

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT**  
**Suite 100, 707 Orchid Drive**  
**Naples, FL 34102**

August 15, 2019

Board of Supervisors  
Fronterra Community Development District

Dear Board Members:

The Public Hearings and Regular Meeting of the Board of Supervisors of the Fronterra Community Development District will be held on **August 15, 2019 at 1:30 p.m.**, at the **Barron Collier Companies offices, 2600 Golden Gate Parkway, Naples, Florida 34105**. The Regular Board Meeting agenda is as follows:

**GENERAL DISTRICT ITEMS**

1. Call to Order/Roll Call
2. Public Comment Period

**ADMINISTRATIVE MATTERS**

3. Consideration of the May 16, 2019 Regular Meeting Minutes Exhibit 1
4. EGIS Insurance Proposal Exhibit 2
5. **Consideration of Resolution 2019-5.** A resolution of the Board of Supervisors of the Fronterra Community Development District designating the officers of the District and providing for an effective date. Exhibit 3
6. **Consideration of Resolution 2019-6.** A resolution of the Board of Supervisors of the Fronterra Community Development District adopting the annual meeting schedule for fiscal year 2019-2020; and providing for an effective date. Exhibit 4

**ORGANIZATIONAL MATTERS**

None to be considered at this time

## CONSTRUCTION RELATED MATTERS

None to be considered at this time

## BUDGETARY MATTERS

7. OPEN PUBLIC HEARINGS
8. Public Comment
9. **Consideration of Resolution 2019-7.** The Annual Appropriation Resolution of the Fronterra Community Development District (“District”) relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year beginning October 1, 2019 and ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date. Exhibit 5
10. Budget Letter to Collier County Exhibit 6
11. **Consideration of Resolution 2019-8.** A Resolution of the Board of Supervisors of the Fronterra Community Development District making a determination of Benefit and Imposing Special Assessment for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments, including but not limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date. Exhibit 7
12. Affidavit of Publication Exhibit 8
13. Affidavit of Mailing Exhibit 9
14. CLOSE PUBLIC HEARINGS
15. Consideration of Mattice accounting proposal Exhibit 10
16. Consideration of July 31, 2019 Financial Statements Exhibit 11
17. Ratification of FY 2017-2018 Audit Exhibit 12
18. Ratification of District Management Representation Letter Exhibit 13

## **FINANCING MATTERS**

None to be considered at this time

## **OTHER MATTERS**

19. Staff Reports
  - A. District Manager
  - B. District Counsel
  - C. District Engineer
20. Board Member Comments/Requests
21. Public Comments
22. Adjournment

# EXHIBIT 1

1                   **FRONTERRA COMMUNITY DEVELOPMENT DISTRICT**  
2                               **Suite 100, 707 Orchid Drive**  
3                                       **Naples, FL 34102**

4  
5  
6   **MINUTES OF MEETING**

7  
8   **Board of Supervisors Meeting**  
9   **Thursday, May 16, 2019, 1:33 p.m.**  
10 **2600 Golden Gate Parkway**  
11 **Naples, FL 34105**

12  
13 Present and constituting a quorum were:

|    |              |                             |
|----|--------------|-----------------------------|
| 14 |              |                             |
| 15 | Brian Goguen | Board Member                |
| 16 | John English | Board Member                |
| 17 | Jaime Lopez  | Board Member                |
| 18 | Mike Levak   | Board Member (By Telephone) |
| 19 |              |                             |

20 Also present were:

|    |                |   |
|----|----------------|---|
| 21 |                |   |
| 22 | Russ Weyer     | District Manager, Real Estate Econometrics, Inc.            |
| 23 | Brent Burford  | District Engineer, Johnson Engineering, Inc. (By Telephone) |
| 24 |                |   |
| 25 | Alyssa Willson | District Counsel, Hopping Green & Sams, P.A. (By Telephone) |
| 26 |                |   |
| 27 |                |   |

28 **Absent was:**

|    |              |              |
|----|--------------|--------------|
| 29 |              |              |
| 30 | David Genson | Board Member |
| 31 |              |              |
| 32 |              |              |

33 **FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

34  
35 Mr. Weyer called the meeting to order and proceeded with the roll call. The members in  
36 attendance are as outlined above. Mr. Weyer noted that the meeting was advertised  
37 appropriately.  
38

39  
40 **SECOND ORDER OF BUSINESS**

**Public Comments**

41  
42 Mr. Weyer noted that the Florida Statutes require that there be an opportunity for Public  
43 Comment.  
44

45 There were no public comments

1 **THIRD ORDER OF BUSINESS**

**General District Items**

2  
3 Mr. Weyer presented proof of publication showing that the ad for the meeting had run in the Naples  
4 Daily News.

5  
6 **FOURTH ORDER OF BUSINESS**

**Administrative Matters**

7  
8 **Consideration of the February 21, 2019 Regular Meeting Minutes.**

9  
10 There was no discussion or changes suggested.

11  
12 On MOTION by Mr. Goguen and seconded by Mr. Lopez with all in favor, the Board of  
13 Supervisors of the Fronterra Community Development District approved the minutes of the  
14 February 21, 2019 Fronterra Community Development District Regular Meeting.

15  
16 **Update on Conveyance of Phase 1 & 2 Real Property to District**

17  
18 The deeds for Phase 1 & 2 were conveyed to the District back in January.

19  
20 **FOURTH ORDER OF BUSINESS**

**Organizational Matters**

21  
22 There were no organizational matters to be considered.

23  
24  
25 **FIFTH ORDER OF BUSINESS**

**Budgetary Matters**

26  
27 **Consideration of Resolution 2019-4 A RESOLUTION OF THE BOARD OF**  
28 **SUPERVISORS OF THE FRONTERRA COMMUNITY DEVELOPMENT**  
29 **DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020;**  
30 **DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS**  
31 **PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING**  
32 **PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING**  
33 **SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

34  
35 Mr. Weyer went through the budget and noted that the operating & maintenance budget is  
36 the same as last fiscal year. It is primarily focused on administrative costs since the  
37 maintenance is being handled by the HOA through our agreement with them. Mr. Weyer  
38 proposed a accounting services line item that in lieu of the District Manager raising his fee  
39 to accommodate increased accounting services would allow for the District to secure the  
40 services of an independent accounting firm. Mr. Weyer works with this firm with another  
41 District and they charge \$500 a month.

42  
43 Mr. English verified that the assessment will go up approximately \$40 per year or 10%  
44 with this increase.

1 Mr. Goguen asked with the letter would go out letting the land owners know that the  
2 assessments will be going up this year. Mr. Weyer noted that is would be this July.

3  
4 Mr. English asked who was going to maintain the lakes? Mr. Weyer reported that the HOA  
5 has been tasked with all of District improvements maintenance except for the entry sign  
6 cleaning and electricity for that sign.

7  
8 Mr. Goguen then stated that we should go with the \$420 increase.  
9

10 On MOTION by Mr. Goguen and seconded by Mr. English, with all in favor, the Board of  
11 Supervisors of the Fronterra Community Development District approved Resolution 2019-4 which  
12 approves the proposed budgets for FY 2019-2020 and sets Thursday, August 15<sup>th</sup> at 1:30 p.m. at  
13 the Barron Collier Company offices for a public hearing to establish the assessments.

14  
15 **Consideration of the April 30, 2019 Financial Statements.**

16  
17 Mr. Weyer presented the District financial statements through April 2019. He said that the  
18 District cash flow is at \$12,000 in the account at the moment because most of the on-roll  
19 assessments have come in already. He noted that he won't be requesting a developer funding  
20 agreement for a couple of months.

21  
22 There was no further discussion.

23  
24 On MOTION by Mr. Lopez and seconded by Mr. Goguen, with all in favor, the Board of  
25 Supervisors of the Fronterra Community Development District accepted the District financial  
26 statements through April 30, 2019.

27  
28  
29  
30 **SEVENTH ORDER OF BUSINESS**

**Financing Matters**

31  
32 There were no financing matters to be considered.  
33

34  
35 **EIGHTH ORDER OF BUSINESS**

**Staff Reports**

36  
37 **6. Staff Reports**

38  
39 **A. Manager's Report –**

40  
41  
42 He reported that the audit has been underway and is still scheduled to be completed  
43 before the June 30<sup>th</sup> deadline. The Board authorized the Chairman to sign the Board  
44 authorization letter and have it ratified at the August meeting.  
45  
46

1 On MOTION by Mr. Goguen and seconded by Mr. Lopez, with all in favor, the Board of  
2 Supervisors of the Fronterra Community Development District authorized the Chairman to sign  
3 the Board authorization letter and have it ratified at the August meeting.  
4

5 Mr. Weyer advised the Board that the number of voters in Fronterra is 11 according  
6 to the Collier County Supervisor of Elections. There was a discussion about the  
7 number of registered voters within the District and its relation to the turnover of the  
8 District from the Developer to the residents.  
9

10 **B. Attorney's Report –**  
11

12 Ms. Willson said she had just forwarded to Mr. Weyer the recorded deeds for the  
13 District properties.  
14

15 **C. Interim Engineer's Report –**  
16

17 Mr. Burford reported that would get with Mr. Robson and update the assets  
18 valuation list. Mr. Weyer asked Mr. Burford to please send the notes and photos  
19 from their tour of the property with Mr. Weyer..  
20  
21

22 **NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

23  
24 There were no supervisors' requests.  
25  
26

27 **TENTH ORDER OF BUSINES**

**Public Comments**

28  
29 There were no public comments.  
30  
31  
32



1 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13

On MOTION by Mr. English and seconded by Mr. Lopez with all in favor, the meeting of the Board of Supervisors of the Fronterra Community Development District was adjourned.

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

\_\_\_\_\_  
Chairperson/Vice-Chairperson

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

# EXHIBIT 2

## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

## Fronterra Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 650 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Fronterra Community Development District  
c/o Real Estate Econometrics, Inc.  
707 Orchid Drive, Suite 100  
Naples, FL 34102**

**Term: October 1, 2019 to October 1, 2020**

**Quote Number: 100119295**

## **PROPERTY COVERAGE**

### **SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

#### **COVERED PROPERTY**

|   |              |
|---|--------------|
| Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling | Not Included |
| Loss of Business Income   | Not Included |
| Additional Expense  | Not Included |
| <b>Inland Marine</b>  |              |
| Scheduled Inland Marine   | Not Included |

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

|                     | <b>Valuation</b>      | <b>Coinsurance</b>  |
|---------------------|-----------------------|---|
| Property            | Replacement Cost      | None  |
| Inland Marine       | Actual Cash Value     | None  |
| <b>DEDUCTIBLES:</b> | Not Applicable        | Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.   |
|                     | Not Applicable        | Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured. |
|                     | Per Attached Schedule | Inland Marine   |

#### **Special Property Coverages**

| <b>Coverage</b>    | <b>Deductibles</b> | <b>Limit</b> |
|--------------------|--------------------|--------------|
| Earth Movement     | Not Applicable     | Not Included |
| Flood              | Not Applicable     | Not Included |
| Boiler & Machinery |                    | Not Included |
| TRIA               |                    | Not Included |

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**Not Included**

## Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

| (X) | Code | Extension of Coverage   | Limit of Liability   |
|-----|------|---|--|
|     | A    | Accounts Receivable   | \$500,000 in any one occurrence  |
|     | B    | Animals   | \$1,000 any one Animal<br>\$5,000 Annual Aggregate in any one agreement period   |
|     | C    | Buildings Under Construction  | As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.                                     |
|     | D    | Debris Removal Expense  | \$250,000 per insured or 25% of loss, whichever is greater   |
|     | E    | Demolition Cost,<br>Operation of Building<br>Laws and Increased Cost of<br>Construction | \$500,000 in any one occurrence  |
|     | F    | Duty to Defend  | \$100,000 any one occurrence   |
|     | G    | Errors and Omissions  | \$250,000 in any one occurrence  |
|     | H    | Expediting Expenses   | \$250,000 in any one occurrence  |
|     | I    | Fire Department Charges   | \$50,000 in any one occurrence   |
|     | J    | Fungus Cleanup Expense  | \$50,000 in the annual aggregate in any one occurrence   |
|     | K    | Lawns, Plants, Trees and<br>Shrubs  | \$50,000 in any one occurrence   |
|     | L    | Leasehold Interest  | Included   |
|     | M    | Air Conditioning Systems  | Included   |
|     | N    | New locations of current<br>Insureds  | \$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only |
|     | O    | Personal property of<br>Employees   | \$500,000 in any one occurrence  |
|     | P    | Pollution Cleanup Expense   | \$50,000 in any one occurrence   |
|     | Q    | Professional Fees   | \$50,000 in any one occurrence   |
|     | R    | Recertification of Equipment  | Included   |
|     | S    | Service Interruption Coverage   | \$500,000 in any one occurrence  |
|     | T    | Transit   | \$1,000,000 in any one occurrence  |
|     | U    | Vehicles as Scheduled<br>Property   | Included   |
|     | V    | Preservation of Property  | \$250,000 in any one occurrence  |
|     | W    | Property at Miscellaneous<br>Unnamed Locations  | \$250,000 in any one occurrence  |
|     | X    | Piers, docs and wharves as<br>Scheduled Property  | Included on a prior submit basis only  |

|  |               |                                       |                                   |
|--|---------------|---------------------------------------|-----------------------------------|
|  | Y             | Glass and Sanitary Fittings Extension | \$25,000 any one occurrence       |
|  | Z             | Ingress / Egress                      | 45 Consecutive Days               |
|  | AA            | Lock and Key Replacement              | \$2,500 any one occurrence        |
|  | BB            | Awnings, Gutters and Downspouts       | Included                          |
|  | CC            | Civil or Military Authority           | 45 Consecutive days and one mile  |
|  | Section II B1 | Business Income                       | \$1,000,000 in any one occurrence |
|  | Section II B2 | Additional Expenses                   | \$1,000,000 in any one occurrence |
|  | FIA 120       | Active Assailant(s)                   | \$1,000,000 in any one occurrence |

### CRIME COVERAGE

| <b>Description</b>  | <b>Limit</b> | <b>Deductible</b> |
|---|--------------|-------------------|
| Forgery and Alteration  | Not Included | Not Included      |
| Theft, Disappearance or Destruction                           | Not Included | Not Included      |
| Computer Fraud including Funds Transfer Fraud                 | Not Included | Not Included      |
| Employee Dishonesty, including faithful performance, per loss | Not Included | Not Included      |

### AUTOMOBILE COVERAGE

| <b>COVERAGES</b>                            | <b>SYMBOL</b> | <b>LIMIT</b> | <b>DEDUCTIBLE</b> |
|---|---------------|--------------|-------------------|
| LIABILITY                                   | N/A           | Not Included | Not Included      |
| HIRED NON OWNED LIABILITY                   | 8,9           | \$1,000,000  | \$0               |
| PERSONAL INJURY PROTECTION                  | 5             | STATUTORY    | \$0               |
| AUTO MEDICAL PAYMENTS                       | N/A           | Not Included | Not Included      |
| UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS | N/A           | Not Included | Not Included      |
| AUTO PHYSICAL DAMAGE                        | N/A           | Not Included | Not Included      |

Symbol 8, 9 Hired Non-Owned Autos only

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

|   |                    |
|---|--------------------|
| Bodily Injury and Property Damage Limit         | \$1,000,000        |
| Personal Injury and Advertising Injury          | Included           |
| Products & Completed Operations Aggregate Limit | Included           |
| Employee Benefits Liability Limit, per person   | \$1,000,000        |
| Herbicide & Pesticide Aggregate Limit           | \$1,000,000        |
| Medical Payments Limit                          | \$5,000            |
| Fire Damage Limit                               | Included           |
| No fault Sewer Backup Limit                     | \$25,000/\$250,000 |
| General Liability Deductible                    | \$0                |

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

|  |           |             |
|--|-----------|-------------|
| Public Officials and Employment Practices Liability Limit      | Per Claim | \$1,000,000 |
|  | Aggregate | \$2,000,000 |
| Public Officials and Employment Practices Liability Deductible |           | \$0         |

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate





## PREMIUM SUMMARY

**Fronterra Community Development District  
c/o Real Estate Econometrics, Inc.  
707 Orchid Drive, Suite 100  
Naples, FL 34102**

**Term: October 1, 2019 to October 1, 2020**

**Quote Number: 100119295**

### PREMIUM BREAKDOWN

|   |                |
|---|----------------|
| Property (Including Scheduled Inland Marine)        | Not Included   |
| Crime   | Not Included   |
| Automobile Liability                                | Not Included   |
| Hired Non-Owned Auto                                | Included       |
| Auto Physical Damage                                | Not Included   |
| General Liability                                   | \$2,947        |
| Public Officials and Employment Practices Liability | \$2,434        |
| <b>TOTAL PREMIUM DUE</b>                            | <b>\$5,381</b> |

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



**PARTICIPATION AGREEMENT**

**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2019, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Fronterra Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Witness By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2019

By: \_\_\_\_\_  
Administrator

# EXHIBIT 3

**RESOLUTION 2019-5**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING THE OFFICERS OF THE DISTRICT AND  
PROVIDING FOR EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors of Fronterra Community Development District desires to elect the below recited persons to the office specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF FRONTERRA COMMUNITY  
DEVELOPMENT DISTRICT**

1. The following persons are appointed to the offices shown, to wit:

|              |                     |
|--------------|---------------------|
| David Genson | Chairman            |
| Brian Goguen | Vice Chairman       |
| Russ Weyer   | Secretary           |
| Russ Weyer   | Treasurer           |
| John English | Assistant Secretary |
| Mike Levak   | Assistant Secretary |
| Jamie Lopez  | Assistant Secretary |

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

**PASSED AND ADOPTED this 15th day of August, 2019.**

**FRONTERRA COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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

\_\_\_\_\_  
Chairman / Vice Chairman

# EXHIBIT 4

**RESOLUTION 2019-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING THE ANNUAL MEETING SCHEDULE FOR  
FISCAL YEAR 2019-2020; AND PROVIDING FOR AN  
EFFECTIVE DATE**

WHEREAS, Fronterra Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District is required by Section 189.015, Florida Statutes to file quarterly, semiannually or annually a schedule (including date, time and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semiannually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located.

WHEREAS, the Board desires to adopt a Fiscal Year 2019-2020 annual meeting schedule attached as **Exhibit A**.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF FRONTERRA COMMUNITY  
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2019-2020 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.
2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of August, 2019.

**FRONTERRA COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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

\_\_\_\_\_  
Chairman / Vice Chairman

**EXHIBIT “A”**

**BOARD OF SUPERVISORS MEETING DATES  
FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2019-2020**

The Board of Supervisors of the Fronterra Community Development District will hold their regular meetings for Fiscal Year 2019-2020 at the offices of the Barron Collier Companies, 2600 Golden Gate Parkway, Naples, FL 34105 at 1:30 p.m. unless otherwise indicated as follows:

**October 17, 2019**  
**November 21, 2019**  
**December 19, 2019**  
**January 16, 2020**  
**February 20, 2020**  
**March 19, 2020**  
**April 16, 2020**  
**May 21, 2020**  
**June 18, 2020**  
**July 16, 2020**  
**August 20, 2020**  
**September 17, 2020**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (239) 269-1341 at least two calendar days prior to the meeting.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

# EXHIBIT 5



**RESOLUTION 2019-7**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE FRONTERRA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2019, submitted to the Board of Supervisors (“**Board**”) of the Fronterra Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) 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 FRONTERRA 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 Fronterra Community Development District for the Fiscal Year Ending September 30, 2020.”
- 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 2019/2020, the sum of \$249,787.62 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|                                 |                      |
|---------------------------------|----------------------|
| TOTAL GENERAL FUND              | \$ 64,675.00         |
| DEBT SERVICE FUND – SERIES 2017 | <u>\$ 185,112.62</u> |
| TOTAL ALL FUNDS                 | \$ 249,787.62        |

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

**SECTION 4. EFFECTIVE DATE.**

This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF AUGUST, 2019.**

ATTEST:

**FRONTERRA COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Fiscal Year 2019/2020 Budget

# **EXHIBIT A**

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED FY 2019-2020 BUDGET  
O&M GENERAL FUND**

|  | <b>BUDGET</b>    |
|--|------------------|
| REVENUES                                   |                  |
| ON-ROLL ASSESSMENTS                        | \$ 64,675        |
| DEVELOPER CONTRIBUTION                     |                  |
| INTEREST REVENUE                           |                  |
| MISCELLANEOUS REVENUE                      |                  |
| TOTAL REVENUES                             | <b>\$ 64,675</b> |
| <br>                                       |                  |
| EXPENDITURES                               |                  |
| <b>ADMINISTRATIVE</b>                      |                  |
| BOARD OF SUPERVISORS PAYROLL               | \$ -             |
| PAYROLL TAXES                              | -                |
| PAYROLL SERVICE FEE                        | -                |
| MANAGEMENT CONSULTING SERVICES             | 15,000           |
| ASSESSMENT ADMINISTRATION                  | 12,000           |
| ASSESSMENT ROLL PREPARATION                | 1,250            |
| MISCELLANEOUS                              | 250              |
| STORAGE FEES                               | 900              |
| ACCOUNTING SERVICES                        | 3,900            |
| BANK CHARGES                               | -                |
| AUDITING                                   | 5,000            |
| INSURANCE (Liability, Property & Casualty) | 5,400            |
| LEGAL ADVERTISING                          | 2,400            |
| REGULATORY AND PERMIT FEES                 | 175              |
| LEGAL SERVICES                             | 10,000           |
| ENGINEERING SERVICES - General             | 5,000            |
| WEBSITE DESIGN & HOSTING                   | 1,200            |
| MISCELLANEOUS SERVICES                     |                  |
| TOTAL ADMINISTRATIVE EXPENDITURES          | <b>\$ 62,475</b> |
| <br>                                       |                  |
| <b>FIELD OPERATIONS</b>                    |                  |
| FIELD OPERATIONS MANAGEMENT STAFF          |                  |
| LANDSCAPING & FIELD MAINTENANCE            | \$ -             |
| LANDSCAPE REPLACEMENT                      | -                |
| LANDSCAPE MULCHING                         | -                |
| IRRIGATION REPAIRS                         | -                |
| ELECTRICITY                                | 1,200            |
| WATER USE MONITORING                       | -                |
| ENTRY MONUMENTS MAINTENANCE                | 1,000            |
| WETLAND MONITORING                         | -                |
| SFWMD ERP ANNUAL REPORT                    | -                |
| LAKE MAINTENANCE                           | -                |
| TOTAL FIELD OPERATIONS EXPENDITURES        | <b>\$ 2,200</b>  |
| <br>                                       |                  |
| TOTAL EXPENDITURES                         | <b>\$ 64,675</b> |
| <br>                                       |                  |
| Balance                                    | \$ -             |
| 154 Lots =                                 | \$ 419.97        |

**Fronterra Community Development District  
Debt Service Fund - Series 2017 Bonds  
FY 2019-2020 Proposed Budget**

**REVENUE (1)**

|  |           |                   |
|--|-----------|-------------------|
| Balance in Account (May 1, 2019)                       | \$        | 1,490.79          |
| Assessment Off-Roll (from FY 2019-20 Off Roll Payment) | \$        | 71,775.00         |
| Assessment On-Roll                                     | \$        | 185,112.62        |
| Capitalized Interest                                   | \$        | -                 |
| Discounts  | \$        | -                 |
| <b>Total Revenue</b>                                   | <b>\$</b> | <b>258,378.41</b> |

**EXPENDITURES**

|   |           |                   |
|---|-----------|-------------------|
| <b>INTEREST EXPENSE</b>                                     |           |                   |
| November 1, 2019 (From FY 2019 Off Roll Assessment Payment) | \$        | 71,775.00         |
| May 1, 2020   | \$        | 71,775.00         |
| <b>PRINCIPAL</b>  |           |                   |
| May 1, 2020   | \$        | 40,000.00         |
| <b>Total Expenditures</b>                                   | <b>\$</b> | <b>183,550.00</b> |

**Carry Forward for November, 2020 Interest Payment** \$ 74,828.41

|                  |    |           |
|------------------|----|-----------|
| INTEREST EXPENSE |    |           |
| November 1, 2020 | \$ | 71,775.00 |

**Total Revenue over Expenditures** \$ 3,053.41

**Allocation of Maximum Annual Debt Service**

|                               |              | <b>Net Assessment</b> |               |  |
|-------------------------------|--------------|-----------------------|---------------|--|
| <b>Single Family Land Use</b> | <b>Units</b> | <b>Per Unit</b>       | <b>Total</b>  |  |
| Single Family                 | 154          | \$ 1,202.03           | \$ 185,112.62 |  |

**On Roll Assessments**

|                               |              | <b>Net Assessment</b> |               |  |
|-------------------------------|--------------|-----------------------|---------------|--|
| <b>Single Family Land Use</b> | <b>Units</b> | <b>Per Unit</b>       | <b>Total</b>  |  |
| Single Family                 | 154          | \$ 1,202.03           | \$ 185,112.62 |  |

**Off Roll Assessments**

|                               |              | <b>Net Assessment</b> |              |  |
|-------------------------------|--------------|-----------------------|--------------|--|
| <b>Single Family Land Use</b> | <b>Units</b> | <b>Per Unit</b>       | <b>Total</b> |  |
| Single Family                 | 0            | \$ 1,202.03           | \$ -         |  |

**Total \$ 185,112.62**

(1) - Following the adoption for the general fund and debt service budgets, the District will prepare an assessment roll based on the County Property Appraiser's final list of property owners as of a certain "date of record". The District will apportion assessments to property owners as of this "date of record" and will utilize the appropriate on-roll and off-roll collection methods to collect its assessments, assessments and related

# EXHIBIT 6

# FRONTERRA

## COMMUNITY DEVELOPMENT DISTRICT

C/O Real Estate Econometrics, Inc. 7070 Orbital Drive, Suite 1000 Naples, FL 34102  
(239) 269-1341 [rweyer@cedi.com](mailto:rweyer@cedi.com)

June 13, 2019

Ms. Valerie Fleming  
Operations Coordinator  
Collier County Government  
Office of Management and Budget  
3299 Tamiami Trail E, Ste 201  
Naples, FL 34112-5746

**RE: Fronterra Community Development District - Collier County, Florida  
Proposed Budget - Fiscal Year 2019-2020**

Dear Ms. Fleming:

In accordance with Chapter 189 and 190.008(2)(b) of the Florida Statutes, the District is required to submit to the local governing authorities having jurisdiction over the area included in the Fronterra Community Development District ("District"), for purposes of disclosure and information only, the proposed annual budget for the ensuing fiscal year.

As such, I am pleased to enclose the District's Proposed Budget for Fiscal Year 2019-2020, which was approved at a general meeting on May 16, 2019. A public hearing on the final budget will be held on August 15, 2019.

If you have any questions regarding this matter, please call me at (239) 269-1341.

Sincerely,



G. Russell Weyer  
President  
Real Estate Econometrics, Inc.  
District Manager

Encl.



**FRONTIER & COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED FY2018-2022 BUDGET  
ORANGE COUNTY FUND**

|  |              | <u>BUDGET</u>                                      |                        |
|--|--------------|--|------------------------|
| REVENUES                                   |              |  |                        |
| ON-ROLL ASSESSMENTS                        |              |  |                        |
| ON-ROLL ASSESSMENTS                        | \$ \$ 64,675 |  | 1344 Blatted Homesites |
| DEVELOPER CONTRIBUTION                     |              |  |                        |
| INTEREST REVENUE                           |              |  |                        |
| MISCELLANEOUS REVENUE                      |              |  |                        |
| TOTAL REVENUES                             |              | <u>\$ \$ 64,675</u>                                |                        |
|  |              |  |                        |
| EXPENDITURES                               |              |  |                        |
| <b>ADMINISTRATIVE</b>                      |              |  |                        |
| BOARD OF SUPERVISORS PAYROLL               | \$ -         |  |                        |
| PAYROLL TAXES                              | -            | 7.633%   |                        |
| PAYROLL SERVICE FEE                        | -            | \$33 per Payroll                                   |                        |
| MANAGEMENT CONSULTING SERVICES             | 15,000       | \$1,250/month                                      |                        |
| ASSESSMENT ADMINISTRATION                  | 12,000       | Liens Book, NVBS Capital, Tax Collector, U.S. Bank |                        |
| ASSESSMENT ROLL PREPARATION                | -            | Assessment Roll Preparation for Tax Collector      |                        |
| MISCELLANEOUS                              | 250          | Office Supplies, etc.                              |                        |
| STORAGE FEES                               | 900          | Offsite File Storage @ \$75/month                  |                        |
| ACCOUNTING SERVICES                        | 6,000        | Mattice Business Services - \$500/month            |                        |
| BANK CHARGES                               | -            |  |                        |
| AUDITING                                   | 5,000        | Audit required since Bonds are issued              |                        |
| INSURANCE (Liability, Property & Casualty) | 5,250        | DAO Insurance                                      |                        |
| LEGAL ADVERTISING                          | 2,400        | 4 Ads at \$300/each and 2 Ads at \$600/each        |                        |
| REGULATORY AND PERMIT FEES                 | 175          | State Filing Fee                                   |                        |
| LEGAL SERVICES                             | 10,000       | Hopping Green & Sams                               |                        |
| ENGINEERING SERVICES - General             | 5,000        | Johnson Engineering                                |                        |
| WEBSITE DESIGN & HOSTING                   | 500          | Required by State Law                              |                        |
| MISCELLANEOUS SERVICES                     |              |  |                        |
| TOTAL ADMINISTRATIVE EXPENDITURES          |              | <u>\$ 62,475</u>                                   |                        |
|  |              |  |                        |
| <b>FIELD OPERATIONS</b>                    |              |  |                        |
| FIELD OPERATIONS MANAGEMENT STAFF          |              |  |                        |
| LANDSCAPING & FIELD MAINTENANCE            | \$ -         |  |                        |
| LANDSCAPE REPLACEMENT                      | \$ -         |  |                        |
| LANDSCAPE MULCHING                         | \$ -         |  |                        |
| IRRIGATION REPAIRS                         | \$ -         | Approximately \$1,000/month                        |                        |
| ELECTRICITY                                | \$ \$ 1,200  | Approximately \$1,000/month from Storage           |                        |
| WATER USE MONITORING                       | \$ -         | Cardiac Entry @ \$200/month                        |                        |
| ENTRY MONUMENTS MAINTENANCE                | \$ \$ 1,000  | Pressure Cleaning, Painting, etc.                  |                        |
| WETLAND MONITORING                         | \$ -         | Approximately \$1,000/month monitoring             |                        |
| SEWMD ERP ANNUAL REPORT                    | \$ -         | Annual   |                        |
| LAKE MAINTENANCE                           | \$ -         | \$1,500 per month payable                          |                        |
| TOTAL FIELD OPERATIONS EXPENDITURES        |              | <u>\$ \$ 2,200</u>                                 |                        |
|  |              |  |                        |
| TOTAL EXPENDITURES                         |              | <u>\$ \$ 64,675</u>                                |                        |

Balance \$ \$ -

1544063 = \$ 419,977 per dot

**Frontier Community Development District  
Debt Service Fund Series 2017 Bonds  
FY 2019-2020 Proposed Budget**

**REVENUE (1)**

|  |                      |
|--|----------------------|
| Balance in Account (May 1, 2019)                         | \$ 1,490,799         |
| Assessment Off-Roll (From FY 2019-2020 Off-Roll Payment) | \$ 71,775,000        |
| Assessment On-Roll                                       | \$ 185,112,62        |
| Capitalized Interest                                     | \$ -                 |
| Discounts  | \$ -                 |
| <b>Total Revenue</b>                                     | <b>\$ 2,583,7841</b> |

**EXPENDITURES**

|   |                       |
|---|-----------------------|
| <b>INTEREST EXPENSE</b>                                     |                       |
| November 1, 2019 (From FY 2019 Off-Roll Assessment Payment) | \$ 71,775,000         |
| May 1, 2020   | \$ 71,775,000         |
| <b>PRINCIPAL</b>  |                       |
| May 1, 2020   | \$ 40,000,000         |
| <b>Total Expenditures</b>                                   | <b>\$ 183,550,000</b> |

Carry Forward for November, 2020 Interest Payment \$ 74,828.41

|                         |              |
|-------------------------|--------------|
| <b>INTEREST EXPENSE</b> |              |
| November 1, 2020        | \$ 71,775.00 |

**Total Revenue over Expenditures** \$ 3,053.41

**Allocation of Maximum Annual Debt Service**

| <u>Single Family Land Use</u> | <u>Units</u> | <u>Net Assessment<br/>Per Unit</u> | <u>Total</u>  |
|-------------------------------|--------------|------------------------------------|---------------|
| Single Family                 | 154          | \$ 1,202.03                        | \$ 185,112.62 |

**On Roll Assessments**

| <u>Single Family Land Use</u> | <u>Units</u> | <u>Net Assessment<br/>Per Unit</u> | <u>Total</u>  |
|-------------------------------|--------------|------------------------------------|---------------|
| Single Family                 | 154          | \$ 1,202.03                        | \$ 185,112.62 |

**Off Roll Assessments**

| <u>Single Family Land Use</u> | <u>Units</u> | <u>Net Assessment<br/>Per Unit</u> | <u>Total</u> |
|-------------------------------|--------------|------------------------------------|--------------|
| Single Family                 | 00           | \$ 1,202.03                        | \$ -         |

**Total \$ 185,112.62**

(1) Following the adoption of the general fund and debt service budgets, the District will prepare an assessment roll based on the County Property Appraiser's final list of property owners as of a certain "date of record". The District will in addition assess to property owners as of this "date of record" and will utilize the appropriate on-roll and off-roll collection methods to collect its assessments, assessments and delinquent

# EXHIBIT 7

**RESOLUTION 2019-8**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FRONTERRA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Collier County, Florida (“**County**”); and

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Fronterra Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that 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, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED** this 15<sup>th</sup> day of August, 2019.

ATTEST:

**FRONTERRA COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

# **EXHIBIT A**

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED FY 2019-2020 BUDGET  
O&M GENERAL FUND**

|  | <b>BUDGET</b>    |
|--|------------------|
| REVENUES                                   |                  |
| ON-ROLL ASSESSMENTS                        | \$ 64,675        |
| DEVELOPER CONTRIBUTION                     |                  |
| INTEREST REVENUE                           |                  |
| MISCELLANEOUS REVENUE                      |                  |
| TOTAL REVENUES                             | <b>\$ 64,675</b> |
| <br>                                       |                  |
| EXPENDITURES                               |                  |
| <b>ADMINISTRATIVE</b>                      |                  |
| BOARD OF SUPERVISORS PAYROLL               | \$ -             |
| PAYROLL TAXES                              | -                |
| PAYROLL SERVICE FEE                        | -                |
| MANAGEMENT CONSULTING SERVICES             | 15,000           |
| ASSESSMENT ADMINISTRATION                  | 12,000           |
| ASSESSMENT ROLL PREPARATION                | 1,250            |
| MISCELLANEOUS                              | 250              |
| STORAGE FEES                               | 900              |
| ACCOUNTING SERVICES                        | 3,900            |
| BANK CHARGES                               | -                |
| AUDITING                                   | 5,000            |
| INSURANCE (Liability, Property & Casualty) | 5,400            |
| LEGAL ADVERTISING                          | 2,400            |
| REGULATORY AND PERMIT FEES                 | 175              |
| LEGAL SERVICES                             | 10,000           |
| ENGINEERING SERVICES - General             | 5,000            |
| WEBSITE DESIGN & HOSTING                   | 1,200            |
| MISCELLANEOUS SERVICES                     |                  |
| TOTAL ADMINISTRATIVE EXPENDITURES          | <b>\$ 62,475</b> |
| <br>                                       |                  |
| <b>FIELD OPERATIONS</b>                    |                  |
| FIELD OPERATIONS MANAGEMENT STAFF          |                  |
| LANDSCAPING & FIELD MAINTENANCE            | \$ -             |
| LANDSCAPE REPLACEMENT                      | -                |
| LANDSCAPE MULCHING                         | -                |
| IRRIGATION REPAIRS                         | -                |
| ELECTRICITY                                | 1,200            |
| WATER USE MONITORING                       | -                |
| ENTRY MONUMENTS MAINTENANCE                | 1,000            |
| WETLAND MONITORING                         | -                |
| SFWMD ERP ANNUAL REPORT                    | -                |
| LAKE MAINTENANCE                           | -                |
| TOTAL FIELD OPERATIONS EXPENDITURES        | <b>\$ 2,200</b>  |
| <br>                                       |                  |
| TOTAL EXPENDITURES                         | <b>\$ 64,675</b> |
| <br>                                       |                  |
| Balance                                    | \$ -             |
| 154 Lots =                                 | \$ 419.97        |



**Fronterra Community Development District  
Debt Service Fund - Series 2017 Bonds  
FY 2019-2020 Proposed Budget**

**REVENUE (1)**

|  |           |                   |
|--|-----------|-------------------|
| Balance in Account (May 1, 2019)                       | \$        | 1,490.79          |
| Assessment Off-Roll (from FY 2019-20 Off Roll Payment) | \$        | 71,775.00         |
| Assessment On-Roll                                     | \$        | 185,112.62        |
| Capitalized Interest                                   | \$        | -                 |
| Discounts  | \$        | -                 |
| <b>Total Revenue</b>                                   | <b>\$</b> | <b>258,378.41</b> |

**EXPENDITURES**

|   |           |                   |
|---|-----------|-------------------|
| <b>INTEREST EXPENSE</b>                                     |           |                   |
| November 1, 2019 (From FY 2019 Off Roll Assessment Payment) | \$        | 71,775.00         |
| May 1, 2020   | \$        | 71,775.00         |
| <b>PRINCIPAL</b>  |           |                   |
| May 1, 2020   | \$        | 40,000.00         |
| <b>Total Expenditures</b>                                   | <b>\$</b> | <b>183,550.00</b> |

**Carry Forward for November, 2020 Interest Payment** \$ 74,828.41

|                  |    |           |
|------------------|----|-----------|
| INTEREST EXPENSE |    |           |
| November 1, 2020 | \$ | 71,775.00 |

**Total Revenue over Expenditures** \$ 3,053.41

**Allocation of Maximum Annual Debt Service**

|                               |              | <b>Net Assessment</b> |              |            |
|-------------------------------|--------------|-----------------------|--------------|------------|
| <b>Single Family Land Use</b> | <b>Units</b> | <b>Per Unit</b>       | <b>Total</b> |            |
| Single Family                 | 154          | \$ 1,202.03           | \$           | 185,112.62 |

**On Roll Assessments**

|                               |              | <b>Net Assessment</b> |              |            |
|-------------------------------|--------------|-----------------------|--------------|------------|
| <b>Single Family Land Use</b> | <b>Units</b> | <b>Per Unit</b>       | <b>Total</b> |            |
| Single Family                 | 154          | \$ 1,202.03           | \$           | 185,112.62 |

**Off Roll Assessments**

|                               |              | <b>Net Assessment</b> |              |   |
|-------------------------------|--------------|-----------------------|--------------|---|
| <b>Single Family Land Use</b> | <b>Units</b> | <b>Per Unit</b>       | <b>Total</b> |   |
| Single Family                 | 0            | \$ 1,202.03           | \$           | - |

**Total \$ 185,112.62**

(1) - Following the adoption for the general fund and debt service budgets, the District will prepare an assessment roll based on the County Property Appraiser's final list of property owners as of a certain "date of record". The District will apportion assessments to property owners as of this "date of record" and will utilize the appropriate on-roll and off-roll collection methods to collect its assessments, assessments and related

# **EXHIBIT B**

| LOT NUMBER | PROPERTY IDENTIFICATION NUMBER | OWNER                              | ADDRESS         | O&M      | Debt Service | Total      |
|------------|--------------------------------|------------------------------------|-----------------|----------|--------------|------------|
| 1          | 34550000348                    | CCC FRONTERRA LLC                  | 8721 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 2          | 34550000364                    | CCC FRONTERRA LLC                  | 8725 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 3          | 34550000380                    | CCC FRONTERRA LLC                  | 8729 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 4          | 34550000403                    | CCC FRONTERRA LLC                  | 8733 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 5          | 34550000429                    | JACQUI LYNN HAMILTON               | 8737 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 6          | 34550000445                    | MICHAEL J MARCOTTE                 | 8741 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 7          | 34550000461                    | OAKLEY H & CANDIA D KELLER, OAKLEY | 8745 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 8          | 34550000487                    | WOJCIECH WOJTASIEWICZ              | 8749 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 9          | 34550000500                    | BRUNO GUERRERO                     | 8753 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 10         | 34550000526                    | CARLOS A GALLEGO                   | 8757 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 11         | 34550000542                    | JORGE RAFAEL NOLASCO               | 8761 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 12         | 34550000568                    | CESAR HERNANDEZ                    | 8765 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 13         | 34550000584                    | MIHAI VUSCAN                       | 8769 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 14         | 34550000607                    | HALA ALTAEE                        | 8773 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 15         | 34550000623                    | BRANDON H & CHELSEA R JONES        | 8777 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 16         | 34550000649                    | ANCELOT SIMILIE                    | 8781 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 17         | 34550000665                    | KERRU & CHRISLANDE DERA            | 8785 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 18         | 34550000681                    | AIDA LUZ GUTIERREZ                 | 8789 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 19         | 34550000704                    | FRANCISCO D & JENNIFER E FUENTES   | 8793 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 20         | 34550000720                    | MICHAEL B WELCH                    | 8797 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 21         | 34550000746                    | CESAR & GABIRELLE GONZALEZ         | 8801 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 22         | 34550000762                    | FAUSTO GONZALEZ PEREZ              | 8805 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 23         | 34550000788                    | MARIA A NOLASCO                    | 8809 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 24         | 34550000801                    | CALVIN J LILLION                   | 8813 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 25         | 34550000827                    | REYNA PRADO                        | 8817 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 26         | 34550000843                    | RACIEL GOMEZ RODRIGUEZ             | 8821 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 27         | 34550000869                    | CCC FRONTERRA LLC                  | 8825 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 28         | 34550000885                    | CCC FRONTERRA LLC                  | 8829 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 29         | 34550000908                    | LJUPCO & NATASA POPOV              | 8833 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 30         | 34550000924                    | KATHLEEN MARIE CARRIGAN            | 8837 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 31         | 34550000940                    | BLAS AGUIRRE VALDEZ                | 8843 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 32         | 34550000966                    | JASON LINARDICH                    | 8847 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 33         | 34550000982                    | WILLIM J & JEANNIE G BALZARINI JR  | 8851 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 34         | 34550001004                    | CCC FRONTERRA LLC                  | 8855 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 35         | 34550001020                    | F SALVINO DE OLIVERA FILHO         | 8859 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 36         | 34550001046                    | RENATO DE OLIVEIRA                 | 8863 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 37         | 34550001062                    | LESSER & IRIS KURTZ GONZALEZ       | 8867 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 38         | 34550001088                    | ERICK TODD HERNANDEZ               | 8871 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 39         | 34550001101                    | CCC FRONTERRA LLC                  | 8875 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 40         | 34550001127                    | DOUGLAS & CARMEN M LOPEZ BELLO     | 8879 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 41         | 34550001143                    | CCC FRONTERRA LLC                  | 8866 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |

| LOT<br>NUMBER | PROPERTY<br>IDENTIFICATION |  | OWNER | ADDRESS         | O&M      | Debt       |            |
|---------------|----------------------------|--|-------|-----------------|----------|------------|------------|
|               | NUMBER                     |  |       |                 |          | Service    | Total      |
| 42            | 34550001169                | CCC FRONTERRA LLC                          |       | 8862 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 43            | 34550001185                | CCC FRONTERRA LLC                          |       | 8858 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 44            | 34550001208                | JOHN & SHANNON MCGEE                       |       | 8854 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 45            | 34550001224                | FRANCISCO & MARIA E CUADRADO VEGA VINCENTI |       | 8832 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 46            | 34550001240                | CCC FRONTERRA LLC                          |       | 8828 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 47            | 34550001266                | CCC FRONTERRA LLC                          |       | 8824 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 48            | 34550001282                | CCC FRONTERRA LLC                          |       | 8820 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 49            | 34550001305                | CCC FRONTERRA LLC                          |       | 8816 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 50            | 34550001321                | CCC FRONTERRA LLC                          |       | 8812 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 51            | 34550001347                | CCC FRONTERRA LLC                          |       | 8808 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 52            | 34550001363                | CCC FRONTERRA LLC                          |       | 8804 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 53            | 34550001389                | CCC FRONTERRA LLC                          |       | 8800 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 54            | 34550001402                | EDDY H & FELEINE T CARRASCO                |       | 8796 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 55            | 34550001428                | VIOLETA FELICIA LUP                        |       | 8792 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 56            | 34550001444                | CCC FRONTERRA LLC                          |       | 8788 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 57            | 34550001460                | CCC FRONTERRA LLC                          |       | 8784 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 58            | 34550001486                | LORI MCAULEY                               |       | 8780 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 59            | 34550001509                | ROBERT F & HONGNA PANG KARLSON             |       | 8776 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 60            | 34550001525                | ERICA L CIRILLO                            |       | 8772 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 61            | 34550001541                | SON & THUY DIEM VO NGUYEN                  |       | 8768 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 62            | 34550001567                | JIMMY & NHU THI CAM NGUYEN                 |       | 8764 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 63            | 34550001583                | CCC FRONTERRA LLC                          |       | 8760 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 64            | 34550001606                | LILIAM MARIE LANDAVAZO                     |       | 8756 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 65            | 34550001622                | HUANG, SUSAN                               |       | 8748 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 66            | 34550001648                | MICHAEL LEE                                |       | 8744 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 67            | 34550001664                | LAWRENCE G & HEDY Z ECKLES                 |       | 8740 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 68            | 34550001680                | PANKAJ J MALIK                             |       | 8736 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 69            | 34550001703                | ARNOLD BEAUVAIS                            |       | 8732 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 70            | 34550001729                | JASON F & KRISTA N COLLETT                 |       | 8728 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 71            | 34550001745                | JONAS THOMPSON                             |       | 8724 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 72            | 34550001761                | XIAONING KOU                               |       | 8720 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 73            | 34550002061                | CCC FRONTERRA LLC                          |       | 9068 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 74            | 34550002087                | CCC FRONTERRA LLC                          |       | 9064 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 75            | 34550002100                | CCC FRONTERRA LLC                          |       | 9060 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 76            | 34550002126                | CCC FRONTERRA LLC                          |       | 9056 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 77            | 34550002142                | CCC FRONTERRA LLC                          |       | 9052 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 78            | 34550002168                | CCC FRONTERRA LLC                          |       | 9048 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 79            | 34550002184                | CCC FRONTERRA LLC                          |       | 9044 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 80            | 34550002207                | CCC FRONTERRA LLC                          |       | 9014 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 81            | 34550002223                | CCC FRONTERRA LLC                          |       | 9010 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |
| 82            | 34550002249                | CCC FRONTERRA LLC                          |       | 9006 MADRID CIR | \$454.02 | \$1,299.49 | \$1,753.51 |

| LOT NUMBER | PROPERTY IDENTIFICATION NUMBER | OWNER             | ADDRESS         | O&M      | Debt Service | Total      |
|------------|--------------------------------|-------------------|-----------------|----------|--------------|------------|
| 83         | 34550002265                    | CCC FRONTERRA LLC | 9000 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 84         | 34550002281                    | CCC FRONTERRA LLC | 8996 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 85         | 34550002304                    | CCC FRONTERRA LLC | 8992 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 86         | 34550002320                    | CCC FRONTERRA LLC | 8988 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 87         | 34550002346                    | CCC FRONTERRA LLC | 8984 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 88         | 34550002362                    | CCC FRONTERRA LLC | 8980 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 89         | 34550002388                    | CCC FRONTERRA LLC | 8976 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 90         | 34550002401                    | CCC FRONTERRA LLC | 8972 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 91         | 34550002427                    | CCC FRONTERRA LLC | 8968 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 92         | 34550002443                    | CCC FRONTERRA LLC | 8960 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 93         | 34550002469                    | CCC FRONTERRA LLC | 8956 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 94         | 34550002485                    | CCC FRONTERRA LLC | 8952 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 95         | 34550002508                    | CCC FRONTERRA LLC | 8948 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 96         | 34550002524                    | CCC FRONTERRA LLC | 8944 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 97         | 34550002540                    | CCC FRONTERRA LLC | 8940 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 98         | 34550002566                    | CCC FRONTERRA LLC | 8936 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 99         | 34550002582                    | CCC FRONTERRA LLC | 8932 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 100        | 34550002605                    | CCC FRONTERRA LLC | 8928 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 101        | 34550002621                    | CCC FRONTERRA LLC | 8924 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 102        | 34550002647                    | CCC FRONTERRA LLC | 8920 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 103        | 34550002663                    | CCC FRONTERRA LLC | 8916 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 104        | 34550002689                    | CCC FRONTERRA LLC | 8912 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 105        | 34550002702                    | CCC FRONTERRA LLC | 8908 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 106        | 34550002728                    | CCC FRONTERRA LLC | 8904 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 107        | 34550002744                    | CCC FRONTERRA LLC | 8900 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 108        | 34550002760                    | CCC FRONTERRA LLC | 8896 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 109        | 34550002786                    | CCC FRONTERRA LLC | 8887 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 110        | 34550002809                    | CCC FRONTERRA LLC | 8891 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 111        | 34550002825                    | CCC FRONTERRA LLC | 8895 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 112        | 34550002841                    | CCC FRONTERRA LLC | 8899 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 113        | 34550002867                    | CCC FRONTERRA LLC | 8903 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 114        | 34550002883                    | CCC FRONTERRA LLC | 8907 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 115        | 34550002906                    | CCC FRONTERRA LLC | 8911 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 116        | 34550002922                    | CCC FRONTERRA LLC | 8915 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 117        | 34550002948                    | CCC FRONTERRA LLC | 8919 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 118        | 34550002964                    | CCC FRONTERRA LLC | 8923 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 119        | 34550002980                    | CCC FRONTERRA LLC | 8927 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 120        | 34550003002                    | CCC FRONTERRA LLC | 8931 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 121        | 34550003028                    | CCC FRONTERRA LLC | 8935 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 122        | 34550003044                    | CCC FRONTERRA LLC | 8939 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |
| 123        | 34550003060                    | CCC FRONTERRA LLC | 8943 MADRID CIR | \$454.02 | \$1,299.49   | \$1,753.51 |

| LOT NUMBER    | PROPERTY IDENTIFICATION NUMBER | OWNER             | ADDRESS         | O&M                | Debt Service        | Total               |
|---------------|--------------------------------|-------------------|-----------------|--------------------|---------------------|---------------------|
| 124           | 34550003086                    | CCC FRONTERRA LLC | 8947 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 125           | 34550003109                    | CCC FRONTERRA LLC | 8951 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 126           | 34550003125                    | CCC FRONTERRA LLC | 8955 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 127           | 34550003141                    | CCC FRONTERRA LLC | 8959 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 128           | 34550003167                    | CCC FRONTERRA LLC | 8963 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 129           | 34550003183                    | CCC FRONTERRA LLC | 8967 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 130           | 34550003206                    | CCC FRONTERRA LLC | 8971 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 131           | 34550003222                    | CCC FRONTERRA LLC | 8975 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 132           | 34550003248                    | CCC FRONTERRA LLC | 8979 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 133           | 34550003264                    | CCC FRONTERRA LLC | 8983 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 134           | 34550003280                    | CCC FRONTERRA LLC | 8987 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 135           | 34550003303                    | CCC FRONTERRA LLC | 8991 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 136           | 34550003329                    | CCC FRONTERRA LLC | 8995 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 137           | 34550003345                    | CCC FRONTERRA LLC | 8999 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 138           | 34550003361                    | CCC FRONTERRA LLC | 9003 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 139           | 34550003387                    | CCC FRONTERRA LLC | 9007 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 140           | 34550003400                    | CCC FRONTERRA LLC | 9011 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 141           | 34550003426                    | CCC FRONTERRA LLC | 9015 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 142           | 34550003442                    | CCC FRONTERRA LLC | 9021 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 143           | 34550003468                    | CCC FRONTERRA LLC | 9025 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 144           | 34550003484                    | CCC FRONTERRA LLC | 9029 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 145           | 34550003507                    | CCC FRONTERRA LLC | 9033 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 146           | 34550003523                    | CCC FRONTERRA LLC | 9037 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 147           | 34550003549                    | CCC FRONTERRA LLC | 9041 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 148           | 34550003565                    | CCC FRONTERRA LLC | 9045 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 149           | 34550003581                    | CCC FRONTERRA LLC | 9049 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 150           | 34550003604                    | CCC FRONTERRA LLC | 9053 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 151           | 34550003620                    | CCC FRONTERRA LLC | 9057 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 152           | 34550003646                    | CCC FRONTERRA LLC | 9061 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 153           | 34550003662                    | CCC FRONTERRA LLC | 9065 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| 154           | 34550003688                    | CCC FRONTERRA LLC | 9069 MADRID CIR | \$454.02           | \$1,299.49          | \$1,753.51          |
| <b>TOTALS</b> |                                |                   |                 | <b>\$69,919.08</b> | <b>\$200,121.46</b> | <b>\$270,040.54</b> |

# EXHIBIT 8

# Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily  
Naples, FL 34110

**FRONTERRA COMMUNITY  
DEVELOPMENT DIS  
707 ORCHID DRIVE SUITE 100  
Naples, FL 34102**

## Affidavit of Publication

STATE OF WISCONSIN  
COUNTY OF BROWN

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

August 1, 2019

*Vicky Felty*

Subscribed and sworn to before on August 2, 2019:

*Tara Mondloch*  
Notary, State of WI, County of Brown

**TARA MONDLOCH**  
Notary Public  
State of Wisconsin

My commission expires: August 6, 2021

Publication Cost: \$3780 00

Ad No: GCI0238680

Customer No: 324647

PO#:



**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE INITIATION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE NEW, COLLECTION AND ENFORCEMENT OF THESE SAME, AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

**Opening Public Hearings and Regular Meeting**

The Board of Supervisors ("Board") for the Fronterra Community Development District ("District") will hold the following two public hearings and a regular meeting:

**DATE:** August 15, 2019  
**TIME:** 11:30 p.m.  
**LOCATION:** Bunn Calkins Companies  
 2600 Golden Gate Parkway  
 Naples, Florida 34105

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, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"). This second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2019/2020; 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 benefited property within the District for the purpose of funding the District's general administration, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be imposed and benefited from the O&M Assessments, are set forth in the Proposed 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 | ERU Factor | Proposed Annual O&M Assessment (including collection costs / early payment discounts) |
|---------------------------|------------------|------------|---|
| Single Family Residential | 54               | 1          | \$454.02  |
| Vacant Residential        | 100              | 1          | \$454.02  |

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Collier County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes the lien amount shall serve as the "maximum rate authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2019/2020.

For Fiscal Year 2019/2020, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2019. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Real Estate Econometrics, Inc., 707 Dredford Drive, Suite 100, Naples, Florida 34102, Ph: (239) 269-1341 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8776 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT**



# EXHIBIT 9

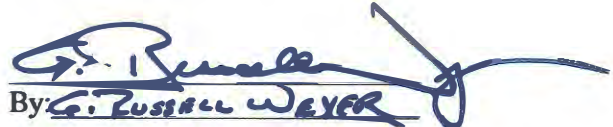
STATE OF FLORIDA )  
COUNTY OF Collier )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared G. Russell Weyer, 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, Russell Weyer, am employed by Real Estate Econometrics, Inc., and, in the course of that employment, serve as District Manager for the Fronterra Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Fronterra Community Development District.
4. I do hereby certify that on July 10, 2019, and in the regular course of business, I caused letters, in the forms attached hereto as Exhibit A, to be sent notifying affected landowner(s) in the Fronterra Community Development District of their rights under Chapters 170, 190 and 197, Florida Statutes, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in Exhibit B and in the manner identified in Exhibit A.
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.

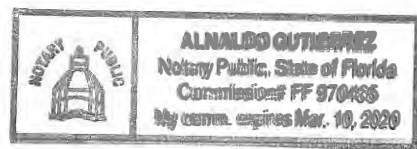
**FURTHER AFFIANT SAYETH NOT.**

  
By: G. RUSSELL WEYER

SWORN AND SUBSCRIBED before me this 11<sup>th</sup> day of July 2019, by G. Russell Weyer, for Real Estate Econometrics, Inc., who is [ ] personally known to me or [X] has provided SLDL as identification, and who did X / did not \_\_\_ take an oath.

NOTARY PUBLIC  
  
Print Name: Alfredo Gutierrez  
Notary Public, State of Florida  
Commission No.: FF 970465  
My Commission Expires: Mar 10, 2020

- EXHIBIT A: Copies of Forms of Mailed Notices
- EXHIBIT B: List of Addressees



# EXHIBIT A – COPY OF MAILED NOTICE

## Fronterra Community Development District

Real Estate Econometrics, Inc.  
707 Orchid Drive, Suite 100  
Naples, Florida 34102  
Ph: (239) 269-1341

**THIS IS NOT A BILL – DO NOT PAY**

July 10, 2019

### **VIA FIRST CLASS MAIL**

JACQUI LYNN HAMILTON  
8737 MADRID CIRCLE  
NAPLES, FL 34104

PROPERTY ID NUMBER: 34550000429

RE: Fronterra Community Development District  
Fiscal Year 2019/2020 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Fronterra Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2019/2020, on August 15, 2019, at 1:30 p.m., at the offices of Barron Collier Companies located at 2600 Golden Gate Parkway, Naples, Florida 34105. 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 Real Estate Econometrics, Inc., 707 Orchid Drive, Suite 100, Naples, Florida 34102, Ph: (239) 269-1341 (“**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,



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

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2019/2020, the District expects to collect no more than \$64,675 in gross revenue.
2. **Unit of Measurement.** Since all lands within the District are now platted, the O&M Assessments are allocated on an Equivalent Residential Unit ("ERU") basis for platted lots.
3. **Schedule of O&M Assessments:**

| Land Use                  | Total # of Units | ERU Factor | Proposed Annual O&M Assessment (including collection costs / early payment discounts) |
|---------------------------|------------------|------------|---|
| Single Family Residential | 54               | 1          | \$454.02  |
| Vacant Residential        | 100              | 1          | \$454.02  |

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2019/2020. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

| Current Annual O&M Assessment (October 1, 2018 – September 30, 2019) | Proposed Annual O&M Assessment (October 1, 2019 – September 30, 2020) | Change in Annual Dollar Amount |
|--|---|--------------------------------|
| \$411.90   | \$454.02  | \$42.12                        |

5. **Collection.** By operation of law, the District's assessments each year constitute a lien against benefitted property located within the District just as do each year's property taxes. For Fiscal Year 2019/2020, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2019. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

## EXHIBIT B - LIST OF ADDRESSES

| NAME                                       | ADDRESS                    | CITY           | STATE | ZIP CODE | PIN         |
|--|----------------------------|----------------|-------|----------|-------------|
| JACQUI LYNN HAMILTON                       | 8737 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000429 |
| MICHAEL J MARCOTTE                         | 8741 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000445 |
| OAKLEY H & CANDIA D KELLER                 | 8745 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000461 |
| WOJCIECH WOJTASIEWICZ                      | 8749 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000487 |
| BRUNO GUERRERO                             | 8753 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000500 |
| CARLOS A GALLEG0                           | 8757 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000526 |
| JORGE RAFAEL NOLASCO                       | 8761 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000542 |
| CESAR HERNANDEZ                            | 8765 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000568 |
| MIHAI VUSCAN                               | 8769 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000584 |
| HALA ALTAEE                                | 8773 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000607 |
| BRANDON H & CHELSEA R JONES                | 8777 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000623 |
| ANCELOT SIMILIEN                           | 8781 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000649 |
| KERRU & CHRISLANDE DERA                    | 8785 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000665 |
| AIDA LUZ GUTIERREZ                         | 8789 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000681 |
| FRANCISCO D & JENNIFER E FUENTES           | 8793 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000704 |
| MICHAEL B WELCH                            | 8797 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000720 |
| CESAR & GABIRELLE GONZALEZ                 | 8801 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000746 |
| FAUSTO GONZALEZ PEREZ                      | 8805 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000762 |
| MARIA A NOLASCO                            | 8809 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000788 |
| CALVIN J LILLION                           | 8813 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000801 |
| REYNA PRADO                                | 8817 MADRID CIRCLE         | NAPLES         | FL    | 33134    | 34550000827 |
| RACIEL GOMEZ RODRIGUEZ                     | 8821 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000843 |
| LIUPCO & NATASA POPOV                      | 8833 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000908 |
| KATHLEEN MARIE CARRIGAN                    | 8837 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000924 |
| BLAS AGUIRRE VALDEZ                        | 8843 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000940 |
| JASON LINARDICH                            | 8847 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000966 |
| WILLIM J & JEANNIE G BALZARINI JR          | 8851 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550000982 |
| F SALVINO DE OLIVEIRA FILHO                | 8859 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001020 |
| RENATO DE OLIVEIRA                         | 8863 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001046 |
| LESSER & IRIS KURTZ GONZALEZ               | 8867 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001062 |
| ERICK TODD HERNANDEZ                       | 8871 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001088 |
| DOUGLAS & CARMEN M LOPEZ BELLO             | 8879 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001127 |
| JOHN & SHANNON MCGEE                       | 3120 SUMMIT RIDGE DR       | SAN MARCOS     | TX    | 78666    | 34550001208 |
| FRANCISCO & MARIA E CUADRADO VEGA VINCENTI | 8832 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001224 |
| EDDY H & FELEINE T CARRASCO                | 8796 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001402 |
| VIOLETA FELICIA LUP                        | 3950 SW 137TH AVE          | DAVIE          | FL    | 33330    | 34550001428 |
| LORI MCAULEY                               | 8780 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001486 |
| ROBERT F & HONGNA PANG KARLSON             | 8776 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001509 |
| ERICA L CIRILLO                            | 8772 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001525 |
| SON & THUY DIEM VO NGUYEN                  | 8768 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001541 |
| JIMMY & NHU THI CAM NGUYEN                 | 8764 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001567 |
| LILIAM MARIE LANDAVAZO                     | 8456 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001606 |
| MICHAEL LEE                                | 734 SW 122 TER             | PEMBROKE PINES | FL    | 33025    | 34550001648 |
| LAWRENCE G & HEDY Z ECKLES                 | 837 N BEACHWOOD DR         | BURBANK        | CA    | 91506    | 34550001664 |
| PANKAJ J MALIK                             | 8736 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001680 |
| ARNOLD BEAUVAIS                            | 8732 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001703 |
| JASON F & KRISTA N COLLETT                 | 8728 MADRID CIRCLE         | NAPLES         | FL    | 34104    | 34550001729 |
| JONAS THOMPSON                             | 1 SEAL HARBOR RD UNIT #307 | WINTHROP       | MA    | 02152    | 34550001745 |
| XIAONING KOU                               | 120 W 3RD AVE APT #201     | SAN MATEO      | CA    | 94402    | 34550001761 |

### CANADA

|             |                   |          |    |       |             |
|-------------|-------------------|----------|----|-------|-------------|
| SUSAN HUANG | 27 RUE BRIGANTINE | KIRKLAND | QC | H9H 5 | 34550001622 |
|-------------|-------------------|----------|----|-------|-------------|

### DEVELOPER

|                            |                                |              |    |       |          |
|----------------------------|--------------------------------|--------------|----|-------|----------|
| MIKE LEVAK - CCC FRONTERRA | 2020 SALZEDO STREET, SUITE 200 | CORAL GABLES | FL | 33134 | 104 LOTS |
|----------------------------|--------------------------------|--------------|----|-------|----------|

# EXHIBIT 10



# ACCOUNTING PROPOSAL

**For Fronterra**

**Prepared by Lynn Mattice**

**Mattice Business Services, Inc.**

561-558-9100 | [Lynn@MatticeBusiness.com](mailto:Lynn@MatticeBusiness.com)

401 W Atlantic Ave | Delray Beach, Florida | 33444 |

<http://www.MatticeBusiness.com>



# COVER LETTER

**RUSS WEYER  
FRONTERRA**

**REGARDING:  
PROPOSAL TO PROVIDE  
PROFESSIONAL  
ACCOUNTING AND  
CONSULTING SERVICES**

Dear Russ,

Mattice Business Services, Inc. is pleased to present this proposal to provide professional accounting, consulting and financial managements services to Fronterra. Our experience in providing accounting services over the last 20 years, provides us with a solid understanding of your business environment and needs.

We have developed this package that follows with Fronterra in mind, providing information that is most relevant to your current business needs.

If you are interested in any additional information, do not hesitate to contact us. We look forward to serving you.

Sincerely,

**Lynn Mattice**  
*Certified Profit First Professional*

# ABOUT US

**With more than 20 years of service, Mattice Business Services, Inc. is focused on providing our clients advice on bookkeeping, accounting and consulting services that reflect their needs.**

Our firm is one of the leading bookkeeping firms in the area. By combining our expertise, experience and the energy of our staff, each client receives close personal and professional attention.

Our high standards, service and specialized staff spell the difference between our outstanding performance, and other bookkeeping firms. We make sure that every client is served by the expertise of our whole firm.

## Client Experience

**Some of our related client experience includes:**

Coldwell Partners  
MacKenzie Cross  
JG Graphic Design  
Proposify

Coldwell Partners  
MacKenzie Cross  
JG Graphic Design  
Proposify

# MEET OUR TEAM

**As our client your engagement would be led by a single partner, Lynn Mattice. Lynn Mattice is backed by a team of dedicated and seasoned professionals, who have a combined 50 years experience.**



## Lynn Mattice

Lynn Mattice, Accountant & President, originally from Connecticut, has over 35 years of accounting experience. Her experience in South Florida includes 7 years in CPA firms, 2 years as Director of Operations of a payroll processing company and 3 years as a controller of a \$50M distribution company. Lynn founded Mattice Business Services, Inc. in 1999. She has been a Certified QuickBooks® ProAdvisor since 1999 and became a Certified QuickBooks® Advanced ProAdvisor in May 2007 and is also a Florida Notary.

# PROJECT SUMMARY

**Fronterra is interested in securing an accounting partner to assist with restructuring the bookkeeping and accounting reporting by setting up QBO and aiding in reconciling Trust Fund accounts.**

## Goals of the Project

- Increase operational efficiency and production
- More accurate timely reporting
- Better accounting software
- Online software for easy access



# PROPOSAL

**Mattice Business Services, Inc. will help Fronterra move to a comprehensive transaction management service build on the QuickBooks platform. This move will allow for all bookkeeping and accounting functions to be seamlessly accessible as well as provide complete customer data access.**

Mattice Business Services, Inc. proposes to implement and train on QuickBooks Online.

## QuickBooks Set Up

- Upload Desktop QB file to Online
- Ensure that all balances and data has been successfully uploaded
- Set up Online Banking download feature for the bank operating account

## Ongoing

- Monthly reconciliations of Trust bank accounts including entries
- Year end help with Journal entries to prepare for audit.

# SERVICE & PRICING

**Our fees are based on the value of the services provided and scope of work.**

**Mattice Business Services, Inc. provides the following proposal based on the project summary provided:**

|   |                       |
|---|-----------------------|
| Initial transfer of file to QBO           | \$500.00 one time fee |
| Monthly reconciliations of trust accounts | \$250.00 per month    |

**Software Subscriptions to be paid by Client:**

|   |   |
|---|---|
| Annual Fee for QuickBooks Online Year 1     | \$322.50 (50% discount)                                   |
| Annual Fee for QuickBooks Online thereafter | \$645.00 per year (Subject to change with Intuit pricing) |

 SIGNATURE  
Russ Weyer

 SIGNATURE  
Lynn Mattice

# NEXT STEPS

## **Project Kick-Off / Requirements Documentation**

Need access to bank to download bank statements.

Decision on start date of reconciliations and the transition to QBO (link will be sent for discount)

# CONTACT US

**Mattice Business Services, Inc. are very interested in working with Fronterra and would love to set up a meeting with you to answer any questions you may have and determine the next steps in this process.**

## **Lynn Mattice**

***Certified Profit First Professional***  
**Mattice Business Services, Inc.**

561-558-9100 | [Lynn@MatticeBusiness.com](mailto:Lynn@MatticeBusiness.com)  
401 W Atlantic Ave | Delray Beach, Florida 33444  
<http://www.MatticeBusiness.com>





# EXHIBIT 11

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
O&M GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE  
FOR THE PERIOD ENDING JULY 31, 2019**

|  | <u>APPROVED<br/>BUDGET</u> | <u>ACTUAL<br/>YEAR-TO-DATE</u> | <u>YTD VARIANCE<br/>FAVORABLE<br/>(UNFAVORABLE)</u> |
|--|----------------------------|--------------------------------|---|
| REVENUES                                   |                            |                                |   |
| ON-ROLL ASSESSMENTS                        | \$ 27,432                  | \$ 27,433                      | \$ 1  |
| OFF-ROLL ASSESSMENTS                       | 31,243                     | 6,850                          | (24,393)  |
| INTEREST REVENUE                           | -                          | 218                            | 218   |
| ON ROLL DISCOUNT REVENUE                   | -                          | 699                            | 699   |
| UNRECONCILED REVENUE                       | -                          | 7,143                          | 7,143   |
| <b>TOTAL REVENUES</b>                      | <b>\$ 58,675</b>           | <b>\$ 42,343</b>               | <b>\$ (16,332)</b>                                  |
| EXPENDITURES                               |                            |                                |   |
| <b>ADMINISTRATIVE</b>                      |                            |                                |   |
| BOARD OF SUPERVISORS PAYROLL               |                            |                                |   |
| PAYROLL TAXES                              |                            |                                |   |
| PAYROLL SERVICE FEE                        |                            |                                |   |
| MANAGEMENT CONSULTING SERVICES             | \$ 15,000                  | \$ 12,500                      | \$ 2,500  |
| ASSESSMENT ADMINISTRATION                  | 12,000                     | 5,011                          | 6,989   |
| ASSESSMENT ROLL PREPARATION                | -                          | -                              | -   |
| OFFICE EXPENSE                             | 250                        | 110                            | 140   |
| STORAGE FEES                               | 900                        | -                              | 900   |
| BANK CHARGES                               | -                          | -                              | -   |
| AUDITING                                   | 5,000                      | 6,600                          | (1,600)   |
| INSURANCE (Liability, Property & Casualty) | 5,250                      | -                              | 5,250   |
| LEGAL ADVERTISING                          | 2,400                      | 1,393                          | 1,007   |
| REGULATORY AND PERMIT FEES                 | 175                        | 175                            | -   |
| LEGAL SERVICES                             | 10,000                     | 8,159                          | 1,841   |
| ENGINEERING SERVICES - General             | 5,000                      | 4,976                          | 24  |
| WEBSITE DESIGN & HOSTING                   | 500                        | 2,584                          | (2,084)   |
| MISCELLANEOUS SERVICES                     | -                          | -                              | -   |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>   | <b>\$ 56,475</b>           | <b>\$ 41,508</b>               | <b>\$ 14,967</b>                                    |
| <b>FIELD OPERATIONS</b>                    |                            |                                |   |
| FIELD OPERATIONS MANAGEMENT STAFF          | \$ -                       | \$ -                           | \$ -  |
| LANDSCAPING & FIELD MAINTENANCE            | -                          | -                              | -   |
| LANDSCAPE REPLACEMENT                      | -                          | -                              | -   |
| LANDSCAPE MULCHING                         | -                          | -                              | -   |
| IRRIGATION REPAIRS                         | -                          | -                              | -   |
| ELECTRICITY                                | 1,200                      | -                              | 1,200   |
| WATER USE MONITORING                       | -                          | -                              | -   |
| ENTRY MONUMENTS MAINTENANCE                | 1,000                      | -                              | 1,000   |
| WETLAND MONITORING                         | -                          | -                              | -   |
| SFWMDC ANNUAL REPORT                       | -                          | -                              | -   |
| LAKE TESTING                               | -                          | -                              | -   |
| CULVERTS CLEANING                          | -                          | -                              | -   |
| LAKE MAINTENANCE                           | -                          | -                              | -   |
| <b>TOTAL FIELD OPERATIONS EXPENDITURES</b> | <b>\$ 2,200</b>            | <b>\$ -</b>                    | <b>\$ 2,200</b>                                     |
| <b>TOTAL EXPENDITURES</b>                  | <b>\$ 58,675</b>           | <b>\$ 41,508</b>               | <b>\$ 17,167</b>                                    |
| BALANCE                                    | \$ -                       | \$ 835                         | \$ 835  |

**Fronterra Community Development District**  
**Cash Flow**  
October 2018 through July 2019

|   | <b>Oct '18 - Jul 19</b> |
|---|-------------------------|
| <b>Income</b>                             |                         |
| 1361001 · Interest Revenue                | \$ 218                  |
| 1363116 · Off Roll Assessments            | 6,850                   |
| 1363216 · On Roll O&M Assessments         | 27,433                  |
| 1363218 · O&M Assessment Discount         | 699                     |
| Unreconciled Revenue                      | 7,143                   |
| <b>Total Income</b>                       | <b>\$ 42,343</b>        |
| <br><b>Expense</b>                        |                         |
| <b>1100000 · Administrative</b>           |                         |
| 1512100 · Management Consulting Services  | \$ 12,500               |
| 1513014 · Website Hosting & Management    | 2,584                   |
| 1513020 · Office Expense                  | 110                     |
| 1513048 · District Filing Fee             | 175                     |
| 1513055 · Legal Advertising               | 1,393                   |
| 1513060 · Assessment Administration Servi | 5,011                   |
| 1513070 · Auditing Services               | 6,600                   |
| 1513080 · Engineering Services            | 4,976                   |
| 1514010 · Legal Services                  | 8,159                   |
| <b>Total 1100000 · Administrative</b>     | <b>\$ 41,508</b>        |
| <b>Total Expense</b>                      | <b>\$ 41,508</b>        |
| <br><b>Net Cash Flow</b>                  | <br><b>\$ 836</b>       |

**Fronterra Community Development District**  
**Balance Sheet**  
As of July 31, 2019

|   | <b>Jul 31, 19</b> |
|---|-------------------|
| <b>ASSETS</b>                             |                   |
| <b>Current Assets</b>                     |                   |
| <b>Checking/Savings</b>                   |                   |
| 1101000 · 1Cash                           | 2,668.79          |
| 1101001 · 2Commercial O&M Pre-Payment     | 15,484.59         |
| 2151000 · Revenue Trust Acct -Series 2017 | 1,572.46          |
| 2151004 · Reserve Trust Fund-Series 2017  | 46,278.13         |
| 2151006 · Cost of Issuance -Series 2017   | -26,870.00        |
| 2151007 · Assmnt Prepayment -Series 2017  | 24.50             |
| 8151030 · Construction Trust Fund         | 100,556.10        |
| <b>Total Checking/Savings</b>             | 139,714.57        |
| <b>Other Current Assets</b>               |                   |
| 1131001 · Due from Other Funds to GF      | 2,100.00          |
| 1155000 · Prepaid Items                   | 5,500.00          |
| 8151006 · Cost of Issuance 2017           | 26,870.00         |
| <b>Total Other Current Assets</b>         | 34,470.00         |
| <b>Total Current Assets</b>               | 174,184.57        |
| <b>TOTAL ASSETS</b>                       | <b>174,184.57</b> |
| <b>LIABILITIES &amp; EQUITY</b>           |                   |
| <b>Liabilities</b>                        |                   |
| <b>Current Liabilities</b>                |                   |
| <b>Accounts Payable</b>                   |                   |
| 1202000 · Accounts Payable                | 1,768.35          |
| 8201000 · Retainage Payable               | 32,633.00         |
| 8208000 · Due to General Fund             | 2,100.00          |
| <b>Total Accounts Payable</b>             | 36,501.35         |
| <b>Other Current Liabilities</b>          |                   |
| 8200000 · Construction Accrued Expenses   | 143,081.00        |
| <b>Total Other Current Liabilities</b>    | 143,081.00        |
| <b>Total Current Liabilities</b>          | 179,582.35        |
| <b>Total Liabilities</b>                  | 179,582.35        |
| <b>Equity</b>                             |                   |
| 1271000 · Fund Balance- Unreserved        | 29,517.67         |
| 2271000 · DS Fund Balance Unreserved      | 132,512.97        |
| 8271000 · Fund Balance Unreserved         | -107,650.87       |
| Net Income                                | -59,777.55        |
| <b>Total Equity</b>                       | -5,397.78         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>     | <b>174,184.57</b> |

# EXHIBIT 12

**FRONTERRA  
COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2018**

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Fronterra Community Development District  
Collier County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Fronterra Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.



## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 25, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

*Benn & Associates*

June 25, 2019

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Fronterra Community Development District, Collier County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$313,266).
- The change in the District's total net position in comparison with the prior fiscal year was (\$28,805). The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$152,943, a decrease of (\$1,804,988) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and the remainder is deficit unassigned fund balance.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Fund Financial Statements (Continued)

#### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service and capital projects funds. All funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

#### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

|                                     | NET POSITION  |              |
|-------------------------------------|---------------|--------------|
|                                     | SEPTEMBER 30, |              |
|                                     | 2018          | 2017         |
| Current and other assets            | \$ 233,263    | \$ 2,152,219 |
| Capital assets, net of depreciation | 2,244,520     | 504,140      |
| Total assets                        | 2,477,783     | 2,656,359    |
| Current liabilities                 | 141,049       | 255,820      |
| Long-term liabilities               | 2,650,000     | 2,685,000    |
| Total liabilities                   | 2,791,049     | 2,940,820    |
| Net position                        |               |              |
| Net investment in capital assets    | (405,480)     | (2,180,860)  |
| Restricted                          | 106,151       | 1,896,399    |
| Unrestricted                        | (13,937)      | -            |
| Total net position                  | \$ (313,266)  | \$ (284,461) |

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

|                                    | CHANGES IN NET POSITION                 |                     |
|------------------------------------|---|---------------------|
|                                    | FOR THE FISCAL YEAR ENDED SEPTEMBER 30, |                     |
|                                    | 2018                                    | 2017                |
| Revenues:                          |   |                     |
| Program revenues                   |   |                     |
| Charges for services               | \$ 167,138                              | \$ 80,279           |
| Operating grants and contributions | 613                                     | 260                 |
| Capital grants and contributions   | 8,616                                   | 4,882               |
| General revenues                   |   |                     |
| Unrestricted investment earnings   | 31                                      | -                   |
| Total revenues                     | <u>176,398</u>                          | <u>85,421</u>       |
| Expenses:                          |   |                     |
| General government                 | 58,331                                  | 80,279              |
| Interest                           | 146,872                                 | 76,710              |
| Bond issuance costs                | -                                       | 212,893             |
| Total expenses                     | <u>205,203</u>                          | <u>369,882</u>      |
| Change in net position             | (28,805)                                | (284,461)           |
| Net position, beginning            | (284,461)                               | -                   |
| Net position, ending               | <u>\$ (313,266)</u>                     | <u>\$ (284,461)</u> |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$205,203. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of Developer contributions and the remainder of the current fiscal year revenue is interest earnings. In total, expenses decreased from the prior fiscal year, the majority of the decrease was the result of non-recurring cost of issuing bonds in the prior fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2018, the District had \$2,244,520 invested in capital assets for its governmental activities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2018, the District had \$2,650,000 Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will increase as the District is built out.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Fronterra Community Development District's Finance Department at 707 Orchid Drive, Suite 100, Naples, Florida 34102.

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

|                                  | Governmental<br>Activities |
|----------------------------------|----------------------------|
| <b>ASSETS</b>                    |                            |
| Cash                             | \$ 19,719                  |
| Prepaid expense                  | 7,045                      |
| Restricted assets:               |                            |
| Investments                      | 206,499                    |
| Capital assets:                  |                            |
| Nondepreciable                   | 2,244,520                  |
| Total assets                     | 2,477,783                  |
| <br><b>LIABILITIES</b>           |                            |
| Accounts payable                 | 1,624                      |
| Unearned revenue                 | 25,140                     |
| Contracts payable                | 53,556                     |
| Accrued interest payable         | 60,729                     |
| Non-current liabilities:         |                            |
| Due within one year              | 40,000                     |
| Due in more than one year        | 2,610,000                  |
| Total liabilities                | 2,791,049                  |
| <br><b>NET POSITION</b>          |                            |
| Net investment in capital assets | (405,480)                  |
| Restricted for capital projects  | 106,151                    |
| Unrestricted                     | (13,937)                   |
| Total net position               | \$ (313,266)               |

See notes to the financial statements

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

| <u>Functions/Programs</u>     | <u>Expenses</u> | Program Revenues           |  |  | Net (Expense)<br>Revenue and<br>Changes in Net<br>Position |
|-------------------------------|-----------------|----------------------------|--|--|--|
|                               |                 | Charges<br>for<br>Services | Operating<br>Grants and<br>Contributions | Capital<br>Grants and<br>Contributions | Governmental<br>Activities                                 |
| Primary government:           |                 |                            |  |  |  |
| Governmental activities:      |                 |                            |  |  |  |
| General government            | \$ 58,331       | \$ 58,300                  | \$ -                                     | \$ -                                   | \$ (31)  |
| Maintenance and operations    | -               | -                          | -  | 8,616                                  | 8,616  |
| Interest on long-term debt    | 146,872         | 108,838                    | 613                                      | -                                      | (37,421)   |
| Total governmental activities | 205,203         | 167,138                    | 613                                      | 8,616                                  | (28,836)   |
| General revenues:             |                 |                            |  |  |  |
|                               |                 |                            |  |  | 31   |
|                               |                 |                            |  |  | 31   |
|                               |                 |                            |  |  | (28,805)   |
|                               |                 |                            |  |  | (284,461)  |
|                               |                 |                            |  |  | \$ (313,266)   |

See notes to the financial statements

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2018**

|                                      | Major Funds      |                  |                     | Total<br>Governmental<br>Funds |
|--------------------------------------|------------------|------------------|---------------------|--------------------------------|
|                                      | General          | Debt<br>Service  | Capital<br>Projects |                                |
| <b>ASSETS</b>                        |                  |                  |                     |                                |
| Cash                                 | \$ 19,719        | \$ -             | \$ -                | \$ 19,719                      |
| Investments                          | -                | 46,792           | 159,707             | 206,499                        |
| Prepaid expenses                     | 7,045            | -                | -                   | 7,045                          |
| Total assets                         | <u>\$ 26,764</u> | <u>\$ 46,792</u> | <u>\$ 159,707</u>   | <u>\$ 233,263</u>              |
| <b>LIABILITIES AND FUND BALANCES</b> |                  |                  |                     |                                |
| Liabilities:                         |                  |                  |                     |                                |
| Accounts payable                     | \$ 1,624         | \$ -             | \$ -                | \$ 1,624                       |
| Unearned revenue                     | 25,140           | -                | -                   | 25,140                         |
| Contracts payable                    | -                | -                | 53,556              | 53,556                         |
| Total liabilities                    | <u>26,764</u>    | <u>-</u>         | <u>53,556</u>       | <u>80,320</u>                  |
| Fund balances:                       |                  |                  |                     |                                |
| Nonspendable:                        |                  |                  |                     |                                |
| Prepaid expenses                     | 7,045            | -                | -                   | 7,045                          |
| Restricted for:                      |                  |                  |                     |                                |
| Debt service                         | -                | 46,792           | -                   | 46,792                         |
| Capital projects                     | -                | -                | 106,151             | 106,151                        |
| Unassigned                           | (7,045)          | -                | -                   | (7,045)                        |
| Total fund balances                  | <u>-</u>         | <u>46,792</u>    | <u>106,151</u>      | <u>152,943</u>                 |
| Total liabilities and fund balances  | <u>\$ 26,764</u> | <u>\$ 46,792</u> | <u>\$ 159,707</u>   | <u>\$ 233,263</u>              |

See notes to the financial statements



**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2018**

|   |    |             |
|---|----|-------------|
| Fund balance - governmental funds   | \$ | 152,943     |
| <p>Amounts reported for governmental activities in the statement of net position are different because:</p>   |    |             |
| <p>Capital assets used in governmental activities are not financial resources and are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net assets of the government as a whole.</p> |    |             |
| Cost of capital assets  |    | 2,244,520   |
| <p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>   |    |             |
| Accrued interest payable  |    | (60,729)    |
| Bonds payable   |    | (2,650,000) |
|   |    | (2,710,729) |
| Net position of governmental activities   | \$ | (313,266)   |

See notes to the financial statements

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

|  | Major Funds   |                  |                     | Total<br>Governmental<br>Funds |
|--|---------------|------------------|---------------------|--------------------------------|
|  | General       | Debt<br>Service  | Capital<br>Projects |                                |
| <b>REVENUES</b>  |               |                  |                     |                                |
| Developer contributions                                      | \$ 58,300     | \$ 108,838       | \$ -                | \$ 167,138                     |
| Interest   | 31            | 613              | 8,616               | 9,260                          |
| Total revenues   | <u>58,331</u> | <u>109,451</u>   | <u>8,616</u>        | <u>176,398</u>                 |
| <b>EXPENDITURES</b>  |               |                  |                     |                                |
| Current:   |               |                  |                     |                                |
| General government   | 58,331        | -                | -                   | 58,331                         |
| Debt Service:  |               |                  |                     |                                |
| Principal  | -             | 35,000           | -                   | 35,000                         |
| Interest   | -             | 147,675          | -                   | 147,675                        |
| Capital outlay   | -             | -                | 1,740,380           | 1,740,380                      |
| Total expenditures   | <u>58,331</u> | <u>182,675</u>   | <u>1,740,380</u>    | <u>1,981,386</u>               |
| Excess (deficiency) of revenues<br>over (under) expenditures | -             | (73,224)         | (1,731,764)         | (1,804,988)                    |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |               |                  |                     |                                |
| Transfers in (out)   | -             | (359)            | 359                 | -                              |
| Total other financing sources (uses)                         | <u>-</u>      | <u>(359)</u>     | <u>359</u>          | <u>-</u>                       |
| Net change in fund balances                                  | -             | (73,583)         | (1,731,405)         | (1,804,988)                    |
| Fund balances - beginning                                    | <u>-</u>      | <u>120,375</u>   | <u>1,837,556</u>    | <u>1,957,931</u>               |
| Fund balances - ending                                       | <u>\$ -</u>   | <u>\$ 46,792</u> | <u>\$ 106,151</u>   | <u>\$ 152,943</u>              |

See notes to the financial statements

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

|   |                    |
|---|--------------------|
| Net change in fund balances - total governmental funds  | \$ (1,804,988)     |
| Amounts reported for governmental activities in the statement of activities are different because:  |                    |
| Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.   | 1,740,380          |
| Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. | 35,000             |
| The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.                                       | 803                |
| Change in net position of governmental activities   | <u>\$ (28,805)</u> |

See notes to the financial statements

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

The Fronterra Community Development District ("District") was created on September 29, 2016 by Ordinance No. 2016-28 of the Collier County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District. The District is comprised of approximately 33.21 acres.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Board members are elected on an at large basis by the owners of property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, all of the Board members are affiliated with CCC Fronterra, LLC ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefitted lands within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual operations and maintenance assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was funded with contributions from the Developer in the current fiscal year.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current year as the District's infrastructure and other capital assets are under construction.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations (Continued)

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2018:

|   | <u>Amortized Cost</u> | <u>Credit Risk</u> | <u>Maturities</u>                               |
|---|-----------------------|--------------------|---|
| First American Government Obligation Funds CL Y | \$ 206,499            | S&P AAAm           | Weighted average of the fund portfolio: 26 days |
| Total Investments                               | <u>\$ 206,499</u>     |                    |   |

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.



## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

|   | Beginning<br>Balance | Additions    | Reductions | Ending<br>Balance |
|---|----------------------|--------------|------------|-------------------|
| <u>Governmental activities</u>              |                      |              |            |                   |
| Capital assets, not being depreciated       |                      |              |            |                   |
| Construction in progress                    | \$ 504,140           | \$ 1,740,380 | \$ -       | \$ 2,244,520      |
| Total capital assets, not being depreciated | 504,140              | 1,740,380    | -          | 2,244,520         |
| <br>  |                      |              |            |                   |
| Governmental activities capital assets      | \$ 504,140           | \$ 1,740,380 | \$ -       | \$ 2,244,520      |

The 2017 Project is estimated at \$4.7 million. The infrastructure will include earthwork, reserve and water management; utilities; landscape, signage and lighting and roadways. It is estimated that the project build-out will be no later than year 2021. It is proposed that Special Assessment Revenue Bonds will fund all or a portion of the District infrastructure. Upon completion, certain assets will be conveyed to other entities for ownership and maintenance.

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2017

On March 15, 2017, the District issued \$2,685,000 of Capital Improvements Revenue Bonds, Series 2017 due on May 1, 2047 with a fixed interest rate of 5.50%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2018 through May 1, 2047.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

**NOTE 6 – LONG-TERM LIABILITIES (Continued)**

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

| <u>Governmental activities</u> | Beginning<br>Balance | Additions   | Reductions       | Ending<br>Balance   | Due Within One<br>Year |
|--------------------------------|----------------------|-------------|------------------|---------------------|------------------------|
| Bonds payable:                 |                      |             |                  |                     |                        |
| Series 2017                    | \$ 2,685,000         | \$ -        | \$ 35,000        | \$ 2,650,000        | \$ 40,000              |
| Total                          | <u>\$ 2,685,000</u>  | <u>\$ -</u> | <u>\$ 35,000</u> | <u>\$ 2,650,000</u> | <u>\$ 40,000</u>       |

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending<br>September 30: | <u>Governmental Activities</u> |                     |                     |
|------------------------------|--------------------------------|---------------------|---------------------|
|                              | Principal                      | Interest            | Total               |
| 2019                         | \$ 40,000                      | \$ 145,750          | \$ 185,750          |
| 2020                         | 40,000                         | 143,550             | 183,550             |
| 2021                         | 45,000                         | 141,350             | 186,350             |
| 2022                         | 45,000                         | 138,875             | 183,875             |
| 2023                         | 50,000                         | 136,400             | 186,400             |
| 2024-2028                    | 285,000                        | 638,825             | 923,825             |
| 2029-2033                    | 375,000                        | 551,375             | 926,375             |
| 2034-2038                    | 480,000                        | 437,250             | 917,250             |
| 2039-2043                    | 635,000                        | 288,475             | 923,475             |
| 2044-2047                    | 655,000                        | 92,400              | 747,400             |
| Total                        | <u>\$ 2,650,000</u>            | <u>\$ 2,714,250</u> | <u>\$ 5,364,250</u> |

**NOTE 7 – DEFICIT NET POSITION**

The District has a government-wide net position (deficit) of (\$313,266) as of September 30, 2018. There is no such deficit reflected in the governmental fund statements. The deficit primarily relates to the issuance of long term debt for assets that will not be owned or maintained by the District as discussed in Note 5 – Capital Assets.

**NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION**

The Developers has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund was \$58,300 and to the debt service fund was \$108,838.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

|  | Budgeted<br>Amounts<br>Original & Final | Actual<br>Amounts | Variance with<br>Final Budget -<br>Positive<br>(Negative) |
|--|---|-------------------|---|
| <b>REVENUES</b>  |   |                   |   |
| Developer Contributions                                      | \$ 77,125                               | \$ 58,300         | \$ (18,825)   |
| Interest   | -                                       | 31                | 31  |
| Total revenues   | 77,125                                  | 58,331            | (18,794)  |
| <b>EXPENDITURES</b>  |   |                   |   |
| Current:   |   |                   |   |
| General government   | 74,925                                  | 58,331            | 16,594  |
| Maintenance and operations                                   | 2,200                                   | -                 | 2,200   |
| Total expenditures   | 77,125                                  | 58,331            | 18,794  |
| Excess (deficiency) of revenues<br>over (under) expenditures | \$ -                                    | -                 | \$ -  |
| Fund balance - beginning                                     |   | -                 |   |
| Fund balance - ending  |   | \$ -              |   |

See notes to required supplementary information

**FRONTERRA COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Fronterra Community Development District  
Collier County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Fronterra Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 25, 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted a matter that we reported to management of the District in a separate letter dated June 25, 2019.

The District's response to the finding identified in our audit is described in the accompanying Management Letter. We did not audit the District's response, and, accordingly, we express no opinion on it.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*B* *Law & Associates*

June 25, 2019



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Fronterra Community Development District  
Collier County, Florida

We have examined Fronterra Community Development District, Collier County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Fronterra Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

June 25, 2019



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Fronterra Community Development District  
Collier County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Fronterra Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 25, 2019.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2019, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Fronterra Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Fronterra Community Development District, Collier County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

June 25, 2019



## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### 2018-01 Adjusting Journal Entries:

Observation: During the audit it was necessary to propose numerous journal entries to correct account balances for financial reporting.

Recommendation: We recommend that management ensure that accounts are reconciled during the year to ensure appropriate recording of transactions.

Management Response: The list of journal entries primarily focused on inter-fund transfers and reclassification of unearned revenue resulting from the accounting intricacies affiliated with the construction management handled by the District. The entries will be reduced significantly in the current fiscal year as construction is completed. Also, the District is employing the services of an outside accounting firm to ensure compliance with all journal entries and financial statements.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

# EXHIBIT 13

# **Fronterra Community Development District**

Real Estate Econometrics, Inc.  
707 Orchid Drive, Suite 1100  
Naples, Florida 34102  
Ph: (239) 269-1341

June 25, 2019

**Grau & Associates**  
951 Yamato Road, Suite 280  
Boca Raton, Florida 33431

This representation letter is provided in connection with your audit of the financial statements of Fronterra Community Development District, Collier County, Florida ("District"), which comprise the respective financial position of the governmental activities and each major fund as of September 30, 2018, and the respective changes in financial position for the fiscal year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

This representation letter is also provided in connection with your examination of the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

We confirm, to the best of our knowledge and belief, as of June 25, 2019, the following representations made to you during your audit.

## **Financial Statements**

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated January 31, 2019, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units, if applicable, required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties, if any, have been appropriately accounted for and disclosed in accordance with U.S. GAAP.

- 77) Adjustments or disclosures have been made for all events, including guarantees of nonrecourse, subsequent to the date of the financial statements that would require adjustment or disclosure in the financial statements, if applicable.
- 88) We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the accounts.
- 89) We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements, and we have not consulted a lawyer concerning litigation, claims, or assessments.
- 169) Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.

### Information Provided

- 141) We have provided you with:
  - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
  - b) Additional information that you have requested from us for the purpose of the audit.
  - c) Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
  - d) Minutes of the meetings of the Board of Supervisors or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 13) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 14) We have no knowledge of any fraud or suspected fraud that affects the District and involves—
  - Management,
  - Employees who have significant roles in internal control, or
  - Others where the fraud could have a material effect on the financial statements.
- 15) We have no knowledge of any allegations of fraud or suspected fraud affecting the District's financial statements communicated by employees, former employees, regulators, or others.
- 16) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 17) We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements, and we have not consulted a lawyer concerning litigation, claims, or assessments.
- 18) We have disclosed to you the identity of the District's related parties and all the related party relationships and transactions, if any, of which we are aware.

### Government specific

- 18) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 20) There have been no significant findings or recommendations from any previous audits, attestation engagements, and other studies related to the audit objectives being undertaken.
- 21) We have a process to track the status of audit findings and recommendations.

- 22) We have provided our views on expected findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.
- 23) The District has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position, as applicable.
- 24) The District has no post-employment or post-retirement benefit plans. And, the District has no obligations under F.S. 112.0601.
- 25) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 26) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting of noncompliance.
- 27) As part of your audit, you assisted with preparation of the financial statements and related notes. We acknowledge our responsibility as it relates to those non-audit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and related notes.
- 28) The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 29) The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 30) The financial statements include all component units as well as joint ventures with an equity interest, if any, and properly disclose all other joint ventures and other related organizations, if any.
- 31) The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34.
- 32) All funds that meet the quantitative criteria in GASBS Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 33) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 34) Investments, derivative instruments, and land and other real estate held by endowments, if any, are properly valued.
- 35) Provisions for uncollectible receivables, if any, have been properly identified and recorded.
- 36) Expenses have been appropriately classified or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- 37) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal, as applicable.
- 38) Interfund, interlocal, and intra-entity activity and balances, if any, have been appropriately classified and reported.
- 39) Deposits and investments securities and derivative instruments, if any, are properly classified as to risk and properly disclosed.

40) Capital assets, including infrastructure and tangible assets, if any, are properly capitalized, reported, and, if applicable, depreciated.

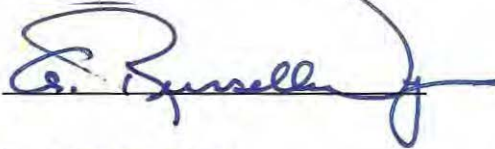
41) We are following GASB Statement No. 54 paragraph 18 to determine the fund balance classifications for financial reporting purposes.

42) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

43) With regard to the requirements of Section 218.4165, Florida Statutes:

- a) We acknowledge our responsibility for complying with these requirements.
- b) We acknowledge our responsibility for establishing and maintaining effective internal control over compliance.
- c) We have performed an evaluation of the District's compliance with these requirements and the District's controls for ensuring compliance and detecting noncompliance with requirements, as applicable.
- d) There have been no known instances of noncompliance with these requirements as of September 30, 2018.
- e) We have made available all documentation related to compliance with these requirements.
- f) There have been no communications from regulatory agencies, internal auditors, and other practitioners concerning possible noncompliance with these requirements, including communications received after September 30, 2018.
- g) There have been no known instances of noncompliance with these requirements occurring subsequent to September 30, 2018.

Signature:



Title:

~~SECRETARY~~  
a

Signature:



Title:

CHAIRMAN