

HABITAT COMMUNITY DEVELOPMENT DISTRICT



NOVEMBER 19, 2019
BOARD OF SUPERVISORS MEETING
AGENDA PACKET



PREMIER DISTRICT
MANAGEMENT

HABITAT COMMUNITY DEVELOPMENT DISTRICT

PREMIER DISTRICT MANAGEMENT, LLC
3820 Colonial Blvd., Suite 101 ▪ Fort Myers ▪ FL 33966
Telephone: (239) 690-7100

Board of Supervisors
Habitat CDD

November 12, 2019

Dear Supervisors,

The regular meeting of the Habitat CDD Board of Supervisors will be held on November 19, 2019 at 4 PM, at the Bella Terra Clubhouse on 20070 Bella Terra Blvd. in Estero, Florida. The Agenda is included in section three and some points of interest are as follows:

- As per usual, enclosed are the Regular Meeting Minutes from the October 15 meeting, the Field Report for November, the Financials for October, and a link to the Estero Development Reports
- Discussion on Road and Gate Access to Barletta Lane Entry, a Weather Station installation, Fountain Maintenance price increase, Bus Stop Lighting proposals, and Cobblestone Crosswalk proposals
- Information for Board consideration on the Pond Watch Volunteer program, and a process for applying to have 5G Cell Towers installed
- The new CDD engineer will be present to address issues including the Water Control Structure EE1, the Swale behind 21027 Torre del Lago, and the SFWMD Water Structure Permit Application Certification
- The Attorney has provided four Cul-de-Sac Maintenance Amendments as well as a draft of the Irrigation Easement for the Bella Terra HOA
- Supervisor Licht has requested the Board discuss how Board decisions are to be made

Any supporting documents not enclosed will be distributed at the meeting. The **next meeting is scheduled for December 17 ,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

November 19, 2019 at 4:00 PM

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of the Agenda
4. Audience Comments on Agenda items
5. Approval of Meeting Minutes
 - A. Regular Meeting Minutes from October 15, 2019
6. Staff Reports
 - A. Irrigation Contractor
 - B. Lake Management
 - i. Pond Watch Volunteer Commitment information
 - C. District Manager
 - i. ADA Website update
 - ii. FEMA update
 - D. Field Manager
 - i. Field Report November 2019
 - ii. Project updates
 - a. Community Lighting update
 - b. Serre Drive No Outlet Sign
 - c. Annual Concrete Pressure Cleaning Update
 - d. Preserve Encroachment Cutbacks Update
 - iii. Concern/Complaint Log
 - E. Attorney
 - i. Cul-de-sac Agreement Amendment
 - ii. Easement Request for HOA
 - F. Engineer
 - i. Water Control Structure EE1
 - ii. Swale behind 21027 Torre del Lago update
 - iii. SFWMD Water Structure Permit Application Certification
7. Discussion/Action Items
 - A. Rubber Tree Ring Options
 - B. Road and Gate Access to Barletta Lane Entry for Condos (HOA)
 - C. Fountain Maintenance Price Increase
 - D. Cobblestone Crosswalk Option Proposals
 - E. Bus Stop Light Proposal
 - F. CDD Assets Painting
 - G. ADA Sidewalk Ramps
 - H. Weather Station
 - I. 5G Small Cell Tower
 - J. Board Follow Up
8. Financials
 - A. Report for month ending October 31, 2019
9. Communications
 - A. Estero Council of Community Leaders: Estero Development Report

- i. <https://esterotoday.com/research-and-reports/>
- 10. Supervisors Requests
- 11. Audience Comments
- 12. Adjournment - **Next Meeting: December 17, 2019 at 4:00 P.M.**

MINUTES OF MEETING

The following is a summary of the actions taken at the Habitat Community Development District (CDD) Board of Supervisors meeting.

HABITAT COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Habitat CDD was held on October 15, 2019 at 4:00 p.m. in the Bella Terra Clubhouse at 20070 Bella Terra Boulevard in Estero, Florida.

Present and constituting a quorum were:

Mark Novitski
Larry Roth
Linda Gibson
Jenny Licht
Joe Napolitano

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Cal Teague
Chris Pepin
Residents

District Manager
Field Manager

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and the District Manager called roll. All Supervisors were present. The Field Manager was 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

Approval of the Agenda

The Agenda was approved with the addition of 9. C. Cul-de-sac's.

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

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

Brian Bender asked if cross walk flashing lights could be placed by the satellite pool on Bartletta.

FIFTH ORDER OF BUSINESS**Approval of Meeting Minutes****A. Regular Meeting Minutes from August 20, 2019**

The Meeting Minutes were presented and accepted.

On MOTION by Vice Chairman Roth, seconded by Supervisor Licht, with all in favor, the Regular Meeting Minutes from August 20, 2019 were approved as presented.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Irrigation Contractor Update****i. Mainline repairs on HOA property**

The District Manager stated that the CDD needs an easement from the HOA in order to make these repairs. Therefore, the Board agreed to request an easement from the HOA.

B. Lake Management**i. Lake Sediment Testing/Pond Watch**

The District Manager discussed the process for Pond Watch. He stated that a volunteer is needed to take samples of a few pre-designated lakes once a month and take the samples to the County to be analyzed. Chairman Novitski asked the District Manager to send him more information so that he can see if anyone in the community is interested in volunteering for Pond Watch.

C. District Manager**i. Website Update**

The District Manager updated the Board on the website.

ii. Engineer contract

After brief discussion, the Board accepted the contract with Hole Montes for engineering services.

On MOTION by Supervisor Gibson, seconded by Supervisor Napolitano, with all in favor, the Board accepted the agreement with Hole Montes for engineering services starting November 1, 2019.

On MOTION by Vice Chairman Roth, seconded by Supervisor Licht, with all in favor, the Board voted to terminate the contract with CPH effective October 31st, 2019.

The Board requested that the District Manager keep a copy of the records being transferred from CPH to Hole Montes.

iii. Follow-up

The Chairman asked for an update on FEMA. The District Manager stated that everything with FEMA should be resolved by the end of the year.

D. Field Manager's Report

i. Project Updates

The Field Manager reported that he is still waiting for the contractor for the County to come and put down a fresh layer of asphalt at the location of the Country roadway repair.

The Field Manager update the Board that the concrete roadway repairs were completed by Conidaris last month. He stated that fourteen additional spots were completed for \$2,200.

ii. Concern/Complaint Log

Reviewed with no questions or comments.

iii. Clocktower

a. Fountain Pumps Replacement Update

The Field Manager stated that the VFD's are installed and running at 25%. Therefore, a decrease in the cost of the electric bill should be noticeable soon.

It was discussed that the fountain runs from 6am-10pm currently and the Board is happy with this time frame for the fountain. However, the Board asked that the fountain lights be adjusted to run from 5pm-7:30am for the next 90 days. In 90 days, the Board will review the change in the electric bill and determine whether they would like this change to be permanent.

The Field Manager stated that the entire clocktower lost power last week and he had West Coast Electrical fix it.

The Field Manager also stated that he had the digital timer replaced with a mechanical time as it was having issues powering the submerged lights.

iv. Lighting Installation Status

a. Cobble Stone Crosswalk Update

The Field Manager updated the Board that these lights have been installed. He also stated that he is going to request a proposal from Estate to install plants around the bottom of the light pole.

b. South End Ardore and Bella Terra Blvd. Update

The Field Manager updated the Board that this light has been installed.

v. Site Inspection Report for August & September

The Field Manager updated the Board that the batteries for the solar light are nearly three years old and are about to die. He reported that the cost for two new batteries is \$400. The Board agreed to have the batteries replaced with new ones.

vi. Roadway Depressions on TDL & Bosco Ct.

The roadway depressions have been filled in by D&G Sealcoating and Striping.

vii. Turnaround in Front of Guardhouse Update

This project has been completed by D&G Sealcoating and Striping.

viii. Other Requests/Proposals

a. Encroaching Preserve Cutback Proposal

Estate provided two proposals for this project. One proposal is for Phase 1 and the other is for Phase 2.

On MOTION by Supervisor Napolitano, seconded by Vice Chairman Roth, with all in favor, the Board accepted both proposals from Estate for \$9,307.14 and \$9,154.14.

b. Homeowner Request for No Fishing Signs along Bocala/Lake 15

After brief discussion, the Board decided not to install “no fishing” signs as it would lead to needing to install signs all over the community. However, Chairman Novitski is going to write an article stating where fishing is and is not allowed in the community.

c. LED Flashing Light Crosswalk Signs

Two proposals were received for this project, one for a sign system and one for a push button system. The Board decided to table this and have the Field Manager look into other options such as having the cobble stones raised or installing rumble sticks 50 feet before the crosswalk.

d. Gutter Repair Request for in Front of 20499 Torre Del Lago

The homeowner asked if approximately 15 feet of gutter could be replaced in front of his property. The Field Manager stated that currently the gutter is functioning but could impose a safety hazard in the future. Two proposals were received, one from Tincher Concrete Construction for \$1,250 and one from Conidaris for \$1,800.

On MOTION by Supervisor Napolitano, seconded by Vice Chairman Roth, with all in favor, the Board accepted the proposal from Tincher Concrete Construction for \$1,250.

e. Repair Estimate for Water Control Structure EE1

The Field Manager explained that Conidaris submitted an estimate to replace about 85% of the existing concrete. However, Tincher Concrete Construction felt that the structure needed to be redone completely and an Engineer needs to look at it. The Field Manager recommended the Engineer look at it as well. Therefore, the Board requested that the new Engineer look at it.

f. Sidewalk ADA Bumps

The Field Manager stated that he talked to a few contractors and ADA bumps are no longer compliant.

SEVENTH ORDER OF BUSINESS

Attorney's Report

There being none, the next Order of Business followed.

EIGHTH ORDER OF BUSINESS**Engineer's Report****A. Swale Behind 21027 TDL/Engineering Drawings Updates**

CPH surveyed this swale and the survey matched the original plans for elevation. However, the swale is not working properly. Therefore, the Board asked for ideas to be presented at next month's meeting for this project.

The Board asked that the new Engineer attend next month's meeting.

B. SFWMD Water Structure Permit Application Certifications Request

The District Manager stated that this has not been submitted yet, as they were notified that there are some uncompleted certifications.

NINTH ORDER OF BUSINESS**Discussion/Action Items****A. Rubber Tree Rings Installation**

The Field Manager stated that these have been installed. However, another contractor removed all but 5 or 6 of the newly installed tree rings. The Field Manager asked if the Board would like more installed given that several were removed. However, the Board decided to wait and see how the grass grows around them to discuss this topic further.

B. Community Lighting

Supervisor Licht discussed the necessity of lighting at the bus stop for the children. The Board requested an estimate for a double light pole to be placed in this area.

C. Cul-de-sac's

The District Manager notified the Board that the one-page amendment to the cul-de-sac maintenance agreements has been prepared by the District Attorney and will be presented at next month's meeting. The Chairman asked that these amendments be sent to the HOA's to get signed before coming to next month's meeting for him to sign.

After a brief discussion, the Board agreed to pay for half of the repairs of the cul-de-sac at the end of Torre Del Lago that was damaged by Deer.

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Board approved a not to exceed amount of \$900 to pay for half of the repairs to the cul-de-sac at the end of Torre Del Lago.
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TENTH ORDER OF BUSINESS**Financials**

The financial statements were presented and accepted.

On MOTION by Vice Chairman Roth, seconded by Supervisor Napolitano, with all in favor, the financials were accepted as presented.

ELEVENTH ORDER OF BUSINESS**Communications****A. Estero Council of Community Leaders**

Reviewed with no comments.

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

Chairman Novitski made a request that the Board consider painting the aerator boxes forest green.

Supervisor Gibson discussed a “no outlet” sign underneath the “stop” sign at Serre Dr. She stated that this sign needs to be moved as it is causing confusion amongst residents.

THIRTEENTH ORDER OF BUSINESS**Audience Comments**

An audience member commented that if the Board raises the cobble stone at the crosswalk it could possibly be a liability if someone twists their ankle.

Teresa Massaro stated that she is the homeowner requesting the “no fishing” signs. She asked that a sign be placed behind her home as she has constant issues with individuals trespassing in her back yard to fish. However, the Board agreed not to install “no fishing” signs.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

There being no further Orders of Business, Chairman Novitski adjourned the meeting at 5:20 p.m.

Next Meeting: November 19, 2019 at 4:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman



For more information about this program, please contact:

Ernesto Lasso de la Vega,
Pond Watch Coordinator

Lee County Hyacinth Control
District 15191 Homestead Road
Lehigh Acres, FL 33971

Phone: (239) 694-2174

Email: lassodelavega@lchcd.org

(mailto:lassodelavega@lchcd.org)

Pond Watch is a citizen volunteer monitoring program established by the Lee County Hyacinth Control District to educate citizens about pond management in stormwater ponds. Homeowners will receive an analysis of the pond and surroundings that relate to conditions that trigger aquatic weed and algae problems. The focus of the program is to identify and manage the source of the nutrient problem and not just the problem itself. There is no charge for this service, however, the volunteer is expected to bring a water sample from their pond to the District facility every month in order to participate in the program and to understand how using best management practices can improve water quality and reduce excessive weed and algae growth. LCHCD staff provide the sampling containers and instructions on how to take the sample.

Sampling

Sampling dates are the second Monday of every month. A preliminary report will be provided with every monthly visit and an annual report will be presented at the annual workshop in the spring. This workshop provides a forum for sharing information among all Pond Watch participants.

Laboratory Analysis

The Lee County Hyacinth Control District Water Quality Laboratory analyzes samples of water for the following parameters:

Total Phosphorus and Ortho Phosphate (Standard Method 4500 PE)

Nitrates and Nitrites (Standard Method 4500 NO3 E)

Ammonia and Total Kjeldahl Nitrogen (TKN) (Standard Method 4500 NH3 F)

Chlorophyll a (EPA Method 445.0)

Phosphorus and nitrogen are nutrients necessary for plant growth but an excess of either can cause problems. We measure different forms of these nutrients to help identify the source of the problem. Sometimes the presence of one of these nutrients may trigger the growth of planktonic algae. We measure the parameter Chlorophyll a for example, a photosynthetic pigment present in algae, to determine the extent of algal growth. This information, along with individual observations, may help identify the source of excessive nutrients that stimulates the growth of algae and aquatic weeds. Management recommendations are then made.

Most ponds and lakes in Lee County are artificially created to help control the quality and quantity of the stormwater associated with the pond watershed. As such it is important to determine their pollutant removal efficiency. Stormwater ponds collect pollutants and debris by detaining and slowing the discharge of stormwater to public water bodies. Pond aeration is often a management practice we recommend to address nutrient and low oxygen problems, especially in relatively deep ponds. If you would like to participate in the Pond Watch program, please contact us at the Lee County Hyacinth Control District (239)-694-2174.



HABITAT CDD

FIELD MANAGEMENT REPORT FOR NOVEMBER 2019

Habitat CDD

Community Field Services – Field Management Report

Site Inspection on 10/31/2019

1. Lake Management:

- a. **Lake Maintenance:** The lakes were in good shape this month. The climbing hemp vine observed last month showed signs of recent treatment, algae is minimal, and the water levels are average for this time of year. Additional lake management details are below.
- b. **Dissolved Oxygen (DO) Tests:** The next tests are scheduled for January 2020.
- c. **Littoral Plants:** Solitude has killed off the Alligator flag that is spreading around Lake 8.



- d. **Shoreline Weeds:** Weed issues this month included:
 - i. Torpedo grass present in Lakes: 2-4, 6, 8, 11, 12, 14-17 & 23-26. Low presence. Lakes: 1. Medium presence.
 - ii. Alligator Weed in Lakes: 2. Low presence.
 - iii. Climbing Hemp Vine present in Lakes: 10 & 26. Low presence. Lakes: 1, 3 & 9. Medium presence.
- e. **Submerged Weeds:**
 - i. Baby Tears in Lakes: 8 & 10. Low presence.
 - ii. Chara in Lakes: 16 & 17. Medium presence.
- f. **Algae:** Algae concerns observed this month included:
 - i. Planktonic algae: No concerns present.
 - ii. Filamentous algae: Lakes 12, 22, 24 & 27. Very low density.

- g. Fish:** No issues observed this month.
- h. Trash:** Minimal trash was observed this month.
- i. Lake Aeration:** The following issues / updates were noted during this inspection.
 - i.** Lake 1 South: Tripped GFI was reset and the system came back online.
 - ii.** Lake 5: Compressor unit keeps tripping out the GFI & circuit breaker. More than likely this older compressor motor is no longer functioning and needs to be replaced. We'll have Solitude further investigate.
 - iii.** Lake 15: Compressor unit is a bit louder than normal. This is an older unit and will be reported to Solitude.

Lake 5 Compressor Unit



Lake 15 Compressor Unit



- iv.** Compressor units with timers on Lakes 3, 15 & 17 have been adjusted for daylight savings.
- v.** Lake 17: 1 of the 3 air stations is no longer working. The GFI for this compressor also keeps tripping. Update: all air stations are now working and the GFI has been replaced.
- vi.** We're continuing to label all the circuit panels for the aerator units.
- j. Shoreline Landscaping:**
 - i.** About 95% of the recently installed cypress trees have new growth on them. 3 cypress on Lake 6 and 2 cypress on Lake 11 don't have buds on them yet. We'll continue to monitor them.
- k. Lake Bank Erosion:** As the water levels are starting to go down for the winter months the existing erosion is becoming more exposed again. If the Board has any interest in completing any repairs this year now would be a good time to select a location and begin obtaining estimates. High priority areas include Lakes 3, 5 & 10. Pictures and erosion map are on the following page. Red lines/pins are high priority, Blue lines/pins are medium priority and yellow lines/pins are low priority.

Vertical Erosion along Lake 10



2. Preserves:

- a. We observed a little bit of over spray from when Aquatic Weed Control (AWC) treated the preserves last month. While they were spraying the weeds along the edge of the preserve behind 21854 Bella Terra Blvd some of the sod was impacted. We'll monitor the area to see if the sod comes back. The next maintenance event is anticipated for April 2020. AWC has been notified.



- b. Preserve Markers:** The remaining 32 damaged markers have been modified so that they can replace the wooden survey stakes that CPH recently installed behind the remaining homes along Torre Del Lago. Replacing the wooden survey stakes will take place later this month.



- c. Bat Boxes:** No concerns observed this month.

3. Roadways:

a. Asphalt:

- i. The depression that has formed in the roadway around the sanitary sewer manhole cover in front of 20546 Torre Del Lago has been visually inspected by the County and they found no issues with the manhole. Their next step is to send an ROV into the pipeline to see if there are any issues further into the pipe.
- ii. We're still waiting for the County to re-asphalt the section of roadway they dug up on Bella Terra Blvd., near the Barletta Lane entrance. We'll contact them asking for an update.

- b. Potholes:** No new concerns observed this month.

- c. Curbing / Storm Water Gutters / Speed Humps:** Tincher Concrete will be starting the storm water gutter repairs in front of 20499 Torre Del Lago later this month. This location has a cut out within the valley gutter which the homeowner has asked to be replaced.



d. Street Signage:

- i. The No Outlet sign on Serre Drive was moved to the 20mph sign on 11/01/19.
- ii. Lykins Signtek has been asked to create a decorate post for the Tow Away sign on Bella Terra Blvd.



- iii. **Fading Stop Signs:** Currently on: Lesina Ct, Cleto Drive (South) & Troia (North).

e. Roadway Landscaping:

- i. All plants that Moore's landscaping installing around the Bella Terra Blvd. signposts appear to be doing well.
- ii. Below is a picture of one of the tree rings on Ardore Lane to show how they are also holding up.



- f. **Roadway Cul-De-Sacs:** No new concerns observed with the cul-de-sacs this month. Estate is in the process of replacing the plant material on the Torre Del Lago cul-de-sac.
- g. **Roadway Lighting:** The new solar markers have come in and some of them were installed on 11/01/19. We placed 3 solar markers on one side of the Barletta Lane crosswalk and replaced the 6 markers at the cobble stone crosswalk. These markers are bigger than the existing markers and are better quality. Once we see how these hold up for two months, we'll then put down the remaining 11 markers that we purchased. The new marker is on the left in the photos on the following page.



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

i. Street Lights:

- i.** One of the bollards on the east side of the clock tower was found destroyed. Because there are no tire impressions within the grass, we think the bollard was taken out by a passing trailer. We've flagged the area and have already contacted West Coast Electrical to have them replace the bollard as soon as possible.
- ii.** We met with West Coast Electrical last month and showed them where the two lights would be installed for the bus stop. We'll have West Coast's proposal in the next agenda packet.

Destroyed Light Bollard



Light Pole Locations for Bus Stop



- j. Roadway Sweeping:** Roadway gutters are swept by a street sweeper in February, April, June, August, October & December.
- 4. Sidewalks:** Premier Pressure Washing is currently onsite pressure washing all the sidewalks, curbs and gutters along the CDD roadways. This project should be completed by November 8th.

5. Storm Drainage System:

a. Catch Basins:

- i. No major concerns observed this month, only a few plastic items were found floating within some of the roadway basins.
- ii. We were informed that the homeowner at 20879 Torre Del Lago is having a pool installed and the contractor was observed pumping water into the storm drain. We probed the basin and didn't observe any silt building up at the bottom of the structure, however there is sand in the roadway gutter that needs to be cleaned up. We've asked the HOA manager to speak to the homeowner about this.



b. Water Control Structures (WCS):

- i. No functionality issues observed this month.
- ii. Once all the structures are completely dried out, we'll be conducting the semi-annual vegetation maintenance to all of them. Tentative timing is December.

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 November 4th, 2019.

6. Irrigation:

- a. **Pump Stations:** The gate for Pump Station 3 was found open during this inspection. We went ahead and secured it shut.
- b. The privacy screen around Pump Station PS-1 is starting to fade and should be replaced soon.
- c. **Wells:** No concerns observed with the wells this month.

7. Clock Tower / Fountain:

- a. Water Quality: No concerns observed; water is clear.
- b. The timer for the clock tower lights have been adjusted for daylight savings. The lights should be coming on by 5:00 pm and will be turning off at 7:30 am.

8. Guardhouse: No new concerns observed this month.

9. Fish/Wildlife Observations:

<input type="checkbox"/> Bass	<input checked="" 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 type="checkbox"/> Cormorant	<input type="checkbox"/> Osprey	<input checked="" type="checkbox"/> Ibis
<input type="checkbox"/> Woodstork	<input type="checkbox"/> Otter	<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Snakes
<input checked="" type="checkbox"/> Turtles	<input checked="" type="checkbox"/> Other Species: <u>Ducks, 9 Deer</u>		

10. Non CDD Issues Observed:

- a. The County still hasn't put down the asphalt yet in front of the lift station on Cecina Street. We will touch base with them again this month to see if there are any new updates.
- b. The bike that was observed last month next to the clock tower pump vault was still present. If no one claims it within the next couple of weeks, we'll throw it away.

11. Residential Complaints / Concerns / Work Order Requests: Below is the list of ongoing complaints / concerns / work order requests for the past 3 months for FY 2020.

10/4/2019	Larry Roth	N/A	Reported the lights out behind the tower clocks	Contacted West Coast Electrical and they went through the system and got everything back online.	None.
10/15/2019	Admelinda		Had questions regarding CDD taxes.	Left resident a voicemail on 10/16/19.	None.
10/17/2019	John Glasser	13401 Irsina Dr	Asked if the CDD could trim the overgrown shrub at the corner of TDL & Irsina.	Requested Estate to prune the shrub on 10/17/19.	Estate informed us this is a homeowner responsibility. We informed the homeowner.
10/20/2019	Resident	N/A	Concerned of the leaning light pole 67025812.	Reported to FPL on 10/22/19.	
10/21/2019	Mark Novitski	N/A	Reported homeowner at 20879 TDL is putting in a swimming pool and the contractors have been pumping water into the storm drain in front of their home. Sediment might be entering the drain.	The drain was probed, and we couldn't see or feel any silt at the bottom of the basin.	Monitor the area during this construction.
10/22/2019	Kelsey Phillips	Clubhouse	Homeowner at 21028 BT Blvd. asked if encroaching vegetation from the preserve can be cut back. Also asked if dead trees can be cut down.	Inspected the area on 10/31/19 and observed no dead trees within the CDD property nor encroaching vegetation out of the preserve area.	None.

12. Completed events in October / November:

- a. Report all lake problems to Solitude. Task completed.
- b. Report all aerator problems to Vertex. Task completed on 10/03.
- c. Report all fountain issues to Water Works Pools. None to report.
- d. Report all landscaping issues to Estate. Task completed.
- e. Contact the County and have them look at the roadway depression at 20546 Torre Del Lago. Task completed.
- f. Order two new batteries from Solar Illuminations for the original solar light. Task pending. We're trying to get a couple more months out of these batteries before we replace them.

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

- a. Report all lake problems to Solitude. Task completed on 11/01/19.
- b. Report all aerator problems to Vertex. Task completed on 11/01/19.
- c. Report all fountain issues to Water Works Pools. None to report.
- d. Report all landscaping issues to Estate. None to report.

14. Maintenance Technician Task List:**Reported on 01/03/19:**

- a. Inspect and cut back all vegetation encroaching out of the preserves and into common ground or residential yards. Task completed 80% (remaining areas too wet). Work Order 1277.

Reported on 02/05/19:

- a. Move the debris along the preserve edge along Bella Terra Blvd. between Barletta Ln and Cleto Drive out of sight. Task pending (Area too wet). Work Order 1284.

Reported on 06/05/19:

- a. Remove the dead tree on the east end of Lake 10. Tree has been taped. Task pending. Work Order 1320.
- b. Remove the large willow tree on the east side of Lake 12. Task pending. Work Order 1320.

- c. Remove the Brazilian pepper trees along the west side of Lake 27. Task pending. Work Order 1320.
- d. Stand up the leaning tree on the west side of Lake 23. Task pending. Work Order 1320.

Reported on 8/01/19:

- a. Remove the dead tree branches that have fallen over along the bank of Lake 27. Task pending. Work Order 1320.

Reported on 10/03/19:

- a. Remove the 2 melaleuca trees and old tree trunk from Lake 23. Added to Work Order 1320.
- b. Repair the 32 preserve markers so that they can be used in the field. Task pending. Work Order 1370
- c. Fill in the writing on the newly poured concrete curb at the 3rd round-a-bout with filler. Task pending. Work Order 1369.

15. CDD Project Updates - Fiscal Year 2020:

HABITAT PROJECTS: UPDATED 11/01/19	DATE Approved	APPROVED COST	Paid to Date	VENDOR	APPROVED BY	ACCT TO BE CHARGED	FINAL PAID DATE	INVOICES	PROJECT STATUS
2019 Concrete Pressure Cleaning	8/20/2019	\$20,000.00		Premier Pressure Cleaning	Board	R&M Sidewalks - 546084.1003			Project Started
2019 Concrete Pressure Cleaning - Water Usage	8/20/2019			Premier Pressure Cleaning	Board	R&M Sidewalks - 546084.1003			Project Started
Installation of 3 dwarf ixorias around 70 roadway signs along Bella Terra Blvd.	8/20/2019	\$3,325.00	\$3,325.00	Moore's Landscaping	Board	R&M Grounds 546074.0000	10/10/2019	19185	Completed
Preserve Encroachment Cutbacks - Section 1	10/15/2019	\$9,307.14		Estate	Board	R&M Preserves 546123.0000			Proposal Returned
Preserve Encroachment Cutbacks - Section 2	10/15/2019	\$9,154.14		Estate	Board	R&M Preserves 546123.0000			Proposal Returned
Concrete gutter repair at 20499 TDL	10/15/2019	\$1,250.00		Tincher Concrete	Board	R&M Drainage - 546019.0000			Proposal Returned

HABITAT CDD									
FY 2020 Project Tracking									
HABITAT PROJECTS: UPDATED 11/01/19	DATE Approved	APPROVED COST	Payed to Date	VENDOR	APPROVED BY	ACCT TO BE CHARGED	FINAL PAID DATE	INVOICES	PROJECT STATUS
2019 Concrete Pressure Cleaning	8/20/2019	\$20,000.00		Premier Pressure Cleaning	Board	R&M Sidewalks - 546084.1003			Project Started
2019 Concrete Pressure Cleaning - Water Usage	8/20/2019			Premier Pressure Cleaning	Board	R&M Sidewalks - 546084.1003			Project Started
Installation of 3 dwarf ixorias around 70 roadway signs along Bella Terra Bvd.	8/20/2019	\$3,325.00	\$3,325.00	Moore's Landscaping	Board	R&M Grounds 546074.0000	10/10/2019	19185	Completed
Preserve Encroachment Cutbacks - Section 1	10/15/2019	\$9,307.14		Estate	Board	R&M Preserves 546123.0000			Proposal Returned
Preserve Encroachment Cutbacks - Section 2	10/15/2019	\$9,154.14		Estate	Board	R&M Preserves 546123.0000			Proposal Returned
Concrete gutter repair at 20499 TDL	10/15/2019	\$1,250.00		Tincher Concrete	Board	R&M Drainage - 546019.0000			Proposal Returned
Tow Away Sign Decorative Sign Post	10/29/2019	\$920.00		Lykins Signtek	Mark	R&M Signage - 546085.0000			Proposal Returned

HABITAT CDD								
FY 2020 Completed Maintenance Tasks - Updated 11/01/19								
MAINTENANCE TASK:	DATE ASSIGNED	TOTAL COST	WORK ORDER #	ACTUAL HOURS	APPROVED BY	ACCT TO BE CHARGED	DATE COMPLETED	PROJECT STATUS
Move the dead debris out of sight along the preserve edge along BT Blvd. between Barletta Ln and Cleto Drive.	2/6/2019		1284		CFS	R&M - Preserves 546123.0000		Pending - Area too wet
Quarterly maintenance to the clock tower door. Replace 9v battery and sand down & repaint rusted door frame. Paint interior ladder.	2/13/2019	\$298.00	1286	8	CFS	R&M - Clock Tower 546142.0000	10/9/2019	Completed
Paint all remaining faded street light poles a semi-gloss black along the Habitat CDD roadways.	2/23/2019	\$604.72	Multi	14	Board	Contracts-Other Services 534033.0000		WO 1362, 1365 In Progress
Remove the dead tree on Lake 10. Remove the large willow tree on Lake 12. Stand up the leaning tree on Lake 23. Remove Brazillian Pepper from Lake 27.	5/8/2019		1320		Board	R&M - Lake 546042-0000		Pending
Inspect and cut back all vegetation encroaching out of the preserves and into common grounds or residential yards. Remaining 25%.	5/15/2019		1321		CFS	R&M - Preserves 546123.0000		Pending - Area too wet
Pressure wash all of the concrete utility boxes / structures along Bella Terra Blvd.	6/29/2019		1334			Contracts-Other Services 534033.0000		Pending
October 2019 - Spray weeds growing within the cracks and joints along the roadways, gutters, curbs and sidewalks. Spray around roadway sign posts (river rock area) along all roadways.	9/1/2019	\$653.50	1356	19.5	Board	R&M-Roads 546139.0000	10/8/2019	Completed
Continue spraying utility boxes along roadways with Wet & Forget	10/1/2019		1366		Board	Contracts-Other Services 534033.0000		Pending
Replace the batteries from the original SL-45 solar street light.	10/7/2019		1369		CFS	Contracts-Other Services 534033.0000		Pending
Repair the 32 damaged preserve markers and place them along the remaining area with wooden survey stakes along TDL	10/7/2019		1370		CFS	R&M - Preserves 546123.0000		Pending
December 2019 - Spray weeds growing within the cracks and joints along the roadways, gutters, curbs and sidewalks. Spray around roadway sign posts (river rock area) along all side roadways.	10/10/2019		1371		Board	R&M-Roads 546139.0000		Pending - December
January - Quarterly maintenance to the clock tower door. Replace 9v battery and sand down & repaint rusted door frame. Paint interior ladder. Replace burnt out clock light bulbs.	10/10/2019		1372		Board	R&M - Clock Tower 546142.0000		Pending - January

Move the No Outlet Sign on Serre Drive closer to the clock tower and purchase / install the new solar markers on Barletta Crosswalk	10/16/2019	\$1,242.18	1374	6	Board	R&M - Signage 546085.0000	11/1/2019	Completed
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Habitat CDD
Concern / Complaint / FY 2019 Log
As of 11/01/19

Reported Date:	Notified By:	Address	Issue	Action	Follow Up Action
Fiscal Year 2020					
10/4/2019	Larry Roth	N/A	Reported the lights out behind the tower clocks	Contacted West Coast Electrical and they went through the system and got everything back online.	None.
10/15/2019	Admelinda		Had questions regarding CDD taxes.	Left resident a voicemail on 10/16/19.	None.
10/17/2019	John Glasser	13401 Irsina Dr	Asked if the CDD could trim the overgrown shrub at the corner of TDL & Irsina.	Requested Estate to prune the shrub on 10/17/19.	Estate informed us this is a homeowner responsibility. We informed the homeowner.
10/20/2019	Resident	N/A	Concerned of the leaning light pole 67025812.	Reported to FPL on 10/22/19.	
10/21/2019	Mark Novitski	N/A	Reported homeowner at 20879 TDL is putting in a swimming pool and the contractors have been pumping water into the storm drain in front of their home. Sediment might be entering into the drain.	The drain was probed and we couldn't see or feel any silt at the bottom of the basin.	Monitor the area during this construction.
10/22/2019	Kelsey Phillips	Clubhouse	Homeowner at 21028 BT Blvd. asked if encroaching vegetation from the preserve can be cut back. Also asked if dead trees can be cut down.	Inspected the area on 10/31/19 and observed no dead trees within the CDD property nor encroaching vegetation out of the preserve area.	None.

AMENDMENT TO
HABITAT COMMUNITY DEVELOPMENT DISTRICT
CUL-DE-SAC MAINTENANCE AGREEMENT

THIS AMENDMENT TO HABITAT COMMUNITY DEVELOPMENT DISTRICT CUL-DE-SAC MAINTENANCE AGREEMENT (this “**Amendment**”) is entered into as of the ____ day of _____, 2019, by and between **HABITAT COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **SINGLE FAMILY HOMEOWNERS ASSOCIATION OF BELLA TERRA, INC.**, a Florida not-for-profit corporation (the “**Association**”). The District and the Association are referred to herein collectively as the “**Parties**”.

R E C I T A L S:

WHEREAS, the District and the Association entered into that certain undated Habitat Community Development District Cul-De-Sac Maintenance Agreement (the “**Agreement**”) relating to the Association’s undertaking of certain maintenance, repair and replacement of landscaping located within the designated cul-de-sac(s) set forth in the Agreement; and

WHEREAS, the Parties desire to modify the terms of the Agreement.

NOW, THEREFORE, the District and the Association agree as follows:

1. **Recitals; Definitions.** The above recitals are true and correct and incorporated herein by this reference. All capitalized terms not defined herein shall have the meaning ascribed thereto in the Agreement.
2. **Initial Term and Payments until December 31, 2019.** The initial term of the Agreement expires on September 30, 2019 and the first renewal term under the Agreement commences as of October 1, 2019.
3. **Amendment to Section 3.** Section 3 of the Agreement is hereby amended and restated as follows effective upon January 1, 2020:

The District shall pay Association the sum of Twenty Thousand Two Hundred Forty-Nine and 32/100 Dollars (\$20,249.32) per year for the performance of the operation and maintenance responsibilities set forth in this Agreement, prorated for the balance of the District’s current fiscal year (through September 30, 2019). For each renewal term the annual rate for the prior period will be increased by 3%. Payment shall be made to the Association quarterly in advance by the 10th day of the first calendar month of each quarter, provided the District Manager has not determined that the Association is in default of its obligations hereunder based upon maintenance standards customary in the Bella Terra community. In the event any payment is withheld it shall be made promptly upon correction of any default by the Association. The Association is responsible to assess its members in an amount sufficient annually, taking into account the other resources and obligations of the Association to meet its obligations under this Agreement.

4. **Miscellaneous.** Executed counterpart copies of the original of this Amendment shall be treated as if the original where so executed and shall bind the executing party and shall have the same force and effect as the original. Except as modified by this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms and provisions of this Amendment and the Agreement, the terms and provisions of this Amendment shall control and be given effect. The Parties have obtained the requisite approvals and possess the necessary authority to execute this Amendment and bind the Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the date set forth above.

ASSOCIATION:

**SINGLE FAMILY HOMEOWNERS
ASSOCIATION OF BELLA TERRA, INC.,**
a Florida not-for-profit corporation

By: _____

Name: _____

Title: _____

DISTRICT:

**HABITAT COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

ATTEST:

Calvin Teague, Secretary

By: _____
Mark Novitski, Chairman

AMENDMENT TO
HABITAT COMMUNITY DEVELOPMENT DISTRICT
CUL-DE-SAC MAINTENANCE AGREEMENT

THIS AMENDMENT TO HABITAT COMMUNITY DEVELOPMENT DISTRICT CUL-DE-SAC MAINTENANCE AGREEMENT (this “**Amendment**”) is entered into as of the ____ day of _____, 2019, by and between **HABITAT COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **TOWNHOMES I AT BELLA TERRA, INC.**, a Florida not-for-profit corporation (the “**Association**”). District and the Association are referred to herein collectively as the “**Parties**”.

R E C I T A L S:

WHEREAS, the District and the Association entered into that certain Habitat Community Development District Cul-De-Sac Maintenance Agreement dated February 1, 2019 (the “**Agreement**”) relating to the Association’s undertaking of certain maintenance, repair and replacement of landscaping located within the designated cul-de-sac(s) set forth in the Agreement; and

WHEREAS, the Parties desire to modify the terms of the Agreement.

NOW, THEREFORE, the District and the Association agree as follows:

1. **Recitals; Definitions.** The above recitals are true and correct and incorporated herein by this reference. All capitalized terms not defined herein shall have the meaning ascribed thereto in the Agreement.
2. **Amendment to Section 4.** Section 4 of the Agreement is hereby amended and restated as follows effective upon January 1, 2020:

The District shall pay Association the sum of Two Thousand Eight Hundred Ninety-Two and 76/100 Dollars (\$2,892.76) per year for the performance of the operation and maintenance responsibilities set forth in this Agreement, prorated for the balance of the District’s current fiscal year (through September 30, 2020). For each renewal term the annual rate for the prior period will be increased by 3%. Payment shall be made to the Association quarterly in advance by the 10th day of the first calendar month of each quarter, provided the District Manager has not determined that the Association is in default of its obligations hereunder based upon maintenance standards customary in the Bella Terra community. In the event any payment is withheld it shall be made promptly upon correction of any default by the Association. The Association is responsible to assess its members in an amount sufficient annually, taking into account the other resources and obligations of the Association to meet its obligations under this Agreement.

3. **Term and Renewal Term.** Section 5 of the Agreement is amended to reflect the agreement of the Parties that the initial term of the Agreement ended as of September 30, 2019 and the first renewal term commenced on October 1, 2019. The Agreement will renew for successive one-year periods hereinafter as of October 1 of each year unless either party provides the other party written notice of its intent not to renew on or before July 31 of the year in which the party will not agree for automatic renewal to occur.

4. **Miscellaneous.** Executed counterpart copies of the original of this Amendment shall be treated as if the original where so executed and shall bind the executing party and shall have the same force and effect as the original. Except as modified by this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms and provisions of this Amendment and the Agreement, the terms and provisions of this Amendment shall control and be given effect. The Parties have obtained the requisite approvals and possess the necessary authority to execute this Amendment and bind the Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the date set forth above.

ASSOCIATION:

TOWNHOMES I AT BELLA TERRA, INC.,
a Florida not-for-profit corporation

By: _____

Name: _____

Title: _____

DISTRICT:

**HABITAT COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

ATTEST:

Calvin Teague, Secretary

By: _____
Mark Novitski, Chairman

AMENDMENT TO
HABITAT COMMUNITY DEVELOPMENT DISTRICT
CUL-DE-SAC MAINTENANCE AGREEMENT

THIS AMENDMENT TO HABITAT COMMUNITY DEVELOPMENT DISTRICT CUL-DE-SAC MAINTENANCE AGREEMENT (this “**Amendment**”) is entered into as of the ____ day of _____, 2019, by and between **HABITAT COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **VILLAS I AT BELLA TERRA ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “**Association**”). The District and the Association are referred to herein collectively as the “**Parties**”.

RECITALS:

WHEREAS, the District and the Association entered into that certain Habitat Community Development District Cul-De-Sac Maintenance Agreement dated January 9, 2019 (the “**Agreement**”) relating to the Association’s undertaking of certain maintenance, repair and replacement of landscaping located within the designated cul-de-sac(s) set forth in the Agreement; and

WHEREAS, the Parties desire to modify the terms of the Agreement.

NOW, THEREFORE, the District and the Association agree as follows:

1. **Recitals; Definitions.** The above recitals are true and correct and incorporated herein by this reference. All capitalized terms not defined herein shall have the meaning ascribed thereto in the Agreement.
2. **Amendment to Section 4.** Section 4 of the Agreement is hereby amended and restated as follows effective upon January 1, 2020:

The District shall pay Association the sum of Four Thousand Three Hundred Thirty-Nine and 14/100 Dollars (\$4,339.14) per year for the performance of the operation and maintenance responsibilities set forth in this Agreement, prorated for the balance of the District’s current fiscal year (through September 30, 2020). For each renewal term the annual rate for the prior period will be increased by 3%. Payment shall be made to the Association quarterly in advance by the 10th day of the first calendar month of each quarter, provided the District Manager has not determined that the Association is in default of its obligations hereunder based upon maintenance standards customary in the Bella Terra community. In the event any payment is withheld it shall be made promptly upon correction of any default by the Association. The Association is responsible to assess its members in an amount sufficient annually, taking into account the other resources and obligations of the Association to meet its obligations under this Agreement.

3. **Miscellaneous.** Executed counterpart copies of the original of this Amendment shall be treated as if the original where so executed and shall bind the executing party and shall have the same force and effect as the original. Except as modified by this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms and provisions of this Amendment and the Agreement, the terms and provisions of this Amendment shall control and be

given effect. The Parties have obtained the requisite approvals and possess the necessary authority to execute this Amendment and bind the Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the date set forth above.

ASSOCIATION:

**VILLAS I AT BELLA TERRA
ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By: _____

Name: _____

Title: _____

DISTRICT:

**HABITAT COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

ATTEST:

Calvin Teague, Secretary

By: _____
Mark Novitski, Chairman

AMENDMENT TO
HABITAT COMMUNITY DEVELOPMENT DISTRICT
CUL-DE-SAC MAINTENANCE AGREEMENT

THIS AMENDMENT TO HABITAT COMMUNITY DEVELOPMENT DISTRICT CUL-DE-SAC MAINTENANCE AGREEMENT (this “**Amendment**”) is entered into as of the ____ day of _____, 2019, by and between **HABITAT COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **VILLAS III AT BELLA TERRA ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “**Association**”). The District and the Association are referred to herein collectively as the “**Parties**”.

RECITALS:

WHEREAS, the District and the Association entered into that certain Habitat Community Development District Cul-De-Sac Maintenance Agreement dated January 9, 2019 (the “**Agreement**”) relating to the Association’s undertaking of certain maintenance, repair and replacement of landscaping located within the designated cul-de-sac(s) set forth in the Agreement; and

WHEREAS, the Parties desire to modify the terms of the Agreement.

NOW, THEREFORE, the District and the Association agree as follows:

1. **Recitals; Definitions.** The above recitals are true and correct and incorporated herein by this reference. All capitalized terms not defined herein shall have the meaning ascribed thereto in the Agreement.
2. **Amendment to Section 4.** Section 4 of the Agreement is hereby amended and restated as follows effective upon January 1, 2020:

The District shall pay Association the sum of One Thousand Four Hundred Forty-Six and 38/100 Dollars (\$1,446.38) per year for the performance of the operation and maintenance responsibilities set forth in this Agreement, prorated for the balance of the District’s current fiscal year (through September 30, 2020). For each renewal term the annual rate for the prior period will be increased by 3%. Payment shall be made to the Association quarterly in advance by the 10th day of the first calendar month of each quarter, provided the District Manager has not determined that the Association is in default of its obligations hereunder based upon maintenance standards customary in the Bella Terra community. In the event any payment is withheld it shall be made promptly upon correction of any default by the Association. The Association is responsible to assess its members in an amount sufficient annually, taking into account the other resources and obligations of the Association to meet its obligations under this Agreement.

3. **Miscellaneous.** Executed counterpart copies of the original of this Amendment shall be treated as if the original where so executed and shall bind the executing party and shall have the same force and effect as the original. Except as modified by this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms and provisions of this Amendment and the Agreement, the terms and provisions of this Amendment shall control and be

given effect. The Parties have obtained the requisite approvals and possess the necessary authority to execute this Amendment and bind the Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the date set forth above.

ASSOCIATION:

**VILLAS III AT BELLA TERRA
ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By: _____

Name: _____

Title: _____

DISTRICT:

**HABITAT COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

ATTEST:

Calvin Teague, Secretary

By: _____
Mark Novitski, Chairman

This instrument was prepared
without an opinion of title and
after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

IRRIGATION EASEMENT

THIS IRRIGATION EASEMENT (this “**Easement**”) is made and executed as of this ____ day of _____, 2019 by **BELLA TERRA OF SOUTHWEST FLORIDA, INC.**, a Florida not-for-profit corporation, as grantor (“**Grantor**”) and **HABITAT COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, its successors and assigns, as grantee (“**Grantee**”).

W I T N E S S E T H:

Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, a nonexclusive easement for irrigation purposes, over and across the real property legally described on **Exhibit “A”** attached hereto and made a part hereof (the “**Easement Area**”). The irrigation easement granted herein shall include the purposes of operating and maintaining all irrigation facilities, on, over, across and through the Easement Area, together with the right of ingress and egress over, across, upon, and through the Easement Area for purposes of effectuating this grant of Easement, as well as any necessary construction, maintenance, repair, installation, or reconstruction of any irrigation facilities which are deemed necessary or desirable by the Grantee. Such rights of Grantee shall include the right to enter upon the Easement Area, place, excavate, and take materials for the purpose of operating, constructing and maintaining irrigation facilities within the Easement Area.

Grantor hereby represents that it owns fee simple title to the Easement Area and that this Easement is intended to run with the land, be binding upon the Grantor, and all future owners of the Easement Area and shall inure to the benefit of Grantee and Grantee’s successors and assigns.

{Remainder of page intentionally left blank. Signatures appear on next page.}

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

BELLA TERRA OF SOUTHWEST FLORIDA, INC.,
a Florida not-for-profit corporation

Witnesses:

Signature
Printed Name: _____

By: _____
James Meek, President

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, this ____ day of _____, 2019, by James Meek, as President of **BELLA TERRA OF SOUTHWEST FLORIDA, INC.**, a Florida not-for-profit corporation, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

ACCEPTED BY GRANTEE:

**HABITAT COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

ATTEST:

Calvin Teague, Secretary

By: _____
Mark Novitski, Chairman

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, this ____ day of _____, 2019, by Mark Novitski, as Chairman of Habitat Community Development District on behalf of the community development district, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who () is personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

Exhibit "A"
Easement Area

Christopher Pepin

Subject: FW: Habitat - Project Updates Request

From: Allen, John <jallen@cphcorp.com>

Sent: Thursday, September 12, 2019 2:04 PM

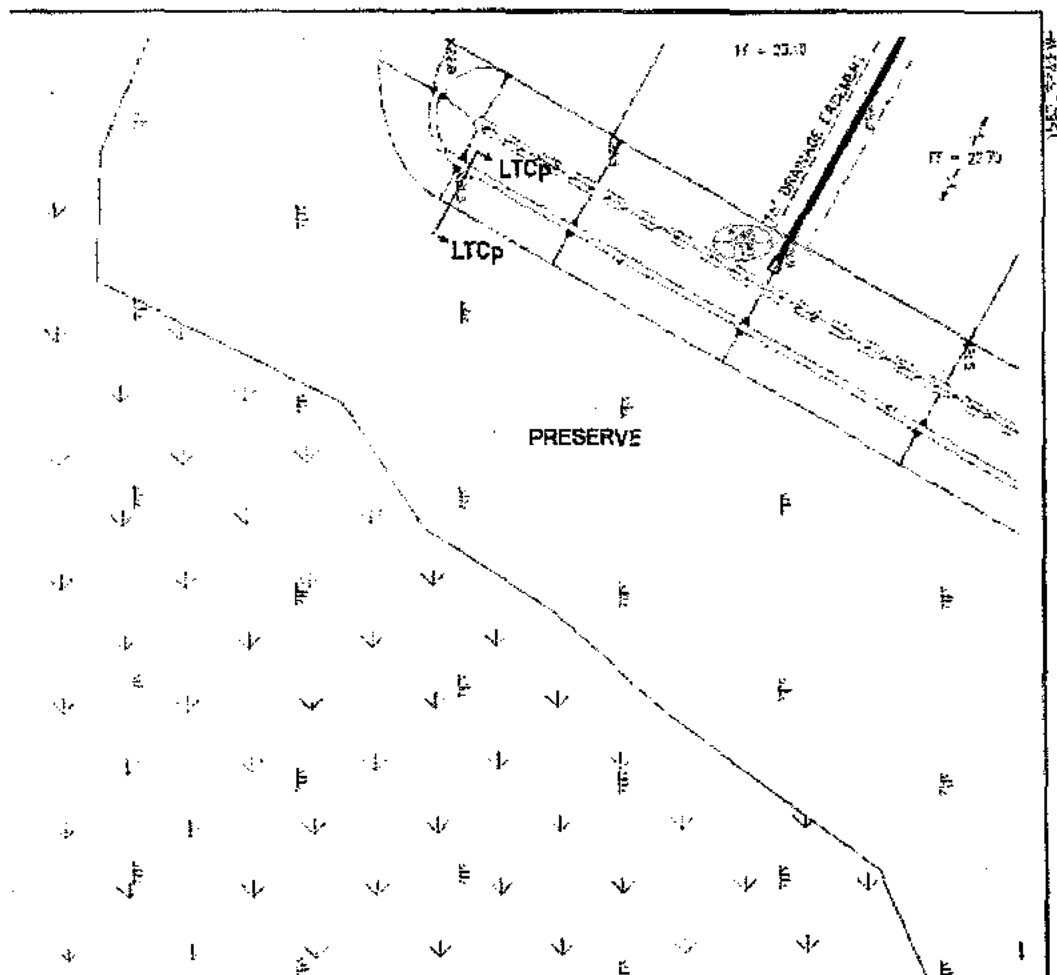
To: Cal Teague <CTeague@cddmanagement.com>; Christopher Pepin <cpepin@communityfieldservices.com>

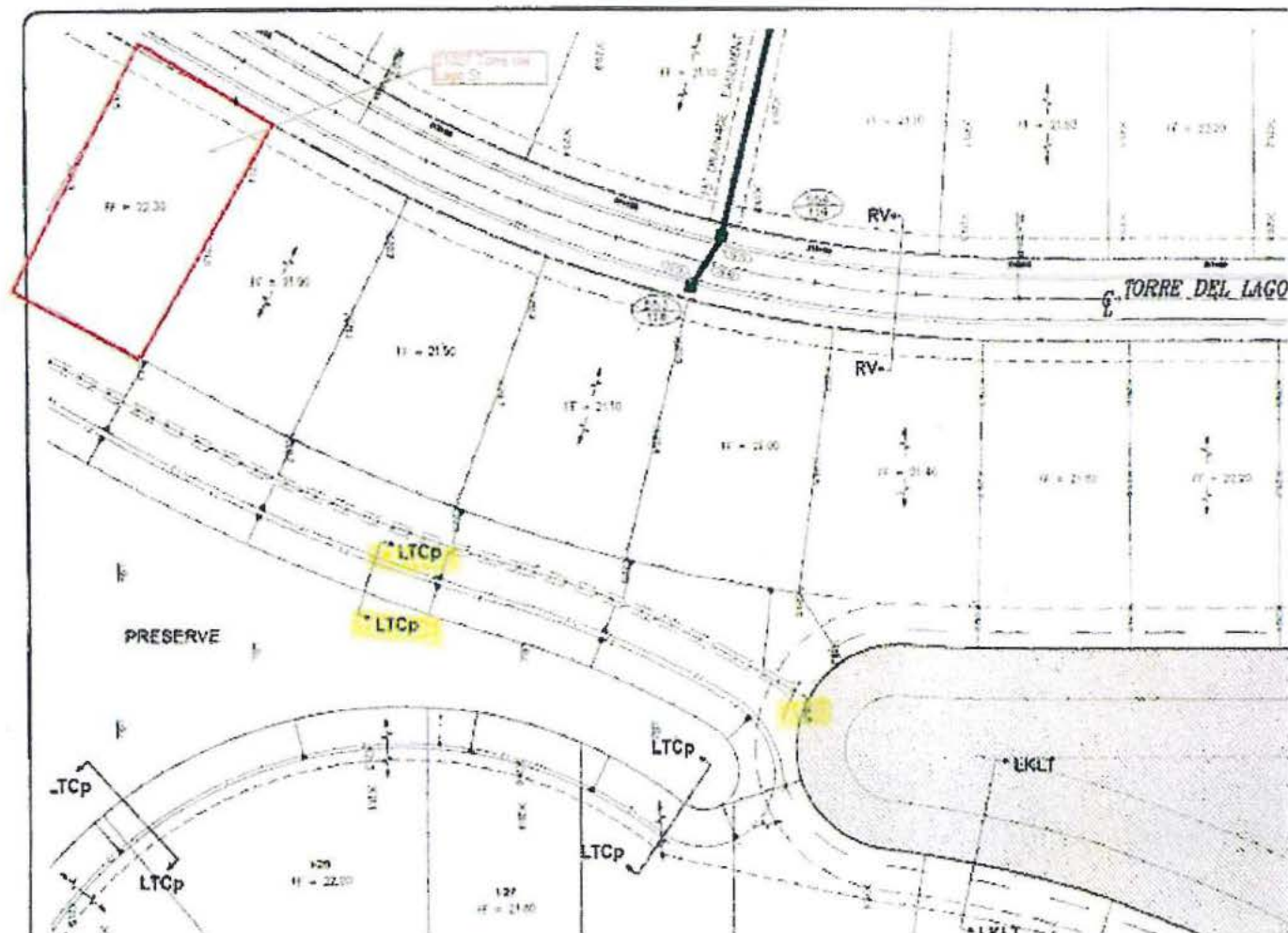
Cc: Pearce, Kelly <kzublick@cphcorp.com>; Satfield, Jeffrey M. (P.E.) <jsatfield@cphcorp.com>; Galloway, Thomas J. <tgalloway@cphcorp.com>

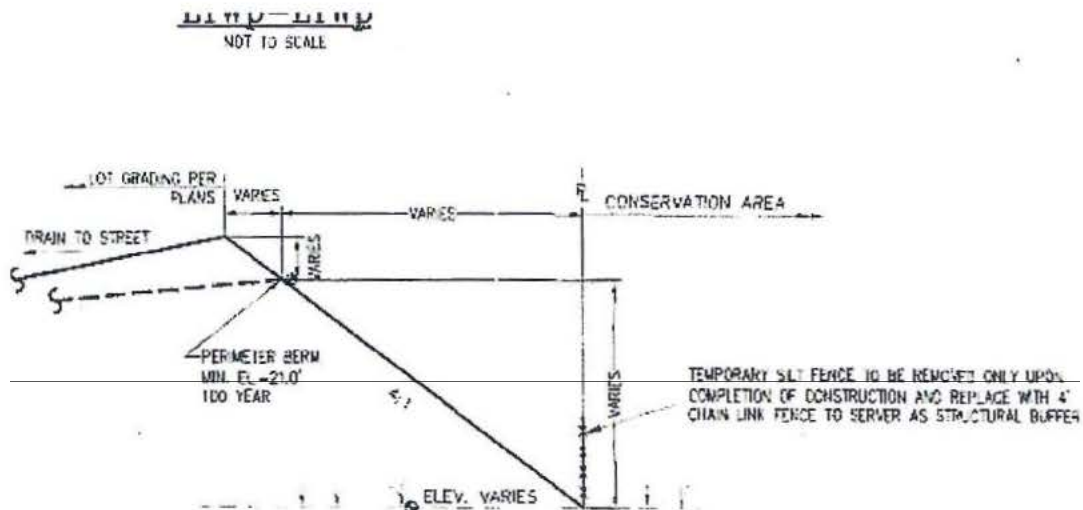
Subject: RE: Habitat - Project Updates Request

Chris / Cal:

For that portion of Torre del Lago the preserve area berm should be at elevation 21.0 NGVD. The swale appears to slope from elevation 17.0 NGVD at structure 546/115 to elevation 16.2 NGVD at the outlet to lake 16.







REAR LOT SLOPE AT INTERFACE WITH
CONSERVATION AREA W/ PERMETER

LTC_p-LTC_p
NOT TO SCALE

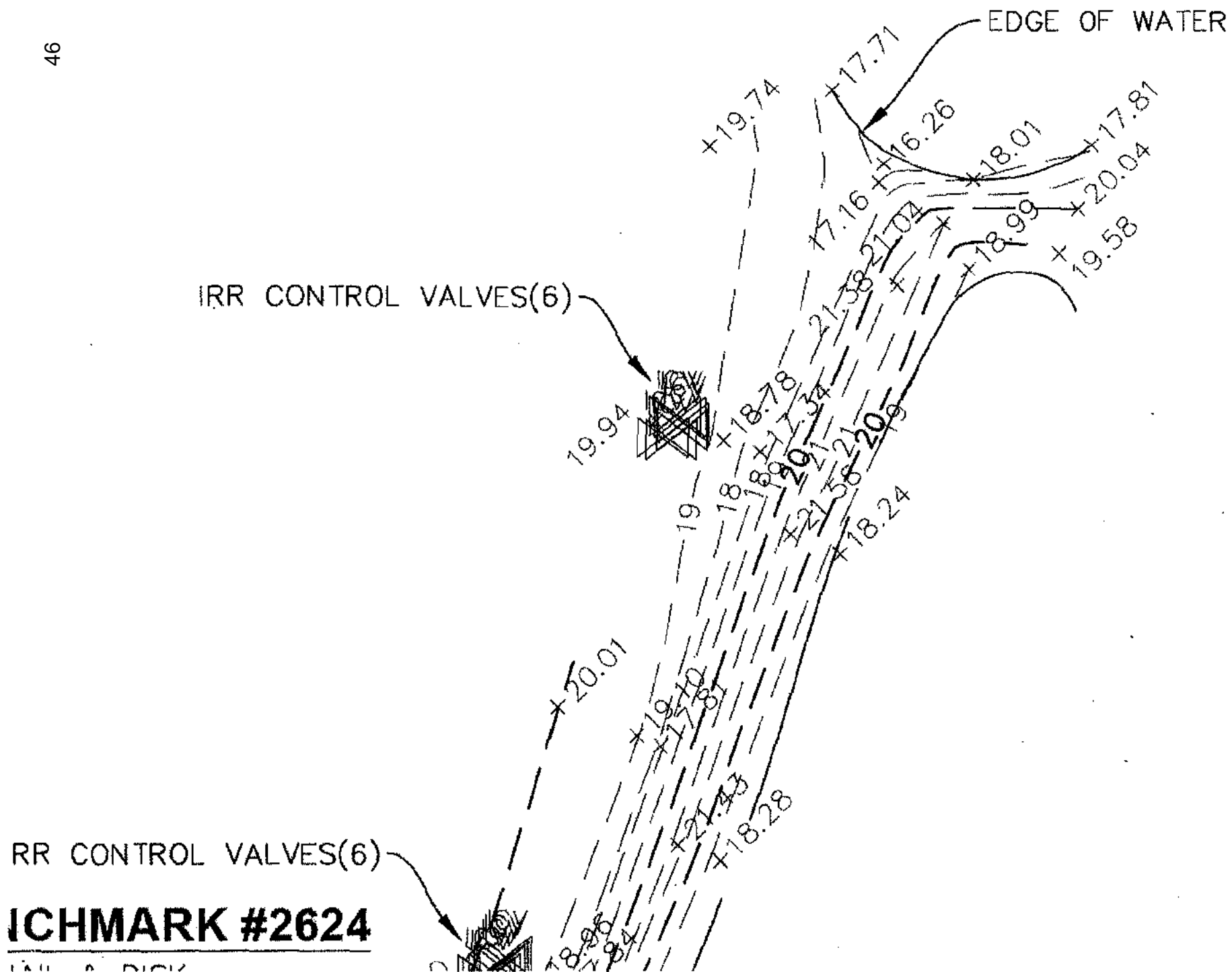
529-115	530-115	CURB INLET	18.12	15.0	14.0	29	3.45%	15	RCP
530-115	531-115	CURB INLET	18.12	14.0	10.0	180	2.22%	18	RCP
531-115		FLARED END	10.00						
532-116	533-116	CURB INLET	18.35	15.0	14.0	30	3.33%	15	RCP
533-116	534-116	CURB INLET	18.35	14.0	10.0	180	2.22%	18	RCP
534-116		FLARED END	10.00						
535-115	536-115	FLARED END	10.00	10.0	12.5	62	-4.55%	36	RCP
536-115	537-116	CURB INLET	18.00	12.5	12.0	28	1.79%	36	RCP
537-116	538-116	CURB INLET	18.00	12.0	10.0	62	3.64%	36	RCP
538-116		FLARED END	10.00						
539-122	540-122	CURB INLET	18.30	15.0	14.0	28	3.57%	15	RCP
540-122	541-122	CURB INLET	18.30	14.0	13.0	144	0.69%	18	RCP
541-122	542-122	P-7 MANHOLE	20.00	13.0	12.0	174	0.57%	24	RCP
542-122	543-122	P-7 MANHOLE	20.00	12.0	10.0	156	1.28%	24	RCP
543-122		FLARED END	10.0						
544-115	545-115	CURB INLET	21.48	18.0	17.5	57	0.88%	15	RCP
545-115	546-116	CURB INLET	21.22	17.5	17.0	143	0.35%	18	RCP
546-115		FLARED END	17.0						
547-114	548-114	CURB INLET	19.38	15.0	14.0	29	3.45%	15	RCP
548-114	549-114	CURB INLET	19.38	14.0	10.0	188	2.13%	18	RCP
549-114		FLARED END	10.00						
550-114	551-114	CURB INLET	19.00	15.0	14.0	32	3.13%	15	RCP
551-114	552-114	CURB INLET	19.00	14.0	10.0	180	2.22%	18	RCP

Thank you,

John Allen
Design Technician
239.332.5499 (Ext.3204)
JAllen@cphcorp.com



Full Service A&E Firm
Facebook | LinkedIn



SITE BENCHMARK #2624

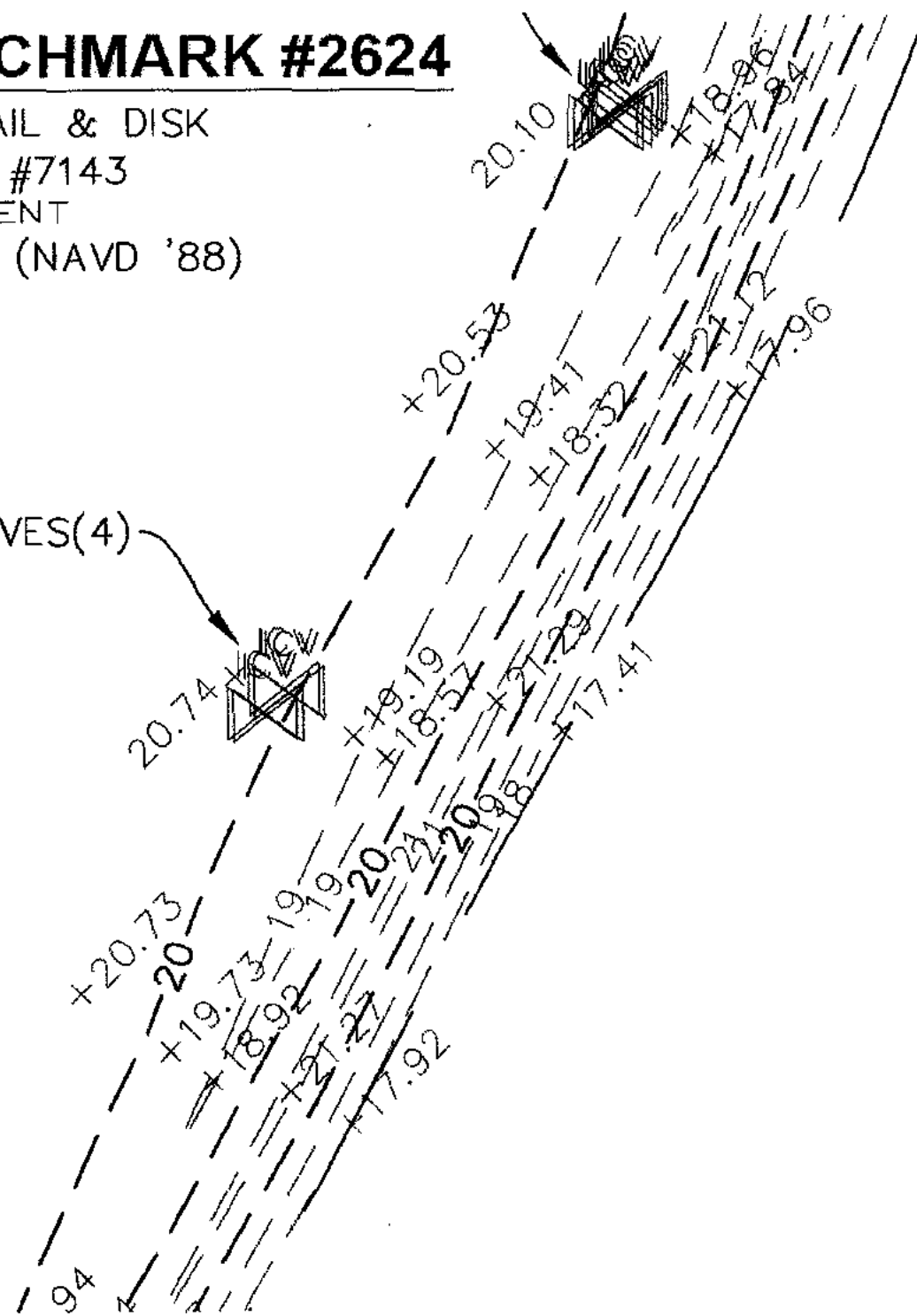
TOP OF PK NAIL & DISK
WITH "BM" LB #7143
SET IN PAVEMENT
ELEV = 20.46 (NAVD '88)



IRR CONTROL VALVES(4)

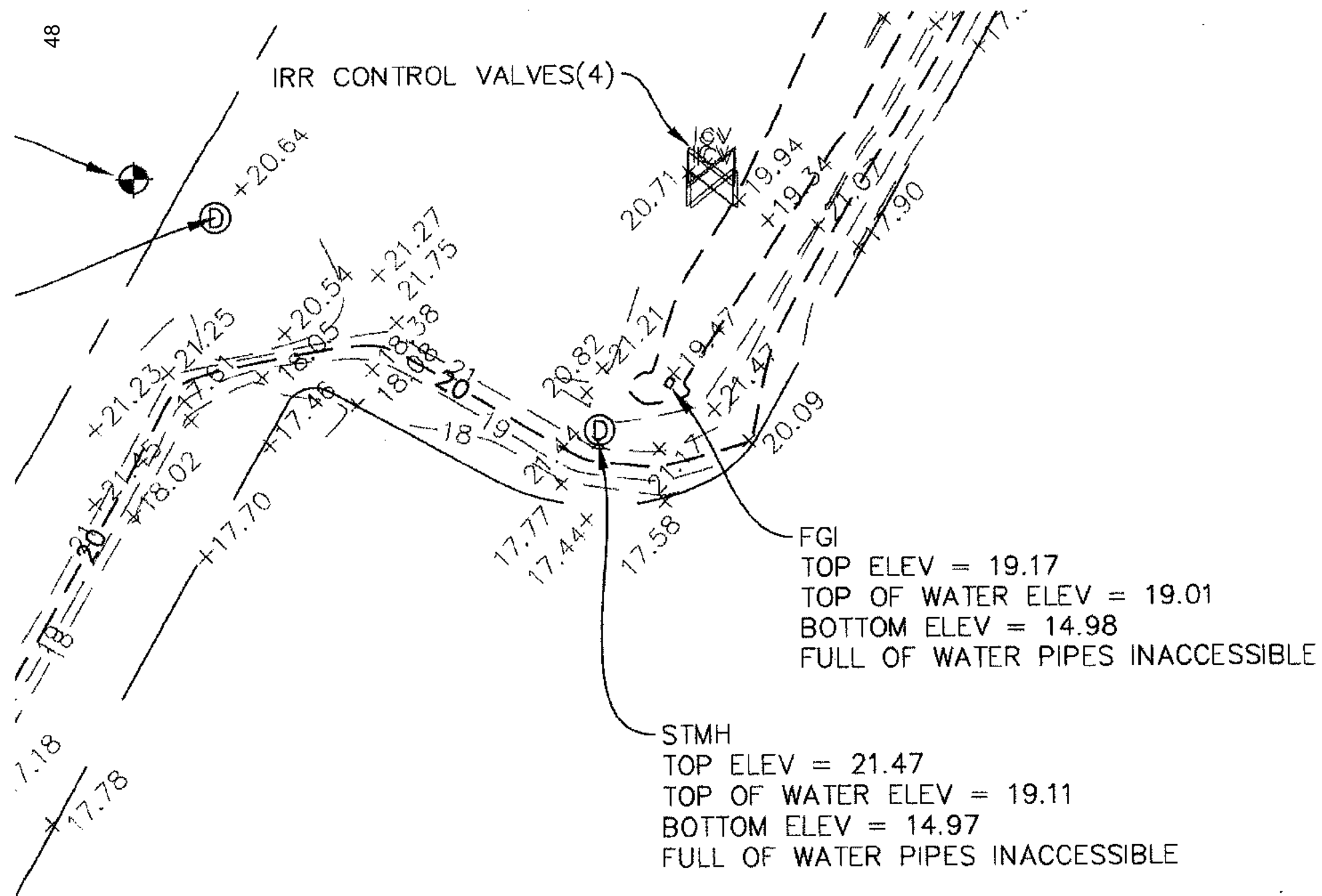
UNIT 14

VALVES(4)



ENVIRONMENTAL
RESERVE


IRR CONTROL VALVES(4)



Cape Coral Lowe's Open till 9PM! ▾




Comparison Assistant




Rubberific
Red Recycl...

\$9.98




Rubberific
Black...

\$9.98



Rubberific
Brown...

\$9.98



Rubberific
Brown...

\$14.98

Feedback

Main Info

Item Number	326446	755236	326468	326445
Model ID	LRT24RD	LRT24BK	LRT24BN	LRT36BN
Brand	Rubberific	Rubberific	Rubberific	Rubberific
Reviews	★★★★☆ (107)	★★★★☆ (17)	★★★★☆ (156)	★★★★☆ (124)
Truck Delivery	🚚 Available	--	🚚 Available	🚚 Available







Attributes

CA Residents: Pro...	Yes	Yes	Yes	Yes
----------------------	-----	-----	-----	-----

11/8/2019

Comparison Assistant – Lowe's

Diameter (Inches)	24	24	24	36	50
Manufacturer...	Red recycle...	Black recycl...	Brown recycl...	Brown recycl...	
Material	Rubber	Rubber	Rubber	Rubber	
Mulch Color Family	Red	Black	Dark brown	Dark brown	
Thickness (Inches)	0.5	0.5	0.5	0.5	
Warranty	None	None	None	None	

- 
Contact Us
- 
Order Status
- 
Lowe's Credit
Cards
- 
Gift Cards
- 
Installation
Services
- 
Lowe's Apps

ABOUT LOWE'S

- Company Overview
- Careers
- Investor Relations
- Newsroom
- Corporate Responsibility
- Lowe's Suppliers
- Affiliate Program


STORES & SERVICES

- Find a Store
- Store Directory
- Brand Directory
- In-Store Services
- Lowe's For Pros
- Lowe's Canada
- Site Directory

CUSTOMER SERVICE

- Rebates
- Returns & Exchanges
- Shipping & Delivery
- Special Orders
- Recalls & Product Safety
- Protection Plans
- Military Discount

BE THE FIRST TO KNOW

 [Sign up for Emails](#) to get exclusi offers, tips and more.

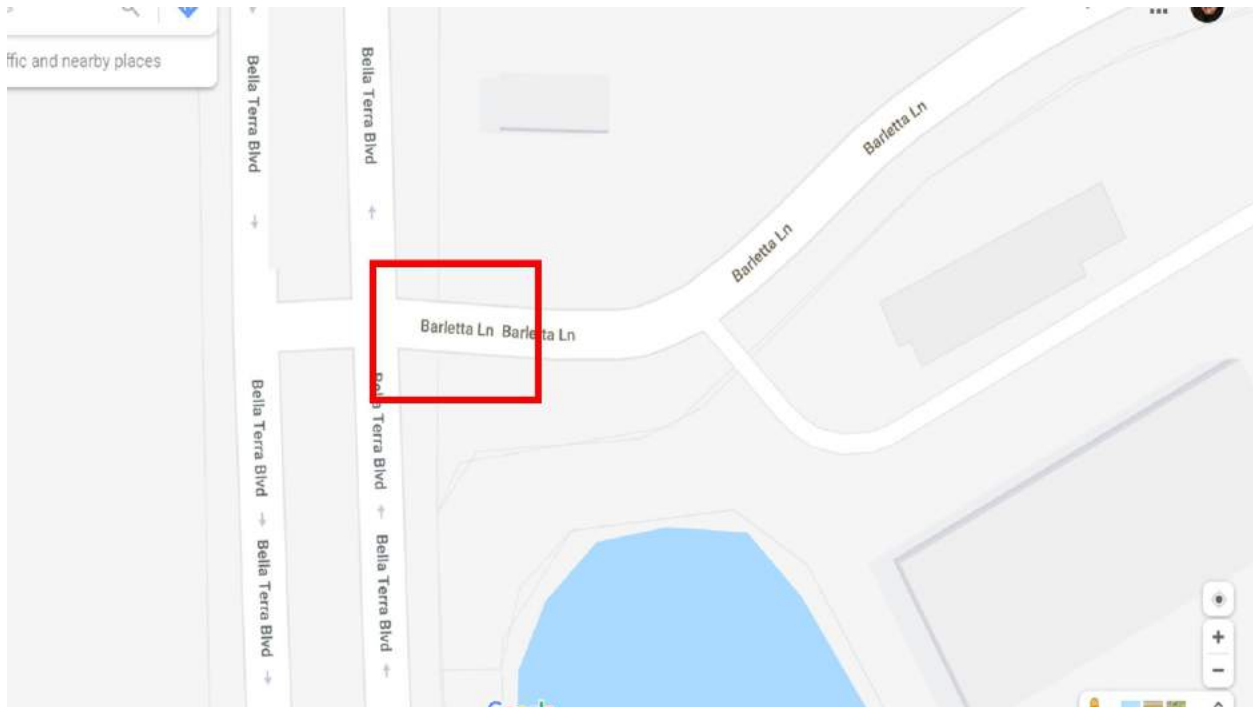
CONNECT WITH US



NEED HELP? [Contact Us](#)

Mon - Sat: 8 a.m. - 10 p.m. (ET)
Sun: 8 a.m. - 9 p.m. (ET)
Text: [84109](#) | Call: [1-800-445-6937](#)
(Messaging and data rates apply.)

Feedback





WaterWorksPoolsNaples.com
Naples, Florida

October 28th, 2019

Dear Valued Customer,

We are living in tumultuous times; the status of our economy is booming and with that comes inflations and price increases. For 2019, we have already seen our chlorine prices increase by 15% and all other chemicals have gone up by 20%. This letter is to inform you that we can no longer absorb these increases.

We take great pride in providing excellent customer service to our valued clients. A part of providing a great experience is having a qualified pool service team. Our pool technicians are all Certified Pool Operators (CPO) with at least 7 years of experience in the business. A small increase in pay will be rewarded to the staff at Water Works Pools to show appreciation to the retaining quality staff.

Beginning 2020, our monthly service fee will increase 5%. This is to ensure that your equipment is being properly maintained and inspected with the proper tools, that including the staff expertise.

Thank you for your continued valued business!

Kindest Regards,
Ingmar Sprude
Water Works Pools, Inc.



1•800•SEALCOAT

DG PAVEMENT SOLUTIONS, INC.
17580 ROCKEFELLER CIRCLE
FORT MYERS, FL 33967

TEL: (239)267-1711
FAX: (239)267-2011

Ryan Terry, Owner

www.dngsealcoat.com

ryan@dngsealcoat.com

LICENSED AND INSURED IN LEE, COLLIER AND CHARLOTTE COUNTIES
CHAPTER PARTNER OF COMMUNITY ASSOCIATIONS INSTITUTE (CAI)



ACCREDITED
BUSINESS



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www.facebook.com/dngsealcoat

QUOTATION

NAME / ADDRESS			
HABITAT CDD C/O PREMIER DISTRICT MANAGEMENT 3820 COLONIAL BLVD. - SUITE 101 FORT MYERS, FL 33066		TELEPHONE	DATE
		239-284-6662	10/31/2019
LOCATION		FAX	E-MAIL
BELLA TERRA			cpepin@communityfieldservices.com
DESCRIPTION			TOTAL
INSTALLATION OF RUMBLE STRIPS AT BELLA TERRA- Install single rumble bar kits with spacing of approx. 3"-4" apart before crosswalk on Bella Terra Blvd. in (2) sets of 3 rumble strips each/set. Location of strips, as pictured in separate email going in both directions. Price includes strips and installation. No permit needed. Charge Account #: R&M Roads 546139.0000 Current Balance: Info not available yet Remaining Balance: Info not available yet Date: 11/05/19			
<i>This proposal sent by Ken Dusseau, Project Mgr., DG Pavement Solutions Inc., 941-441-6919</i>			
PAYMENT TERMS	PAYMENT DUE UPON COMPLETION	TOTAL ESTIMATE	\$3,890.00
IT IS AGREED THAT BY SIGNING BELOW, ALL TERMS ON PAGE TWO (2) ARE ACCEPTED.			
Printed Name-- Signee	Authorized Signature	Primary Contact-- Name	
Title	Date	Phone Number	

Officially Ranked as a USA Top Contractor for 5 consecutive years by Pavement Magazine
FIRST PLACE NATIONAL AWARD IN THE SMALL JOB (500,000 sf) CATEGORY

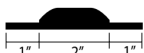
Christopher Pepin

From: Ken Dusseau <kendusseau@gmail.com>
Sent: Thursday, October 31, 2019 8:50 AM
To: Christopher Pepin
Subject: Fwd: Brochure-Rumble Bar 02-06.pdf
Attachments: BELLA TERRA RUMBLE STRIPS HABITAT CDD.pdf

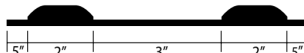
Good morning Christopher, please find the attached diagram and proposal for the rumble strips, for Bella Terra. Please let me know if you have any questions.

The rumble strips will be white with black bases. We will be using the single rumble bar kits with spacing of approx. 3-4". There will be 2 sets of 3 for each direction. These are the same type rumble strips you approved to move forward with pricing. Best Regards

Single Rumble Bar Kit
125 mil 4" base / 250 mil 2" bar



Double Rumble Bar Kit
125 mil 8" base / 250 mil 2" bar



Begin forwarded message:

From: Christopher Pepin <cpepin@communityfieldservices.com>
Date: October 24, 2019 at 6:18:56 PM EDT
To: Ken Dusseau <kendusseau@gmail.com>
Subject: RE: Brochure-Rumble Bar 02-06.pdf

I think they would work. Can you give us a quote for them?

IN-LANE RUMBLE BARS



P R E F O R M E D T H E R M O P L A S T I C P A V E M E N T M A R K I N G S



VISUAL, AUDIBLE AND VIBRATORY ALERT

Transverse rumble bars alert the driver to special road conditions or situations that might not be apparent. By using both audible and vibratory signals, PreMark® In-Lane Rumble Bars can help reduce driver risk and unsafe driving practices.

Situations where rumble bars could be effective include, but are not limited to, high incident areas, approaches to newly-installed stop signs or traffic lights, railroad crossings, signalized controlled intersections, work zones, toll facilities, hazardous curves, and rural high-speed intersections with sight restrictions.

PreMark® In-Lane Rumble Bars are made of high-performance preformed thermoplastic. The base layer is 125 mil PreMark® material but without the surface glass beads. The top layer is a preformed thermoplastic 250 mil PreMark® Rumble Bar that is flexible and conforms to the surface which eliminates breakage associated with rigid plastic and ceramic bars. PreMark® Rumble Bars are available in black, white, yellow and orange. Maintenance is easy as a new rumble bar section can be easily cut to fit any worn or damaged area.

Visit www.flinttrading.com for more information and photographs.

PreMark® preformed thermoplastic is durable, convenient to use, easy to apply, and looks great, too.

ENHANCED DURABILITY

- Engineered as a heavy-duty intersection grade pavement marking, PreMark® provides optimum wear in adverse conditions.

PROPER INSTALLATION

- PreMark® does not require preheating of the pavement to a specific temperature prior to application. And with no road or air temperature requirements, you can install it anytime of year. However, salt, chemical and deicing compounds should be pressure washed or allow 2-3 rainfalls to occur before applying pavement markings.
- A recommended sealer is required when using PreMark® on concrete surfaces. The sealer enhances the bond strength by preventing moisture from penetrating up through the concrete.
- Installing PreMark® is fast, safe and cost-effective with an industrial propane heat torch such as the Flint 2000EX.

IMPERVIOUS TO OIL AND GAS

- PreMark® is oil and gas impervious, yet compatible with all asphalt surfaces. PreMark® can be inlaid or applied on fresh asphalt as soon as the road surface sets.

WORKER AND ENVIRONMENTAL SAFETY

- With no lead chromate or heavy metal compounds, PreMark® is non-hazardous, either during application or removal.

MANUFACTURING CONTROL

- All PreMark® preformed thermoplastic materials are made at Flint's manufacturing facility which is ISO 9001:2000 certified for design, development and manufacturing.

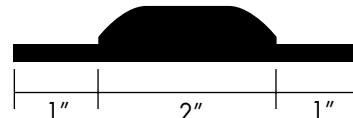
PreMark® Rumble Bars		
Description	Size Imperial	Item Number
Rumble Bar White	2" x 3'	8432058
Rumble Bar Black	2" x 3'	8432058BK
Rumble Bar Yellow	2" x 3'	8432058Y
Rumble Bar Orange	2" x 3'	8432058OR
Base White	4" x 3'	8432060NB
Base White	6" x 3'	8432061NB
Base White	8" x 3'	8432062NB
Base Black	4" x 3'	8432060BKNB
Base Black	6" x 3'	8432061BKNB
Base Black	8" x 3'	8432062BKNB
Base Yellow	4" x 3'	8432060YNB
Base Yellow	6" x 3'	8432061YNB
Base Yellow	8" x 3'	8432062YNB
Base Orange	4" x 3'	8432060ORNB
Base Orange	6" x 3'	8432061ORNB
Base Orange	8" x 3'	8432062ORNB



PreMark® In-Lane Rumble Bars

4" PreMark Rumble Bar

125 mil 4" base / 250 mil 2" bar



Section 2 (35 MPH)

10 rows of rumble bars;

4" base with 2" bar;

12' width (4- 3' bars);

Distance between rows of bars: 4'6"

Rumble bar spacing is variable due to the roadway situation being addressed and vehicle speed.

It is effective to have more than one field of bars (as shown in the diagram) with the idea the driver will hear and feel the rumble when crossing over Section 1. The driver will then see Section 2 ahead and slow down accordingly. A word message such as "STOP AHEAD", "SIGNAL AHEAD", or "SLOW 35 MPH" can be applied either before traffic meets the rumble bars or between the two sets of bars.

AHEAD

STOP



Traffic

Section 1 (55 MPH)

10 rows of rumble bars;

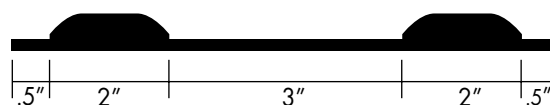
8" base with 2" bar;

12' width (4- 3' bars);

Distance between rows of bars: 6'

8" PreMark Rumble Bar

125 mil 8" base / 250 mil 2" bar



Flint
TRADING INC.™

115 Todd Court • Thomasville, NC 27360
Phone: (336) 475-6600 Fax: (336) 475-7900

e-mail: sales@flintrtrading.com
website: www.flintrtrading.com

CONIDARIS BUILDERS & GENERAL CONTRACTORS, INC.

57

15645 Pine Ridge Road**Fort Myers, FL 33908**Ph# **(239) 415-7671**Fax # **(239) 415-2886**E-mail **conidarisbuilder@aol.com****ST LIC. #CGC 059201 CUC 046019****PROPOSAL**

Date	Estimate #
11/6/2019	1531

Name / Address
Habitat CDD c/o Premier District Management 1922 Victoria Ave. Ste B Fort Myers, Fl. 33901

Job Location
Pavers for cross-walk at Bella-Terra

Attention:

Description	Qty	U/M	Rate	Total
walkway installation approximately 3000 SF 1) Remove existing pavers in walkway 2) Supply and spread approximately 4" of base rock to change pitch for speed bump 3) Supply and spread approximately 1" screening stand throughout 4) Reinstall pavers to create a speed bump 5) Use existing asphalt in place for border 6) Installation will be done in sections in order to accommodate traffic 7) Clean up area and haul away trash Labor and Materiel			3,995.00	3,995.00
Charge Account #: R&M Roads 546139.0000 Current Balance: Info not available yet Remaining Balance: Info not available yet Date: 11/08/19				
			Total	\$3,995.00

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration of deviation from above specification involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Acceptance Signature _____ Date _____ This Proposal may be withdrawn by us, if not accepted within _____ days.

Date of Acceptance: the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Christopher Pepin

From: Ken Dusseau <kendusseau@gmail.com>
Sent: Sunday, October 27, 2019 10:26 AM
To: Christopher Pepin
Subject: Fwd: Bella Terra Crosswalk Warning Lights

Chris..

I did some research and found out that the type of crosswalk warning lights would have to be installed by a company with airport lighting experience. This involves drilling circular cores into the pavement, trenching to connect each and running the electric. Not to mention installing the crosswalk posts / signs which are connected and run the whole system. All told this is a very costly endeavor, something that is out of our wheelhouse primarily because this is more electrical work than pavement or traffic devices.

We can install the solar powered LED RPM's for you but its not going to be anything much more than they already have. If that is the case, I would suggest you/Board purchase the RPM's and simply pay us to install. That way we do not have to get into a warranty issue when / if they malfunction.

Thank you,

--

KEN DUSSEAU
BUSINESS DEVELOPMENT/PROJECT MANAGER
CELL - 941-441-6919

D G PAVEMENT SOLUTIONS, INC
D&G SEALCOATING AND STRIPING, INC
QUALITY WORK DONE TO PERFECTION



West Coast Electrical & Lighting Services

Phone 239-690-2852 / Fax 239-694-5580

5871 Country Lakes Drive, Ft. Myers, FL 33905

www.wclighting.com

License #EC13004842

November 8, 2019

Re: Estimate #19-1460

Habitat CDD

c/o Premier District Management

1922 Victoria Ave, Suite B

Fort Myers, FL 33901

Charge Account #: Capital Improvements 564024.0000

Current Balance: ?

Remaining Balance: ?

Date: 11/09/19

RE: Bella Terra

20070 Bella Terra Blvd

Estero, FL 33928

Clubhouse Bus Stop Lighting Installation

We propose to install (2) new 12-foot aluminum lighting poles in a classic bronze finish. Each pole each will be fitted with a bronze decorative base cover and each pole will hold a LED bronze bell light fixture. *(To be an exact match to newly installed lighting set-up at Cobblestone Crosswalk)* This new lighting set up will be installed at the discussed school bus stop located just in front of Bella Terra Community's Clubhouse along Bella Terra Blvd between the main Guardhouse and the Clock Tower roundabout.

In order to provide the necessary 120-Volts power for this new lighting set-up, power will need to be obtained from the property's existing landscape lighting located just in front of the Clubhouse. This would require the work area to be bored underneath the roadway. Our electrician then trench/dig by hand the remaining areas. Please note, our office will first contact all local utilities (Call Before Your Dig) to mark out our proposed work areas to report any/all underground utilities before the start of this project. Due to the Village of Estero height restrictions, these new direct burial light poles cannot exceed a total height of 12-feet. The mount height of fixtures on each pole will be approximately 10-feet from the bell end to the ground.

Please note (if applicable), any additional fees occurred by Village of Estero Community Development (i.e.: permitting, plan review, limited development order, Notice of Commence, etc.) will be billed separately. These additional fees are estimated to be around \$1,500.00.

Total Amount: \$12,760.00

Pricing is good for 30 days.

Material lead time approximately 8-10 weeks from date of order.

50% deposit required upon approval, prior to material ordering. Remainder balance due upon completion.

West Coast Electrical and Lighting Services is not responsible for any damages to any buried utilities or irrigation; signed Damage Waiver must be completed before start of project.

Thank You,

Mark Cousino

Mark Cousino

West Coast Electrical & Lighting Services

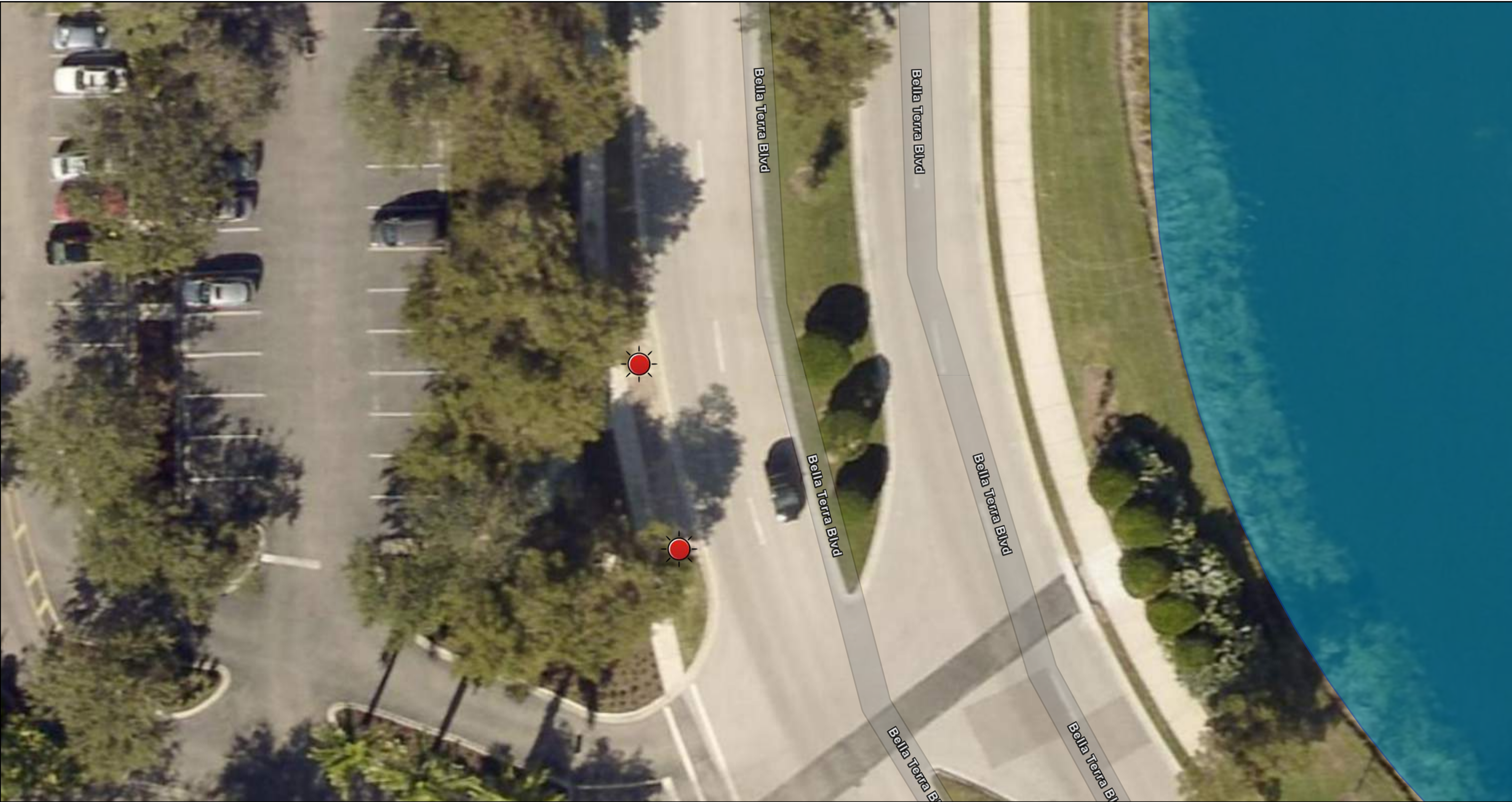
Cell: 239-898-5493

Accepted By: _____

Title: _____

Date: _____

Lights for Bus Stop

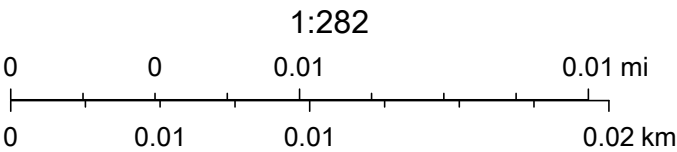


10/16/2019, 11:05:03 AM

 Bella Terra

Lake and Detention Area

 Lake



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

AT&T Towers works hard to maintain your trust

Find out how the AT&T Towers network can help you extend your reach.

Thank you for visiting AT&T Towers. We are here to assist you with collocation on AT&T owned towers, rooftops, and Distributed Antenna Systems.

To get more information on sites available for collocation or information on our process, please send an email to atttowers@att.com.

If you are ready to submit an application, you can download a copy here and send it to towersapplications@att.com.

For other issues not related to collocation, please see below to better assist you with the correct AT&T organization to address your concerns.

Offering Property/Towers to Lease

If you'd like to offer property or an existing tower to lease, please send an email to the Tower Asset Group - Lease Administration (TAG-LA) department at releaseadmin@att.com and include:

- Contact name
- Contact phone
- Contact address
- Contact email
- Property address (include city, state, and county)
- Size (in acreage or square footage)
- Latitude / Longitude
- Site survey or map (if you have a copy)

Please keep in mind that the TAG-LA receives hundreds of unsolicited requests each month and they do not respond to individual property requests unless it appears to meet the needs of their wireless customers and their strategic network coverage plans. If a new tower build appears necessary, they examine all prospects and will then reach out to you to request more information. They will retain your information and contact you only if there is significant interest in using your property.

Landlord / Lease Issues:

The best place to go is the myAT&T Lease portal: <http://networkrealestate.att.com/>

Service / Account / Outage Issues:

If you need customer support for your AT&T Network Device please dial 611 or 800.331.0500, or:

Visit a Store location nearest you:

<https://www.att.com/storeappointment/Location.aspx>

Chat with a rep online via AT&T Support:

<http://www.att.com/esupport/productRouting.jsp?sq=8005>

See the AT&T Network Coverage Map: <http://www.wireless.att.com/coverageviewer/#/?type=voice>

News

5,600 Sites Now Available!

1/22/19 AT&T Towers has surveyed and manages 5,600 AT&T sites in our collocation inventory.

Co-location Process

If you're ready, simply download our collocation application, email a completed copy to atttowers@att.com, and an AT&T Account Manager will be in contact with you soon.

 [Collocation Process \(PDF\)](#)

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Network Real Estate Inquiries

Verizon Wireless receives thousands of inquiries each year from property owners, managers and customers who offer property on which our communications facilities can be located.

If you have property you would like us to consider, please review the following before submitting a Real Estate Inquiry Form.

Design criteria for property evaluation

Typically our facilities require ground space on which we would construct either a monopole (or similar type structure) or installation on a rooftop.

Feedback

Land for tower sites:

- Should provide a leased area approximately 100' x 100'
- Should be no more than 100 to 500 feet from a paved public street
- Property should be within a zoning classification that allows communication structures
- Must provide 24-hour access, 7 days a week, 365 days a year to all portions of the facility

Building or rooftop sites:

- Should be a minimum of 3 to 4 stories tall
- Zoning of the building should allow for communication facilities to be placed at your location
- Should be a flat roof, capable of handling a minimum of 150lbs/square ft. of roof loading
- Must provide at least 20' x 30' area for equipment on the roof, in the building or on the ground immediately next to the building
- Must provide 24-hour access, 7 days a week, 365 days a year to all portions of the facility

If your property fits the criteria, here's how to start.

Real estate inquiry form



When completing the Real Estate Inquiry Form and giving the location of your property, please provide directions and distances from major intersections within the Details of Property section of the form.

Following these guidelines and instructions will greatly improve our ability to locate and evaluate your property. If we feel your property is a potential candidate for locating facilities, someone representing Verizon Wireless will contact you to discuss further.

Get the form > **The evaluation process**

Our team of real estate, construction and radio frequency engineers will evaluate all properties for viability.

Verizon Wireless will only contact property owners, managers and customers with properties that meet our current needs.

Due to the volume of property evaluation submittals, we regret that we will not be able to follow up with all inquiries unless your property meets our needs.

20191223

© 2019 Verizon

Feedback



Real Estate Inquiry Form

* Indicates required fields.

Contact Information

First Name*

Last Name*

Home Phone* (At least one phone number
is required to contact you)

Work Phone*

Email Address*

Verify Email Address*

Are you the property owner?*

Description of Property for Cell Site Consideration

Property Address*

Type of Property/Current Use/Zoning*

Nearest Cross Streets*
(if address not available)

Type of Property*

Status of Property*

[Chat with us](#)

City*

County*

State*

Zip*

Select one

Property Size in Width (ft.)

Property Size in Length (ft.)

Provide size of Property in Acres (if available)



Details of Property*

(Include all pertinent information)

*Required Field

[Continue](#)

**HABITAT
COMMUNITY DEVELOPMENT DISTRICT**

Financial Report

October 31, 2019

unaudited

Prepared by:
Premier District Management

Balance Sheet
Habitat Community Development District
October 31, 2019

68

	<u>GENERAL FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Checking Account - Operating	34,072.62	0.00	34,072.62
Undeposited Cash	(1,025.78)	0.00	(1,025.78)
Assessments Receivable	0.00	180.70	180.70
Allow-Doubtful Collections	0.00	(180.70)	(180.70)
Due To/From 001/202	(34,631.97)	0.00	(34,631.97)
Due To/From 001/202	0.00	34,631.97	34,631.97
Investments - Money Market Account	790,884.45	0.00	790,884.45
Investments-Reserve Fund	0.00	257,331.88	257,331.88
Investments-Revenue Fund	0.00	113,799.17	113,799.17
Prepaid Items	10,926.67	0.00	10,926.67
Deposits	525.00	0.00	525.00
TOTAL ASSETS	800,750.99	405,763.02	1,206,514.01
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts Payable	1,290.19	0.00	1,290.19
TOTAL LIABILITIES	1,290.19	0.00	1,290.19
FUND BALANCES			
Nonspendable			
Prepaid Items	10,926.67	0.00	10,926.67
Deposits	525.00	0.00	525.00
Restricted			
Debt Service	0.00	405,763.02	405,763.02
Assigned			
Operating Reserves	183,575.00	0.00	183,575.00
Reserves - Lake Embankments	174,840.00	0.00	174,840.00
Unassigned			
Unassigned	429,594.13	0.00	429,594.13
TOTAL FUND BALANCES	799,460.80	405,763.02	1,205,223.82
TOTAL LIABILITIES AND FUND BALANCES	800,750.99	405,763.02	1,206,514.01

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending October 31, 2019

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>OCT 31,2019 ACTUAL</u>
Revenues						
001.361001.0000 Interest - Investments	10,000	833	1,477	644	(15)	1,477
001.361006.0000 Interest - Tax Collector	500	42	916	874	(183)	916
001.363010.0000 Special Assmnts- Tax Collector	1,207,175	0	0	0	0	0
001.363090.0000 Special Assmnts- Discounts	(48,694)	0	0	0	0	0
Total Revenues	1,168,981	875	2,393	1,518	(0)	2,393
Expenses						
Administrative						
001.511001.0000 P/R-Board Of Supervisors	12,000	1,000	1,000	0	8	1,000
001.512004.0000 Payroll-Fees	600	50	95	(45)	16	95
001.521001.0000 Employment Taxes	918	77	83	(6)	9	83
001.531002.0000 Profserv-Arbitrage Rebate	600	50	0	50	0	0
001.531012.0000 Profserv-Dissemination Agent	1,000	83	0	83	0	0
001.531013.0000 Profserv-Engineering	30,000	2,500	0	2,500	0	0
001.531023.0000 Profserv-Legal Services	10,000	833	350	483	4	350
001.531027.0000 Profserv-Mgmt Consulting Serv	76,744	6,395	6,209	186	8	6,209
001.531035.0000 Profserv-Property Appraiser	1,899	158	0	158	0	0
001.531038.0000 Profserv-Special Assessment	5,970	498	483	15	8	483
001.531045.0000 Profserv-Trustee Fees	3,500	292	0	292	0	0
001.532002.0000 Auditing Services	3,305	275	0	275	0	0
001.541006.0000 Postage And Freight	1,000	83	24	60	2	24
001.545002.0000 Insurance - General Liability	14,500	1,208	993	215	7	993
001.547001.0000 Printing And Binding	500	42	0	42	0	0
001.548002.0000 Legal Advertising	1,500	125	290	(165)	19	290
001.549070.0000 Misc-Assessmnt Collection Cost	2,849	237	0	237	0	0
001.549915.0000 Misc-Web Hosting	1,500	125	103	22	7	103
001.551002.1001 Office Supplies	100	8	0	8	0	0
001.554007.0000 Annual District Filing Fee	175	15	0	15	0	0
Total Administrative	168,660	14,054	9,630	4,425	6	9,630
Conservation and Resource Management						
001.534050.0000 Contracts-Landscape	50,000	4,167	2,221	1,946	4	2,221
001.534076.0000 Contracts-Preserve Maintenance	32,000	2,667	16,000	(13,333)	50	16,000
001.546037.0000 R&M-Grounds	7,000	583	0	583	0	0
001.546123.0000 R&M-Preserves	15,000	1,250	0	1,250	0	0
Total Conservation and Resource Management	104,000	8,667	18,221	(9,554)	18	18,221
Operations & Maintenance						
001.531016.0000 Profserv-Field Management	33,714	2,810	2,732	77	8	2,732
001.531049.0000 Profserv-Compliance Service	5,000	417	850	(433)	17	850
001.534033.0000 Contracts-Other Services	10,300	858	1,435	(577)	14	1,435
001.546020.0000 R&M-Electrical	1,500	125	0	125	0	0
001.546056.0000 R&M-Mitigation	500	42	0	42	0	0
001.546070.0000 R&M-Plant Replacement	3,500	292	0	292	0	0
001.546074.0000 R&M-Grounds	4,500	375	3,325	(2,950)	74	3,325

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending October 31, 2019

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>OCT 31,2019 ACTUAL</u>
001.549037.0000 Misc-Npdes Program	1,000	83	0	83	0	0
001.549069.0000 Misc-Hurricane	500	42	0	42	0	0
001.549900.0000 Misc-Contingency	20,270	1,689	0	1,689	0	0
Total Operations & Maintenance	80,784	6,733	8,342	(1,610)	10	8,342
<u>Gatehouse</u>						
Total Gatehouse	0	0	0	0	0	0
<u>Irrigation Services</u>						
001.534032.0000 Contracts-Pump Station	2,350	196	0	196	0	0
001.534073.0000 Contracts-Irrigation	20,400	1,700	1,700	0	8	1,700
001.543050.1002 Electricity - Irrigation(IS)	45,000	3,750	0	3,750	0	0
001.546052.0000 R&M-Irrigation Equipment	27,000	2,250	1,950	300	7	1,950
001.546114.0000 R&M-Irrigation Distribution	30,000	2,500	7,207	(4,707)	24	7,207
Total Irrigation Services	124,750	10,396	10,857	(461)	9	10,857
<u>Lakes and Ponds</u>						
001.534084.1002 Contracts-Lakes	31,620	2,635	2,985	(350)	9	2,985
001.534129.0000 Contracts-Aerator Maint	8,630	719	0	719	0	0
001.543020.0000 Electricity - Aerators	16,300	1,358	0	1,358	0	0
001.543052.0000 Electricity - Wells	10,000	833	0	833	0	0
001.546003.0000 R&M-Aeration	15,000	1,250	0	1,250	0	0
001.546006.0000 R&M-Aquascaping	15,000	1,250	0	1,250	0	0
001.546042.0000 R&M-Lake	10,000	833	0	833	0	0
Total Lakes and Ponds	106,550	8,878	2,985	5,893	3	2,985
<u>Capital Expenditures & Projects</u>						
001.564024.0000 Capital Outlay	0	0	27,418	(27,418)	0	27,418
001.564026.0000 Capital Outlay - Sidewalk Improvements	10,000	833	0	833	0	0
001.568093.0000 Reserve - Pump Station Replacement	40,000	3,333	0	3,333	0	0
001.568094.0000 Reserve - Roadways	200,000	16,667	0	16,667	0	0
001.568095.0000 Reserve - Emergency	85,000	7,083	0	7,083	0	0
Total Capital Expenditures & Projects	335,000	27,916	27,418	498	8	27,418
<u>Road and Street Facilities</u>						
001.534023.0000 Contracts-Fountain	9,000	750	750	0	8	750
001.534051.0000 Contracts-Cul-de-sac Maint	22,000	1,833	6,825	(4,992)	31	6,825
001.543001.0000 Utility - Sewer & Water	1,000	83	533	(450)	53	533
001.543013.0000 Electricity - Streetlighting	80,000	6,667	0	6,667	0	0
001.543043.0000 Electricity - Clock Tower/Fountain	23,000	1,917	0	1,917	0	0
001.546019.0000 R&M-Drainage	20,000	1,667	0	1,667	0	0
001.546032.0000 R&M-Fountain	10,000	833	465	368	5	465
001.546084.0000 R&M-Sidewalks	5,000	417	0	417	0	0
001.546085.0000 R&M-Signage	3,000	250	0	250	0	0
001.546139.0000 R&M-Roads	20,000	1,667	1,854	(187)	9	1,854
001.546142.0000 R&M-Clock Tower	10,000	833	298	535	3	298
Total Road and Street Facilities	203,000	16,917	10,725	6,192	5	10,725

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending October 31, 2019

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>OCT 31, 2019 ACTUAL</u>
<u>Other Sources/Uses</u>						
Total Expenses	1,122,744	93,561	88,178	5,383	8	88,178
Excess Revenue Over (Under) Expenditures	46,237	(92,686)	(85,785)	(3,865)	186	(85,785)

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending October 31, 2019

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>OCT 31,2019 ACTUAL</u>
<u>Revenues</u>						
202.361001.0000 Interest - Investments	2,500	208	503	295	(20)	503
202.361006.0000 Interest - Tax Collector	0	0	414	414	0	414
202.363010.0000 Special Assmnts- Tax Collector	542,594	0	0	0	0	0
202.363090.0000 Special Assmnts- Discounts	(21,704)	0	0	0	0	0
Total Revenues	523,390	208	917	709	(0)	917
<u>Expenses</u>						
<u>Debt Service</u>						
202.571001.0000 Principal Debt Retirement	305,000	25,417	0	25,417	0	0
202.572001.0000 Interest Expense	212,634	17,720	0	17,720	0	0
Total Debt Service	517,634	43,137	0	43,137	0	0
<u>Other Sources/Uses</u>						
Total Expenses	517,634	43,137	0	43,137	0	0
Excess Revenue Over (Under) Expenditures	5,756	(42,929)	917	(42,428)	(16)	917

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2020

Operating Fund - Trend Report

	<u>October</u> <u>Actual</u>	<u>November</u> <u>Budget</u>	<u>December</u> <u>Budget</u>	<u>January</u> <u>Budget</u>	<u>February</u> <u>Budget</u>	<u>March</u> <u>Budget</u>	<u>April</u> <u>Budget</u>	<u>May</u> <u>Budget</u>	<u>June</u> <u>Budget</u>	<u>July</u> <u>Budget</u>	<u>August</u> <u>Budget</u>	<u>September</u> <u>Budget</u>	<u>Annual</u> <u>Budget</u>	<u>Year to</u> <u>Date</u> <u>Actual</u>
Revenues														
Interest - Investments	1,477	833	833	833	833	833	833	833	833	833	833	833	10,000	1,477
Interest - Tax Collector	916	42	42	42	42	42	42	42	42	42	42	42	500	916
Special Assmnts- Tax Collector	0	245,000	810,000	43,000	31,000	21,000	31,000	12,000	14,175	0	0	0	1,207,175	0
Special Assmnts- Discounts	0	(9,800)	(32,400)	(1,720)	(1,240)	(1,247)	(1,240)	(480)	(567)	0	0	0	(48,694)	0
Total Revenues	2,393	236,075	778,475	42,155	30,635	20,628	30,635	12,395	14,483	875	875	875	1,168,981	2,393
Expenses														
Administrative														
P/R-Board Of Supervisors	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	1,000
Payroll-Fees	95	50	50	50	50	50	50	50	50	50	50	50	600	95
Employment Taxes	83	77	77	77	77	77	77	77	77	77	77	77	918	83
Profserv-Arbitrage Rebate	0	50	50	50	50	50	50	50	50	50	50	50	600	0
Profserv-Dissemination Agent	0	83	83	83	83	83	83	83	83	83	83	83	1,000	0
Profserv-Engineering	0	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	0
Profserv-Legal Services	350	833	833	833	833	833	833	833	833	833	833	833	10,000	350
Profserv-Mgmt Consulting Serv	6,209	6,395	6,395	6,395	6,395	6,395	6,395	6,395	6,395	6,395	6,395	6,395	76,744	6,209
Profserv-Property Appraiser	0	158	158	158	158	158	158	158	158	158	158	158	1,899	0
Profserv-Special Assessment	483	498	498	498	498	498	498	498	498	498	498	498	5,970	483
Profserv-Trustee Fees	0	292	292	292	292	292	292	292	292	292	292	292	3,500	0
Auditing Services	0	275	275	275	275	275	275	275	275	275	275	275	3,305	0
Postage And Freight	24	83	83	83	83	83	83	83	83	83	83	83	1,000	24
Insurance - General Liability	993	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	14,500	993
Printing And Binding	0	42	42	42	42	42	42	42	42	42	42	42	500	0
Legal Advertising	290	125	125	125	125	125	125	125	125	125	125	125	1,500	290
Misc-Assessmnt Collection Cost	0	237	237	237	237	237	237	237	237	237	237	237	2,849	0
Misc-Web Hosting	103	125	125	125	125	125	125	125	125	125	125	125	1,500	103
Office Supplies	0	8	8	8	8	8	8	8	8	8	8	8	100	0
Annual District Filing Fee	0	15	15	15	15	15	15	15	15	15	15	15	175	0
Total Administrative	9,630	14,054	14,054	14,054	14,054	14,054	14,054	14,054	14,054	14,054	14,054	14,054	168,660	9,630
Conservation and Resource Management														
Contracts-Landscape	2,221	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000	2,221
Contracts-Preserve Maintenance	16,000	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	32,000	16,000
R&M-Grounds	0	583	583	583	583	583	583	583	583	583	583	583	7,000	0
R&M-Preserves	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	0
Total Conservation and Resource Management	18,221	8,667	8,667	8,667	8,667	8,667	8,667	8,667	8,667	8,667	8,667	8,667	104,000	18,221
Gatehouse														
Total Gatehouse	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2020

Operating Fund - Trend Report

	<u>October Actual</u>	<u>November Budget</u>	<u>December Budget</u>	<u>January Budget</u>	<u>February Budget</u>	<u>March Budget</u>	<u>April Budget</u>	<u>May Budget</u>	<u>June Budget</u>	<u>July Budget</u>	<u>August Budget</u>	<u>September Budget</u>	<u>Annual Budget</u>	<u>Year to Date Actual</u>
<u>Operations & Maintenance</u>														
Profserv-Field Management	2,732	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	2,810	33,714	2,732
Profserv-Compliance Service	850	417	417	417	417	417	417	417	417	417	417	417	5,000	850
Contracts-Other Services	1,435	858	858	858	858	858	858	858	858	858	858	858	10,300	1,435
R&M-Electrical	0	125	125	125	125	125	125	125	125	125	125	125	1,500	0
R&M-Mitigation	0	42	42	42	42	42	42	42	42	42	42	42	500	0
R&M-Plant Replacement	0	292	292	292	292	292	292	292	292	292	292	292	3,500	0
R&M-Grounds	3,325	375	375	375	375	375	375	375	375	375	375	375	4,500	3,325
Misc-Npdes Program	0	83	83	83	83	83	83	83	83	83	83	83	1,000	0
Misc-Hurricane	0	42	42	42	42	42	42	42	42	42	42	42	500	0
Misc-Contingency	0	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689	20,270	0
Total Operations & Maintenance	8,342	6,733	6,733	6,733	6,733	6,733	6,733	6,733	6,733	6,733	6,733	6,733	80,784	8,342
<u>Irrigation Services</u>														
Contracts-Pump Station	0	196	196	196	196	196	196	196	196	196	196	196	2,350	0
Contracts-Irrigation	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400	1,700
Electricity - Irrigation(IS)	0	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000	0
R&M-Irrigation Equipment	1,950	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	27,000	1,950
R&M-Irrigation Distribution	7,207	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000	7,207
Total Irrigation Services	10,857	10,396	10,396	10,396	10,396	10,396	10,396	10,396	10,396	10,396	10,396	10,396	124,750	10,857
<u>Lakes and Ponds</u>														
Contracts-Lakes	2,985	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,635	31,620	2,985
Contracts-Aerator Maint	0	719	719	719	719	719	719	719	719	719	719	719	8,630	0
Electricity - Aerators	0	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	16,300	0
Electricity - Wells	0	833	833	833	833	833	833	833	833	833	833	833	10,000	0
R&M-Aeration	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	0
R&M-Aquascaping	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	0
R&M-Lake	0	833	833	833	833	833	833	833	833	833	833	833	10,000	0
Total Lakes and Ponds	2,985	8,878	8,878	8,878	8,878	8,878	8,878	8,878	8,878	8,878	8,878	8,878	106,550	2,985
<u>Capital Expenditures & Projects</u>														
Capital Outlay	27,418	0	0	0	0	0	0	0	0	0	0	0	0	27,418
Capital Outlay - Sidewalk Improvements	0	833	833	833	833	833	833	833	833	833	833	833	10,000	0
Reserve - Pump Station Replacement	0	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000	0
Reserve - Roadways	0	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	200,000	0
Reserve - Emergency	0	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	85,000	0
Total Capital Expenditures & Projects	27,418	27,916	27,916	27,916	27,916	27,916	27,916	27,916	27,916	27,916	27,916	27,916	335,000	27,418
<u>Road and Street Facilities</u>														
Contracts-Fountain	750	750	750	750	750	750	750	750	750	750	750	750	9,000	750
Contracts-Cul-de-sac Maint	6,825	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	22,000	6,825
Utility - Sewer & Water	533	83	83	83	83	83	83	83	83	83	83	83	1,000	533
Electricity - Streetlighting	0	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	80,000	0

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2020

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>Annual</u>	<u>Year to</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>Budget</u>	<u>Budget</u>	<u>Date</u>
Electricity - Clock Tower/Fountain	0	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	23,000	0
R&M-Drainage	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	0
R&M-Fountain	465	833	833	833	833	833	833	833	833	833	833	833	10,000	465
R&M-Sidewalks	0	417	417	417	417	417	417	417	417	417	417	417	5,000	0
R&M-Signage	0	250	250	250	250	250	250	250	250	250	250	250	3,000	0
R&M-Roads	1,854	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000	1,854
R&M-Clock Tower	298	833	833	833	833	833	833	833	833	833	833	833	10,000	298
Total Road and Street Facilities	10,725	16,917	16,917	16,917	16,917	16,917	16,917	16,917	16,917	16,917	16,917	16,917	203,000	10,725
<u>Debt Service</u>														
<u>Other Sources/Uses</u>														
Total Expenses	88,178	93,561	93,561	93,561	93,561	93,561	93,561	93,561	93,561	93,561	93,561	93,561	1,122,744	88,178
Excess Revenue Over (Under) Expenditures	(85,785)	142,514	684,914	(51,406)	(62,926)	(72,933)	(62,926)	(81,166)	(79,078)	(92,686)	(92,686)	(92,686)	46,237	(85,785)

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2020

Debt Fund - Trend Report

	<u>October</u> <u>Actual</u>	<u>November</u> <u>Budget</u>	<u>December</u> <u>Budget</u>	<u>January</u> <u>Budget</u>	<u>February</u> <u>Budget</u>	<u>March</u> <u>Budget</u>	<u>April</u> <u>Budget</u>	<u>May</u> <u>Budget</u>	<u>June</u> <u>Budget</u>	<u>July</u> <u>Budget</u>	<u>August</u> <u>Budget</u>	<u>September</u> <u>Budget</u>	<u>Annual</u> <u>Budget</u>	<u>Year to</u> <u>Date</u> <u>Actual</u>
Revenues														
Interest - Investments	503	208	208	208	208	208	208	208	208	208	208	208	2,500	503
Interest - Tax Collector	414	0	0	0	0	0	0	0	0	0	0	0	0	414
Special Assmnts- Tax Collector	0	108,500	369,000	19,000	13,500	10,500	11,500	5,200	5,394	0	0	0	542,594	0
Special Assmnts- Discounts	0	(4,340)	(14,760)	(760)	(540)	(420)	(460)	(208)	(216)	0	0	0	(21,704)	0
Total Revenues	917	104,368	354,448	18,448	13,168	10,288	11,248	5,200	5,386	208	208	208	523,390	917
Expenses														
Debt Service														
Principal Debt Retirement	0	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	305,000	0
Interest Expense	0	17,720	17,720	17,720	17,720	17,720	17,720	17,720	17,720	17,720	17,720	17,720	212,634	0
Total Debt Service	0	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	517,634	0
Other Sources/Uses														
Total Expenses	0	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	43,137	517,634	0
Excess Revenue Over (Under) Expenditures	917	61,231	311,311	(24,689)	(29,969)	(32,849)	(31,889)	(37,937)	(37,751)	(42,929)	(42,929)	(42,929)	5,756	917

HABITAT
COMMUNITY DEVELOPMENT DISTRICT

Non-Ad Valorem Special Assessments
(Lee County Tax Collector - Monthly Collection Distributions)
Fiscal Year Ending September 30, 2020

GROSS ASSESSMENTS LEVIED \$ 1,207,175 \$ 542,594
69% 31%

					ALLOCATION (gross amt)	
Distribution	Gross Amount Received	Discount/ (Penalties)	Collection Cost	Net Amount Received	General Fund	Debt Fund
October	-	-	-	-	-	-
November	-	-	-	-	-	-
December	-	-	-	-	-	-
January	-	-	-	-	-	-
February	-	-	-	-	-	-
March	-	-	-	-	-	-
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	-	-
July	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-
BALANCE REMAINING					\$ 1,207,175	\$ 542,594

TOTAL ASSESSMENTS	\$ 1,749,769	PERCENT COLLECTED	0.00%
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HABITAT COMMUNITY DEVELOPMENT DISTRICT

Cash and Investment Report

October 31, 2019

Account Name	Bank	Yield	Balance
GENERAL FUND			
Checking Account - Operating	Valley National Bank	0.00%	63,025
Money Market Account	Valley National Bank	2.11%	790,884
		Subtotal	853,910
DEBT SERVICE FUND			
Series 2015 - Prepayment Fund 0003	US Bank	0.00%	-
Series 2015 - Reserve Fund 0005	US Bank	1.43%	257,332
Series 2015 - Revenue Fund 0001	US Bank	1.43%	113,799
		Subtotal	371,131
		Total	\$ 1,225,041

Habitat Community Development District Reconciliation - Valley National 9735 OP

Run: 11/07/2019 @ 11:33 AM

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Closing Balance from Previous Statement.....	9/30/2019	38,750.88
2 Deposits and Other Additions Totaling.....		2,355.47
31 Checks and Other Withdrawals Totaling.....		98,081.01
2 Adjustments Totaling.....		120,000.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....		0.00
Closing Balance for this Statement.....	10/31/2019	63,025.34
Difference.....		0.00
Cash Balance from General Ledger.....	10/31/2019	34,072.62
Open Activity from Bank Register.....		(28,952.72)
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		63,025.34

Date	Reference	Deposit Description	Amount
✓ 10/15/2019	DEP	Tax Revenue and Interest FY 2019 - Distribution 15	1,329.69
✓ 10/30/2019	DEP	Unused Revenue FY 2019	1,025.78
Total Deposits:			2,355.47

Date	Check	To	Check Description	Amount
✓ 9/17/2019	0001762	Irrigation Specialists, Inc.	Mainline Repairs	1,923.00
✓ 9/26/2019	0001767	Coleman, Yovanovich & Koester, P. A.	General Legal Services	1,925.00
✓ 9/26/2019	0001768	FedEx	Shipping	40.93
✓ 9/26/2019	0001769	The Verdin Company	MOTOR, MOTOREGQ2	504.00
✓ 9/26/2019	0001770	Water Works Pools, Inc.	Replace Broken Fill Assembly, Adjusted Water Levels and Chemically Balanced	275.25
✓ 10/04/2019	0001771	Aquatic Weed Control, Inc.	Semi-annual Wetland Maintenance	16,000.00
✓ 10/04/2019	0001772	Community Field Services, Inc.	Work Order 1322 - Clean Utility Boxes, Cut Back Vegetation, Removed Root Ball from Pipe Outlet, Paint Removal and Apply New Paint, Move Ageva Planters. Work Order	830.20
✓ 10/04/2019	0001773	D&G Sealcoating & Striping, Inc.	Remove Portion of Existing Curb, Remove Portion of Existing Asphalt, Install New Curbing	8,200.00
✓ 10/04/2019	0001774	Estate Landscaping & Lawn Management	October Maintenance	450.00
✓ 10/04/2019	0001775	Irrigation Specialists, Inc.	Monthly Irrigation Maintenance	1,700.00
✓ 10/04/2019	0001776	Solitude Lake Management	Cabinet Replacement - Lake 1 NW - Air 3, Lake 10 - Air 1, Lake 25N - Air 3, Lake 25S - Air 3	11,425.13
✓ 10/04/2019	0001777	Water Works Pools, Inc.	October Monthly Services	750.00
✓ 10/08/2019	0001778	Solitude Lake Management	Lake & Pond Management Services - OCT 2019	2,985.00
✓ 10/08/2019	EFT	Lee County Utilities	Water Service - 08/15/19 - 09/16/19	235.80
✓ 10/09/2019	EFT	FPL	Electric 08/27/2019 - 09/26/2019	1,095.77
✓ 10/09/2019	EFT	FPL	Electric 08/27/2019 - 09/26/2019	1,038.91
✓ 10/09/2019	EFT	FPL	Electric 08/27/2019 - 09/26/2019	3,079.03
✓ 10/09/2019	EFT	FPL	Electric 08/27/2019 - 09/26/2019	6,769.91
✓ 10/09/2019	EFT	FPL	Electric 08/27/2019 - 09/26/2019	365.26
✓ 10/14/2019	0001779	Premier District Management	District Management & Field Services - OCT 2019	11,298.07
✓ 10/17/2019	0001780	Cardno	Monthly Water Use Permit Compliance	425.00
✓ 10/17/2019	0001781	Coleman, Yovanovich & Koester, P. A.	General Legal Services	350.00
✓ 10/17/2019	0001783	Irrigation Specialists, Inc.	Repair Mainline Break	395.00
✓ 10/17/2019	0001784	Moore's Landscaping & Lawn Care	Remove Stones, Remulch and Install 3 Dwarf Ixorias around 70 Stop Signs	3,325.00
✓ 10/17/2019	0001785	The News Press	Notice of Meetings	289.82
✓ 10/17/2019	0001786	Water Works Pools, Inc.	Remove and Replace Timer	465.00

**Habitat Community Development District
Reconciliation - Valley National 9735 OP**

✓ 10/17/2019 0001787	West Coast Electrical & Lighting Services Invoices 64568, 64569	7,792.77
✓ 10/23/2019 EFT	ADP BOS Meeting Payroll - For Period Ending 10/31/19	923.50
✓ 10/23/2019 EFT	ADP BOS Meeting Payroll Taxes - For Period Ending 10/31/19	159.00
✓ 10/25/2019 0001793	US Bank Balance of FY 2019 Series 2015 Debt Service funds collected	11,864.66

**Habitat Community Development District
Reconciliation - Valley National 9735 OP**

Date	Check	To	Check Description	Amount
✓ 10/25/2019	0001797	USA Services, Inc.	Mechanical Sweeping	1,200.00
Total Checks:				<u>98,081.01</u>

Date	Reference	Adjustment Description	Amount
✓ 10/04/2019	TXFR	Transfer from Money Maket to Operating Account	60,000.00
✓ 10/21/2019	TXFR	Transfer from Money Market to Operating account (Tracking ID: 1876904)	60,000.00
Total Adjustments:			<u>120,000.00</u>

Habitat Community Development District**Check Register from 10/01/2019 to 10/31/2019****Valley National 9735 OP**

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0001771	10/04/2019	[AQUATIC WEED] Aquatic Weed Control, Inc. (Semi-annual Wetland Maintenance)	16,000.00
0001772	10/04/2019	[COMMUNITY FIELD] Community Field Services, Inc. (Work Order 1322 - Clean Utility Boxes, Cut Back Vegetation, Removed Root Ball from Pipe Outlet, Paint Removal and Apply New Paint, Move Ageva Planters. Work Order 1331 - Plecco	830.20
0001773	10/04/2019	[D&G] D&G Sealcoating & Striping, Inc. (Remove Portion of Existing Curb, Remove Portion of Existing Asphalt, Install New Curbing)	8,200.00
0001774	10/04/2019	[ESTATE] Estate Landscaping & Lawn Management (October Maintenance)	450.00
0001775	10/04/2019	[IRRIGATION SPECIALISTS] Irrigation Specialists, Inc. (Monthly Irrigation Maintenance)	1,700.00
0001776	10/04/2019	[SOLITUDE] Solitude Lake Management (Cabinet Replacement - Lake 1 NW - Air 3, Lake 10 - Air 1, Lake 25N - Air 3, Lake 25S - Air 3)	11,425.13
0001777	10/04/2019	[WATER WORKS] Water Works Pools, Inc. (October Monthly Services)	750.00
0001778	10/08/2019	[SOLITUDE] Solitude Lake Management (Lake & Pond Management Services - OCT 2019)	2,985.00
EFT	10/08/2019	[LEE COUNTY UTILITIES - WATER] Lee County Utilities (Water Service - 08/15/19 - 09/16/19)	235.80
EFT	10/09/2019	[FPL] FPL (Electric 08/27/2019 - 09/26/2019)	1,095.77
EFT	10/09/2019	[FPL] FPL (Electric 08/27/2019 - 09/26/2019)	1,038.91
EFT	10/09/2019	[FPL] FPL (Electric 08/27/2019 - 09/26/2019)	3,079.03
EFT	10/09/2019	[FPL] FPL (Electric 08/27/2019 - 09/26/2019)	6,769.91
EFT	10/09/2019	[FPL] FPL (Electric 08/27/2019 - 09/26/2019)	365.26
0001779	10/14/2019	[PREMIER DISTRICT] Premier District Management (District Management & Field Services - OCT 2019)	11,298.07
0001780	10/17/2019	[CARDNO] Cardno (Monthly Water Use Permit Compliance)	425.00
0001781	10/17/2019	[Coleman, Yovanovich] Coleman, Yovanovich & Koester, P. A. (General Legal Services)	350.00
0001782	10/17/2019	[COMMUNITY FIELD] Community Field Services, Inc. (Work Order 1286- Quarterly Maintenance Clock Tower Door Lock, Sand and Repaint Door Frame, Cut Back Vegetation, Work Order 1356 - Weed Spraying, Work Order 1362-	1,556.22
0001783	10/17/2019	[IRRIGATION SPECIALISTS] Irrigation Specialists, Inc. (Repair Mainline Break)	395.00
0001784	10/17/2019	[Moore's Landscaping] Moore's Landscaping & Lawn Care (Remove Stones, Remulch and Install 3 Dwarf Ixorias around 70 Stop Signs)	3,325.00
0001785	10/17/2019	[THE NEWS PRESS] The News Press (Notice of Meetings)	289.82
0001786	10/17/2019	[WATER WORKS] Water Works Pools, Inc. (Remove and Replace Timer)	465.00
0001787	10/17/2019	[WEST COAST] West Coast Electrical & Lighting Services (Invoices 64568, 64569)	7,792.77
EFT	10/23/2019	[ADP] ADP (BOS Meeting Payroll - For Period Ending 10/31/19)	923.50
EFT	10/23/2019	[ADP] ADP (BOS Meeting Payroll Taxes - For Period Ending 10/31/19)	159.00
0001788	10/24/2019	[Bella Terra Villas] Bella Terra Villas II HOA, Inc. (Easement Reimbursement for Third Quarter 2019)	325.00
0001789	10/24/2019	[Single Family] Single Family Homeowners Association Of Bella Terra (Easement Reimbursement for Third Quarter 2019)	4,550.00
0001790	10/24/2019	[Townhomes I] Townhomes I at Bella Terra, Inc. (Easement Reimbursement for Third Quarter 2019)	650.00
0001791	10/24/2019	[Villas I At Bella Terra] Villas I at Bella Terra Association, Inc. (Easement Reimbursement for Third Quarter 2019)	975.00
0001792	10/24/2019	[Villas III at Belle Terra] Villas III at Bella Terra Association, Inc. (Easement Reimbursement for Third Quarter 2019)	325.00
0001793	10/25/2019	[US BANK] US Bank (Balance of FY 2019 Series 2015 Debt Service funds collected)	11,864.66
0001794	10/25/2019	[CARDNO] Cardno (Monthly Water Use Permit Compliance)	425.00
0001795	10/25/2019	[FEDEX] FedEx (Shipping)	23.54
0001796	10/25/2019	[IRRIGATION SPECIALISTS] Irrigation Specialists, Inc. (Repair Leak)	1,949.98
0001797	10/25/2019	[USA SERVICES] USA Services, Inc. (Mechanical Sweeping)	1,200.00

Habitat Community Development District**Check Register from 10/01/2019 to 10/31/2019****Valley National 9735 OP**

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0001798	10/30/2019	[IRRIGATION SPECIALISTS] Irrigation Specialists, Inc. (Repair Mainline Break)	6,812.00
<u>Total Checks:</u>			<u>111,004.57</u>

Habitat Community Development District Reconciliation - Valley National 9395 MM

Closing Balance from Previous Statement.....	9/30/2019	909,407.32	
0 Deposits and Other Additions Totaling.....		0.00	
0 Checks and Other Withdrawals Totaling.....		0.00	
2 Adjustments Totaling.....		-120,000.00	
0 Voids Totaling.....		0.00	
Service Charge.....		0.00	
Interest Earned.....	10/31/2019	1,477.13	
Closing Balance for this Statement.....	10/31/2019	790,884.45	
Difference.....		0.00	
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Cash Balance from General Ledger.....	10/31/2019	790,884.45	
Open Activity from Bank Register.....		0.00	
Adjustment for Service Charges and Interest.....		0.00	
General Ledger Reconciliation to Statement.....		790,884.45	
<hr/>			
Date	Reference	Adjustment Description	Amount
✓ 10/04/2019	TXFR		-60,000.00
✓ 10/21/2019	TXFR		-60,000.00
✓ 10/31/2019		Interest Earned	1,477.13
Total Adjustments:			-118,522.87

Habitat Community Development District Reconciliation - US Bank 0001 - Revenue

Closing Balance from Previous Statement.....	9/30/2019	101,431.21
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
2 Adjustments Totaling.....		12,225.72
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	10/01/2019	142.24
Closing Balance for this Statement.....	10/31/2019	113,799.17
Difference.....		0.00
Cash Balance from General Ledger.....	10/31/2019	113,799.17
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		113,799.17

Date	Reference	Adjustment Description	Amount
✓ 10/01/2019		Interest Earned	142.24
✓ 10/02/2019	TXFR	Transfer from 0005 to 0001	361.06
✓ 10/25/2019	ADJ	To record check #1793 sent to bond trustee	11,864.66
Total Adjustments:			<u>12,367.96</u>

Habitat Community Development District Reconciliation - US Bank 0005 - Reserve

Closing Balance from Previous Statement.....	9/30/2019	257,331.88	
0 Deposits and Other Additions Totaling.....		0.00	
0 Checks and Other Withdrawals Totaling.....		0.00	
1 Adjustments Totaling.....		-361.06	
0 Voids Totaling.....		0.00	
Service Charge.....		0.00	
Interest Earned.....	10/01/2019	361.06	
Closing Balance for this Statement.....	10/31/2019	257,331.88	
Difference.....		0.00	
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Cash Balance from General Ledger.....	10/31/2019	257,331.88	
Open Activity from Bank Register.....		0.00	
Adjustment for Service Charges and Interest.....		0.00	
General Ledger Reconciliation to Statement.....		257,331.88	
<hr/>			
Date	Reference	Adjustment Description	Amount
✓ 10/01/2019		Interest Earned	361.06
✓ 10/02/2019	TXFR		-361.06
Total Adjustments:			0.00