

**Ocala  
Preserve**

**Community Development  
District**

**August 5, 2022**

**Board of Supervisors**

**Public Hearings and**

**Regular Meeting**

**Agenda**

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

July 29, 2022

Board of Supervisors  
Ocala Preserve Community Development District

Dear Board Members:

The Board of Supervisors of the Ocala Preserve Community Development District will hold Multiple Public Hearings and a Regular Meeting on August 5, 2022 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2022-14, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
  - A. Proofs/Affidavits of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2022-15, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Ratification of Stormwater Needs Analysis Report
6. Acceptance of Unaudited Financial Statements as of June 30, 2022

**ATTENDEES:**

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

7. Approval of June 3, 2022 Regular Meeting Minutes

8. Staff Reports

A. District Counsel: *KE Law Group, PLLC*

B. District Engineer: *Atwell, LLC*

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

- NEXT MEETING DATE: September 2, 2022 at 11:00 A.M.

○ QUORUM CHECK

<b>CHRISTIAN COTTER</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>MARY MOULTON</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>TY VINCENT</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>MARK ROSCOE</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>RYAN ZOOK</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

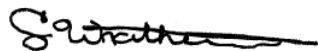
9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 943 865 3730**

**Ocala Preserve**  
**Community Development District**

**3A**

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Ocala Preserve CDD  
2300 Glades RD # 410W  
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF MARION

The Star Banner, a newspaper printed and published in the city of Ocala, and of general circulation in the County of Marion, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/17/2022, 07/24/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 07/24/2022

\_\_\_\_\_  
Legal Clerk

\_\_\_\_\_  
Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$1202.40

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SARAH BERTELSEN  
Notary Public  
State of Wisconsin

**OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Public Hearings, and Regular Meeting Upcoming**

The Board of Supervisors ("Board") for the Ocala Preserve Community Development District ("District") will hold the following two public hearings and a regular meeting on August 5, 2022 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Ave Rd., Ocala, FL 34482.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment(1)
Townhome/ Villa 36'	84	0.72	\$87.83
Single Family 40'	22	0.80	\$97.58
Single Family 45'	1	0.90	\$109.78
Single Family 50'	126	1.00	\$121.98
Single Family 60'	53	1.20	\$146.38
Unplatted Acreage	197.9 acres	3.78	\$412.01

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

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



**Ocala Preserve**  
**Community Development District**

**3B**

## RESOLUTION 2022-14

### THE ANNUAL APPROPRIATION RESOLUTION OF THE OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Ocala Preserve Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

#### SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Ocala Preserve Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

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

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 5TH DAY OF AUGUST, 2022.**

**ATTEST:**

**OCALA PRESERVE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2022/2023 Budget(s)

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
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**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 03/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross					\$ 32,762
Allowable discounts (4%)					(1,310)
Assessment levy: on-roll - net	\$ -	\$ -	\$ -	\$ -	31,452
Assessment levy: off-roll	-	-	-	-	75,828
Landowner contribution	97,290	10,384	88,478	98,862	-
Interest	-	-	-	-	-
Total revenues	<u>97,290</u>	<u>10,384</u>	<u>88,478</u>	<u>98,862</u>	<u>107,280</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording**	44,000	20,000	24,000	44,000	48,000
Legal	25,000	3,172	21,828	25,000	25,000
Engineering	2,000	356	1,644	2,000	2,000
Audit	5,000	-	5,000	5,000	6,000
Arbitrage rebate calculation*	500	-	500	500	1,000
Dissemination agent*	1,000	333	667	1,000	2,000
Trustee* - series 2021	5,000	-	5,000	5,000	4,750
Trustee* - series 2022	-	-	-	-	4,750
Debt service fund accounting	-	-	-	-	3,000
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	-	500	500	500
Legal advertising	6,500	728	5,772	6,500	1,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	286	214	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	-	-	-	-	983
Total professional & administrative	<u>97,290</u>	<u>29,975</u>	<u>66,815</u>	<u>96,790</u>	<u>107,273</u>
Total expenditures	<u>97,290</u>	<u>29,975</u>	<u>66,815</u>	<u>96,790</u>	<u>107,273</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(19,591)	21,663	2,072	7
Fund balance - beginning (unaudited)	-	(2,072)	-	(2,072)	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (21,663)</u>	<u>\$ 21,663</u>	<u>\$ -</u>	<u>\$ 7</u>

\* These items will be realized when bonds are issued

\*\* WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording**	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	1,000
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	4,750
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	983
Total expenditures	<u><u>\$ 99,523</u></u>

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Proposed Budget FY 2022	Actual through 2/29/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 232,723
Allowable discounts (4%)	-				(9,309)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	223,414
Assessment levy: off-roll	-		212,644	212,644	-
Developer contribution	-		2,406	2,406	-
Interest	-	1	-	1	-
Total revenues	-	1	215,050	215,051	223,414
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	95,000
Interest	-	-	52,286	52,286	129,587
Tax collector	-	-	-	-	6,982
Cost of issuance	-	157,101	-	157,101	-
Total expenditures	-	157,101	52,286	209,387	231,569
Excess/(deficiency) of revenues over/(under) expenditures	-	(157,100)	162,764	5,664	(8,155)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	161,262	-	161,262	-
Original issue discount	-	100,929	-	100,929	-
Underwriter's discount	-	(53,970)	-	(53,970)	-
Total other financing sources/(uses)	-	208,221	-	208,221	-
Net increase/(decrease) in fund balance	-	51,121	162,764	213,885	(8,155)
Fund balance:					
Beginning fund balance (unaudited)	-	(1,350)	49,771	(1,350)	212,535
Ending fund balance (projected)	\$ -	\$ 49,771	\$ 212,535	\$ 212,535	204,380
Use of fund balance:					
Debt service reserve account balance (required)					(53,526)
Principal and interest expense - November 1, 2023					(149,229)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 1,625</u>



**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/22			52,286.00	52,286.00	3,855,000.00
11/01/22	95,000.00	2.375%	65,357.50	160,357.50	3,760,000.00
05/01/23			64,229.38	64,229.38	3,760,000.00
11/01/23	85,000.00	2.375%	64,229.38	149,229.38	3,675,000.00
05/01/24			63,220.00	63,220.00	3,675,000.00
11/01/24	85,000.00	2.375%	63,220.00	148,220.00	3,590,000.00
05/01/25			62,210.63	62,210.63	3,590,000.00
11/01/25	85,000.00	2.375%	62,210.63	147,210.63	3,505,000.00
05/01/26			61,201.25	61,201.25	3,505,000.00
11/01/26	90,000.00	2.375%	61,201.25	151,201.25	3,415,000.00
05/01/27			60,132.50	60,132.50	3,415,000.00
11/01/27	90,000.00	2.875%	60,132.50	150,132.50	3,325,000.00
05/01/28			58,838.75	58,838.75	3,325,000.00
11/01/28	95,000.00	2.875%	58,838.75	153,838.75	3,230,000.00
05/01/29			57,473.13	57,473.13	3,230,000.00
11/01/29	95,000.00	2.875%	57,473.13	152,473.13	3,135,000.00
05/01/30			56,107.50	56,107.50	3,135,000.00
11/01/30	100,000.00	2.875%	56,107.50	156,107.50	3,035,000.00
05/01/31			54,670.00	54,670.00	3,035,000.00
11/01/31	100,000.00	2.875%	54,670.00	154,670.00	2,935,000.00
05/01/32			53,232.50	53,232.50	2,935,000.00
11/01/32	105,000.00	3.100%	53,232.50	158,232.50	2,830,000.00
05/01/33			51,605.00	51,605.00	2,830,000.00
11/01/33	110,000.00	3.100%	51,605.00	161,605.00	2,720,000.00
05/01/34			49,900.00	49,900.00	2,720,000.00
11/01/34	110,000.00	3.100%	49,900.00	159,900.00	2,610,000.00
05/01/35			48,195.00	48,195.00	2,610,000.00
11/01/35	115,000.00	3.100%	48,195.00	163,195.00	2,495,000.00
05/01/36			46,412.50	46,412.50	2,495,000.00
11/01/36	120,000.00	3.100%	46,412.50	166,412.50	2,375,000.00
05/01/37			44,552.50	44,552.50	2,375,000.00
11/01/37	125,000.00	3.100%	44,552.50	169,552.50	2,250,000.00
05/01/38			42,615.00	42,615.00	2,250,000.00
11/01/38	125,000.00	3.100%	42,615.00	167,615.00	2,125,000.00
05/01/39			40,677.50	40,677.50	2,125,000.00
11/01/39	130,000.00	3.100%	40,677.50	170,677.50	1,995,000.00
05/01/40			38,662.50	38,662.50	1,995,000.00
11/01/40	135,000.00	3.100%	38,662.50	173,662.50	1,860,000.00
05/01/41			36,570.00	36,570.00	1,860,000.00
11/01/41	140,000.00	3.100%	36,570.00	176,570.00	1,720,000.00
05/01/42			34,400.00	34,400.00	1,720,000.00
11/01/42	145,000.00	4.000%	34,400.00	179,400.00	1,575,000.00
05/01/43			31,500.00	31,500.00	1,575,000.00
11/01/43	150,000.00	4.000%	31,500.00	181,500.00	1,425,000.00
05/01/44			28,500.00	28,500.00	1,425,000.00
11/01/44	155,000.00	4.000%	28,500.00	183,500.00	1,270,000.00
05/01/45			25,400.00	25,400.00	1,270,000.00
11/01/45	160,000.00	4.000%	25,400.00	185,400.00	1,110,000.00

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/46			22,200.00	22,200.00	1,110,000.00
11/01/46	165,000.00	4.000%	22,200.00	187,200.00	945,000.00
05/01/47			18,900.00	18,900.00	945,000.00
11/01/47	175,000.00	4.000%	18,900.00	193,900.00	770,000.00
05/01/48			15,400.00	15,400.00	770,000.00
11/01/48	180,000.00	4.000%	15,400.00	195,400.00	590,000.00
05/01/49			11,800.00	11,800.00	590,000.00
11/01/49	190,000.00	4.000%	11,800.00	201,800.00	400,000.00
05/01/50			8,000.00	8,000.00	400,000.00
11/01/50	195,000.00	4.000%	8,000.00	203,000.00	205,000.00
05/01/51			4,100.00	4,100.00	205,000.00
11/01/51	205,000.00	4.000%	4,100.00	209,100.00	-
<b>Total</b>	<b>3,855,000.00</b>		<b>2,499,054.78</b>	<b>6,354,054.78</b>	

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2021 ASSESSMENTS**

<b>On-Roll - Phase One</b>					
----------------------------	--	--	--	--	--

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&amp;M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
Townhome/Villa 36'	84	\$ 87.83	\$ 623.88	\$ 711.71	n/a
Single Family 40'	22	97.58	693.19	790.77	n/a
Single Family 45'	1	109.78	779.84	889.62	n/a
Single Family 50'	126	121.98	866.49	988.47	n/a
Single Family 60'	53	146.38	1,039.79	1,186.17	n/a
<b>Total</b>	<b>286</b>				

<b>Off-Roll Assessments - Future Phases</b>					
---	--	--	--	--	--

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&amp;M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
Townhome/Villa 36'	52	\$ 81.68	-	\$ 81.68	n/a
Single Family 40'	127	90.75	-	90.75	n/a
Single Family 45'	30	102.10	-	102.10	n/a
Single Family 50'	374	113.44	-	113.44	n/a
Single Family 60'	107	136.13	-	136.13	n/a
<b>Total</b>	<b>690</b>				

**Ocala Preserve**  
**Community Development District**

**4A**

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Ocala Preserve CDD  
2300 Glades RD # 410W  
Boca Raton FL 33431-8556

STATE OF FLORIDA, COUNTY OF MARION

The Star Banner, a newspaper printed and published in the city of Ocala, and of general circulation in the County of Marion, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/17/2022, 07/24/2022

and that the fees charged are legal.  
Sworn to and subscribed before on 07/24/2022

\_\_\_\_\_  
Legal Clerk

\_\_\_\_\_  
Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$1202.40

Order No: 7531493

# of Copies:

Customer No: 585865

-1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

SARAH BERTELSEN  
Notary Public  
State of Wisconsin

**OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Public Hearings, and Regular Meeting Upcoming**

The Board of Supervisors ("Board") for the Ocala Preserve Community Development District ("District") will hold the following two public hearings and a regular meeting on August 5, 2022 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Ave Rd., Ocala, FL 34482.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment(1)
Townhome/ Villa 36'	84	0.72	\$87.83
Single Family 40'	22	0.80	\$97.58
Single Family 45'	1	0.90	\$109.78
Single Family 50'	126	1.00	\$121.98
Single Family 60'	53	1.20	\$146.38
Unplatted Acreage	197.9 acres	3.78	\$412.01

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

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



**Ocala Preserve**  
**Community Development District**

**4B**

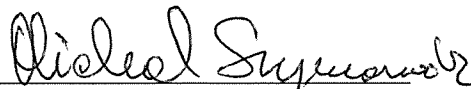
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Ocala Preserve Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Ocala Preserve Community Development District.
4. I do hereby certify that on July 16, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Ocala Preserve Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**

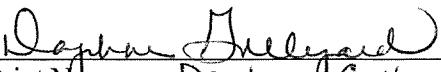
  
Michal Szymonowicz

**SWORN TO (OR AFFIRMED) AND SUBSCRIBED** before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of July, 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is [  ] personally known to me or [  ] has provided \_\_\_\_\_ as identification, and who did  / did not  take an oath.

NOTARY PUBLIC



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

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

**EXHIBIT A:** Mailed Notice



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

**THIS IS NOT A BILL – DO NOT PAY**

July 16, 2022

**VIA FIRST CLASS MAIL**

FORESTAR USA REAL ESTATE GROUP INC  
2221 E LAMAR BLVD STE 790  
ARLINGTON TX 76006-7458

**Parcel ID:** See Assessment Roll.

**Product Type:** 68 Twin Villas, 12 SF 40' units, one SF 45' unit, 76 SF 50' units, 26 SF 60' units and 218.71 acres of unplatted land.

RE: Ocala Preserve Community Development District  
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Ocala Preserve Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 5, 2022, at 11 a.m., and at Club at Ocala Preserve, 4021 NW 53rd Ave. Road, Ocala, Florida 34482. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the

Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A rectangular box containing a handwritten signature in black ink. The signature is cursive and appears to read "S. W. Smith".

District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023.

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

<b>Land Use</b>	<b>Total # of Units / Acres</b>	<b>Equivalent Assessment Unit Factor</b>	<b>Annual O&amp;M Assessment(1)</b>
Townhome/Villa 36'	84	0.72	\$87.83
Single Family 40'	22	0.80	\$97.58
Single Family 45'	1	0.90	\$109.78
Single Family 50'	126	1.00	\$121.98
Single Family 60'	53	1.20	\$146.38
Unplatted Acreage	197.9 acres	3.78	\$412.01

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

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$114,297.48** in gross revenue.

### Platted Units

Parcel ID	Unit Type	O&M Assessment
1369-0658-00	Twin Villa	\$87.83
1369-0659-00	Twin Villa	\$87.83
1369-0660-00	Twin Villa	\$87.83
1369-0661-00	Twin Villa	\$87.83
1369-0662-00	Twin Villa	\$87.83
1369-0663-00	Twin Villa	\$87.83
1369-0664-00	Twin Villa	\$87.83
1369-0665-00	Twin Villa	\$87.83
1369-0666-00	Twin Villa	\$87.83
1369-0667-00	Twin Villa	\$87.83
1369-0668-00	Twin Villa	\$87.83
1369-0669-00	Twin Villa	\$87.83
1369-0670-00	Twin Villa	\$87.83
1369-0671-00	Twin Villa	\$87.83
1369-0672-00	Twin Villa	\$87.83
1369-0673-00	Twin Villa	\$87.83
1369-0674-00	Twin Villa	\$87.83
1369-0675-00	Twin Villa	\$87.83
1369-0676-00	Twin Villa	\$87.83
1369-0677-00	Twin Villa	\$87.83
1369-0678-00	Twin Villa	\$87.83
1369-0679-00	Twin Villa	\$87.83
1369-0680-00	Twin Villa	\$87.83
1369-0681-00	Twin Villa	\$87.83
1369-0682-00	Twin Villa	\$87.83
1369-0683-00	Twin Villa	\$87.83
1369-0684-00	Twin Villa	\$87.83
1369-0685-00	Twin Villa	\$87.83
1369-0686-00	Twin Villa	\$87.83
1369-0687-00	Twin Villa	\$87.83
1369-0688-00	Twin Villa	\$87.83
1369-0689-00	Twin Villa	\$87.83
1369-0690-00	Twin Villa	\$87.83
1369-0691-00	Twin Villa	\$87.83
1369-0692-00	Twin Villa	\$87.83
1369-0693-00	Twin Villa	\$87.83
1369-0694-00	Twin Villa	\$87.83
1369-0695-00	Twin Villa	\$87.83
1369-0696-00	Twin Villa	\$87.83
1369-0697-00	Twin Villa	\$87.83
1369-0698-00	Twin Villa	\$87.83
1369-0699-00	Twin Villa	\$87.83
1369-0700-00	Twin Villa	\$87.83
1369-0701-00	Twin Villa	\$87.83

1369-0702-00	Twin Villa	\$87.83
1369-0703-00	Twin Villa	\$87.83
1369-0704-00	Twin Villa	\$87.83
1369-0705-00	Twin Villa	\$87.83
1369-0706-00	Twin Villa	\$87.83
1369-0707-00	Twin Villa	\$87.83
1369-0722-00	Twin Villa	\$87.83
1369-0723-00	Twin Villa	\$87.83
1369-0724-00	Twin Villa	\$87.83
1369-0725-00	Twin Villa	\$87.83
1369-0726-00	Twin Villa	\$87.83
1369-0727-00	Twin Villa	\$87.83
1369-0728-00	Twin Villa	\$87.83
1369-0729-00	Twin Villa	\$87.83
1369-0730-00	Twin Villa	\$87.83
1369-0731-00	Twin Villa	\$87.83
1369-0732-00	Twin Villa	\$87.83
1369-0733-00	Twin Villa	\$87.83
1369-0764-00	Twin Villa	\$87.83
1369-0765-00	Twin Villa	\$87.83
1369-0766-00	Twin Villa	\$87.83
1369-0767-00	Twin Villa	\$87.83
1369-0768-00	Twin Villa	\$87.83
1369-0769-00	Twin Villa	\$87.83
1369-0644-00	SF 40'	\$97.58
1369-0645-00	SF 40'	\$97.58
1369-0646-00	SF 40'	\$97.58
1369-0647-00	SF 40'	\$97.58
1369-0648-00	SF 40'	\$97.58
1369-0649-00	SF 40'	\$97.58
1369-0650-00	SF 40'	\$97.58
1369-0651-00	SF 40'	\$97.58
1369-0652-00	SF 40'	\$97.58
1369-0653-00	SF 40'	\$97.58
1369-0654-00	SF 40'	\$97.58
1369-0655-00	SF 40'	\$97.58
1369-0618-00	SF 45'	\$109.78
1369-0525-00	SF 50'	\$121.98
1369-0526-00	SF 50'	\$121.98
1369-0539-00	SF 50'	\$121.98
1369-0540-00	SF 50'	\$121.98
1369-0541-00	SF 50'	\$121.98
1369-0545-00	SF 50'	\$121.98
1369-0554-00	SF 50'	\$121.98
1369-0555-00	SF 50'	\$121.98
1369-0556-00	SF 50'	\$121.98
1369-0569-00	SF 50'	\$121.98

1369-0570-00	SF 50'	\$121.98
1369-0571-00	SF 50'	\$121.98
1369-0576-00	SF 50'	\$121.98
1369-0588-00	SF 50'	\$121.98
1369-0589-00	SF 50'	\$121.98
1369-0593-00	SF 50'	\$121.98
1369-0594-00	SF 50'	\$121.98
1369-0596-00	SF 50'	\$121.98
1369-0597-00	SF 50'	\$121.98
1369-0599-00	SF 50'	\$121.98
1369-0600-00	SF 50'	\$121.98
1369-0604-00	SF 50'	\$121.98
1369-0605-00	SF 50'	\$121.98
1369-0606-00	SF 50'	\$121.98
1369-0607-00	SF 50'	\$121.98
1369-0608-00	SF 50'	\$121.98
1369-0609-00	SF 50'	\$121.98
1369-0610-00	SF 50'	\$121.98
1369-0611-00	SF 50'	\$121.98
1369-0612-00	SF 50'	\$121.98
1369-0615-00	SF 50'	\$121.98
1369-0616-00	SF 50'	\$121.98
1369-0617-00	SF 50'	\$121.98
1369-0619-00	SF 50'	\$121.98
1369-0620-00	SF 50'	\$121.98
1369-0624-00	SF 50'	\$121.98
1369-0628-00	SF 50'	\$121.98
1369-0629-00	SF 50'	\$121.98
1369-0630-00	SF 50'	\$121.98
1369-0734-00	SF 50'	\$121.98
1369-0735-00	SF 50'	\$121.98
1369-0736-00	SF 50'	\$121.98
1369-0737-00	SF 50'	\$121.98
1369-0738-00	SF 50'	\$121.98
1369-0739-00	SF 50'	\$121.98
1369-0740-00	SF 50'	\$121.98
1369-0741-00	SF 50'	\$121.98
1369-0742-00	SF 50'	\$121.98
1369-0743-00	SF 50'	\$121.98
1369-0744-00	SF 50'	\$121.98
1369-0745-00	SF 50'	\$121.98
1369-0746-00	SF 50'	\$121.98
1369-0747-00	SF 50'	\$121.98
1369-0748-00	SF 50'	\$121.98
1369-0749-00	SF 50'	\$121.98
1369-0750-00	SF 50'	\$121.98
1369-0751-00	SF 50'	\$121.98

1369-0752-00	SF 50'	\$121.98
1369-0753-00	SF 50'	\$121.98
1369-0754-00	SF 50'	\$121.98
1369-0755-00	SF 50'	\$121.98
1369-0756-00	SF 50'	\$121.98
1369-0757-00	SF 50'	\$121.98
1369-0758-00	SF 50'	\$121.98
1369-0759-00	SF 50'	\$121.98
1369-0760-00	SF 50'	\$121.98
1369-0761-00	SF 50'	\$121.98
1369-0762-00	SF 50'	\$121.98
1369-0763-00	SF 50'	\$121.98
1369-0770-00	SF 50'	\$121.98
1369-0771-00	SF 50'	\$121.98
1369-0772-00	SF 50'	\$121.98
1369-0773-00	SF 50'	\$121.98
1369-0774-00	SF 50'	\$121.98
1369-0775-00	SF 50'	\$121.98
1369-0776-00	SF 50'	\$121.98
1369-0563-00	SF 60'	\$146.38
1369-0564-00	SF 60'	\$146.38
1369-0565-00	SF 60'	\$146.38
1369-0572-00	SF 60'	\$146.38
1369-0573-00	SF 60'	\$146.38
1369-0574-00	SF 60'	\$146.38
1369-0575-00	SF 60'	\$146.38
1369-0590-00	SF 60'	\$146.38
1369-0591-00	SF 60'	\$146.38
1369-0592-00	SF 60'	\$146.38
1369-0595-00	SF 60'	\$146.38
1369-0598-00	SF 60'	\$146.38
1369-0601-00	SF 60'	\$146.38
1369-0602-00	SF 60'	\$146.38
1369-0603-00	SF 60'	\$146.38
1369-0613-00	SF 60'	\$146.38
1369-0614-00	SF 60'	\$146.38
1369-0778-00	SF 60'	\$146.38
1369-0779-00	SF 60'	\$146.38
1369-0780-00	SF 60'	\$146.38
1369-0781-00	SF 60'	\$146.38
1369-0782-00	SF 60'	\$146.38
1369-0783-00	SF 60'	\$146.38
1369-0784-00	SF 60'	\$146.38
1369-0785-00	SF 60'	\$146.38
1369-0786-00	SF 60'	\$146.38
<b>Total</b>		<b>\$20,329.54</b>

### Unplatted Acreage

Parcel ID	Acres	O&M Assessment
13551-006-00	7.70	
13551-007-00	4.35	
13551-008-00	6.86	
13687-000-00	110.86	
13693-000-00	45.86	
1369-0513002	3.47	
1369-0513003	0.11	
1369-0513004	0.08	
1369-0513005	0.18	
1369-0513007	4.21	
1369-0513008	10.07	
1369-0634002	3.71	
1369-0634003	4.44	
1369-0634004	1.77	
1369-0634005	3.01	
1369-0634006	0.81	
1369-0634007	0.48	
1369-0634008	1.20	
1369-0634010	1.09	
1369-0634011	4.30	
1369-0634012	4.15	
<b>Total</b>	<b>218.71</b>	<b>\$90,110.71</b>



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

**THIS IS NOT A BILL – DO NOT PAY**

July 16, 2022

**VIA FIRST CLASS MAIL**

SH AA DEVELOPMENT LLC  
8800 N GAINEY CENTER DR SUITE 370  
SCOTTSDALE, AZ 85258-2124

**Parcel ID:** See Assessment Roll.

**Product Type:** 40 SF 50' units and 21 SF 60' units.

RE: Ocala Preserve Community Development District  
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Ocala Preserve Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 5, 2022, at 11 a.m., and at Club at Ocala Preserve, 4021 NW 53rd Ave. Road, Ocala, Florida 34482. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will

need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A rectangular box containing a handwritten signature in black ink. The signature is cursive and appears to read "S. W. Smith".

District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023.

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

<b>Land Use</b>	<b>Total # of Units / Acres</b>	<b>Equivalent Assessment Unit Factor</b>	<b>Annual O&amp;M Assessment(1)</b>
Townhome/Villa 36'	84	0.72	\$87.83
Single Family 40'	22	0.80	\$97.58
Single Family 45'	1	0.90	\$109.78
Single Family 50'	126	1.00	\$121.98
Single Family 60'	53	1.20	\$146.38
Unplatted Acreage	197.9 acres	3.78	\$412.01

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

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$114,297.48** in gross revenue.

<b>Parcel ID</b>	<b>Unit Type</b>	<b>O&amp;M Assessment</b>
1369-0513-00	SF 50'	\$121.98
1369-0515-00	SF 50'	\$121.98
1369-0516-00	SF 50'	\$121.98
1369-0517-00	SF 50'	\$121.98
1369-0518-00	SF 50'	\$121.98
1369-0519-00	SF 50'	\$121.98
1369-0520-00	SF 50'	\$121.98
1369-0522-00	SF 50'	\$121.98
1369-0523-00	SF 50'	\$121.98
1369-0524-00	SF 50'	\$121.98
1369-0530-00	SF 50'	\$121.98
1369-0531-00	SF 50'	\$121.98
1369-0532-00	SF 50'	\$121.98
1369-0533-00	SF 50'	\$121.98
1369-0534-00	SF 50'	\$121.98
1369-0535-00	SF 50'	\$121.98
1369-0536-00	SF 50'	\$121.98
1369-0537-00	SF 50'	\$121.98
1369-0542-00	SF 50'	\$121.98
1369-0544-00	SF 50'	\$121.98
1369-0548-00	SF 50'	\$121.98
1369-0549-00	SF 50'	\$121.98
1369-0550-00	SF 50'	\$121.98
1369-0551-00	SF 50'	\$121.98
1369-0552-00	SF 50'	\$121.98
1369-0553-00	SF 50'	\$121.98
1369-0557-00	SF 50'	\$121.98
1369-0558-00	SF 50'	\$121.98
1369-0559-00	SF 50'	\$121.98
1369-0566-00	SF 50'	\$121.98
1369-0567-00	SF 50'	\$121.98
1369-0568-00	SF 50'	\$121.98
1369-0577-00	SF 50'	\$121.98
1369-0578-00	SF 50'	\$121.98
1369-0582-00	SF 50'	\$121.98
1369-0584-00	SF 50'	\$121.98
1369-0585-00	SF 50'	\$121.98
1369-0586-00	SF 50'	\$121.98
1369-0587-00	SF 50'	\$121.98
1369-0621-00	SF 50'	\$121.98
1369-0514-00	SF 60'	\$146.38
1369-0521-00	SF 60'	\$146.38
1369-0527-00	SF 60'	\$146.38
1369-0528-00	SF 60'	\$146.38
1369-0529-00	SF 60'	\$146.38
1369-0538-00	SF 60'	\$146.38

1369-0543-00	SF 60'	\$146.38
1369-0546-00	SF 60'	\$146.38
1369-0547-00	SF 60'	\$146.38
1369-0560-00	SF 60'	\$146.38
1369-0561-00	SF 60'	\$146.38
1369-0562-00	SF 60'	\$146.38
1369-0579-00	SF 60'	\$146.38
1369-0580-00	SF 60'	\$146.38
1369-0581-00	SF 60'	\$146.38
1369-0583-00	SF 60'	\$146.38
1369-0622-00	SF 60'	\$146.38
1369-0623-00	SF 60'	\$146.38
1369-0625-00	SF 60'	\$146.38
1369-0626-00	SF 60'	\$146.38
1369-0627-00	SF 60'	\$146.38
<b>Total</b>		<b>\$7,953.18</b>

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

**THIS IS NOT A BILL – DO NOT PAY**

July 16, 2022

**VIA FIRST CLASS MAIL**

DR HORTON INC  
12602 TELECOM DR  
TAMPA, FL 33637

**Parcel ID:** See Assessment Roll.

**Product Type:** 16 Twin Villas, 10 SF 40' units, 10 SF 50' units and 6 SF 60' units.

RE: Ocala Preserve Community Development District  
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Ocala Preserve Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 5, 2022, at 11 a.m., and at Club at Ocala Preserve, 4021 NW 53rd Ave. Road, Ocala, Florida 34482. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will

need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

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District Manager

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<b>Land Use</b>	<b>Total # of Units / Acres</b>	<b>Equivalent Assessment Unit Factor</b>	<b>Annual O&amp;M Assessment(1)</b>
Townhome/Villa 36'	84	0.72	\$87.83
Single Family 40'	22	0.80	\$97.58
Single Family 45'	1	0.90	\$109.78
Single Family 50'	126	1.00	\$121.98
Single Family 60'	53	1.20	\$146.38
Unplatted Acreage	197.9 acres	3.78	\$412.01

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

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$114,297.48** in gross revenue.



<b>Parcel ID</b>	<b>Unit Type</b>	<b>O&amp;M Assessment</b>
1369-0656-00	Twin Villa	\$87.83
1369-0657-00	Twin Villa	\$87.83
1369-0708-00	Twin Villa	\$87.83
1369-0709-00	Twin Villa	\$87.83
1369-0710-00	Twin Villa	\$87.83
1369-0711-00	Twin Villa	\$87.83
1369-0712-00	Twin Villa	\$87.83
1369-0713-00	Twin Villa	\$87.83
1369-0714-00	Twin Villa	\$87.83
1369-0715-00	Twin Villa	\$87.83
1369-0716-00	Twin Villa	\$87.83
1369-0717-00	Twin Villa	\$87.83
1369-0718-00	Twin Villa	\$87.83
1369-0719-00	Twin Villa	\$87.83
1369-0720-00	Twin Villa	\$87.83
1369-0721-00	Twin Villa	\$87.83
1369-0634-00	SF 40'	\$97.58
1369-0635-00	SF 40'	\$97.58
1369-0636-00	SF 40'	\$97.58
1369-0637-00	SF 40'	\$97.58
1369-0638-00	SF 40'	\$97.58
1369-0639-00	SF 40'	\$97.58
1369-0640-00	SF 40'	\$97.58
1369-0641-00	SF 40'	\$97.58
1369-0642-00	SF 40'	\$97.58
1369-0643-00	SF 40'	\$97.58
1369-0792-00	SF 50'	\$121.98
1369-0793-00	SF 50'	\$121.98
1369-0794-00	SF 50'	\$121.98
1369-0795-00	SF 50'	\$121.98
1369-0796-00	SF 50'	\$121.98
1369-0797-00	SF 50'	\$121.98
1369-0798-00	SF 50'	\$121.98
1369-0799-00	SF 50'	\$121.98
1369-0800-00	SF 50'	\$121.98
1369-0801-00	SF 50'	\$121.98
1369-0777-00	SF 60'	\$146.38
1369-0787-00	SF 60'	\$146.38
1369-0788-00	SF 60'	\$146.38
1369-0789-00	SF 60'	\$146.38
1369-0790-00	SF 60'	\$146.38
1369-0791-00	SF 60'	\$146.38
<b>Total</b>		<b>\$4,479.16</b>

**Ocala Preserve**  
**Community Development District**

**4C**

## RESOLUTION 2022-15

### [ANNUAL ASSESSMENT RESOLUTION]

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit A**; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

#### **1. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

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

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

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

- a. Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
  - i.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1<sup>st</sup> and no later than September 30<sup>th</sup> of Fiscal Year 2022/2023.
  - ii.** Debt service assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial,

deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

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

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

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

**PASSED AND ADOPTED** this 5th day of August, 2022.

ATTEST:

**OCALA PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

**Exhibit A: Budget**

**Exhibit B:** Assessment Roll (identifying Tax Roll Property and Direct Collect Property)



# **Ocala Preserve**

## **COMMUNITY DEVELOPMENT DISTRICT**

**5**

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc. ) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - o Private entities or citizens
  - o Federal government
  - o State government, including the Florida Department of Transportation (FDOT)
  - o Water Management Districts
  - o School districts
  - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

**GENERAL INSTRUCTIONS FOR USING THE TEMPLATE**

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

**Links to Template Parts:**

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Marion County
Name of stormwater utility, if applicable:	Ocala Preserve Community Development District
Contact Person	
Name:	Mary Moulton
Position/Title:	President
Email Address:	marymoulton@forestar.com
Phone Number:	813-517-0175

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The stormwater management system serving the Ocala Preserve Community Development District consists of a total of twenty one (21) dry retention areas serving six (6) phases of the Ocala Preserve community containing a mix of single-family detached and multi-family lots. All dry retention areas are designed to provide attenuation and water quality treatment for the contributing basins and retain the 100-year storm event.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Part 1.2 Current Stormwater Program Activities:**

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i> )?	No
A system for managing stormwater complaints?	No
Other specific activities?	

Notes or Comments on any of the above:

Note, the Ocala Preserve CDD has an agreement with the Ocala Presere Association (*i.e.* the HOA) in which the HOA budgets for, raises the revenues, and operates and maintains the CDD improvements.

### Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	No
Ditch cleaning?	No
Sediment removal from the stormwater system (vector trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.



Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	34,000.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):	21	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

current civil engineering construction plans, as-builts, or contractor pay apps (for buried culvert quantities)

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

The Ocala Preserve Community Development District covers 263.62 acres of the existing Ocala Preserve residential development and is located completely within unincorporated Marion County.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc. ).

N/A

[Proceed to Part 5](#)

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	172	913	1,059	1,227	1,423
Brief description of growth greater than 15% over any 5-year period:					



**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

- Stormwater Master Plan
- Basin Studies or Engineering Reports
- Adopted BMAP
- Adopted Total Maximum Daily Load
- Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
- Other(s): 

Specify:	

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

**Resiliency Projects with a Committed Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Resiliency Projects with No Identified Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?



**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**End of Useful Life Replacement Projects with No Identified Funding Source**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Expansion**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Resiliency**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Replacement of Aging Infrastructure**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	913	1,059	1,227	1,423
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>913</b>	<b>1,059</b>	<b>1,227</b>	<b>1,423</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Additional Table Rows**

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.  
 Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.  
[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42





Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

<b>Total of Projects without Project Type and/or Funding Source Type</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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**Ocala Preserve**  
**Community Development District**

**6**

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2022**

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 2,182	\$ -	\$ -	\$ 2,182
Investments				
Revenue	-	3,831	-	3,831
Reserve	-	53,527	-	53,527
Construction	-	-	2,907,461	2,907,461
Undeposited funds	4,122	-	-	4,122
Due from Landowner	430	-	-	430
Total assets	<u>\$ 6,734</u>	<u>\$ 57,358</u>	<u>\$2,907,461</u>	<u>\$ 2,971,553</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 714	\$ 3,816	\$ -	\$ 4,530
Due to Landowner	48	3,816	-	3,864
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>6,762</u>	<u>7,632</u>	<u>-</u>	<u>14,394</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	430	-	-	430
Total deferred inflows of resources	<u>430</u>	<u>-</u>	<u>-</u>	<u>430</u>
Fund balances:				
Restricted for:				
Debt service	-	49,726	-	49,726
Capital projects	-	-	2,907,461	2,907,461
Unassigned	(458)	-	-	(458)
Total fund balances	<u>(458)</u>	<u>49,726</u>	<u>2,907,461</u>	<u>2,956,729</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 6,734</u>	<u>\$ 57,358</u>	<u>\$2,907,461</u>	<u>\$ 2,971,553</u>

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 34,882	\$ 50,904	\$ 96,790	53%
Total revenues	<u>34,882</u>	<u>50,904</u>	<u>96,790</u>	53%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	32,000	44,000	73%
Legal	236	5,317	25,000	21%
Engineering	189	3,599	2,000	180%
Engineering - stormwater analysis	-	1,182	-	N/A
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	584	1,000	58%
Trustee	-	-	5,000	0%
Telephone	17	150	200	75%
Postage	28	56	500	11%
Legal advertising	-	879	6,500	14%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	27	313	500	63%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>4,580</u>	<u>49,290</u>	<u>96,790</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	30,302	1,614	-	
Fund balances - beginning	<u>(30,760)</u>	<u>(2,072)</u>	<u>-</u>	
Fund balances - ending	<u>\$ (458)</u>	<u>\$ (458)</u>	<u>\$ -</u>	

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Assessment levy: off-roll	\$ -	\$ 52,286
Interest	15	17
Total revenues	<u>15</u>	<u>52,303</u>
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	-	157,101
Interest	-	52,286
Total debt service	<u>-</u>	<u>209,387</u>
Excess/(deficiency) of revenues over/(under) expenditures	15	(157,084)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	161,262
Original issue discount	-	100,929
Underwriter's discount	-	(53,970)
Transfer out	<u>(61)</u>	<u>(61)</u>
Total other financing sources	<u>(61)</u>	<u>208,160</u>
Net change in fund balances	(46)	51,076
Fund balances - beginning	<u>49,772</u>	<u>(1,350)</u>
Fund balances - ending	<u>\$ 49,726</u>	<u>\$ 49,726</u>

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021  
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 715	\$ 795
Total revenues	<u>715</u>	<u>795</u>
<b>EXPENDITURES</b>		
Capital outlay	-	787,133
Total expenditures	<u>-</u>	<u>787,133</u>
Excess/(deficiency) of revenues over/(under) expenditures	715	(786,338)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	3,693,738
Transfer in	61	61
Total other financing sources/(uses)	<u>61</u>	<u>3,693,799</u>
Net change in fund balances	776	2,907,461
Fund balances - beginning	2,906,685	-
Fund balances - ending	<u>\$ 2,907,461</u>	<u>\$ 2,907,461</u>



# **Ocala Preserve**

## **Community Development District**

**7**

**DRAFT**

**MINUTES OF MEETING  
OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Ocala Preserve Community Development District held a Regular Meeting on June 3, 2022 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

**Present at the meeting were:**

Christian Cotter	Chair
Mark Roscoe	Assistant Secretary
Ty Vincent	Assistant Secretary

**Also present were:**

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Damon Parrish (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Nabors, Giblin & Nickerson

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:00 a.m. Supervisors Cotter, Vincent and Roscoe were present, in person. Supervisors Moulton and Zook were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Presentation of Second Supplemental Engineer's Report**

Mr. Parrish presented the Second Supplemental Engineer's Report dated June 3, 2022. This is an update to the previously provided Report for the 2022 Project, Phase 12. The lot count was updated for Phase 12, which went from 159 to 158 lots; the costs are in accordance with what was previously provided, along with an updated permit table.

Mr. Earlywine noted the Supplemental Engineer's Report should have two cost charts; one with the \$5.8 million figure and another with the \$1 million land acquisition, showing the

41 \$4.8 million in costs that the CDD will finance as part of the 2022 project. He recommended  
42 approval in substantial form.

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44 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the**  
45 **Second Supplemental Engineer’s Report dated June 3, 2022, in substantial**  
46 **form, was approved.**

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49 **FOURTH ORDER OF BUSINESS**

**Presentation of Second Supplemental  
Special Assessment Methodology Report**

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52 Ms. Suit presented the Second Supplemental Special Assessment Methodology Report  
53 dated June 3, 2022, discussed the pertinent information and reviewed the Appendix Tables.

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55 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the**  
56 **Second Supplemental Special Assessment Methodology Report dated June 3,**  
57 **2022, in substantial form, was approved.**

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60 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-12, Delegating to the Chairman of the Board of Supervisors of Ocala Preserve Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Ocala Preserve Community Development District Capital Improvement Revenue Bonds, Series 2022 (2022 Project Area), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2022 Bonds") in Order to Finance the 2022 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2022 Bonds; Approving a Negotiated Sale of the Series 2022 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District;**

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85 **Appointing a Trustee, Paying Agent and**  
86 **Bond Registrar for the Series 2022 Bonds;**  
87 **Approving the Form of the Series 2022**  
88 **Bonds; Approving the Form of and**  
89 **Authorizing the Use of the Preliminary**  
90 **Limited Offering Memorandum and**  
91 **Limited Offering Memorandum Relating to**  
92 **the Series 2022 Bonds; Approving the Form**  
93 **of the Continuing Disclosure Agreement**  
94 **Relating to the Series 2022 Bonds;**  
95 **Authorizing Certain Officers of the District**  
96 **to Take All Actions Required and to**  
97 **Execute and Deliver All Documents,**  
98 **Instruments and Certificates Necessary in**  
99 **Connection with the Issuance, Sale and**  
100 **Delivery of the Series 2022 Bonds;**  
101 **Authorizing the Vice Chairman and**  
102 **Assistant Secretaries to Act in the Stead of**  
103 **the Chairman or the Secretary, as the Case**  
104 **May Be; Specifying the Application of the**  
105 **Proceeds of the Series 2022 Bonds;**  
106 **Authorizing Certain Officers of the District**  
107 **to Take All Actions and Enter into All**  
108 **Agreements Required in Connection with**  
109 **the Acquisition and Construction of the**  
110 **2022 Project; and Providing an Effective**  
111 **Date**

112  
113 Ms. Wilhelm stated Resolution 2022-12 is the Delegated Award Resolution, which  
114 accomplishes the following:

- 115 ➤ Authorizes the Chair to enter into a Bond Purchase Contract (BPC), so long as the  
116 purchase contract is within the parameters set forth.
- 117 ➤ Approves the forms of documents that are needed to market, price and sell the bonds,  
118 including the BPC, Second Supplemental Indenture, Preliminary Limited Offering Memorandum  
119 (PLOM) and Continuing Disclosure Agreement (CDA).
- 120 ➤ The parameters are attached to the Resolution and are not to exceed \$6 million, the  
121 maximum coupon rate is the maximum statutory rate, the Underwriting discount is 2%, the  
122 maturity date is the maximum allowed by law and the redemption provisions are as provided in  
123 the form of the bond.

124 Ms. Wilhelm recommended approval in substantial form.

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**On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, Resolution 2022-12, Delegating to the Chairman of the Board of Supervisors of Ocala Preserve Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Ocala Preserve Community Development District Capital Improvement Revenue Bonds, Series 2022 (2022 Project Area), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2022 Bonds") in Order to Finance the 2022 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2022 Bonds; Approving a Negotiated Sale of the Series 2022 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2022 Bonds; Approving the Form of the Series 2022 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2022 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the 2022 Project; and Providing an Effective Date, in substantial form, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-13, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2022; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien**

**Book; and Providing for Conflicts, Severability and an Effective Date**

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Ms. Suit presented Resolution 2022-13 and read the title.

Mr. Earlywine stated that Resolution 2022-13 finalizes the assessments in line with the final bond pricing and approves both the Second Supplemental Engineer’s and Supplemental Special Assessment Methodology Reports and authorizes Staff to update the Resolution with the final Reports that will reflect the bond pricing.

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-13, Setting Forth the Specific Terms of the District’s Special Assessment Revenue Bonds, Series 2022; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Forms of Issuer’s Counsel Documents**

Mr. Earlywine presented the following Issuer’s Counsel Documents and recommended approval in substantial form:

- A. Collateral Assignment**
- B. Completion Agreement**
- C. Declarations of Consent**
- D. Disclosure of Public Finance**
- E. True-Up Agreement**
- F. Notice of Special Assessments**

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Issuer’s Counsel Documents, including the Collateral Assignment, Completion Agreement, Declarations of Consent, Disclosure of Public Finance, True-Up agreement and Notice of Special Assessments, all in substantial form, were approved.**

211 EIGHTH ORDER OF BUSINESS

Consideration of FMSbonds Inc., Rule G-17 Disclosure Letter

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Ms. Suit presented the FMSbonds, Inc., Rule G-17 Disclosure Letter.

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the FMSbonds Inc., Rule G-17 Disclosure Letter, was approved.**

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NINTH ORDER OF BUSINESS

Update: Stormwater Needs Analysis Report Draft

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Mr. Parrish stated the Stormwater Management Needs Analysis Report is in progress and would be completed before the June 30, 2022 due date.

226 TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2022

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Ms. Suit presented the Unaudited Financial Statements as of April 30, 2022.

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Unaudited Financial Statements as of April 30, 2022, were accepted.**

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ELEVENTH ORDER OF BUSINESS

Approval of May 6, 2022 Regular Meeting Minutes

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Ms. Suit presented the May 6, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the May 6, 2022 Regular Meeting Minutes, as presented, were approved.**

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TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

247 Mr. Earlywine discussed the acquisition process, utility phase turnovers and timing of  
248 the Delegated Award Resolution with the Engineer’s Report. He asked the Board to authorize  
249 acquisitions of any improvements that are in the Series 2022 Project set forth in the Engineer’s  
250 Report.

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On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, authorizing acquisition of any improvements or work product in the Series 2022 Project as set forth in the Engineer's Report, authorizing Staff to prepare documents and authorizing the Chair to execute, was approved.

**B. District Engineer: *Atwell, LLC***

Mr. Parrish stated that Phase 13 of the stormwater system will be turned over shortly; the as-builts were received yesterday and Staff will be processing the certifications to the County and the South Florida Water Management District (SFWMD). The material and professional services costs will be provided.

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

- **NEXT MEETING DATE: July 1, 2022 at 11:00 A.M.**
  - **QUORUM CHECK**

The July 1, 2022 was cancelled. The next meeting would be held on August 5, 2022.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the meeting adjourned at 11:22 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary

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Chair/Vice Chair

**OCALA PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8C**

**OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*Club at Ocala Preserve, 4021 NW, 53rd Ave Road, Ocala, Florida 34482*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 1, 2021 CANCELED</b>	<b>Public Hearings and Regular Meeting</b>	<b>11:00 AM</b>
<b>November 5, 2021</b>	<b>Public Hearings and Regular Meeting</b>	<b>11:00 AM</b>
<b>December 3, 2021</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>January 7, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>February 4, 2022</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>March 4, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>April 1, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>May 6, 2022</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>June 3, 2022</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>July 1, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>August 5, 2022</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>September 2, 2022</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>