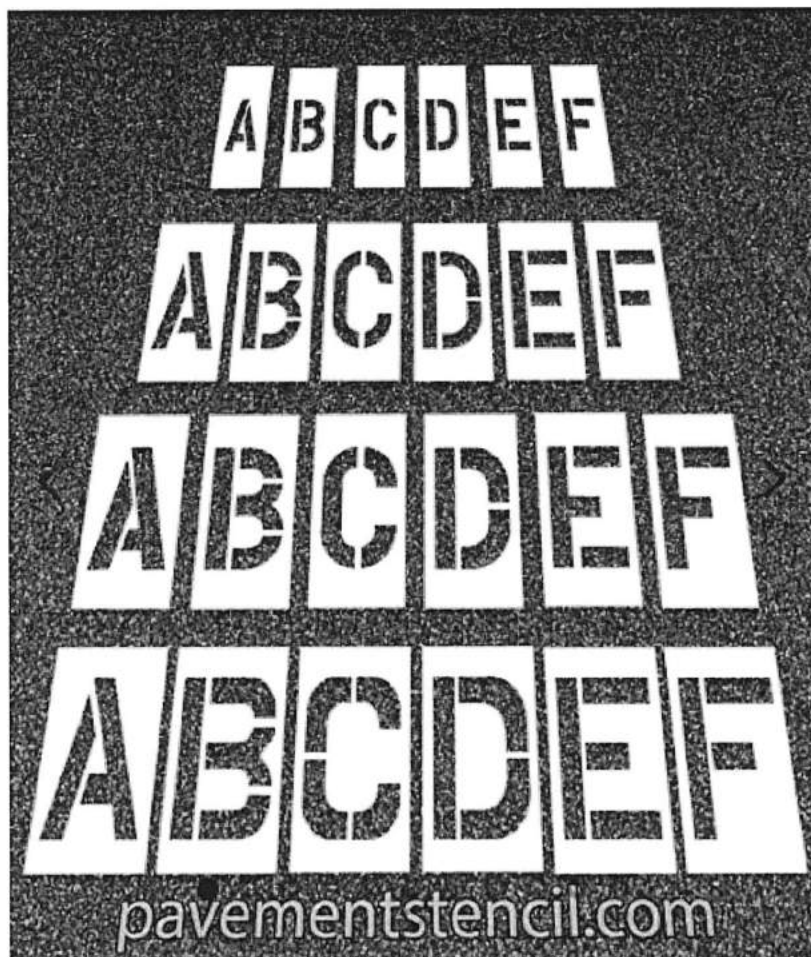
No Interlock



\$243.00

- 1 +

ADD TO CART



Alphabet Set

\$36.00 – \$3,798.00

Our Alphabet Set was specifically designed with lean edges so that there is precise spacing between letters. We've been using this font and template for almost 25 years, so if your original set has been damaged, you won't lose continuity. That's why it's one of our best sellers.

Heights from 3" to 96" available

The 29 piece stencil set consists of

- 1 each of letter A thru Z,
- 1 spacer and 2 end pieces

The 40 piece stencil set consists of

- A, A, B, C, C, D, E, E, E, F, G, H, I, I, J, K, L, M, N, N, O, O, P, Q, R, R, S, S, T, U, V, W, X, Y, Z
- 2 spacers and 2 end pieces

Stencil-Fast® Interlock available up to 36" height.

Set Size

29 Piece



Number/Letter Size

24" x 12"



Stencil-Fast Interlock

No Interlock



\$595.00

- 1 +

ADD TO CART



Number Set

\$18.00 – \$1,709.00

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The 18 piece stencil set consists of

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- 1 each of 6 thru 9
- 2 end pieces

Stencil-Fast® Interlock available up to 36" height.

Set Size

12 Piece



Number/Letter Size

30" x 12"

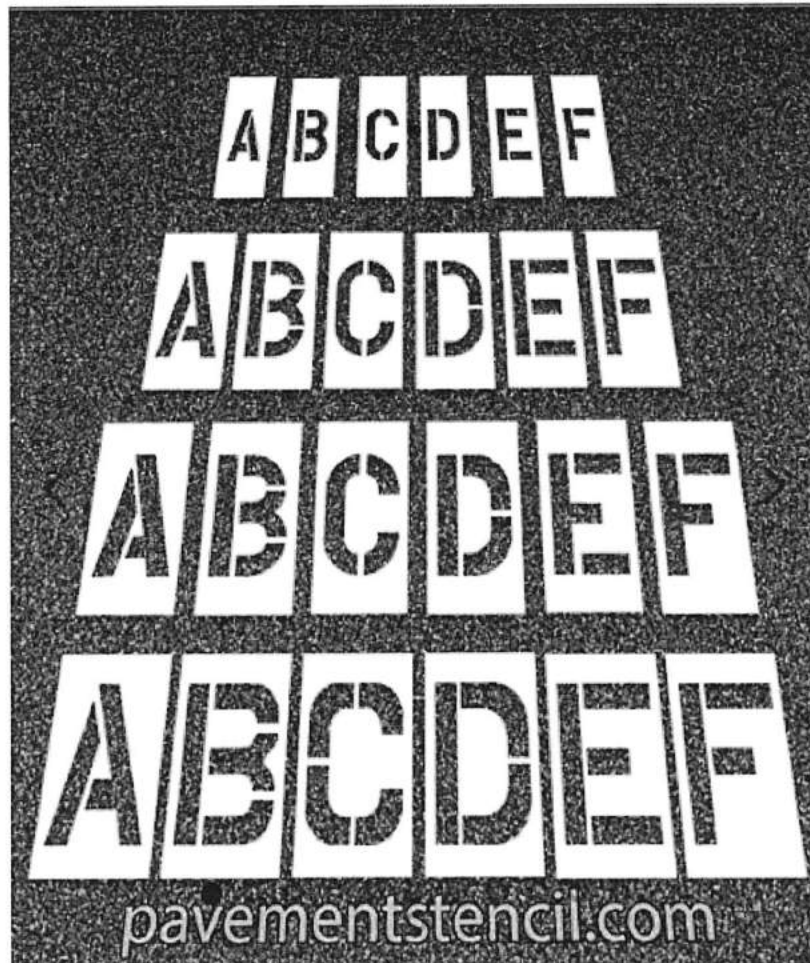


Stencil-Fast Interlock

No Interlock



\$290.00



Alphabet Set

\$36.00 – \$3,798.00

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- 2 spacers and 2 end pieces

Stencil-Fast® Interlock available up to 36" height.

Set Size

29 Piece

Number/Letter Size

30" x 12"

Stencil-Fast Interlock

No Interlock

\$714.00

- 1 +

ADD TO CART



designed with lean edges so that there is precise spacing between stencils. We've been using the same font and template for almost 20 years, so if your original set has been damaged, you won't lose continuity.

The 12 piece stencil set consists of

- 1 each of numbers 0 thru 9,
- 2 end pieces

The 18 piece stencil set consists of

- 2 each of 0 thru 5
- 1 each of 6 thru 9
- 2 end pieces

Stencil-Fast® Interlock available up to 36" height.



Set Size	12 Piece	
Number/Letter Size	72" x 20"	
Stencil-Fast Interlock	No Interlock	

\$993.00

- 1 +

ADD TO CART



HOME

PARKING LOT ▾

HIGHWAYS ▾

RETAIL CHAINS ▾

RECREATION ▾

MATERIALS & CUSTOM ▾



won't lose continuity. That's why it's one of our best sellers.

Heights from 3" to 96" available

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- 1 each of letter A thru Z,
- 1 spacer and 2 end pieces

The 40 piece stencil set consists of

- A, A, B, C, C, D, E, E, E, F, G, H, I, I, J, K, L, M, N, N, O, O, P, Q, R, R, S, S, T, U, V, W, X, Y, Z
- 2 spacers and 2 end pieces

Stencil-Fast® Interlock available up to 36" height.

Set Size

29 Piece ▾

Number/Letter Size

72" x 20" ▾

Stencil-Fast Interlock

No Interlock ▾

\$2,400.00

- 1 +

ADD TO CART

Sabrina Burnette

From: Christopher Pepin
Sent: Wednesday, November 21, 2018 1:17 PM
To: Sabrina Burnette
Subject: Habitat - Agenda Item

Hey Sabrina,

Please add to the Habitat agenda under Discussion Topics: Cellular Service for Clock Tower Lights Update

You can print out the email below from Ismart for subject matter.

Thanks!

Get [Outlook for Android](#)

From: ____ DoNotReply
 Sent: Monday, November 19, 2:58 PM
 Subject: Re: iSmartTimer Service Sunset

Hello

This is a follow up reminder that iSmart Timer Service will be sun-setting on 12/31/2018. If you plan to continue using your timers, schedules can be sent down to the devices until this sunset date.

If you have any questions, please reach out to Intermatic Customer Support at the following number: [815-675-7000](tel:815-675-7000).

Again, we thank you for your participation in this program.

Regards,

Mesh Systems

On Tue, Mar 6, 2018 at 10:30 AM ____ DoNotReply <message@mvcloudnotifier.com> wrote:

Hello,

This email is to notify all users of the iSmart Timer Service that the cloud service to the devices will be ending on 12/31/2018, and all billing will stop on this date as well. All portal functionality available at (<https://www.ismarttimer.com>) will remain until this date, but service may be discontinued at any time by emailing support@mesh-systems.com. If you choose to do so, schedules may be sent down to the devices to load and run before cloud service is turned off and devices will still operate their associated lights/assets accordingly. We thank you for your participation in this program.

If you have any questions, please reach out to Intermatic Customer Support at the following number: [815-675-7000](tel:815-675-7000).

Regards,

Sabrina Burnette

From: Cal Teague
Sent: Tuesday, December 11, 2018 1:10 PM
To: Sabrina Burnette
Subject: FW: Habitat - Homeowner has placed Christmas decorations around Sorano Ct. Cul-de-sac

From: Christopher Pepin
Sent: Tuesday, December 11, 2018 1:07 PM
To: Cal Teague <CTeague@cddmanagement.com>
Subject: FW: Habitat - Homeowner has placed Christmas decorations around Sorano Ct. Cul-de-sac

Christopher Pepin
Field Services Manager
 Premier District Management
cpepin@cddmanagement.com
 Cell: 239-284-6662

From: Brooke Averill <brooke.averill@alliantproperty.com>
Sent: Friday, December 7, 2018 2:40 PM
To: 'ecapezzuto@aol.com' <ecapezzuto@aol.com>; mnovitski@habitatcdd.com; chemelgarn@estatelandscaping.com; Christopher Pepin <cpepin@cddmanagement.com>
Subject: RE: Habitat - Homeowner has placed Christmas decorations around Sorano Ct. Cul-de-sac

The owners are giving us a hard time. The rover will be out today to remove the Christmas items and place in their driveway.

Best Regards,

Brooke Averill CAM

brooke.averill@alliantproperty.com



Alliant Property Management, LLC
 13831 Vector Ave
 Fort Myers, FL 33907
 239-454-1101 Main
 239-495-7172 Bella Terra Office

From: ecapezzuto@aol.com <ecapezzuto@aol.com>
Sent: Friday, December 7, 2018 1:40 PM

To: mnovitski@habitatcdd.com; chemelgarn@estatelandscaping.com; cpepin@cddmanagement.com
Cc: Brooke Averill <brooke.averill@alliantproperty.com>; ecapezzuto@aol.com
Subject: Fwd: Habitat - Homeowner has placed Christmas decorations around Sorano Ct. Cul-de-sac

Hello Mark, Chris, Charlie.

Alliant has been in touch with the homeowner and instructed them to remove decorations from the cul de sac. If not removed by today, Alliant will instruct the rover security guard to move from cul de sac to the homeowners driveway.

Thanks, Ed

-----Original Message-----

From: Brooke Averill <brooke.averill@alliantproperty.com>
To: 'ecapezzuto@aol.com' <ecapezzuto@aol.com>
Cc: mnovitski@habitatcdd.com <mnovitski@habitatcdd.com>; cpepin@cddmanagement.com <cpepin@cddmanagement.com>
Sent: Wed, Dec 5, 2018 11:42 am
Subject: RE: Habitat - Homeowner has placed Christmas decorations around Sorano Ct. Cul-de-sac

We are in the process of trying to contact now. If we don't reach them by the end of the day, I will get with Marie and see what can be done.

Best Regards,

Brooke Averill, CAM
brooke.averill@alliantproperty.com



Alliant Property Management, LLC
 13831 Vector Ave
 Fort Myers, FL 33907
 239-454-1101 Main
 239-495-7172 Bella Terra Office

From: ecapezzuto@aol.com <ecapezzuto@aol.com>
Sent: Wednesday, December 5, 2018 10:46 AM
To: Brooke Averill <brooke.averill@alliantproperty.com>
Cc: mnovitski@habitatcdd.com; cpepin@cddmanagement.com; ecapezzuto@aol.com
Subject: Fwd: Habitat - Homeowner has placed Christmas decorations around Sorano Ct. Cul-de-sac

Hi Brooke.

Please see Mark and Chris' e mails below. I went by the location today and the electric is hooked up to the address listed in Chris' e mail, therefore we have to assume they are fully responsible..

Please contact this homeowner and make them aware that the cul-de-sacs are the property of the CDD and the decorations they have on the property are not authorized. Furthermore the decorations prohibit the lawn from being cut as well as fertilized, which is scheduled for December. The lawn is newly installed and at risk of being damaged as a result of the decorations being placed upon it, therefore, if damage occurs, they will be responsible for the cost to replace.

While we appreciate the beauty decorations bring to the community, individual homeowners cannot at their discretion decide to decorate others property.

Brooke, check with Marie and determine if not immediately removed by the homeowner, can we have the master maintenance person or security simply remove and place on the owners driveway.

Thanks, Ed

-----Original Message-----

From: mnovitski <mnovitski@habitatcdd.com>

To: Ed Capezzuto <ecapezzuto@aol.com>; brooke.averill <brooke.averill@alliantproperty.com>

Sent: Tue, Dec 4, 2018 4:45 pm

Subject: FWD: Habitat - Homeowner has placed Christmas decorations around Sorano Ct. Cul-de-sac

Ed, Please help.

Thanks,

Mark J. Novitski
Habitat CDD,
Board of Supervisors

Please note: Florida has a very broad public records law. Most written communications to or from Habitat CDD Board Members and officials regarding CDD business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

----- Original Message -----

Subject: Habitat - Homeowner has placed Christmas decorations around Sorano Ct. Cul-de-sac

From: "Christopher Pepin" <Cpepin@cddmanagement.com>

Date: 12/4/18 4:04 pm

To: "mnovitski@habitatcdd.com" <mnovitski@habitatcdd.com>, "Cal Teague" <CTeague@cddmanagement.com>

I'm a bit concerned that the new sod on the cul-de-sac isn't going to receive enough water where the Christmas decorations have been placed and some of it will die. Cal, can you have Sabrina send a letter to the homeowner telling them to remove the decorations from the cul-de-sac? The power cord is running from 13869 Sorano Court.

MCKINNEY LANCE M + PAULA K
13869 SORANO CT
ESTERO FL 33928

Christopher Pepin
Field Services Manager
Premier District Management
cpepin@cddmanagement.com
Cell: 239-284-6662

Homeowner has placed Christmas decorations around Sorano Ct. Cul-de-sac:





**HABITAT
COMMUNITY DEVELOPMENT DISTRICT**

Financial Report

November 30, 2018

unaudited

Prepared by:
Premier District Management

Balance Sheet
Habitat Community Development District
November 30, 2018

	<u>GENERAL FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Valley National Bank	361,898.09	0.00	361,898.09
Assessments Receivable	0.00	180.70	180.70
Allow-Doubtful Collections	0.00	(180.70)	(180.70)
Due To/From 001/202	(141,034.74)	0.00	(141,034.74)
Due To/From 001/202	0.00	141,034.74	141,034.74
Investments Current	381,651.78	0.00	381,651.78
Investments-Prepayment Account	0.00	429.67	429.67
Investments-Reserve Fund	0.00	257,421.88	257,421.88
Prepaid Items	10,166.05	0.00	10,166.05
Deposits	525.00	0.00	525.00
TOTAL ASSETS	613,206.18	398,886.29	1,012,092.47
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts Payable	29,387.39	0.00	29,387.39
Accrued Expenses	4,905.00	0.00	4,905.00
TOTAL LIABILITIES	34,292.39	0.00	34,292.39
FUND BALANCES			
Nonspendable			
Prepaid Items	10,166.05	0.00	10,166.05
Deposits	525.00	0.00	525.00
Restricted			
Debt Service	0.00	398,886.29	398,886.29
Assigned			
Operating Reserves	183,575.00	0.00	183,575.00
Reserves - Lake Embankments	174,840.00	0.00	174,840.00
Unassigned			
Unassigned	209,807.74	0.00	209,807.74
TOTAL FUND BALANCES	578,913.79	398,886.29	977,800.08
TOTAL LIABILITIES AND FUND BALANCES	613,206.18	398,886.29	1,012,092.47

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending November 30, 2018

Operating Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>NOV 30, 2018 ACTUAL</u>
Revenues						
001.361001.0000 Interest - Investments	6,000	1,000	1,644	644	(27)	737
001.361006.0000 Interest - Tax Collector	0	0	531	531	0	0
001.363010.0000 Special Assmnts- Tax Collector	1,207,170	201,195	246,467	45,272	(20)	246,467
001.363090.0000 Special Assmnts- Discounts	(48,287)	(8,048)	(9,943)	(1,895)	(21)	(9,943)
001.369900.0000 Other Miscellaneous Revenues	0	0	1,050	1,050	0	0
Total Revenues	1,164,883	194,147	239,749	45,602	(21)	237,281
Expenses						
Administrative						
001.511001.0000 P/ R-BoardOf Supervisors	12,000	2,000	800	1,200	7	0
001.512004.0000 Payroll-Fees	600	100	100	0	17	50
001.521001.0000 FICA Taxes	918	153	66	87	7	0
001.531002.0000 Profserv-Arbitrage Rebate	600	100	0	100	0	0
001.531012.0000 Profserv-Dissemination Agent	1,000	167	0	167	0	0
001.531013.0000 Profserv-Engineering	30,000	5,000	8,537	(3,537)	28	2,192
001.531023.0000 Profserv-Legal Services	10,000	1,667	0	1,667	0	0
001.531025.0000 Litigation Expenses	0	0	470	(470)	0	116
001.531027.0000 Profserv-Mgmt Consulting Serv	74,509	12,418	12,418	0	17	6,209
001.531035.0000 Profserv-Property Appraiser	1,899	317	1,899	(1,583)	100	1,899
001.531038.0000 Profserv-Special Assessment	5,796	966	966	0	17	483
001.531045.0000 Profserv-Trustee Fees	3,500	583	0	583	0	0
001.532002.0000 Auditing Services	3,305	551	0	551	0	0
001.541006.0000 Postage And Freight	1,050	175	2,670	(2,495)	254	0
001.545002.0000 Insurance - General Liability	14,500	2,417	2,663	(247)	18	1,647
001.547001.0000 Printing And Binding	1,000	167	0	167	0	0
001.548002.0000 Legal Advertising	2,000	333	0	333	0	0
001.549070.0000 Misc-Assessmnt Collection Cost	2,849	475	948	(474)	33	948
001.549915.0000 Misc-Web Hosting	1,200	200	206	(6)	17	103
001.551002.1001 Office Supplies	100	17	0	17	0	0
001.554007.0000 Annual District Filing Fee	175	29	175	(146)	100	0
Total Administrative	167,001	27,835	31,918	(4,086)	19	13,647
Conservation and Resource Management						
001.534050.0000 Contracts-Landscape	50,000	8,333	6,274	2,059	13	1,771
001.534076.0000 Contracts-Preserve Maintenance	32,000	5,333	16,000	(10,667)	50	0
001.546037.0000 R&M-Grounds	2,000	333	51	282	3	0
001.548123.0000 R&M-Preserves	15,000	2,500	276	2,224	2	0
Total Conservation and Resource Management	99,000	16,499	22,601	(6,102)	23	1,771
Gatehouse						
Operations & Maintenance						
001.531016.0000 Profserv-Field Management	32,732	5,455	5,465	(10)	17	2,732
001.531049.0000 Profserv-Compliance Service	5,000	833	425	408	9	425
001.534033.0000 Contracts-Other Services	10,300	1,717	0	1,717	0	0

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending November 30, 2018

Operating Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>NOV 30, 2018 ACTUAL</u>
001.546020.0000 R&M-Electrical	1,500	250	0	250	0	0
001.546056.0000 R&M-Mitigation	500	83	0	83	0	0
001.546070.0000 R&M-Plant Replacement	5,000	833	0	833	0	0
001.546074.0000 R&M-Grounds	4,500	750	1,168	(418)	26	0
001.549037.0000 Misc-Npdes Program	1,000	167	0	167	0	0
001.549069.0000 Misc-Hurricane	500	83	0	83	0	0
001.549900.0000 Misc-Contingency	20,270	3,378	7,403	(4,024)	37	0
Total Operations & Maintenance	81,302	13,549	14,481	(911)	18	3,157
<u>Irrigation Services</u>						
001.534032.0000 Contracts-Pump Station	2,350	392	0	392	0	0
001.534073.0000 Contracts-Irrigation	20,400	3,400	1,700	1,700	8	0
001.543050.1002 Electricity - Irrigation(IS)	45,000	7,500	6,987	513	16	3,770
001.546052.0000 R&M-Irrigation Equipment	27,000	4,500	6,927	(2,427)	26	0
001.546114.0000 R&M-Irrigation Distribution	30,000	5,000	5,475	(475)	18	2,090
Total Irrigation Services	124,750	20,792	21,089	(297)	17	5,860
<u>Lakes and Ponds</u>						
001.534084.1002 Contracts-Lakes	31,620	5,270	5,796	(526)	18	2,898
001.534129.0000 Contracts-Aerator Maint	8,630	1,438	0	1,438	0	0
001.543020.0000 Electricity - Aerator	16,300	2,717	2,488	229	15	1,296
001.543052.0000 Electricity - Wells	10,000	1,667	1,053	614	11	543
001.546003.0000 R&M-Aeration	15,000	2,500	0	2,500	0	0
001.546006.0000 R&M-Aquascaping	15,000	2,500	0	2,500	0	0
001.546042.0000 R&M-Lake	5,000	833	451	383	9	0
Total Lakes and Ponds	101,550	16,925	9,788	7,138	10	4,737
<u>Capital Expenditures & Projects</u>						
001.568093.0000 Reserve - Pump Station Replacement	40,000	6,667	0	6,667	0	0
001.568094.0000 Reserve - Roadways	162,400	27,067	0	27,067	0	0
Total Capital Expenditures & Projects	202,400	33,734	0	33,734	0	0
<u>Road and Street Facilities</u>						
001.534023.0000 Contracts-Fountain	6,200	1,033	1,515	(482)	24	505
001.534051.0000 Contracts-Cul-de-sac Maint	22,000	3,667	1,833	1,834	8	0
001.543001.0000 Utility - Sewer & Water	0	0	502	(502)	0	0
001.543013.0000 Electricity - Streetlighting	87,000	14,500	13,321	1,179	15	6,661
001.543030.0000 Utility - Sewer & Water	1,500	250	121	129	8	121
001.543043.0000 Electricity - Clock Tower/Fountain	23,000	3,833	3,158	675	14	1,628
001.546011.0000 R&M-Cul de Sacs	0	0	20,740	(20,740)	0	19,251
001.546019.0000 R&M-Drainage	15,000	2,500	0	2,500	0	0
001.546032.0000 R&M-Fountain	14,032	2,339	3,251	(912)	23	0
001.546084.0000 R&M-Sidewalks	10,000	1,667	1,063	604	11	903
001.546085.0000 R&M-Signage	3,000	500	0	500	0	0
001.546139.0000 R&M-Roads	14,844	2,474	11,827	(9,353)	80	2,370
001.546142.0000 R&M-Clock Tower	10,000	1,667	0	1,667	0	0
Total Road and Street Facilities	208,576	34,430	57,331	(22,901)	28	31,439

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending November 30, 2018

Operating Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>NOV 30, 2018 ACTUAL</u>
<u>Debt Service</u>						
<u>Other Sources/Uses</u>						
Total Expenses	982,579	163,764	157,188	6,575	16	60,611
Excess Revenue Over (Under) Expenditures	182,304	30,383	82,561	39,027	(45)	176,650

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2019

Operating Fund - Trend Report

	<u>October</u> <u>Actual</u>	<u>November</u> <u>Actual</u>	<u>December</u> <u>Budget</u> <u>Allocation</u>	<u>January</u> <u>Budget</u> <u>Allocation</u>	<u>February</u> <u>Budget</u> <u>Allocation</u>	<u>March</u> <u>Budget</u> <u>Allocation</u>	<u>April</u> <u>Budget</u> <u>Allocation</u>	<u>May</u> <u>Budget</u> <u>Allocation</u>	<u>June</u> <u>Budget</u> <u>Allocation</u>	<u>July</u> <u>Budget</u> <u>Allocation</u>	<u>August</u> <u>Budget</u> <u>Allocation</u>	<u>September</u> <u>Budget</u> <u>Allocation</u>	<u>Year to</u> <u>Date</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>
Revenues														
Interest - Investments	908	737	500	500	500	500	500	500	500	500	500	500	1,844	6,000
Interest - Tax Collector	531	0	0	0	0	0	0	0	0	0	0	0	531	0
Special Assmnts- Tax Collector	0	246,467	100,598	100,598	100,598	100,598	100,598	100,598	100,598	100,598	100,598	100,598	246,467	1,207,170
Special Assmnts- Discounts	0	(9,943)	(4,024)	(4,024)	(4,024)	(4,024)	(4,024)	(4,024)	(4,024)	(4,024)	(4,024)	(4,024)	(9,943)	(48,287)
Other Miscellaneous Revenues	1,050	0	0	0	0	0	0	0	0	0	0	0	1,050	0
Total Revenues	2,489	237,261	97,074	97,074	97,074	97,074	97,074	97,074	97,074	97,074	97,074	97,074	239,749	1,164,883
Expenses														
Administrative														
P/R-Board Of Supervisors	800	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	800	12,000
Payroll-Fees	50	50	50	50	50	50	50	50	50	50	50	50	100	600
FICA Taxes	66	0	77	77	77	77	77	77	77	77	77	77	66	918
Profserv-Arbitrage Rebate	0	0	50	50	50	50	50	50	50	50	50	50	0	600
Profserv-Dissemination Agent	0	0	83	83	83	83	83	83	83	83	83	83	0	1,000
Profserv-Engineering	6,344	2,192	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	8,537	30,000
Profserv-Legal Services	0	0	833	833	833	833	833	833	833	833	833	833	0	10,000
Litigation Expenses	354	116	0	0	0	0	0	0	0	0	0	0	470	0
Profserv-Mgmt Consulting Serv	6,209	6,209	6,209	6,209	6,209	6,209	6,209	6,209	6,209	6,209	6,209	6,209	12,418	74,509
Profserv-Property Appraiser	0	1,899	158	158	158	158	158	158	158	158	158	158	1,899	1,899
Profserv-Special Assessment	483	483	483	483	483	483	483	483	483	483	483	483	966	5,796
Profserv-Trustee Fees	0	0	292	292	292	292	292	292	292	292	292	292	0	3,500
Auditing Services	0	0	275	275	275	275	275	275	275	275	275	275	0	3,305
Postage And Freight	2,670	0	88	88	88	88	88	88	88	88	88	88	2,670	1,050
Insurance - General Liability	1,017	1,647	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	2,663	14,500
Printing And Binding	0	0	83	83	83	83	83	83	83	83	83	83	0	1,000
Legal Advertising	0	0	167	167	167	167	167	167	167	167	167	167	0	2,000
Misc-Assessmnt Collection Cost	0	948	237	237	237	237	237	237	237	237	237	237	948	2,849
Misc-Web Hosting	103	103	100	100	100	100	100	100	100	100	100	100	206	1,200
Office Supplies	0	0	8	8	8	8	8	8	8	8	8	8	0	100
Annual District Filing Fee	175	0	15	15	15	15	15	15	15	15	15	15	175	175
Total Administrative	18,271	13,847	13,916	13,916	13,916	13,916	13,916	13,916	13,916	13,916	13,916	13,916	31,918	167,001
Conservation and Resource Management														
Contracts-Landscape	4,504	1,771	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	6,274	50,000
Contracts-Preserve Maintenance	16,000	0	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	16,000	32,000
R&M-Grounds	51	0	167	167	167	167	167	167	167	167	167	167	51	2,000
R&M-Preserves	276	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	276	15,000
Total Conservation and Resource Management	20,831	1,771	8,251	8,251	8,251	8,251	8,251	8,251	8,251	8,251	8,251	8,251	22,601	99,000

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2019

Operating Fund - Trend Report

	<u>October</u> <u>Actual</u>	<u>November</u> <u>Actual</u>	<u>December</u> <u>Budget</u> <u>Allocation</u>	<u>January</u> <u>Budget</u> <u>Allocation</u>	<u>February</u> <u>Budget</u> <u>Allocation</u>	<u>March</u> <u>Budget</u> <u>Allocation</u>	<u>April</u> <u>Budget</u> <u>Allocation</u>	<u>May</u> <u>Budget</u> <u>Allocation</u>	<u>June</u> <u>Budget</u> <u>Allocation</u>	<u>July</u> <u>Budget</u> <u>Allocation</u>	<u>August</u> <u>Budget</u> <u>Allocation</u>	<u>September</u> <u>Budget</u> <u>Allocation</u>	<u>Year to</u> <u>Date</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>
<u>Operations & Maintenance</u>														
Profserv-Field Management	2,732	2,732	2,728	2,728	2,728	2,728	2,728	2,728	2,728	2,728	2,728	2,728	5,465	32,732
Profserv-Compliance Service	0	425	417	417	417	417	417	417	417	417	417	417	425	5,000
Contracts-Other Services	0	0	858	858	858	858	858	858	858	858	858	858	0	10,300
R&M-Electrical	0	0	125	125	125	125	125	125	125	125	125	125	0	1,500
R&M-Mitigation	0	0	42	42	42	42	42	42	42	42	42	42	0	500
R&M-Plant Replacement	0	0	417	417	417	417	417	417	417	417	417	417	0	5,000
R&M-Grounds	1,168	0	375	375	375	375	375	375	375	375	375	375	1,168	4,500
Misc-Npdes Program	0	0	83	83	83	83	83	83	83	83	83	83	0	1,000
Misc-Hurricane	0	0	42	42	42	42	42	42	42	42	42	42	0	500
Misc-Contingency	7,403	0	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689	7,403	20,270
Total Operations & Maintenance	11,303	3,157	6,776	6,776	6,776	6,776	6,776	6,776	6,776	6,776	6,776	6,776	14,461	81,302
<u>Field</u>														
<u>Irrigation Services</u>														
Contracts-Pump Station	0	0	196	196	196	196	196	196	196	196	196	196	0	2,350
Contracts-Irrigation	1,700	0	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
Electricity - Irrigation(IS)	3,217	3,770	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	6,987	45,000
R&M-Irrigation Equipment	6,927	0	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	6,927	27,000
R&M-Irrigation Distribution	3,385	2,090	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	5,475	30,000
Total Irrigation Services	15,229	5,860	10,396	10,396	10,396	10,396	10,396	10,396	10,396	10,396	10,396	10,396	21,089	124,750
<u>Lakes and Ponds</u>														
Contracts-Lakes	2,898	2,898	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	5,796	31,620
Contracts-Aerator Maint	0	0	719	719	719	719	719	719	719	719	719	719	0	8,630
Electricity - Aerator	1,192	1,296	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	2,488	16,300
Electricity - Wells	510	543	833	833	833	833	833	833	833	833	833	833	1,053	10,000
R&M-Aeration	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	0	15,000
R&M-Aquascaping	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	0	15,000
R&M-Lake	451	0	417	417	417	417	417	417	417	417	417	417	451	5,000
Total Lakes and Ponds	5,051	4,737	8,462	8,462	8,462	8,462	8,462	8,462	8,462	8,462	8,462	8,462	9,788	101,550
<u>Capital Expenditures & Projects</u>														
Reserve - Pump Station	0	0	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	0	40,000
Replacement														
Reserve - Roadways	0	0	13,533	13,533	13,533	13,533	13,533	13,533	13,533	13,533	13,533	13,533	0	162,400
Total Capital Expenditures & Projects	0	0	16,866	16,866	16,866	16,866	16,866	16,866	16,866	16,866	16,866	16,866	0	202,400
<u>Road and Street Facilities</u>														
Contracts-Fountain	1,010	505	517	517	517	517	517	517	517	517	517	517	1,515	6,200
Contracts-Cul-de-sac Maint	1,833	0	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	22,000
Utility - Sewer & Water	502	0	0	0	0	0	0	0	0	0	0	0	502	0
Electricity - Streetlighting	6,660	6,661	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	13,321	87,000
Utility - Sewer & Water	0	121	125	125	125	125	125	125	125	125	125	125	121	1,500

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2019

Operating Fund - Trend Report

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>Year to</u>	<u>Annual</u>
	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Date</u>	<u>Budget</u>
	<u>Allocation</u>	<u>Allocation</u>	<u>Allocation</u>	<u>Allocation</u>	<u>Allocation</u>	<u>Allocation</u>	<u>Allocation</u>	<u>Allocation</u>	<u>Allocation</u>	<u>Allocation</u>	<u>Allocation</u>	<u>Allocation</u>	<u>Actual</u>	<u>Budget</u>
Electricity - Clock Tower/Fountain	1,530	1,628	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	3,158	23,000
R&M-Cul de Sacs	1,489	19,251	0	0	0	0	0	0	0	0	0	0	20,740	0
R&M-Drainage	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	0	15,000
R&M-Fountain	3,251	0	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	1,169	3,251	14,032
R&M-Sidewalks	160	903	833	833	833	833	833	833	833	833	833	833	1,063	10,000
R&M-Signage	0	0	250	250	250	250	250	250	250	250	250	250	0	3,000
R&M-Roads	9,457	2,370	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	1,237	11,827	14,844
R&M-Clock Tower	0	0	833	833	833	833	833	833	833	833	833	833	0	10,000
Total Road and Street Facilities	25,892	31,439	17,214	17,214	17,214	17,214	17,214	17,214	17,214	17,214	17,214	17,214	57,331	206,576
Debt Service														
Other Sources/Uses														
Total Expenses	96,577	60,611	81,881	81,881	81,881	81,881	81,881	81,881	81,881	81,881	81,881	81,881	157,188	982,579
Excess Revenue Over (Under) Expenditures	(94,088)	176,650	15,193	15,193	15,193	15,193	15,193	15,193	15,193	15,193	15,193	15,193	82,561	182,304

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending November 30, 2018

Debt Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>NOV 30, 2018 ACTUAL</u>
<u>Revenues</u>						
202.361001.0000 Interest - Investments	2,000	333	765	431	(38)	430
202.361006.0000 Interest - Tax Collector	0	0	240	240	0	0
202.363010.0000 Special Assmnts- Tax Collector	542,596	90,433	111,302	20,869	(21)	111,302
202.363090.0000 Special Assmnts- Discounts	(21,704)	(3,617)	(4,490)	(873)	(21)	(4,490)
Total Revenues	522,892	87,149	107,817	20,667	(21)	107,242
<u>Expenses</u>						
<u>Debt Service</u>						
202.571001.0000 Principal Debt Retirement	305,000	50,833	0	50,833	0	0
202.571006.0000 Principal Prepayments	0	0	5,000	(5,000)	0	5,000
202.572001.0000 Interest Expense	212,634	35,439	105,959	(70,520)	50	105,959
Total Debt Service	517,634	86,272	110,959	(24,687)	21	110,959
<u>Other Sources/Uses</u>						
Total Expenses	517,634	86,272	110,959	(24,687)	21	110,959
Excess Revenue Over (Under) Expenditures	5,258	877	(3,142)	45,354	60	(3,717)

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2019

Debt Fund - Trend Report

	<u>October</u> <u>Actual</u>	<u>November</u> <u>Actual</u>	<u>December</u> <u>Budget</u> <u>Allocation</u>	<u>January</u> <u>Budget</u> <u>Allocation</u>	<u>February</u> <u>Budget</u> <u>Allocation</u>	<u>March</u> <u>Budget</u> <u>Allocation</u>	<u>April</u> <u>Budget</u> <u>Allocation</u>	<u>May</u> <u>Budget</u> <u>Allocation</u>	<u>June</u> <u>Budget</u> <u>Allocation</u>	<u>July</u> <u>Budget</u> <u>Allocation</u>	<u>August</u> <u>Budget</u> <u>Allocation</u>	<u>September</u> <u>Budget</u> <u>Allocation</u>	<u>Year to</u> <u>Date</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>
<u>Revenues</u>														
Interest - Investments	335	430	167	167	167	167	167	167	167	167	167	167	765	2,000
Interest - Tax Collector	240	0	0	0	0	0	0	0	0	0	0	0	240	0
Special Assmnts- Tax Collector	0	111,302	45,216	45,216	45,216	45,216	45,216	45,216	45,216	45,216	45,216	45,216	111,302	542,596
Special Assmnts- Discounts	0	(4,490)	(1,809)	(1,809)	(1,809)	(1,809)	(1,809)	(1,809)	(1,809)	(1,809)	(1,809)	(1,809)	(4,490)	(21,704)
Total Revenues	575	107,242	43,574	43,574	43,574	43,574	43,574	43,574	43,574	43,574	43,574	43,574	107,817	522,892
<u>Expenses</u>														
<u>Debt Service</u>														
Principal Debt Retirement	0	0	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	0	305,000
Principal Prepayments	0	5,000	0	0	0	0	0	0	0	0	0	0	5,000	0
Interest Expense	0	105,959	17,720	17,720	17,720	17,720	17,720	17,720	17,720	17,720	17,720	17,720	105,959	212,634
Total Debt Service	0	110,959	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	110,959	517,634
<u>Other Sources/Uses</u>														
Total Expenses	0	110,959	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	110,959	517,634
Excess Revenue Over (Under) Expenditures	575	(3,717)	437	437	437	437	437	437	437	437	437	437	(3,142)	5,258

HABITAT

COMMUNITY DEVELOPMENT DISTRICT

Cash and Investment Report
November 30, 2018

Account Name	Bank	Yield	Balance
GENERAL FUND			
Checking Account - Operating	Valley National Bank	0.00%	367,096.23
Money Market Account	Valley National Bank	2.19%	381,651.78
		Subtotal	748,748.01
DEBT SERVICE FUND			
Series 2015 - Prepayment Fund	US Bank	0.00%	429.67
Series 2015 - Reserve Fund	US Bank	0.01%	257,421.88
Series 2015 - Revenue Fund	US Bank	0.01%	-
		Subtotal	257,851.55
		Total	\$ 1,006,600

HABITAT
COMMUNITY DEVELOPMENT DISTRICT

Non-Ad Valorem Special Assessments
 (Lee County Tax Collector - Monthly Collection Distributions)
Fiscal Year Ending September 30, 2019

GROSS ASSESSMENTS LEVIED

\$ 1,207,175 \$ 545,046
 68.89% 31.11%

Distribution	Gross Amount Received	Discount/ (Penalties)	Collection Cost	Net Amount Received	ALLOCATION (gross amt)	
					General Fund	Debt Fund
October	-	-	-	-	-	-
November	40,438.50	(1,739.84)	-	38,698.66	27,858.08	12,580.42
	317,330.84	(12,693.26)	(1,376.78)	303,260.80	218,609.22	98,721.62
December						
January						
February						
March						
April						
May						
June						
July						
August						
September						
TOTAL	357,769.34	(14,433.10)	(1,376.78)	341,959.46	246,467.30	111,302.04
BALANCE REMAINING					\$ 960,708	\$ 433,744

TOTAL ASSESSMENTS	\$ 1,752,221	PERCENT COLLECTED	20.42%
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Run: 12/06/2018 @ 8:15 AM

Habitat Community Development District Reconciliation - Valley National 9735 OP

Page: 1

Closing Balance from Previous Statement.....	10/31/2018	24,086.07
2 Deposits and Other Additions Totaling.....		341,959.46
15 Checks and Other Withdrawals Totaling.....		51,141.72
1 Adjustments Totaling.....		50,000.00
1 Voids Totaling.....		2,192.42
Service Charge.....		0.00
Interest Earned.....		0.00
Closing Balance for this Statement.....	11/30/2018	367,096.23
Difference.....		0.00

Cash Balance from General Ledger.....	11/30/2018	362,795.89
Open Activity from Bank Register.....		(2,107.92)
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		364,903.81

Date	Reference	Deposit Description	Amount
✓ 11/15/2018	ACH	Direct Deposit - Tax Collector	38,698.66
✓ 11/30/2018	ACH	Tax Collector Direct Deposit	303,260.80
Total Deposits:			<u>341,959.46</u>

Date	Check	To	Check Description	Amount
✓ 10/10/2018	0001557	The Leal Law Firm, PA	DeFeo Settlement Payment	2,500.00
✓ 10/22/2018	0009001	Hampton, Cheryl	BOS Payroll - OCT 2018	184.70
✓ 10/24/2018	0001570	Florida Department of Economic Opportunity	Special District Annual Fee FY 2019	175.00
✓ 10/24/2018	0001571	Irrigation Specialists, Inc.	Irrigation Repairs JUN 2018	3,557.75
✓ 10/29/2018	0001575	Irrigation Specialists, Inc.	Irrigation Pressure Tank Replacement	533.75
✓ 10/29/2018	0001576	Lee County Utilities	Irrigation Water - Clock Tower	310.47
✓ 11/05/2018	EFT	Surepayroll	Payroll Processing Fees	49.99
✓ 11/08/2018	EFT	FPL	Monthly Electricity Charges	13,898.20
✓ 11/15/2018	0001579	CPH Engineers	Engineering Svcs OCT 2018	2,192.42
✓ 11/15/2018	0001580	Estate Landscaping & Lawn Management	Invoices 9037, 9038, 9181	4,519.12
✓ 11/15/2018	0001581	Fort Myers Court Reporting	Transcription Svcs - Closed Executive BOS Session	375.80
✓ 11/15/2018	0001582	Irrigation Specialists, Inc.	Invoices 8880, 8881, 8901	8,515.50
✓ 11/15/2018	0001583	Premier District Management, LLC	Management & Field Svcs NOV 2018	11,298.07
✓ 11/15/2018	0001584	Solitude Lake Management	Lake Management Svcs NOV 2018	2,898.00
✓ 11/15/2018	0001585	West Coast Electrical & Lighting Services	Photocell Replacement	132.95
Total Checks:				<u>51,141.72</u>

Date	Reference	Adjustment Description	Amount
✓ 11/15/2018	TXFR	Transfer from MM account	50,000.00
Total Adjustments:			<u>50,000.00</u>

Run: 12/06/2018 at 8:17 AM

Habitat Community Development District
Bank Register from 11/01/2018 to 11/30/2018
Valley National 9735 OP

Page: 1

<u>Check/Ref</u>	<u>Date</u>	<u>Name/Description</u>	<u>Check Amount</u>	<u>Deposit Amount</u>	<u>Account Balance</u>
EFT	11/05/2018	[Surepayroll] Surepayroll - Payroll Processing Fees	49.99	0.00	14,666.49
EFT	11/08/2018	[FPL] FPL - Monthly Electricity Charges	13,898.20	0.00	768.29
ACH	11/15/2018	Direct Deposit - Tax Collector	0.00	38,698.66	39,466.95
TXFR	11/15/2018	Transfer from MM account	0.00	50,000.00	89,466.95
0001579	11/15/2018	[CPH] CPH Engineers - Engineering Svcs OCT 2018	2,192.42	0.00	87,274.53
0001580	11/15/2018	[ESTATE] Estate Landscaping & Lawn Management - Invoices 9037, 9038, 9181	4,519.12	0.00	82,755.41
0001581	11/15/2018	[FMCR] Fort Myers Court Reporting - Transcription Svcs - Closed Executive BOS Session	375.80	0.00	82,379.61
0001582	11/15/2018	[Irrigation Specialists] Irrigation Specialists, Inc. - Invoices 8880, 8881, 8901	8,515.50	0.00	73,864.11
0001583	11/15/2018	[PREMIER DISTRICT] Premier District Management, LLC - Management & Field Svcs NOV 2018	11,298.07	0.00	62,566.04
0001584	11/15/2018	[SOLITUDE] Solitude Lake Management - Lake Management Svcs NOV 2018	2,898.00	0.00	59,668.04
0001585	11/15/2018	[WEST COAST] West Coast Electrical & Lighting Services - Photocell Replacement	132.95	0.00	59,535.09
ACH	11/30/2018	Tax Collector Direct Deposit	0.00	303,260.80	362,795.89
Total for Report:			43,880.05	391,959.46	

Run: 12/06/2018 @ 8:15 AM

Habitat Community Development District Reconciliation - Valley National 9395 MM

Page: 1

Closing Balance from Previous Statement.....	10/31/2018	430,915.04
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
1 Adjustments Totaling.....		-50,000.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	11/30/2018	736.74
Closing Balance for this Statement.....	11/30/2018	381,651.78
Difference.....		0.00

Cash Balance from General Ledger.....	11/30/2018	381,651.78
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		381,651.78

Date	Reference	Adjustment Description	Amount
✓ 11/15/2018	TXFR		-50,000.00
✓ 11/30/2018		Interest Earned	736.74
Total Adjustments:			<u>-49,263.26</u>