

**XENTURY CITY  
COMMUNITY DEVELOPMENT DISTRICT**

**October 11, 2018**

**AGENDA PACKAGE**

## Xentury City Community Development District

Owen Beitsch, Chairman  
Todd Persons, Assistant Secretary  
Timothy Baker, Assistant Secretary  
Chris Liew, Assistant Secretary  
Kenneth Smith, Assistant Secretary

Gary L. Moyer, District Manager  
Scott Clark, District Counsel  
John Florio, District Engineer

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October 4, 2018

Board of Supervisors  
Xentury City Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Xentury City Community Development District will be held **Thursday, October 11, 2018 at 10:30 a.m.** at the Gaylord Palms Resort & Convention Center located at 6000 West Osceola Parkway, Kissimmee, Florida 34746, in the CS Viewing Boardroom. Following is the advance agenda for this meeting:

- 1. Roll Call**
- 2. Public Comment**
- 3. Approval of the Minutes of the July 16, 2018 Meeting**
- 4. Public Hearing for Adoption of the Fiscal Year 2019 Budget**
  - A.** Fiscal Year 2019 Budget Discussion
  - B.** Consideration of Resolution 2018-03 Adopting the Fiscal Year 2019 Budget
  - C.** Consideration of Developer Funding Agreement
- 5. Manager's Report**
  - A.** Approval of Financial Statements
  - B.** Approval of Check Register and Invoices
  - C.** Approval of Funding Requests 148 Through 152
  - D.** Fiscal Year 2019 Meeting Schedule
  - E.** Consideration of Landowners' Meeting Date
  - F.** Status Report on ADA Website Compliance
- 6. Attorney's Report**
- 7. Engineer's Report**
- 8. Supervisor Requests**
- 9. Audience Comments**
- 10. Adjournment**

I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,

*Gary L. Moyer*

Gary L. Moyer  
District Manager

## **Third Order of Business**

**MINUTES OF MEETING  
XENTURY CITY  
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Xentury City Community Development District was held Monday, July 16, 2018 and called to order at 10:50 a.m. in the Emerald 4 Meeting Room at the Gaylord Palms Resort & Convention Center, located at 6000 West Osceola Parkway, Kissimmee, Florida.

Present and constituting a quorum were:

Owen Beitsch	Chairman
Chris Liew	Assistant Secretary
Timothy Baker	Assistant Secretary
Kenneth Smith	Assistant Secretary

Also present were:

Gary Moyer	District Manager
Scott Clark	District Attorney
John Florio	District Engineer
Nick Pope	Bryant, Miller & Olive, P.A.
Dimitri Toumazos	Xentury City Development Co.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Moyer called the meeting to order.

Mr. Moyer stated the record shall reflect that we have Supervisors Beitsch and Baker present. Mr. Persons communicated yesterday he would not be able to attend the meeting. Mr. Clark has previously opined that since we only have three members of this Board, a quorum would be two members, and we have held meetings with two members in the past, so we have a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Moyer stated since we Mr. Liew and Mr. Smith are with us, we have a public comment period on all of our agendas. We are a unit of local government of the State of Florida, and as such, the legislature has passed certain rules and regulations in which governments have to give the public the opportunity to speak on any agenda item or any other item they would like. We

always put this at the beginning of the agenda, and we also have an audience comments section at the end of the agenda as well.

Mr. Beitsch stated I would like to make a public comment for the benefit. In the package, the meeting itself was officially noticed and advertised. I am assuming the updated or corrected room, I do not know whether it was updated and corrected, but the room in which we are in was properly noticed and I just think we should make note of that for the record, if that is, in fact, an issue.

### **THIRD ORDER OF BUSINESS**

#### **Organizational Matters**

#### **A. Appointment of Supervisors to Fill the Unexpired Terms of Office – Seat 2 (11/2018) and Seat 5 (11/2018)**

Mr. Moyer stated we currently have two vacancies on the Board. It is Seats 1 and 5. For Seat 1, the term of office expires in November of this year and Seat 5 expires in November 2020. When there are vacancies on the Board, the remaining Board members can appoint replacements to serve the unexpired terms of office, and so at this point it would be appropriate for our two Board members to discuss the appointments.

Mr. Beitsch stated I understand that we have Mr. Smith and Mr. Liew as possible candidates to complete these terms either un-appointed or incomplete. I think one of the Seats had been held for some period of time to be represented by Gaylord itself, and for various policy reasons the Board decided that we should go with these two Seats with active members. I do not know if we need to discuss your credentials on the record, Mr. Smith, a former County Commissioner. Mr. Liew is associated with World Gateway, and at least from what I know of them personally or professionally, they would make excellent Board members.

Mr. Baker stated I do not know Mr. Smith or Mr. Liew either, but I did read the meeting minutes which I was not in attendance and it appears they both bring a unique skill set. Both have development experience similar, so I would be in favor of these two nominees.

Mr. Beitsch asked do our procedures require that we actually take a vote, and pass a resolution for both of them separately or together?

Mr. Moyer responded we need to appoint to each one of those Seats since there are two terms of office which expire at different times.

Mr. Pope stated I just wanted to point out that the agenda says they both expire at the same time which may not be accurate.

Mr. Moyer stated my District organization page says that 5 is in 2020.

Mr. Beitsch stated I know you have had some conversation with the landowners.

Mr. Moyer stated Mr. Pope points out that Seat 5 was 2018 and Seat 2 is 2018 as well.

Mr. Beitsch stated it does not matter. In that case, a unified, single resolution would be sufficient.

Mr. Beitsch stated I do not know if it is appropriate for the Chair to introduce a motion. Would you like to move?

Mr. Baker MOVED to appoint Mr. Ken Smith and Mr. Chris Liew to fill the vacant Seats on the Board, and Mr. Beitsch seconded the motion.

Mr. Clark stated just for the sake of the recorder, perhaps we should designate which one is filling which Seat even though they are the same.

Mr. Baker stated the agenda says 1 and we are reading 2, so which is it?

Mr. Moyer responded it is 2.

Mr. Baker asked Seat 2 and Seat 5?

Mr. Moyer responded that is correct.

Mr. Baker asked is there a preference?

Mr. Beitsch responded they both expire at the same time. Is that coincidental or is there something else?

Mr. Pope responded that will change in November when they get reelected. I would ask Mr. Smith. You were District Commissioner 3, weren't you?

Mr. Smith responded no, I was 4.

Mr. Pope stated Either 5 or 2 would be new territory for you.

Mr. Baker MOVED to approve Mr. Ken Smith for Seat 2 and Mr. Chris Liew for Seat 5, and Mr. Beitsch seconded the motion.

There being no further discussion,

On VOICE vote with all in favor, the prior motion was approved.

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**B. Oath of Office for Newly Elected Supervisors**

Mr. Moyer stated for the record, I am a notary of the State, and as such, I can administer Oaths of Office.

*Mr. Moyer being a Notary Public of the State of Florida, administered the Oath of Office to Mr. Smith and Mr. Liew; copies of the signed Oaths are attached hereto and made a part of the public record.*

Mr. Moyer stated I am going to give each of you gentlemen a form that I would like you to fill out which tells us how to contact you. I also have for you a manual dealing with the Sunshine Law. Perhaps Mr. Clark can take a minute and run through the public record law and Sunshine Law.

Mr. Clark stated you will recall a thing or two about this, but there are really significant laws you are subject to as a Board Supervisor. One is the Public Officers Code of Ethics, which is in Chapter 112 of the Florida Statutes. It has the items you would expect, prohibitions against self-dealing and you cannot vote on something which has a financial impact for you. The second is the public records law, which says that everything that is the business of the Community Development District is a public record. Public records are ordinarily kept by Mr. Moyer's office and that is where they are best kept, but if you have public records that you keep, such as the agenda packages, and someone requests of you to see it, you are subject to that. For that reason, I recommend that you do not keep your own set of public records, just rely on the custodian. Your emails relating to CDD business are public records. Mr. Moyer, I do not know if we have established an email address for the Supervisors in this District.

Mr. Moyer stated probably not.

Mr. Clark stated that is something I usually encourage, and we can do it if the Board wants to do, but just be aware that your emails relating to District business are subject to someone asking to see them. Lastly, and probably a mistake to be made is with the Sunshine Law. The Sunshine Law requires simply that all business of the District be conducted in a noticed meeting where minutes are kept, such as the ones we have here. You cannot talk to each other outside of the meeting for the purpose of doing business. You can socialize, you can play golf and you do not have to cross to the other side of the street when you see another Supervisor coming, but the business of the District has to be conducted at a noticed Board meeting. I try to keep current on these items. If you have questions, please feel free to call me. I will get your information and

send you mine and if anything comes up, let me know. The Attorney General also publishes something called the Sunshine Law manual. It is wonderful, actually too long and too good, but it answers a lot of questions.

Mr. Liew asked should I use my personal email here?

Mr. Pope asked do you have another one?

Mr. Liew responded I can create one, if that is the right thing to do.

Mr. Moyer stated for the most part, the only thing you will be receiving from me are these booklets and we have the public record on that, so that I think would be probably fine. Go ahead and use your own email, but for the public, what we will put on the website for public purposes will go through a District email.

Mr. Pope stated I have a question in that regard. Suppose I want to email any of the Board members to discuss a potential project the CDD may undertake. Does that become a public document?

Mr. Moyer responded it does.

Mr. Pope stated it would seem to me that if everyone had an email that was separate from either their personal or business email to make it easy to segregate, that is probably not a bad thing. It is probably a good thing actually. How do we do that?

Mr. Smith responded I think we need to do that. I am now a member of a Planning and Zoning Board, and I do not have a separate email address and I was concerned about that. I do not want to combine another set of public documents with the other set of public documents, so I definitely want to make sure we do that. I was going to make a motion.

Mr. Toumazos stated I think we can have our IT people create email addresses for the Board.

Mr. Pope stated if that is OK from your perspective, Mr. Moyer.

Mr. Moyer stated yes. Mr. Clark will probably comment on certain recommended changes that are now being pursued by various law firms regarding ADA compliance on websites.

Mr. Clark stated I will comment on that.

### **C. Designation of Officers – Resolution 2018-01**

Mr. Moyer stated whenever new members come on the Board, we go through the process of identifying the officer structure. Mr. Beitsch is our Chairman, we do not have a Vice Chairman, although we are permitted to have a Vice Chairman, and I serve in the capacity of Secretary and



Treasurer, primarily because that is what I do. I keep the minutes, I process checks and items of that nature, and all the other Board members are Assistant Secretaries. If you want to keep the same organizational structure and just our two new Board members as Assistant Secretaries, you can do that by one motion. If you want to go through every single one of those like a new Chairman and whatever else you would like, we can do it one at a time.

Mr. Beitsch stated I think we should leave that to our new members to see what their pleasure is. The Chair comes with major responsibilities as you can see.

Mr. Smith stated my experience at being Chairman is I do not know if this will hold true here, but when there is a Chairman of the County Commissioners, all the newspapers want to talk to the Chairman.

Mr. Moyer stated we have been fortunate not to have all that.

Mr. Beitsch stated I would be delighted to continue as Chair.

There being no further discussion,

On MOTION by Mr. Smith, seconded by Mr. Baker, with all in favor, Resolution 2018-01, Designating Officers of the District, with the same officer structure and including Mr. Kenneth Smith and Mr. Chris Liew to serve as Assistant Secretaries, was adopted.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of the Minutes of the September 25, 2017 Meeting**

Mr. Moyer stated each Board member received a copy of the Minutes of the September 25, 2017 Meeting, and requested any additions, corrections or deletions.

Mr. Beitsch stated I have a question about the minutes. It seems insignificant, but I do not know when I became Chair, I am listed here as Vice Chair and I do not know if the record reflects this.

Mr. Moyer stated you would have been made Chair when Mr. Ivins left. I do not recall a set of minutes which actually reflect that.

Mr. Pope stated I have one thing that is a formality, but I have to mention it. Page 8, 18<sup>th</sup> and 20<sup>th</sup> lines, unless we renamed Aeromovel, I would hate for someone to pick these up and read them and say we do not even have the name of our own company.

Mr. Moyer stated enter it into the record because obviously the girl that did this does not know the name.

Mr. Pope stated A-e-r-o-m-o-v-e-l. On Page 10, the second line is the word *Aeromobile*, which has to be spelled correctly, and this is you speaking, and the ending of that sentence did not quite fit to me when you gave Orange County Aeromovel.

Mr. Beitsch asked where are we?

Mr. Pope responded Page 10, second line from the top.

Mr. Baker stated it does not read properly, there is no question about it.

Mr. Moyer stated we will change that.

Mr. Clark stated on Page 8 in the middle, I do not believe it was me speaking.

Mr. Moyer asked Mr. Florio, was that you?

Mr. Florio responded it was probably me.

There being no further additions, corrections or deletions,

On MOTION by Mr. Smith, seconded by Mr. Beitsch, with all in favor, the Minutes of the September 25, 2017 Meeting were approved as amended.

## **FIFTH ORDER OF BUSINESS**

### **Presentation of Fiscal Year 2019 Budget**

#### **A. Fiscal Year 2019 Budget**

Mr. Moyer stated the primary purpose of today's meeting is to commence our budget process. Under Chapter 190, the enabling legislation for Community Development Districts, it is really a two-step process. The first is that management presents to the Board the proposed budget for the coming Fiscal Year. We then Once the Board looks at that, I will ask you to adopt a Resolution that approves the budget, and that requires that I send it to the County 60 days before we come back and I ask the Board to adopt it. So, at this meeting we are asking for approval. In 60 plus days I will get you all back together again and we will go through the adoption process. The budget has been for all practical purposes, the same for this District for a number of years. The budget identified what we anticipate the expenditures to be, but it really is not an authorization to spend. If something happens during the year that would exceed the budget, we come back to the Board and ask for a budget amendment. We would also then be required to amend our Funding Agreement with the developer, but again, we are looking at an annual budget of \$25,079, which covers the necessary meetings we have and the various professionals that provide service to the District.

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Mr. Baker asked now that we have a full complement of five Supervisors, is \$2,000 sufficient to cover the meeting fees for all meetings? How many meetings a year do we have?

Mr. Moyer responded it is \$200 per meeting, so every meeting we have is \$1,000 and we generally have two or three meetings per year.

Mr. Baker stated this covers two.

Mr. Moyer stated if you look further in the agenda, we will look at the financials, but I think out of \$18,000 that is the prorated budget, I think we have only spent \$14,000, as long as we do not exceed \$25,000 we are good and if we do exceed it, we have to come back and amend it.

Mr. Smith stated yes, I do notice, of course, and you explained that the liability is up a certain percentage, or at least we anticipate it. \$4,736 sounds like a specific quote. I do not doubt the number, I am just surprised at the number. What is forcing these numbers up? What kind of bad things are occurring that we are concerned with the liability upward?

Mr. Moyer responded we talked about that before and since we do not own any real assets which are available to the public, our exposure is pretty low. Probably a good part of that is Directors and Officers Liability Insurance under the general liability policy, but that number generally is on the low side for Community Development Districts.

Mr. Smith stated I want to make sure we are all protected here.

Mr. Toumazos stated there are certain parcels owned by the CDD that are recorded such as the stormwater ponds, which are owned by the District.

Mr. Moyer stated that would be picked up under liability.

Mr. Pope stated basically we covered a general liability insurance package that includes the ponds and the sidewalks that we still control because of the access points. Remember, we only platted the backs of the curbs and most of it is a D&O general liability insurance.

Mr. Toumazos stated my comment was a reaction to Mr. Moyer's statement that we have no assets, which we do.

**B. Consideration of Resolution 2018-02 Approving the Budget and Setting a Public Hearing**

Mr. Moyer stated if there is no further discussion, I look for a motion to adopt Resolution 2018-02 and one of the things we need to do is talk about when we want our next meeting. Like I said, it needs to be at least 70 days from now, which would give me the opportunity to get the budget to the County. We are currently in the middle of July, sometime in late September would

probably be the appropriate time to have a meeting. I know it is a long time in advance. If you know what your calendars are, fine, but we would like to put a time and date in there.

Mr. Smith stated I know I am going to be on a river cruise the last week of September, first week in October.

Mr. Moyer stated we should meet before the last week in September.

Mr. Liew stated I will probably be away the first two weeks of September.

Mr. Baker stated I will be gone from the 12<sup>th</sup> to the 21<sup>st</sup>.

Mr. Clark stated we should get this done before September is out because our Fiscal Year starts October 1<sup>st</sup>.

Mr. Toumazos asked how is the first week of September?

Mr. Moyer responded we do not get 60 days.

Mr. Pope stated Mr. Toumazos, we have got Aeromovel making a presentation in late October, I think the 28<sup>th</sup>.

Mr. Toumazos stated I thought it was earlier than that, but OK.

Mr. Pope stated let us look.

Mr. Baker asked where is that?

Mr. Pope responded it is going to be here in town. It is Thursday, August 30<sup>th</sup>.

Mr. Pope asked what is your 61 days?

Mr. Moyer stated it would be September 17<sup>th</sup>, 18<sup>th</sup> or 19<sup>th</sup>.

Mr. Toumazos stated you cannot do it any sooner than those three days.

Mr. Pope asked we cannot do it any later than the end of September?

Mr. Moyer responded correct.

Mr. Pope asked Mr. Clark, can we do it in October?

Mr. Clark responded in a District this size and this scale, I am not going to panic. It means technically that we go part of our Fiscal Year without a budget, but we may do so without needing to spend money.

Mr. Beitsch stated if that is the case, it seems to me to make a motion to adjust would be appropriate so that we do not have that problem. Can we make an amendment now or a motion now to carry over the issue and then postpone the actual event until October?

Mr. Clark responded it circumvents the process for us now to try to adopt a budget that reaches into the next Fiscal Year. I would rather adopt a late budget than do that. Again, nothing has to be paid early in October, so it is not going to create a crisis. It is just an anomaly.

Mr. Florio stated perhaps we adopt the funding agreement effective October 1. That will show the developer is willing to fund the bills the District will see in the first couple of weeks in October. Then we will hold the budget adoption.

Mr. Clark stated that would be smart. That is what I was trying to achieve, so that is a better way of doing it.

Mr. Moyer asked what is good in October for everyone?

Mr. Pope asked how about the second week of October?

Mr. Toumazos responded that sounds good.

*The record shall reflect the Board is in favor of October 11, 2018 as a good date for the Budget Public Hearing.*

Mr. Moyer asked what is a convenient time for everyone?

Mr. Beitsch responded this time is wonderful.

Mr. Moyer we have a date and a time and the location will be here in a designated room once we make the reservation. Is there a motion for 2018-02?

On MOTION by Mr. Liew, seconded by Mr. Beitsch, with all in favor, Resolution 2018-02, Approving the Budget for Fiscal Year 2019 and Setting a Public Hearing Thereon Pursuant to Florida Law, to be held Thursday, October 11, 2018 at 10:30 a.m., at the Gaylord Palms Resort & Convention Center, located at 6000 West Osceola Parkway, Kissimmee, Florida 34746, was adopted.

Mr. Clark stated let us go back to Mr. Florio's comment. There is a Developer Funding Agreement currently which I believe extends to September 30, 2018, and we would plan to renew that or enter into a new one, but since we are bridging into another Fiscal Year, I would recommend that we extend the current Developer Funding Agreement to October 31, 2018.

There being no further discussion,

On MOTION by Mr. Beitsch, seconded by Mr. Liew, with all in favor, the current Developer Funding Agreement set to expire on September 30, 2018, shall be extended October 31, 2018, to cover any potential budget shortfalls.

**SIXTH ORDER OF BUSINESS****Manager's Report****A. Approval of Financial Statements**

Mr. Moyer stated the financial report, as I mentioned is part of the budget presentation. Our prorated budget through June 30<sup>th</sup> which is  $\frac{3}{4}$  of our Fiscal Year, is \$18,758, and we have currently expended \$13,704. We are approximately \$5,000 under budget.

**B. Approval of Check Register and Invoices****C. Approval of Funding Requests 136 Through 147**

Mr. Moyer stated the next item I have for the Board are the check registers and invoices which have been processed that are part of that 150 pages, and if the Board is OK with those invoices, I would look for a motion to approve them.

Mr. Smith asked is it necessary to publish the public notice in more than one newspaper?

Mr. Moyer responded no.

Mr. Clark stated it should be in a newspaper of general circulation in the County.

Mr. Moyer stated we usually try to do that in the Osceola Gazette only because it is about a third or a quarter of what the Orlando Sentinel charges.

Mr. Smith stated I highly approve that. It is just a general publication.

Mr. Moyer stated yes. I actually think we can do the check register, invoices and funding requests which are listed there because the funding requests are tied directly to the invoices. Therefore, a motion to approve item 6B and 6C would be in order.

There being no further discussion,

On MOTION by Mr. Smith, seconded by Mr. Baker, with all in favor, the check register, invoices and Funding Requests 136 through 147, were approved.

**D. Report on Number of Registered Voters (0)**

Mr. Moyer stated every year at this time we request from the Supervisor of Elections the number of registered voters in the District. We receive that information, and currently there are zero and the story behind that, when Chapter 190 was adopted, it was felt there had to be a point in time where the developer relinquished control of a Community Development District, and what

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they came up with was for Districts of our size, six years and 250 registered voters. This District is well past six years, so we met that threshold, but every year we monitor the number of registered voters. When we get to 250, if we ever get to 250, it will flip over into being a registered voter, qualified elector election rather than a landowners' election.

Mr. Clark stated that is someone registered in Osceola County to vote, who lives in the District. It is going to be a while.

**E. Landowners' Meeting Information, Proxy, Ballot and Sample Agenda**

Mr. Moyer stated this item has information on our landowners' meeting, which will be held in November. We provided information in the agenda booklet for landowners who may be interested in participating in the landowners' meeting, and at that time they would nominate for the position of Supervisors for the three that come up in this cycle. That information has been provided. The one thing I will ask the Board to do is to consider some day in November that the landowners' meeting can take place. Generally, Board members do not attend landowners' meetings. Only the landowner does that. I usually work with Mr. Toumazos to come up with that date. What I would ask is to approve the forms in the agenda package and then delegate to the Manager what date that will occur after I have a chance to get with Mr. Toumazos and talk about a good date for him.

Mr. Toumazos asked can we do that over lunch?

Mr. Moyer responded yes, we can do that.

Mr. Toumazos stated all the Board members could be invited.

Mr. Moyer stated they can do that, yes sir.

Mr. Toumazos stated they are not obligated to attend.

Mr. Moyer asked is there a motion to approve the notice of the landowners' meeting and the materials in your agenda package?

Mr. Beitsch MOVED to approve the landowners' meeting information, proxy, ballot and sample agenda; and Mr. Baker seconded the motion.

Mr. Beitsch stated I have a question about this. Is the landowners' meeting agenda more of a form or it is close to the agenda?

Mr. Moyer responded that is the standard form for a landowners' election.

Mr. Beitsch stated my question specifically is the landowners' group elects its own Chair. It is not me.

Mr. Moyer stated it is those landowners who are assembled.

There being no further discussion,

On VOICE vote with all in favor, the prior motion was approved.
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**F. Website Compliance**

Mr. Moyer stated I am going to have Mr. Clark discuss this item. There are now proposed ADA requirements originally presented by the Obama Administration which technically are just hanging out there because the Trump Administration has not pursued what those rules will be and that is pretty much everything I know about this. I am certain Mr. Clark knows more than I do.

Mr. Clark stated in a continuing testament to the fact there are too many lawyers, there is a new area of litigation involving Community Development Districts. The litigation itself is not new. It has been going on for a while with hotels and retailers, but a number of years ago they started the regulatory process to require that places of public accommodation and local governments have their websites be compliant with certain standards for visually-impaired people, and what that involves essentially is turning your text files on the website into a format where people using software specially designed for them can make the text be read to them and while it sounds simple, it is a tedious process to make your website do that. The regulations that would apply to us have been stalled, and the reason they are currently stalled is because you may recall that the Trump Administration adopted a policy that for every new regulation, two old regulations had to be abolished. When that happened, many agencies including the Department of Justice which does this said we are not sure what we want to get rid of, so we are going to put all the new things on hold. We do not know what they are going to come out with. There are some proposals that would perhaps exempt small governmental entities like ourselves from those who are not in compliance. What has happened is, notwithstanding that, lawyers in South Florida have begun to sue Community Development Districts and they are kind of working their way up the state as they tend to do, and what they are seeking is an injunction requiring compliance with that, which seems simple enough, but then there are always attorney fees that get attached, and you are under the ADA, and so you can go into court and say yes, we absolutely agree. We will comply and they say fine, here is an order and here is your bill for \$50,000 in attorney's fees. That is the dilemma



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we face. Some defendant Districts have responded by saying there are no regulations enforced and we are not required to do it until there are actual regulations, and I think that is a true position. I think that is what the law says. However, it has been ruled against at the trial level in at least one instance I know of, and in the retail setting, retailers have been litigating this for a while because if your Lucky brand jeans is one, some of the other big retailers, such as Dick's Sporting Goods had one where they are litigating this because they are big targets and so the dilemma we have is do we have to move forward and spend money on this even though it may not happen? My advice right now is to not do nothing. I think just to say we should wait and see what happens makes us a target and if we are sued, it is a bad position to be in where we say we are not going to do anything until you make us.

Mr. Toumazos stated before you enter something into the record, that as the regulations become apparent, then we will comply. Is that any insulation?

Mr. Clark responded what I am recommending is that the Board direct its manager to investigate and bring back some proposed solutions, and step one I think is hiring a consultant and I know different District Managers have been talking with different consultants and the prices vary quite a bit, but it would be prudent to have someone look at our website and say here is what you need to do. We must have a website. The obvious answer would be let us just not have a website. It is too expensive now, but we must have a website. We must have certain things on there and most CDD's have a lot more than certain things on there, and unfortunately, what I am telling them is that your website is wonderful and it is a great public tool to get information to people, but you cannot afford to do it anymore. You may have to go back to the minimum and those who are reaching out to the Department of Justice are saying this, for small governmental entities, if you are a county you can afford to have a staff of people and comply with it, but if you are us and we spend \$300 to \$400 per year on the website, that is just not going to get it, but there is a lot of discussion in the CDD community. I know all the District Managers that I work with are looking for solutions and trying to figure out what they cost, so what would be prudent, I think, is to direct your Manager to come back at your next meeting with proposals on how to comply with this.

Mr. Toumazos stated maybe there is no way to answer this because the regulations are not in effect, but the intent of the proposed rule is to enable people with visual impairment to hear rather than see what is on your website. One wonders how they deal with pictures.

Mr. Clark stated I can answer that.

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Mr. Toumazos stated I will be interested in the answer, but what I am wondering and you also said that someone, and I am not sure whether it is the District or the individual trying to hear what is on the website, has to have software which would translate words into sound. We know that telephone companies do the reverse because you get written messages of people now speaking. You get both the message itself and the words that it translates to, so do we know whose responsibility that is?

Mr. Clark responded it is the responsibility of the disabled person to have computer software that can translate these things into an audio file, but in order for them to do that, we have to post our files in a certain manner. It does not work with the PDF files that we ordinarily use, and I do not understand all of the technology.

Mr. Beitsch stated actually that was going to be the question I was going to ask, maybe by asking our representative to investigate, you are saying that all the information contained herein were posted, including the check register, do we even know the limits of that?

Mr. Clark responded this is why it is so difficult. We are required to post an agenda seven days before every meeting on the website with copies of all back-up materials, and so that is going to have to be posted in a format other than PDF and there is, as I understand it, software tools that make that conversion and then post the file, and then I guess if someone wants to listen to 300 pages of invoices, that is OK, but there is the difficulty. If you get an invoice from a third-party vendor, you have to convert it.

Mr. Beitsch stated I am getting at sort of what it is like.

Mr. Pope stated it makes absolutely no sense.

Mr. Smith asked have you represented other Districts that have implemented this?

Mr. Clark responded I do, and generally what they have done so far is engaged a consultant to come back and recommend what they need to do to comply. All of this is very new for us. It has happened over the last three months. People are scrambling. As always when these things happen, there are consultants popping up out of the woodwork saying hire me I can fix this. You have to figure out who is real and who is hanging on to something good.

Mr. Beitsch asked are these consultants generally technology people or legal?

Mr. Clark responded they are technology people. The hope would be, the *pipedream* that sanity would prevail, but this is Washington and that someone would say for small governmental entities like ours, it is counterproductive, so what we are going to do is *dumb down* our website as

July 16, 2018

much as we can so we have to spend the least money to comply and that is actually a disturbance to the public.

Mr. Liew asked is it acceptable to offer where we can actually read out the contents of the text?

Mr. Toumazos responded I think there is a great business in this for all of us.

Mr. Liew stated the reason it came to my mind is not because it is a new idea, I was a tenant in a building in California, that is what they do.

Mr. Toumazos asked they read websites to people?

Mr. Liew responded not only websites, but whatever else, even translation from one language to another.

Mr. Florio stated bi-lingual is very popular. The other way and what it sounded like to me is someone is going to develop software that will convert the HDML work files into whatever format they need to upload, so you can take your whole book from a Word file and just literally uplink it to the web in the correct format. The key is selection of a unified format for all of the web pages.

Mr. Pope stated what if it is in PDF format, Mr. Florio?

Mr. Florio responded PDF is tough, but maybe an original is not available. Think about reading an OUC power bill to someone. What is that going to be?

Mr. Moyer asked what would be wrong if we put it on every agenda the basic material on the website, we just put it on a disk and someone can call us and we will send them the disk?

Mr. Pope asked they cannot read the disk, can they?

Mr. Clark responded that is a good interim step, but the problem is with the ADA regulation you are supposed to provide people access that is equivalent to the access that everyone else has and so the case law has said, if someone has to make a call and waiting to get it, then you are not really providing the experience. We can all sit around the table and question the wisdom of that, and we can hope that maybe they will delay implementation. A number of years ago, pool lifts was an issue that CDDs had to comply with, and because 10,000 governmental entities ordered a pool lift within the same two-week time period, no one could comply with it. There was a back-up and so the Department of Justice heard that and said we will delay implementation and they did that two or three times. It would be nice if they were willing to say we are not going to do this if they would delay implementation and give us more time to look at it. The retail world has been

July 16, 2018

doing this, hotels, anyone who does on-line booking, so the technology is out there, but making it make sense to someone like us with a small budget, it is different for Walmart to pay someone a couple million dollars to just run this program.

Mr. Beitsch asked what is your recommendation?

Mr. Clark responded my recommendation is that you ask your District Manager to investigate this and bring a report to your next meeting with recommendations about how to comply.

Mr. Beitsch stated I am going to agree with that because I do not see that we have any choice, but I will also tell you that as a person who litigated a Fair Housing lawsuit, which was technically a concern in terms of requirements that the offending party had to satisfy, I am just not sure that until the law is more involved that you are going to insulate yourself even by doing that. Fair Housing crusades are patently absurd and the law is involved with those. If this is what we need to do to at least inoculate ourselves, I just do not see how we can avoid it, but I am not convinced it is really an effective inoculation.

Mr. Pope stated the key to this in the old ADA world before I heard about this, they called them drive-by ADA violations because there is a guy in a wheelchair down in South Florida who has a buddy who is an attorney and they will drive up to your hotel and they will find a violation your parking space instead of being a two degree, is a 2.5-degree slope and you are in violation. The fact that you say you will fix it does not matter. You have to pay the attorney's fees.

Mr. Clark stated the fix is \$300, the attorney gets \$50,000.

Mr. Beitsch stated that is the Fair Housing solution.

Mr. Pope stated that is the problem with all of this.

Mr. Toumazos stated that occurred here at Gaylord.

Mr. Baker stated do you know how many of those I have run into in designing the stuff that I design? I have studied more than I care to about ADA compliance. I have met the guys at Access Now. I know the quadriplegic that runs that group.

Mr. Florio stated you do not even need to drive by. You just go on the website and say you are in violation.

Mr. Pope stated to your point, no amount of insulation can protect you from a lawsuit. If they are going to come, they are going to come. The idea is we can at least show we have tried to get ready.

Mr. Toumazos asked has your firm started research in this area?

Mr. Moyer responded they have.

Mr. Pope asked any clue as to the cost of actually complying?

Mr. Moyer responded I think they are pretty much in the early stages as Mr. Clark mentioned. It has not been around very long. I think they are trying to review and pick a consultant to tell us what we need to do.

Mr. Clark stated I have heard some numbers which are just untenable, of \$30,000 plus just to get it and it requires ongoing monitoring, I think in our industry we are kind of scratching our heads saying there has got to be something better than this.

Mr. Moyer stated in the District management world there really are probably a half-dozen firms that are active in District management and in Inframark's case, they have about 85 or 90 clients. Even if it is \$30,000 and you divide it by 90, maybe that is how we get there. We just back bill to the Districts we represent.

Mr. Pope stated you wonder if in the interim you can offer a service if those same 90 people share the cost of someone like just what Mr. Liew had suggested that if you want to hear our website, dial this number and they will read it to you. This part of the drive-by ADA violations, he is not going to want to listen to your website. He is only doing it for the attorney's fees.

Mr. Liew asked would it be practical if we meet everyone who uses the service, knowing that actually no one is going to use the service that makes everyone equal, then the people who are not disabled? Another idea is there any requirement that the website has to be a website that has to be loaded onto a computer as opposed to just a device? Apple, for example, has a speech function.

Mr. Clark stated I never heard that question considered.

Mr. Liew stated perhaps this is something for Mr. Moyer to think about.

Mr. Toumazos stated we should talk. I am really interested in this.

Mr. Pope stated I am sure there are lots of other CDDs just as interested, but those are productive ideas that in the face of the lawsuit, and a reasonable judge ought to satisfy people when there are not any regulations that are in effect.

Mr. Clark stated the right answer should have been and maybe it will be on appeal, is that when the Department of Justice has not adopted regulations yet, it is not enforced.

Mr. Pope stated you should not be bound by it.

Mr. Clark stated the argument has been made and rejected at least out of the CDD context and several times in the retail context, but those cases are very recent. They have not gone up to the circuit court level to get any clarity on it.

Mr. Pope asked are they all in federal court?

Mr. Clark responded I have not seen any of these cases that are not in federal court. I say it has not gone up to the circuit, I would say the Ninth Circuit predictably has come down and said it does not matter, you have to comply anyway. It will need to go to some ordinary circuit courts.

Mr. Pope stated it is an interesting issue, but it is pitiful that you have to worry about this.

Mr. Smith asked does your current position cover that kind of a recommendation to look into all of this?

Mr. Moyer responded sure. I will be glad to do that.

Mr. Pope stated I think we should think about how Mr. Liew's ideas might be worked into a solution in the sense that if you have got 90 CDDs and everyone gets together behind something, it could make good interim sense and maybe they will chop this thing off at the neck in Washington someday. It is pitiful that you have to comply with something that is not in effect.

Mr. Toumazos asked does the service have the ability to distribute hard copy? For example, if we post up for the service, one agenda book, let us say everyone is available from the service, can Board members get hard copy of that from the service so that everyone in effect is getting the same treatment?

Mr. Clark responded I wonder if you can just do a re-direct so you can go on the website and that screen comes up if you are hearing impaired.

Mr. Pope stated this is for the visually-impaired.

Mr. Clark stated I do not know how you can get a button that you cannot see, but you put a speech prompt that says yes.

Mr. Baker stated visually impaired people have Braille keyboards and all kinds of ways they can type. It is nothing new. It is just hitting us.

Mr. Moyer stated I will get something back to you.

Mr. Toumazos stated that is really the interesting challenge of the week.

## **SEVENTH ORDER OF BUSINESS**

## **Attorney's Report**

There being no report, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Florio stated I have been working with the developer on reviewing some calculations for the potential expansion of the property here at Gaylord.

Mr. Pope stated everyone knows the Gaylord is expanding. They are adding 300 rooms and I believe 40,000 square feet of meeting space that they have entered into an agreement with the County pursuant to which the County is giving them incentives to do that, but that will put 1,700 rooms here. It is going to be a big place.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Beitsch stated we need to formalize the request to look into emails and, of course, we need to make a motion to have you investigate or is that just a directive?

Mr. Clark responded I think you can just direct the manager to do that.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Hearing no comments from the audience, the next order of business followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Beitsch, seconded by Mr. Liew, with all in favor, the meeting was adjourned at approximately 11:40 a.m.
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Gary Moyer  
Secretary

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Owen Beitsch  
Chairman

## **Fourth Order of Business**



**4A.**

**XENTURY CITY**  
**Community Development District**

***Annual Operating Budget***

**Fiscal Year 2019**

**Version 2 - Modified Tentative Budget:**  
**(Printed on 10/3/18 1pm)**

**Prepared by:**



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General Fund	
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Xentury City  
Community Development District

**Operating Budget**  
Fiscal Year 2019

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU JUN-2018	PROJECTED JUL - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Contribution	20,525	25,011	14,004	7,131	21,135	25,079
<b>TOTAL REVENUES</b>	<b>20,525</b>	<b>25,011</b>	<b>14,004</b>	<b>7,131</b>	<b>21,135</b>	<b>25,079</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	800	2,000	-	2,000	2,000	2,000
FICA Taxes	61	153	-	153	153	153
ProfServ-Engineering	-	1,500	-	375	375	1,500
ProfServ-Legal Services	3,280	3,000	-	750	750	3,000
ProfServ-Mgmt Consulting Serv	11,000	11,000	8,250	2,750	11,000	11,000
Postage and Freight	252	200	18	180	198	200
Insurance - General Liability	4,059	4,668	4,305	-	4,305	4,736
Printing and Binding	219	390	22	365	387	390
Legal Advertising	416	300	44	255	299	300
Misc-Contingency	266	500	65	22	87	1,500
Misc-Web Hosting	-	1,000	750	250	1,000	-
Office Supplies	44	125	50	31	81	125
Annual District Filing Fee	175	175	200	-	200	175
<b>Total Administrative</b>	<b>20,572</b>	<b>25,011</b>	<b>13,704</b>	<b>7,131</b>	<b>20,835</b>	<b>25,079</b>
<b>TOTAL EXPENDITURES</b>	<b>20,572</b>	<b>25,011</b>	<b>13,704</b>	<b>7,131</b>	<b>20,835</b>	<b>25,079</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(47)	0	300	-	300	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	0	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(47)	0	300	-	300	-
<b>FUND BALANCE, BEGINNING</b>	<b>1,751</b>	<b>1,704</b>	<b>1,704</b>	<b>-</b>	<b>1,704</b>	<b>2,004</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,704</b>	<b>\$ 1,704</b>	<b>\$ 2,004</b>	<b>\$ -</b>	<b>\$ 2,004</b>	<b>\$ 2,004</b>

**Budget Narrative**  
Fiscal Year 2019

**REVENUES**

**Developer Contribution**

The District entered into a Funding Agreement with the Developer to fund all operating expenditures for the fiscal year.

**EXPENDITURES**

**Administrative**

**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for semi-annual board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for semi - annual Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Postage and Freight**

Postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected 10% increase in the premium.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Budget Narrative**  
Fiscal Year 2019

<b>EXPENDITURES</b>
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**Administrative** (continued)

**Legal Advertising**

The District is required to advertise various notices for semi-annual Board meetings and other public hearings in the Orlando Sentinel.

**Miscellaneous-Contingency**

This includes any other miscellaneous expenses that may be incurred during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

**4B**



# **RESOLUTION 2018-03**

## **A RESOLUTION OF THE XENTURY CITY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

WHEREAS, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year 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 annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose 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, on July 16, 2018, the Board set October 11, 2018, as the date for 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, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District 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 on a cash flow budget basis, 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; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the maintenance special assessments and benefit special assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Xentury City Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this

Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Xentury City Community Development District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE XENTURY CITY COMMUNITY DEVELOPMENT DISTRICT;**

**Section 1.** The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

## Section 2. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Records Administration Department, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the Office of the Records Administration Department and identified as "The Budget for the Xentury City Community Development District for the Fiscal Year Ending September 30, 2019, as Adopted by the Board of Supervisors on October 11, 2018."

### Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Xentury City Community Development District, for the Fiscal Year beginning October 1, 2018, and ending September 30, 2019 the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors 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 \$

#### **Section 4. Supplemental Appropriations**

The Board may authorize by Resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the Fiscal Year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable Department Director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

#### **Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board**

That the Fiscal Year 2019 maintenance special assessment levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M

**\$ [See Developer Funding Agreement]**

Introduced, considered favorably, and adopted this 11<sup>th</sup> day of October, 2018.

Attest:

Xentury City Community Development District

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Gary Moyer  
Secretary

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Chairman

**4C.**

## **DEVELOPER FUNDING AGREEMENT FOR FISCAL YEAR 2019**

THIS AGREEMENT made and entered into this 11<sup>th</sup> day of October, 2018 by and between:

The Xentury City Community Development District created pursuant to Chapter 190, Florida Statutes, and Established by the Osceola County Ordinance hereinafter referred to as District;

and

Xentury City Development Company, L.C. hereinafter referred to as Developer;

### **WITNESSETH:**

WHEREAS, the Developer owns the majority of all lands within the District; and

WHEREAS, the District pursuant to the responsibilities and authorities vested in it by Chapter 190 Florida Statutes, desires to proceed with the discharge of its duties to include administrative, legal and the preparation of certain plans and specifications for the water management, roadways, water distribution and wastewater collection facilities, hereinafter referred to as capital improvements; and

WHEREAS, the Developer recognizes that in so discharging said duties and responsibilities, certain benefits will accrue to the land; and

WHEREAS, the Developer is agreeable to funding the operations of the District as called for in the Budget, approved by the Board of Supervisors, which is attached and made a part hereof as Exhibit "A" said budget commencing October 1, 2018 and terminating September 30, 2019;

### **NOW, THEREFORE, BASED UPON GOOD AND VALUABLE CONSIDERATION AND MUTUAL COVENANTS OF THE PARTIES HEREINAFTER RECITED, IT IS AGREED AS FOLLOWS;**

1. Developer agrees to make available to the District 90 days of working capital moneys necessary for the operation of the District as called for in the Budget, shown as Exhibit "A." Replenishment funds must be received within fifteen (15) days written request by the District. The funds shall be placed in the District's general checking account. Developer hereby accepts the budget and waives notice and hearing as to its adoption.

The parties hereto recognize that a portion of the aforereferenced operating expenses are required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may

be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

The Xentury City Community Development  
District

\_\_\_\_\_  
Gary Moyer  
Secretary

\_\_\_\_\_  
Chairman

Attest:

Xentury City Development

\_\_\_\_\_  
Officer of the Corporation

## **Fifth Order of Business**

**5A**



Xentury City  
Community Development District

*Financial Report*

*August 31, 2018*

Prepared by



Xentury City  
Community Development District

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Xentury City  
Community Development District

**Financial Statements**

(Unaudited)

**August 31, 2018**

**Balance Sheet**  
August 31, 2018

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Checking Account	\$ 2,219
Due From Developer	4,116
<b>TOTAL ASSETS</b>	<b>\$ 6,335</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 4,117
<b>TOTAL LIABILITIES</b>	<b>4,117</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	2,218
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,218</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 6,335</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2018

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Developer Contribution	25,011	22,927	20,112	(2,815)
<b>TOTAL REVENUES</b>	<b>25,011</b>	<b>22,927</b>	<b>20,112</b>	<b>(2,815)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	2,000	2,000	600	1,400
FICA Taxes	153	153	46	107
ProfServ-Engineering	1,500	1,375	-	1,375
ProfServ-Legal Services	3,000	2,750	2,628	122
ProfServ-Mgmt Consulting Serv	11,000	10,083	10,083	-
Postage and Freight	200	183	159	24
Insurance - General Liability	4,668	4,668	4,305	363
Printing and Binding	390	358	206	152
Legal Advertising	300	275	96	179
Misc-Contingency	500	458	264	194
Misc-Web Hosting	1,000	917	917	-
Office Supplies	125	115	94	21
Annual District Filing Fee	175	175	200	(25)
<b>Total Administration</b>	<b>25,011</b>	<b>23,510</b>	<b>19,598</b>	<b>3,912</b>
<b>TOTAL EXPENDITURES</b>	<b>25,011</b>	<b>23,510</b>	<b>19,598</b>	<b>3,912</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(583)	514	1,097
Net change in fund balance	\$ -	\$ (583)	\$ 514	\$ 1,097
<b>FUND BALANCE, BEGINNING (OCT 1, 2017)</b>	<b>1,704</b>	<b>1,704</b>	<b>1,704</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,704</b>	<b>\$ 1,121</b>	<b>\$ 2,218</b>	

Notes to the Financial Statements  
August 31, 2018

Balance Sheet - General Fund

► Assets

**Cash** - The District currently has a business checking account with BB&T.

**Due from Developer** - Funding Request #150

Financial Overview / Highlights

- Total YTD expenditures are at approximately 78% compared to the YTD budget (prorated). Variances are discussed below.

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<u><b>Administrative</b></u>				
Insurance - General Liability	\$4,668	\$4,305	92%	General liability insurance policy is with Public Risk Insurance Agency, Inc. Paid in full for FY 2018.

*The notes are intended to provide additional information helpful when reviewing the financial statements.*

**5B.**

# XENTURY CITY

## Community Development District

### Payment Register by Fund For the Period from 7/1/2018 to 8/31/2018 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	701	07/27/18	INFRAMARK, LLC	31668	JUNE MGMNT SERVICES	Postage and Freight	541006-51301	\$0.47
001	701	07/27/18	INFRAMARK, LLC	31668	JUNE MGMNT SERVICES	Misc-Web Hosting	549915-51301	\$83.33
001	701	07/27/18	INFRAMARK, LLC	31668	JUNE MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$916.67
001	702	08/22/18	FEDERAL EXPRESS	6-246-17389	JULY POSTAGE	Postage and Freight	541006-51301	\$64.55
001	703	08/22/18	FEDERAL EXPRESS	6-253-33375	JULY POSTAGE	Postage and Freight	541006-51301	\$12.95
001	704	08/22/18	INFRAMARK, LLC	32434	JULY 2018 MGMT FEES	Postage and Freight	541006-51301	\$0.47
001	704	08/22/18	INFRAMARK, LLC	32434	JULY 2018 MGMT FEES	Misc-Web Hosting	549915-51301	\$83.33
001	704	08/22/18	INFRAMARK, LLC	32434	JULY 2018 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$916.67
001	705	08/22/18	SUN PUBLICATIONS OF FLORIDA	300129442	NOTICE OF MTG 7/5/18	Legal Advertising	548002-51301	\$51.95
001	706	08/23/18	OWEN M. BEITSCH	PAYROLL	August 23, 2018 Payroll Posting			\$184.70
001	707	08/23/18	KENNETH Y. SMITH	PAYROLL	August 23, 2018 Payroll Posting			\$184.70
001	708	08/23/18	CHRIS C. LIEW	PAYROLL	August 23, 2018 Payroll Posting			\$184.70
<b>Fund Total</b>								<b>\$2,684.49</b>

<b>Total Checks Paid</b>	<b>\$2,684.49</b>
--------------------------	-------------------





Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice: 31668  
Invoice Date: 6/22/2018  
Due Date: 7/22/2018  
Terms: Net 30  
Project ID: XENTURYCITY  
PO #:

Bill To:  
Xentury City CDD  
210 N University Dr, Suite 702  
Coral Springs FL 33071  
United States

Sales Description	Quantity	Units	Rate	Amount
<b>Management Fees for the Month Of: June 2018</b>				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Web Hosting 531047-51301-5000	1	Ea	\$83.33	\$83.33
Postage 001-541006-51301-5000	1	Ea	\$0.47	\$0.47
			<b>Subtotal</b>	<b>\$1,000.47</b>
			<b>Tax (0%)</b>	<b>\$0.00</b>
			<b>Total Due</b>	<b>\$1,000.47</b>

Remit To : Inframark, LLC  
P.O. Box 733778  
Dallas, TX 75373-3778

*Please note our lockbox address has changed.  
Please include the Project ID and the Invoice  
Number on the check stub of your payment.*



Invoice Number	Invoice Date	Account Number	Page
6-246-17389	Jul 17, 2018		1 of 4

**Billing Address:**

XENTURY CITY COMMUNITY  
210 N UNIVERSITY DR STE 802  
CORAL SPRINGS FL 33071-7320

**Shipping Address:**

XENTURY  
10300 NW 11TH MNR  
CORAL SPRINGS FL 33071-6530

**Invoice Questions?****Contact FedEx Revenue Services**

Phone: (800) 622-1147  
M-F 7 AM to 8 PM CST  
Sa 7 AM to 6 PM CST  
Fax: (800) 548-3020  
Internet: [www.fedex.com](http://www.fedex.com)

**Invoice Summary Jul 17, 2018****FedEx Express Services**

Transportation Charges		93.15
Base Discount		-32.80
Special Handling Charges		4.20
Total Charges	USD	\$64.55
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$64.55</b>

You saved \$32.80 in discounts this period!

Other discounts may apply.

Received  
Coral Springs, FL

JUL 20 2018

INFRAMARK

6-246-17389

Jul 17, 2018

**Account Number**

**Adjustment Request**  
**Fax to (800) 548-3020**

Use this form to fax requests for adjustments due to the reasons indicated below. Requests for adjustments due to other reasons, **including** service failures, should be submitted by going to **www.fedex.com** or calling 800.622.1147. Please use multiple forms for additional requests.

Please complete all fields in black ink.

Requestor Name \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Phone    -    -    Fax #    -    -   

**E-mail Address** \_\_\_\_\_ ☐ Yes, I want to update account contact with the above information.

## Contact

## Rebills

Tracking Number

## Bill to Account

\$ Amount

[illegible]


**ADR - Address Correction**  
**DVC - Declared Value**  
**IAN - Invalid Acct #**

INW - Incorrect Weight  
INS - Incorrect Service  
OCF - Grd Pick-up Fee  
OGS - Exp Pick-up Fee

**OVS - Oversize Surcharge**  
**RSU - Residential Delivery**  
**PND - Pwrshp Not Delivered**  
**SDR - Saturday Delivery**

**For all Service failures or other surcharges please use our web site [www.fedex.com](http://www.fedex.com) or call (800) 622-1147**

**பொது**

## Credits

Tracking Number

Code

\$ Amount

Report information only (round to nearest inch)

LBS                      L                      W                      H

[illegible]



				X			X				
				X			X				
				X			X				
				X			X				
				X			X				



## Invoice Number

6-246-17389

## Invoice Date

Jul 17, 2018

## Account Number

Page

3 of 4

## FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 09, 2018

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2: AGENDA PACKAGE

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
Tracking ID 643393718532  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 03  
Packages 1  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Jul 11, 2018 12:24  
Svc Area A1  
Signed by T.ESSMA  
FedEx Use 000000000/6002/\_

**Sender**  
INFRAMARK  
INFRAMARK  
210 UNIVERSITY DR  
CORAL SPRINGS FL 33071 US

**Recipient**  
OWEN M. BEITSCH  
REAL ESTATE RESEARCH CONSULTAN  
618 E. SOUTH STREET  
ORLANDO FL 32801 US

Transportation Charge	18.63
Discount	-6.56
Fuel Surcharge	0.84
<b>Total Charge</b>	<b>USD \$12.91</b>

Ship Date: Jul 09, 2018

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2: AGENDA PACKAGE

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
Tracking ID 643393718543  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 03  
Packages 1  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Jul 11, 2018 10:12  
Svc Area A1  
Signed by E.ESPOSITO  
FedEx Use 000000000/6002/\_

**Sender**  
INFRAMARK  
INFRAMARK  
210 UNIVERSITY DR  
CORAL SPRINGS FL 33071 US

**Recipient**  
TODD B PERSONS  
TODD PERSONS COMMUNICATIONS  
1030 NORTH ORANGE AVENUE  
ORLANDO FL 32801 US

Transportation Charge	18.63
Discount	-6.56
Fuel Surcharge	0.84
<b>Total Charge</b>	<b>USD \$12.91</b>

Ship Date: Jul 09, 2018

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2: AGENDA PACKAGE

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
Tracking ID 643393718554  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 03  
Packages 1  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Jul 11, 2018 11:10  
Svc Area A1  
Signed by S.SUAREZ  
FedEx Use 000000000/6002/\_

**Sender**  
INFRAMARK  
INFRAMARK  
210 UNIVERSITY DR  
CORAL SPRINGS FL 33071 US

**Recipient**  
Timothy M Baker  
Baker Barrios architects  
189 S Orange Avenue  
ORLANDO FL 32801 US

Transportation Charge	18.63
Discount	-6.56
Fuel Surcharge	0.84
<b>Total Charge</b>	<b>USD \$12.91</b>

Ship Date: Jul 09, 2018

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2: AGENDA PACKAGE

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
Tracking ID 643393718587  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 03  
Packages 1  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Jul 11, 2018 13:25  
Svc Area A1  
Signed by G.BIANCHI  
FedEx Use 000000000/6002/\_

**Sender**  
INFRAMARK  
INFRAMARK  
210 UNIVERSITY DR  
CORAL SPRINGS FL 33071 US

**Recipient**  
DIMITRY TOUMAZOS  
XENTURY CITY DEVELOPMENT CO.  
7575 DR. PHILLIPS BOULEVARD  
ORLANDO FL 32819 US

Transportation Charge	18.63
Discount	-6.56
Fuel Surcharge	0.84
<b>Total Charge</b>	<b>USD \$12.91</b>

**Invoice Number**

6-246-17389

**Invoice Date**

Jul 17, 2018

**Account Number**

Page

4 of 4

**Ship Date:** Jul 09, 2018**Cust. Ref.:** NO REFERENCE INFORMATION**Ref.#2:** AGENDA PACKAGE**Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
 Tracking ID 643393718598  
 Service Type FedEx 2Day  
 Package Type FedEx Pak  
 Zone 03  
 Packages 1  
 Rated Weight 2.0 lbs, 0.9 kgs  
 Delivered Jul 11, 2018 13:25  
 Svc Area A1  
 Signed by G.BIANCHI  
 FedEx Use 000000000/6002/\_

**Sender**  
 INFRAMARK  
 INFRAMARK  
 210 UNIVERSITY DR  
 CORAL SPRINGS FL 33071 US

**Recipient**  
 NICK POPE  
 XENTURY CITY DEVELOPMENT COMPA  
 7575 DR. PHILLIPS BOULEVARD  
 ORLANDO FL 32819 US

Transportation Charge

18.63

Discount

-6.56

Fuel Surcharge

0.84

**Total Charge****USD****\$12.91****Third Party Subtotal****USD****\$64.55****Total FedEx Express****USD****\$64.55**

**Invoice Number**

6-253-33375

**Invoice Date**

Jul 24, 2018

**Account Number**

Page

1 of 3

**Billing Address:**

XENTURY CITY COMMUNITY  
210 N UNIVERSITY DR STE 802  
CORAL SPRINGS FL 33071-7320

**Shipping Address:**

XENTURY  
10300 NW 11TH MNR  
CORAL SPRINGS FL 33071-6530

**Invoice Questions?****Contact FedEx Revenue Services**

Phone: (800) 622-1147

M-F 7 AM to 8 PM CST

Sa 7 AM to 6 PM CST

Fax: (800) 548-3020

Internet: [www.fedex.com](http://www.fedex.com)**Invoice Summary Jul 24, 2018****FedEx Express Services**

Transportation Charges 19.89

Base Discount -7.82

Special Handling Charges 0.88

Total Charges USD \$12.95

**TOTAL THIS INVOICE USD \$12.95**

You saved \$7.82 in discounts this period!

Other discounts may apply.

Received  
Coral Springs, FL

JUL 27 2018

INFRAMARK

6-253-33375

Jul 24, 2018

— — — — —

**Fax to (800) 548-3020**

Use this form to fax requests for adjustments due to the reasons indicated below. Requests for adjustments due to other reasons, **including** service failures, should be submitted by going to **www.fedex.com** or calling 800.622.1147. Please use multiple forms for additional requests.

**c.** Please complete all fields in black ink.

Requestor Name \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Phone | | | | - | | | | - | | | | Fax # | | | | - | | | |

**E-mail Address** \_\_\_\_\_ ☐ Yes, I want to update account contact with the above information.

## Rebills

Tracking Number

## Bill to Account

\$ Amount

**For all Service failures or other surcharges please use our web site [www.fedex.com](http://www.fedex.com) or call (800) 622-1147**

**surcharges please use our web  
site [www.fedex.com](http://www.fedex.com) or call  
(800) 622-1147**

site [www.fedex.com](http://www.fedex.com) or call  
(800) 622-1147

**SDR - Saturday Delivery**

Credits

Tracking Number

Code

\$ Amount

Rerate information only (round to nearest inch)

LBS                  L                  W                  H

[illegible]



**Invoice Number**

6-253-33375

**Invoice Date**

Jul 24, 2018

**Account Number**

Page

3 of 3

**FedEx Express Shipment Detail By Payor Type (Original)****Ship Date:** Jul 17, 2018**Cust. Ref.:** Xentury City Mtg. File**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.
- Distance Based Pricing, Zone 3
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

<b>Automation</b>		<b>Sender</b>	<b>Recipient</b>
Tracking ID	INET	Rosemary Tschinkle	Recording Department-Stephanie
Service Type	772722789646	Inframark	Inframark
Package Type	FedEx 2Day	313 Campus Street	210 N UNIVERSITY DR
Zone	Customer Packaging	KISSIMMEE FL 34747 US	CORAL SPRINGS FL 33071 US
Packages	03		
Rated Weight	1		
Delivered	4.0 lbs, 1.8 kgs	Transportation Charge	19.89
Svc Area	Jul 19, 2018 09:30	Discount	-7.82
Signed by	A1	Fuel Surcharge	0.88
FedEx Use	M.JONES	Courier Pickup Charge	0.00
	000000000/6002/_	<b>Total Charge</b>	<b>USD \$12.95</b>
<b>Third Party Subtotal</b>			<b>USD \$12.95</b>
<b>Total FedEx Express</b>			<b>USD \$12.95</b>





Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice: 32434  
Invoice Date: 7/23/2018  
Due Date: 8/22/2018  
Terms: Net 30  
Project ID: XENTURYCITY  
PO #:

Bill To:  
Xentury City CDD  
210 N University Dr, Suite 702  
Coral Springs FL 33071  
United States

Sales Description	Quantity	Units	Rate	Amount
<b>Management Fees for the Month Of: July 2018</b>				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Web Hosting 531047-51301-5000	1	Ea	\$83.33	\$83.33
Postage 001-541006-51301-5000	1	Ea	\$0.47	\$0.47
			<b>Subtotal</b>	<b>\$1,000.47</b>
			<b>Tax (0%)</b>	<b>\$0.00</b>
			<b>Total Due</b>	<b>\$1,000.47</b>

Remit To : Inframark, LLC  
P.O. Box 733778  
Dallas, TX 75373-3778

*Please note our lockbox address has changed.  
Please include the Project ID and the Invoice  
Number on the check stub of your payment.*

# Legal Invoice

## Osceola News Gazette

1/1

108 Church Street  
Kissimmee, FL 34741

Phone: 407-846-7600

Fax: 407-846-8515

URL: aroundosceola.com

Xentury City C.D.D.  
C/O Inframark  
210 N. University Dr #702  
Coral Springs, FL 33071

Acct. #: 00028786  
Phone #: (954)753-5841  
Date: 07/05/2018  
Due Date: 08/27/2018  
Invoice #: 300129442  
PO #:  
Salesperson: ONG08      Ad Taker: ONG08

Ad #	Publication	Start	Stop	Description	Amount
00075923	4020 Thurs. Osceola News	07/05/2018	07/05/2018	Xentury City CDD (#28786)	48.95
				ONG Legal Proof	3.00

Received  
Coral Springs, FL  
JUL 09 2018  
INFRAMARK

Please return a copy with payment

**Total Due**

**51.95**

**PROOF OF  
PUBLICATION**

*From*



**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

Before me, the undersigned authority,  
personally appeared Keith Vorse,  
who on oath says that he is the  
Legal Clerk of the Osceola News-Gazette,  
a twice-weekly newspaper published  
at Kissimmee, in Osceola County, Florida;  
that the attached copy of the advertisement  
was published in the regular and entire  
edition of said newspaper in  
the following issues:

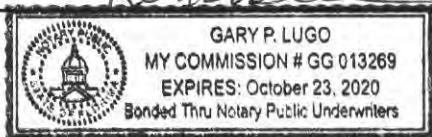
**July 5, 2018**

Affiant further says that the  
Osceola News-Gazette is a newspaper  
published in Kissimmee, in said  
Osceola County, Florida, and that the said  
newspaper has heretofore been  
continuously published in said  
Osceola County, Florida, each week  
and has been entered as periodicals  
postage matter at the post office  
in Kissimmee, in said Osceola County, Florida,  
for a period of one year preceding  
the first publication of the attached copy of  
advertisement; and affiant further says that  
he has neither paid nor promised  
any person, firm or corporation any discount,  
rebate, commission or refund for the  
purpose of securing this advertisement for  
publication in the said newspaper.

**Sworn and subscribed before  
me by Keith Vorse, who is  
personally known to me, this**

**5th day of July, 2018**

*Keith Vorse*



*Gary P. Lugo*

**IN THE MATTER OF:  
NOTICE OF MEETING  
XENTURY CITY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOTICE OF MEETING  
XENTURY CITY  
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Xentury City  
Community Development District is scheduled to be held  
**Monday, July 16, 2018 at 10:30 a.m.** at the Gaylord Palms  
Resort & Convention Center, located at 6000 West Osceola  
Parkway, Kissimmee, Florida 34746.

The meeting is open to the public and will be conducted in  
accordance with the provisions of Florida Law for Community  
Development Districts. The meeting may be continued to a  
date, time and location to be specified on the record at the  
meeting. A copy of the agenda for this meeting may be  
obtained from Inframark, 210 North University Drive, Suite 702,  
Coral Springs, Florida 33071.

There may be occasions when one or more Supervisors will  
participate via telephone. Any person requiring special accom-  
modations at this meeting because of a disability or physical  
impairment should contact the District Management Company,  
Inframark at (954) 603-0033 at least two (2) calendar days  
prior to the meeting. If you are hearing or speech impaired,  
please contact the Florida Relay Service at 7-1-1 or 800-955-  
8771 (TTY)/800-955-8770 (Voice), for aid in contacting the Dis-  
trict Office at least two (2) days prior to the date of the meeting.

Each person who decides to appeal any action taken by the  
Board with respect to any matter considered at the meeting is  
advised that person will need a record of the proceedings and  
accordingly, the person may need to ensure a verbatim record  
of the proceedings is made, including the testimony and evi-  
dence upon which such appeal is to be based.

Gary L. Moyer  
District Manager

July 5, 2018

**FIRST PUBLICATION: July 5, 2018**

Agenda Page #59

**LAST PUBLICATION: July 5, 2018**



**Make remittance to: Osceola News-Gazette, 108 Church Street,  
Kissimmee, FL 34741  
Phone: (407) 846-7600 Fax: (321) 402-2946  
Email: [legalads@osceolanewsgazette.com](mailto:legalads@osceolanewsgazette.com)  
You can also view your Legal Advertising on  
[www.AroundOsceola.com](http://www.AroundOsceola.com) or [www.FloridaPublicNotices.com](http://www.FloridaPublicNotices.com)**

**5C**

**Funding Request**

**210 N University Drive; Suite 702 Coral Springs, Florida 33071**  
**Phone: 954-603-0033 EXT: 40524 Fax: 954-345-1292**

July 11, 2018

DIMITRI TOUMAZOS  
 LAURA HUFSCMIDT  
 GARY MOYER  
 SONIA ROWLEY

XENTURY CITY CDD

<b>Funding Request # 148</b>
------------------------------

<u>Payee</u>	<u>Invoice#</u>	<u>Description</u>	<u>Inv Amount</u>
INFRAMARK	30810	MGMT FEES	\$ 1,000.47
SUN PUBLICATIONS	300129442	LEGAL AD	\$ 51.95
<b>Total</b>			<b>\$1,052.42</b>

Please fund these items at your earliest convenience.

Thank you for your attention to this matter and if you have any questions, please contact me at (954) 603-0033.

Yours Sincerely,

Anna Golovan  
 INFRAMARK  
 210 N University Drive Suite 702  
 Coral Springs, Florida 33071  
 954-603-0033 ext. 40524  
[Anna.Golovan@inframark.com](mailto:Anna.Golovan@inframark.com)

**Please return bottom portion of this invoice with your payment**

Make Remittance to:	Xentury City CDD C/O INFRAMARK 210 N University Drive, Suite# 702 Coral Springs, FL 33071
Funding Request # 148	
<b>Amount Due:</b>	<b>\$ 1,052.42</b>
Amount Paid:	_____
Check Number:	_____



Inframark, LLC  
 2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

Invoice: 31668  
 Invoice Date: 6/22/2018  
 Due Date: 7/22/2018  
 Terms: Net 30  
 Project ID: XENTURYCITY  
 PO #:

Bill To:  
 Xentury City CDD  
 210 N University Dr, Suite 702  
 Coral Springs FL 33071  
 United States

Sales Description	Quantity	Units	Rate	Amount
<b>Management Fees for the Month Of: June 2018</b>				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Web Hosting 531047-51301-5000	1	Ea	\$83.33	\$83.33
Postage 001-541006-51301-5000	1	Ea	\$0.47	\$0.47

<b>Subtotal</b>	<b>\$1,000.47</b>
<b>Tax (0%)</b>	<b>\$0.00</b>
<b>Total Due</b>	<b>\$1,000.47</b>

Remit To : Inframark, LLC  
 P.O. Box 733778  
 Dallas, TX 75373-3778

*Please note our lockbox address has changed.  
 Please include the Project ID and the Invoice  
 Number on the check stub of your payment.*

# Legal Invoice

## Osceola News Gazette

1/1

108 Church Street  
Kissimmee, FL 34741

Phone: 407-846-7600

Fax: 407-846-8515

URL: aroundosceola.com

Xentury City C.D.D.  
C/O Inframark  
210 N. University Dr #702  
Coral Springs, FL 33071

Acct. #: 00028786  
Phone #: (954)753-5841  
Date: 07/05/2018  
Due Date: 08/27/2018  
Invoice #: 300129442  
PO #:  
Salesperson: ONG08      Ad Taker: ONG08

Ad #	Publication	Start	Stop	Description	Amount
00075923	4020 Thurs. Osceola News	07/05/2018	07/05/2018	Xentury City CDD (#28786)	48.95
				ONG Legal Proof	3.00

Received  
Coral Springs, FL  
JUL 09 2018  
INFRAMARK

Please return a copy with payment

**Total Due**

**51.95**

**PROOF OF  
PUBLICATION**

*From*



**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

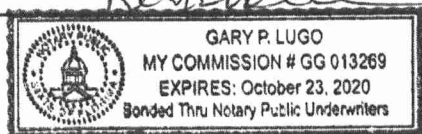
Before me, the undersigned authority,  
personally appeared Keith Vorse,  
who on oath says that he is the  
Legal Clerk of the Osceola News-Gazette,  
a twice-weekly newspaper published  
at Kissimmee, in Osceola County, Florida;  
that the attached copy of the advertisement  
was published in the regular and entire  
edition of said newspaper in  
the following issues:

**July 5, 2018**

Affiant further says that the  
Osceola News-Gazette is a newspaper  
published in Kissimmee, in said  
Osceola County, Florida, and that the said  
newspaper has heretofore been  
continuously published in said  
Osceola County, Florida, each week  
and has been entered as periodicals  
postage matter at the post office  
in Kissimmee, in said Osceola County, Florida,  
for a period of one year preceding  
the first publication of the attached copy of  
advertisement; and affiant further says that  
he has neither paid nor promised  
any person, firm or corporation any discount,  
rebate, commission or refund for the  
purpose of securing this advertisement for  
publication in the said newspaper.

**Sworn and subscribed before  
me by Keith Vorse, who is  
personally known to me, this**

**5th day of July, 2018**



*Gary P. Lugo*

**IN THE MATTER OF:  
NOTICE OF MEETING  
XENTURY CITY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOTICE OF MEETING  
XENTURY CITY  
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Xentury City  
Community Development District is scheduled to be held  
**Monday, July 16, 2018 at 10:30 a.m.** at the Gaylord Palms  
Resort & Convention Center, located at 6000 West Osceola  
Parkway, Kissimmee, Florida 34746.

The meeting is open to the public and will be conducted in  
accordance with the provisions of Florida Law for Community  
Development Districts. The meeting may be continued to a  
date, time and location to be specified on the record at the  
meeting. A copy of the agenda for this meeting may be  
obtained from Inframark, 210 North University Drive, Suite 702,  
Coral Springs, Florida 33071.

There may be occasions when one or more Supervisors will  
participate via telephone. Any person requiring special accom-  
modations at this meeting because of a disability or physical  
impairment should contact the District Management Company,  
Inframark at (954) 603-0033 at least two (2) calendar days  
prior to the meeting. If you are hearing or speech impaired,  
please contact the Florida Relay Service at 7-1-1 or 800-955-  
8771 (TTY)/800-955-8770 (Voice), for aid in contacting the Dis-  
trict Office at least two (2) days prior to the date of the meeting.

Each person who decides to appeal any action taken by the  
Board with respect to any matter considered at the meeting is  
advised that person will need a record of the proceedings and  
accordingly, the person may need to ensure a verbatim record  
of the proceedings is made, including the testimony and evi-  
dence upon which such appeal is to be based.

Gary L. Moyer  
District Manager

July 5, 2018



**Make remittance to: Osceola News-Gazette, 108 Church Street,  
Kissimmee, FL 34741  
Phone: (407) 846-7600 Fax: (321) 402-2946  
Email: [legalads@osceolanewsgazette.com](mailto:legalads@osceolanewsgazette.com)  
You can also view your Legal Advertising on  
[www.AroundOsceola.com](http://www.AroundOsceola.com) or [www.FloridaPublicNotices.com](http://www.FloridaPublicNotices.com)**



**Funding Request**
**210 N University Drive; Suite 702 Coral Springs, Florida 33071**
**Phone: 954-603-0033 EXT: 40524 Fax: 954-345-1292**

July 23, 2018

 DIMITRI TOUMAZOS  
 LAURA HUFSCMIDT  
 GARY MOYER  
 SONIA ROWLEY

XENTURY CITY CDD

**Funding Request # 149**

<u>Payee</u>	<u>Invoice#</u>	<u>Description</u>	<u>Inv Amount</u>
Owen Beitsch, Vice Chairman	71618	Board Pay	\$ 200.00
Timothy Baker, Assistant Secretary	71618	Board Pay	\$ 200.00
Ken Smith, Assistant Secretary	71618	Board Pay	\$ 200.00
Chris Liew, Assistant Secretary	71618	Board Pay	\$ 200.00
Sun Publications	300129442	Legal Add	\$ 51.95
Total			<b>\$851.95</b>

Please fund these items at your earliest convenience.

Thank you for your attention to this matter and if you have any questions, please contact me at (954) 603-0033.

Yours Sincerely,

 Anna Golovan  
 INFRAMARK  
 210 N University Drive Suite 702  
 Coral Springs, Florida 33071  
 954-603-0033 ext. 40524  
[Anna.Golovan@inframark.com](mailto:Anna.Golovan@inframark.com)

Please return bottom portion of this invoice with your payment

Make Remittance to:	Xentury City CDD C/O INFRAMARK 210 N University Drive, Suite# 702 Coral Springs, FL 33071
Funding Request # 149	
Amount Due:	\$ <u>851.95</u>
Amount Paid:	<u>                    </u>
Check Number:	<u>                    </u>

# Legal Invoice

## Osceola News Gazette

1/1

108 Church Street  
Kissimmee, FL 34741

Phone: 407-846-7600

Fax: 407-846-8515

URL: aroundosceola.com

Xentury City C.D.D.  
C/O Inframark  
210 N. University Dr #702  
Coral Springs, FL 33071

Acct. #: 00028786  
Phone #: (954)753-5841  
Date: 07/05/2018  
Due Date: 08/27/2018  
Invoice #: 300129442  
PO #:  
Salesperson: ONG08 Ad Taker: ONG08

Ad #	Publication	Start	Stop	Description	Amount
00075923	4020 Thurs. Osceola News	07/05/2018	07/05/2018	Xentury City CDD (#28786)	48.95
				ONG Legal Proof	3.00

Received  
Coral Springs, FL  
JUL 09 2018  
INFRAMARK

Please return a copy with payment

**Total Due**

**51.95**

**PROOF OF  
PUBLICATION**

From



**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

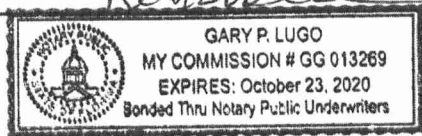
Before me, the undersigned authority,  
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Osceola News-Gazette is a newspaper  
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continuously published in said  
Osceola County, Florida, each week  
and has been entered as periodicals  
postage matter at the post office  
in Kissimmee, in said Osceola County, Florida,  
for a period of one year preceding  
the first publication of the attached copy of  
advertisement; and affiant further says that  
he has neither paid nor promised  
any person, firm or corporation any discount,  
rebate, commission or refund for the  
purpose of securing this advertisement for  
publication in the said newspaper.

Sworn and subscribed before  
me by Keith Vorse, who is  
personally known to me, this

5th day of July, 2018



*[Signature of Gary P. Lugo]*

**IN THE MATTER OF:  
NOTICE OF MEETING  
XENTURY CITY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOTICE OF MEETING  
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COMMUNITY DEVELOPMENT DISTRICT**

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There may be occasions when one or more Supervisors will  
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8771 (TTY)/800-955-8770 (Voice), for aid in contacting the Dis-  
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of the proceedings is made, including the testimony and evi-  
dence upon which such appeal is to be based.

Gary L. Moyer  
District Manager

July 5, 2018



Make remittance to: Osceola News-Gazette, 108 Church Street,  
Kissimmee, FL 34741

Phone: (407) 846-7600 Fax: (321) 402-2946

Email: [legalads@osceolanewsgazette.com](mailto:legalads@osceolanewsgazette.com)

You can also view your Legal Advertising on

[www.AroundOsceola.com](http://www.AroundOsceola.com) or [www.FloridaPublicNotices.com](http://www.FloridaPublicNotices.com)

Funding Request



210 N University Drive; Suite 702 Coral Springs, Florida 33071  
 Phone: 954-603-0033 EXT: 40524 Fax: 954-345-1292

August 1, 2018

DIMITRI TOUMAZOS  
 LAURA HUFSCMIDT  
 GARY MOYER  
 SONIA ROWLEY

XENTURY CITY CDD

## Funding Request # 150

<u>Payee</u>	<u>Invoice#</u>	<u>Description</u>	<u>Inv Amount</u>
Inframark Mgmt Services	32434	July Mgmt Fees	\$ 1,000.47
FedEx	6-253-33375	Postage	\$ 12.95
FedEx	6-246-17389	Postage	\$ 64.55
Board Pay 800 x .0765 = 61.20	No Invoice This was not included in the Total on FR 149		Taxes for BP \$ 61.20
			Total <b>\$1,139.17</b>

Please fund these items at your earliest convenience.

Thank you for your attention to this matter and if you have any questions, please contact me at (954) 603-0033.

Yours Sincerely,

Anna Golovan  
 INFRAMARK  
 210 N University Drive Suite 702  
 Coral Springs, Florida 33071  
 954-603-0033 ext. 40524  
[Anna.Golovan@inframark.com](mailto:Anna.Golovan@inframark.com)

Please return bottom portion of this invoice with your payment

Make Remittance to:

Xentury City CDD  
 C/O INFRAMARK  
 210 N University Drive, Suite# 702  
 Coral Springs, FL 33071

Funding Request # 150

Amount Due:

\$ 1,139.17

Amount Paid:

Check Number:



Inframark, LLC  
 2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

Invoice: 32434  
 Invoice Date: 7/23/2018  
 Due Date: 8/22/2018  
 Terms: Net 30  
 Project ID: XENTURYCITY  
 PO #:

Bill To:  
 Xentury City CDD  
 210 N University Dr, Suite 702  
 Coral Springs FL 33071  
 United States

Sales Description	Quantity	Units	Rate	Amount
<b>Management Fees for the Month Of: July 2018</b>				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Web Hosting 531047-51301-5000	1	Ea	\$83.33	\$83.33
Postage 001-541006-51301-5000	1	Ea	\$0.47	\$0.47
			<b>Subtotal</b>	<b>\$1,000.47</b>
			<b>Tax (0%)</b>	<b>\$0.00</b>
			<b>Total Due</b>	<b>\$1,000.47</b>

Remit To : Inframark, LLC  
 P.O. Box 733778  
 Dallas, TX 75373-3778

*Please note our lockbox address has changed.  
 Please include the Project ID and the Invoice  
 Number on the check stub of your payment.*



Invoice Number	Invoice Date	Account Number	Page
6-246-17389	Jul 17, 2018		1 of 4

**Billing Address:**

XENTURY CITY COMMUNITY  
210 N UNIVERSITY DR STE 802  
CORAL SPRINGS FL 33071-7320

**Shipping Address:**

XENTURY  
10300 NW 11TH MNR  
CORAL SPRINGS FL 33071-6530

**Invoice Questions?****Contact FedEx Revenue Services**

Phone: (800) 622-1147  
M-F 7 AM to 8 PM CST  
Sa 7 AM to 6 PM CST  
Fax: (800) 548-3020  
Internet: [www.fedex.com](http://www.fedex.com)

**Invoice Summary Jul 17, 2018****FedEx Express Services**

Transportation Charges		93.15
Base Discount		-32.80
Special Handling Charges		4.20
Total Charges	USD	\$64.55
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$64.55</b>

You saved \$32.80 in discounts this period!

Other discounts may apply.

**SCANNED**  
Received  
Coral Springs, FL  
JUL 20 2018  
INFRAMARK

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)





Invoice Number	Invoice Date	Account Number	Page
6-246-17389	Jul 17, 2018		3 of 4

**FedEx Express Shipment Detail By Payor Type (Original)**

**Ship Date:** Jul 09, 2018      **Cust. Ref.:** NO REFERENCE INFORMATION      **Ref.#2:** AGENDA PACKAGE  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 3

<b>Automation</b>	CAFE	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	643393718532	INFRAMARK	OWEN M. BEITSCH
<b>Service Type</b>	FedEx 2Day	INFRAMARK	REAL ESTATE RESEARCH CONSULTAN
<b>Package Type</b>	FedEx Pak	210 UNIVERSITY DR	618 E. SOUTH STREET
<b>Zone</b>	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32801 US
<b>Packages</b>	1		
<b>Rated Weight</b>	2.0 lbs, 0.9 kgs		
<b>Delivered</b>	Jul 11, 2018 12:24	<b>Transportation Charge</b>	18.63
<b>Svc Area</b>	A1	<b>Discount</b>	-6.56
<b>Signed by</b>	T.ESSMA	<b>Fuel Surcharge</b>	0.84
<b>FedEx Use</b>	000000000/6002/_	<b>Total Charge</b>	<b>USD \$12.91</b>

**Ship Date:** Jul 09, 2018      **Cust. Ref.:** NO REFERENCE INFORMATION      **Ref.#2:** AGENDA PACKAGE  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 3

<b>Automation</b>	CAFE	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	643393718543	INFRAMARK	TODD B PERSONS
<b>Service Type</b>	FedEx 2Day	INFRAMARK	TODD PERSONS COMMUNICATIONS
<b>Package Type</b>	FedEx Pak	210 UNIVERSITY DR	1030 NORTH ORANGE AVENUE
<b>Zone</b>	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32801 US
<b>Packages</b>	1		
<b>Rated Weight</b>	2.0 lbs, 0.9 kgs		
<b>Delivered</b>	Jul 11, 2018 10:12	<b>Transportation Charge</b>	18.63
<b>Svc Area</b>	A1	<b>Discount</b>	-6.56
<b>Signed by</b>	E.ESPOSITO	<b>Fuel Surcharge</b>	0.84
<b>FedEx Use</b>	000000000/6002/_	<b>Total Charge</b>	<b>USD \$12.91</b>

**Ship Date:** Jul 09, 2018      **Cust. Ref.:** NO REFERENCE INFORMATION      **Ref.#2:** AGENDA PACKAGE  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 3

<b>Automation</b>	CAFE	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	643393718554	INFRAMARK	Timothy M Baker
<b>Service Type</b>	FedEx 2Day	INFRAMARK	Baker Barrios architects
<b>Package Type</b>	FedEx Pak	210 UNIVERSITY DR	189 S Orange Avenue
<b>Zone</b>	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32801 US
<b>Packages</b>	1		
<b>Rated Weight</b>	2.0 lbs, 0.9 kgs		
<b>Delivered</b>	Jul 11, 2018 11:10	<b>Transportation Charge</b>	18.63
<b>Svc Area</b>	A1	<b>Discount</b>	-6.56
<b>Signed by</b>	S.SUAREZ	<b>Fuel Surcharge</b>	0.84
<b>FedEx Use</b>	000000000/6002/_	<b>Total Charge</b>	<b>USD \$12.91</b>

**Ship Date:** Jul 09, 2018      **Cust. Ref.:** NO REFERENCE INFORMATION      **Ref.#2:** AGENDA PACKAGE  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 3

<b>Automation</b>	CAFE	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	643393718587	INFRAMARK	DIMITRY TOUMAZOS
<b>Service Type</b>	FedEx 2Day	INFRAMARK	XENTURY CITY DEVELOPMENT CO.
<b>Package Type</b>	FedEx Pak	210 UNIVERSITY DR	7575 DR. PHILLIPS BOULEVARD
<b>Zone</b>	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32819 US
<b>Packages</b>	1		
<b>Rated Weight</b>	2.0 lbs, 0.9 kgs		
<b>Delivered</b>	Jul 11, 2018 13:25	<b>Transportation Charge</b>	18.63
<b>Svc Area</b>	A1	<b>Discount</b>	-6.56
<b>Signed by</b>	G.BIANCHI	<b>Fuel Surcharge</b>	0.84
<b>FedEx Use</b>	000000000/6002/_	<b>Total Charge</b>	<b>USD \$12.91</b>



Invoice Number	Invoice Date	Account Number	Page
6-253-33375	Jul 24, 2018		1 of 3

**Billing Address:**

XENTURY CITY COMMUNITY  
210 N UNIVERSITY DR STE 802  
CORAL SPRINGS FL 33071-7320

**Shipping Address:**

XENTURY  
10300 NW 11TH MNR  
CORAL SPRINGS FL 33071-6530

**Invoice Questions?****Contact FedEx Revenue Services**

Phone: (800) 622-1147  
M-F 7 AM to 8 PM CST  
Sa 7 AM to 6 PM CST  
Fax: (800) 548-3020  
Internet: [www.fedex.com](http://www.fedex.com)

**Invoice Summary Jul 24, 2018****FedEx Express Services**

Transportation Charges		19.89
Base Discount		-7.82
Special Handling Charges		0.88
Total Charges	USD	\$12.95
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$12.95</b>

You saved \$7.82 in discounts this period!

Other discounts may apply.

**SCANNED**  
**Received**  
**Coral Springs, FL**  
**JUL 27 2018**  
**INFRAMARK**

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)





Invoice Number	Invoice Date	Account Number	Page
6-253-33375	Jul 24, 2018		3 of 3

**FedEx Express Shipment Detail By Payor Type (Original)**

Ship Date: Jul 17, 2018

Cust. Ref.: Xentury City Mtg. File

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.
- Distance Based Pricing, Zone 3
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	772722789646	Rosemary Tschinkle	Recording Department-Stephanie
Service Type	FedEx 2Day	Inframark	Inframark
Package Type	Customer Packaging	313 Campus Street	210 N UNIVERSITY DR
Zone	03	KISSIMMEE FL 34747 US	CORAL SPRINGS FL 33071 US
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs	Transportation Charge	19.89
Delivered	Jul 19, 2018 09:30	Discount	-7.82
Svc Area	A1	Fuel Surcharge	0.88
Signed by	M.JONES	Courier Pickup Charge	0.00
FedEx Use	000000000/6002/_	<b>Total Charge</b>	<b>USD \$12.95</b>
		<b>Third Party Subtotal</b>	<b>USD \$12.95</b>
		<b>Total FedEx Express</b>	<b>USD \$12.95</b>



**Funding Request**

**210 N University Drive; Suite 702 Coral Springs, Florida 33071**  
**Phone: 954-603-0033 EXT: 40524 Fax: 954-345-1292**

**August 24, 2018**

DIMITRI TOUMAZOS  
 LAURA HUFSCMIDT  
 GARY MOYER  
 SONIA ROWLEY

**XENTURY CITY CDD**

**Funding Request # 151**

<u>Payee</u>	<u>Invoice#</u>	<u>Description</u>	<u>Inv Amount</u>
FedEx	6-268-61275	Postage	\$ 12.88
FedEx	6-260-78798	Postage	\$ 47.75
ADA Site Compliance llc	311	ADA Compliance	\$ 199.00
Clark & Albaugh	15989	Gen Matters	\$ 2,628.15
Inframark	33405	Client Billing	\$ 1,228.81
Total			<b>\$4,116.59</b>

Please fund these items at your earliest convenience.

Thank you for your attention to this matter and if you have any questions, please contact me at (954) 603-0033.

Yours Sincerely,

Anna (Golovan) Cifelli  
 Inframark  
 210 N University Drive Suite 702  
 Coral Springs, Florida 33071  
 954-603-0033 ext. 40524  
[Anna.Golovan@inframark.com](mailto:Anna.Golovan@inframark.com)

**Please return bottom portion of this invoice with your payment**

Make Remittance to:     Funding Request # 151  Amount Due:  Amount Paid:  Check Number:	Xentury City CDD C/O INFRAMARK 210 N University Drive, Suite# 702 Coral Springs, FL 33071  \$ <u>4,116.59</u> _____ _____
--	--



Invoice Number	Invoice Date	Account Number	Page
6-268-61275	Aug 07, 2018		1 of 3

**Billing Address:**

XENTURY CITY COMMUNITY  
210 N UNIVERSITY DR STE 802  
CORAL SPRINGS FL 33071-7320

**Shipping Address:**

XENTURY  
10300 NW 11TH MNR  
CORAL SPRINGS FL 33071-6530

**Invoice Questions?****Contact FedEx Revenue Services**

Phone: (800) 622-1147

M-F 7 AM to 8 PM CST  
Sa 7 AM to 6 PM CST

Fax: (800) 548-3020

Internet: [www.fedex.com](http://www.fedex.com)

**Invoice Summary Aug 07, 2018****FedEx Express Services**

Transportation Charges		18.26
Base Discount		-6.19
Special Handling Charges		0.81
Total Charges	USD	\$12.88
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$12.88</b>

You saved \$6.19 in discounts this period!

Other discounts may apply.

**SCANNED**  
Received  
Coral Springs, FL  
AUG 10 2018  
INFRAMARK

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx.  
Please do not staple or fold. Please make check payable to FedEx.

☐ For change of address, check here and complete form on reverse side.

**Remittance Advice**

**Your payment is due by Aug 22, 2018**

Invoice Number	Account Number	Amount Due
6-268-61275		USD \$12.88

243274616268612758200000128808

0033641 01 AB 0.405 \*\*AUTO T8 0 1218 33071-732002 -C01-P33674-11



XENTURY CITY COMMUNITY  
210 N UNIVERSITY DR STE 802  
CORAL SPRINGS FL 33071-7320



FedEx  
P.O. Box 660481  
DALLAS TX 75266-0481



60004180022325



Invoice Number	Invoice Date	Account Number	Page
6-268-61275	Aug 07, 2018		3 of 3

**FedEx Express Shipment Detail By Payor Type (Original)**

Ship Date: Jul 30, 2018

Cust. Ref.: XENTURY CITY FORM 1

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	<b>Sender</b>	<b>Recipient</b>
Tracking ID	643393719723	INFRAMARK	MARY JANE ARRINGTON
Service Type	FedEx 2Day	INFRAMARK	OSCEOLA COUNTY SUP OF ELECTION
Package Type	FedEx Envelope	210 UNIVERSITY DR	2509 E. IRLO BRONSON HWY
Zone	03	CORAL SPRINGS FL 33071 US	KISSIMMEE FL 34744 US
Packages	1		
Rated Weight	N/A		
Delivered	Aug 01, 2018 11:38	Transportation Charge	18.26
Svc Area	A1	Discount	-6.19
Signed by	M.RICCA	Fuel Surcharge	0.81
FedEx Use	000000000/1109/_	<b>Total Charge</b>	<b>USD \$12.88</b>
		<b>Third Party Subtotal</b>	<b>USD \$12.88</b>
		<b>Total FedEx Express</b>	<b>USD \$12.88</b>





Invoice Number	Invoice Date	Account Number	Page
6-260-78798	Jul 31, 2018		1 of 3

**Billing Address:**

XENTURY CITY COMMUNITY  
210 N UNIVERSITY DR STE 802  
CORAL SPRINGS FL 33071-7320

**Shipping Address:**

XENTURY  
10300 NW 11TH MNR  
CORAL SPRINGS FL 33071-6530

**Invoice Questions?****Contact FedEx Revenue Services**

Phone: (800) 622-1147

M-F 7 AM to 8 PM CST

Sa 7 AM to 6 PM CST

Fax: (800) 548-3020

Internet: www.fedex.com

**Invoice Summary Jul 31, 2018****FedEx Express Services**

Transportation Charges		54.78
Base Discount		-18.57
Special Handling Charges		11.54
Total Charges	USD	\$47.75
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$47.75</b>

You saved \$18.57 in discounts this period!

Other discounts may apply.

Received  
Coral Springs, FL  
AUG 07 2018  
INFRAMARK

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx.  
Please do not staple or fold. Please make check payable to FedEx.

☐ For change of address, check here and complete form on reverse side.

Invoice Number	Account Number	Amount Due
6-260-78798	2432-7461-3	USD \$47.75

**Remittance Advice****Your payment is due by Aug 15, 2018**

243274616260787988100000477538

0034609 01 AB 0.405 \*\*AUTO T110 1211 33071-732002 -C01-P34643-11



XENTURY CITY COMMUNITY  
210 N UNIVERSITY DR STE 802  
CORAL SPRINGS FL 33071-7320



FedEx  
P.O. Box 660481  
DALLAS TX 75266-0481



60021110018951



Invoice Number	Invoice Date	Account Number	Page
6-260-78798	Jul 31, 2018		3 of 3

**FedEx Express Shipment Detail By Payor Type (Original)****Ship Date:** Jul 19, 2018**Cust. Ref.:** XENTURY CITY FORM 1**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.
- The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.
- Distance Based Pricing, Zone 3
- Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	CAFE	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	643393719436	INFRAMARK	CHRIS LIEW
<b>Service Type</b>	FedEx 2Day	INFRAMARK	XENTURY CITY CDD
<b>Package Type</b>	FedEx Envelope	210 UNIVERSITY DR	5826 CHESHIRE COVE TERRACE
<b>Zone</b>	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32829 US
<b>Packages</b>	1		
<b>Rated Weight</b>	N/A	<b>Transportation Charge</b>	18.26
<b>Delivered</b>	Jul 23, 2018 11:05	<b>Discount</b>	-6.19
<b>Svc Area</b>	A1	<b>Fuel Surcharge</b>	1.18
<b>Signed by</b>	see above	<b>Residential Delivery</b>	4.15
<b>FedEx Use</b>	000000000/1109/02	<b>Total Charge</b>	<b>USD \$17.40</b>

**Ship Date:** Jul 19, 2018**Cust. Ref.:** XENTURY CITY FORM 1**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.
- The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.
- Distance Based Pricing, Zone 3
- Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	CAFE	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	643393719447	INFRAMARK	KENNETH SMITH
<b>Service Type</b>	FedEx 2Day	INFRAMARK	XENTURY CITY CDD
<b>Package Type</b>	FedEx Envelope	210 UNIVERSITY DR	2000 SHADOW OAKS ROAD
<b>Zone</b>	03	CORAL SPRINGS FL 33071 US	KISSIMMEE FL 34744 US
<b>Packages</b>	1		
<b>Rated Weight</b>	N/A	<b>Transportation Charge</b>	18.26
<b>Delivered</b>	Jul 23, 2018 11:17	<b>Discount</b>	-6.19
<b>Svc Area</b>	AA	<b>Fuel Surcharge</b>	1.18
<b>Signed by</b>	see above	<b>Residential Delivery</b>	4.15
<b>FedEx Use</b>	000000000/1109/02	<b>Total Charge</b>	<b>USD \$17.40</b>

**Ship Date:** Jul 20, 2018**Cust. Ref.:** XENTURY CITY BUDGET TO C**Ref.#2:** Recording**Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.
- Distance Based Pricing, Zone 3

<b>Automation</b>	CAFE	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	643393719469	INFRAMARK	DON FISHER
<b>Service Type</b>	FedEx 2Day	INFRAMARK	OSCEOLA COUNTY MANAGER
<b>Package Type</b>	FedEx Envelope	210 UNIVERSITY DR	ONE COURTHOUSE SQUARE
<b>Zone</b>	03	CORAL SPRINGS FL 33071 US	KISSIMMEE FL 34742-2105 US
<b>Packages</b>	1		
<b>Rated Weight</b>	N/A	<b>Transportation Charge</b>	18.26
<b>Delivered</b>	Jul 24, 2018 10:40	<b>Discount</b>	-6.19
<b>Svc Area</b>	A1	<b>Fuel Surcharge</b>	0.88
<b>Signed by</b>	B.TROUCHE	<b>Total Charge</b>	<b>USD \$12.95</b>
<b>FedEx Use</b>	000000000/1109/		

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$47.75</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$47.75</b>

ADA Site Compliance LLC

6400 Bonton Beach Blvd  
 742721  
 FL 33474

**Invoice**

Date	Invoice #
8/9/2018	311

Bill To
Xentur Cit CDD.org

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Compliance Shield, Accessibility Policy, Technological Audit	199.00	199.00
		<b>Total</b>	\$199.00



**Clark & Albaugh, LLP**  
 700 W. Morse Blvd., Suite 101  
 Winter Park, Florida 32789

Phone:(407) 647-7600

Fax:(407) 647-7622

Xentury City Community Development District  
 210 N. University Drive, Suite 702  
 Coral Springs, Florida 33071

August 1, 2018

**Attention:****RE:** General matters

Received  
 Coral Springs, FL

AUG 07 2018

INFRAMARK

File # 5141-001

Inv #: 15989

SCANNED

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jul-09-18	review litigation documents regarding ADA compliance for community development district websites; research Florida statutes regarding special district website requirements; research ADA statutes and regulations; review DOJ technical assistance materials for government websites; review DOJ notices of proposed rulemaking; research applicability of proposed rules and guidelines	2.80	728.00	LAB
Jul-12-18	review of prior minutes and meeting preparation; correspondence to landowner regarding question pending from prior meeting	0.90	270.00	SDC
	review Web Content Accessibility Guidelines; research status of DOJ rulemaking for website accessibility; review legislative Unified Agenda; review Department of Justice Regulatory Plan; teleconference with ADA Specialist regarding status of regulations; prepare memo to board regarding CDD website accessibility requirements; correspondence with District Manager	3.00	780.00	LAB
Jul-16-18	attendance at board meeting	2.90	826.50	SDC
	Totals	9.60	\$2,604.50	



**DISBURSEMENTS**

Jul-16-18	Travel - Parking for meeting	23.65	
	Totals	<hr/>	\$23.65
	<b>Total Fee &amp; Disbursements</b>		<hr/> \$2,628.15
	Previous Balance		3,279.98
	Previous Payments		3,279.98
	<b>Balance Now Due</b>		<hr/> \$2,628.15

TAX ID Number 26-1572385



Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice: 33405  
Invoice Date: 8/22/2018  
Due Date: 9/21/2018  
Terms: Net 30  
Project ID: XENTURYCITY  
PO #:

Bill To:  
Xentury City CDD  
210 N University Dr, Suite 702  
Coral Springs FL 33071  
United States

Sales Description	Quantity	Units	Rate	Amount
<b>Management Fees for the Month Of: August 2018</b>				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Web Hosting 531047-51301-5000	1	Ea	\$83.33	\$83.33
Office Supplies 001-551002-51301-5000	1	Ea	\$44.00	\$44.00
Copies 001-547001-51301-5000	1	Ea	\$183.45	\$183.45
Postage 001-541006-51301-5000	1	Ea	\$1.36	\$1.36
			<b>Subtotal</b>	<b>\$1,228.81</b>
			<b>Tax (0%)</b>	<b>\$0.00</b>
			<b>Total Due</b>	<b>\$1,228.81</b>

Remit To : Inframark, LLC  
P.O. Box 733778  
Dallas, TX 75373-3778

*Please note our lockbox address has changed.  
Please include the Project ID and the Invoice  
Number on the check stub of your payment.*

**Funding Request**



**210 N University Drive; Suite 702 Coral Springs, Florida 33071**  
**Phone: 954-603-0033 EXT: 40524 Fax: 954-345-1292**

September 26, 2018

DIMITRI TOUMAZOS  
 LAURA HUFSCMIDT  
 GARY MOYER  
 SONIA ROWLEY

XENTURY CITY CDD

**Funding Request # 152**

<u>Payee</u>	<u>Invoice#</u>	<u>Description</u>	<u>Inv Amount</u>
INFRAMARK	34171	Client Billing	\$ 1,003.76
OSCEOLA NEWS	300137692	Notice of Meeting	\$ 179.96
Total			<b>\$1,183.72</b>

Please fund these items at your earliest convenience.

Thank you for your attention to this matter and if you have any questions, please contact me at (954) 603-0033.

Yours Sincerely,

Anna (Golovan) Cifelli  
 Inframark  
 210 N University Drive Suite 702  
 Coral Springs, Florida 33071  
 954-603-0033 ext. 40524  
[Anna.Golovan@inframark.com](mailto:Anna.Golovan@inframark.com)

Please return bottom portion of this invoice with your payment

Make Remittance to:	Xentury City CDD C/O INFRAMARK 210 N University Drive, Suite# 702 Coral Springs, FL 33071
Funding Request # 152	
Amount Due:	\$ 1,183.72
Amount Paid:	
Check Number:	



Inframark, LLC  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice: 34171  
Invoice Date: 9/18/2018  
Due Date: 10/18/2018  
Terms: Net 30  
Project ID: XENTURYCITY  
PO #:

Bill To:  
Xentury City CDD  
210 N University Dr, Suite 702  
Coral Springs FL 33071  
United States

Sales Description	Quantity	Units	Rate	Amount
<b>Management Fees for the Month Of: September 2018</b>				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Web Hosting 531047-51301-5000	1	Ea	\$83.33	\$83.33
Postage 001-541006-51301-5000	1	Ea	\$3.76	\$3.76

<b>Subtotal</b>	<b>\$1,003.76</b>
<b>Tax (0%)</b>	<b>\$0.00</b>
<b>Total Due</b>	<b>\$1,003.76</b>

Remit To : Inframark, LLC  
P.O. Box 733778  
Dallas, TX 75373-3778

*Please note our lockbox address has changed.  
Please include the Project ID and the Invoice  
Number on the check stub of your payment.*

# Legal Invoice

## Osceola News Gazette

1/1

108 Church Street  
Kissimmee, FL 34741

Phone: 407-846-7600

Fax: 407-846-8515

URL: aroundosceola.com

Xentury City C.D.D.  
C/O Inframark  
210 N. University Dr #702  
Coral Springs, FL 33071

Acct. #: 00028786  
Phone #: (954)753-5841  
Date: 09/20/2018  
Due Date: 10/27/2018  
Invoice #: 300137692  
PO #:

Salesperson: ONG08 Ad Taker: ONG08

Ad #	Publication	Start	Stop	Description	Amount
00080714	4020 Thurs. Osceola News	09/13/2018	09/20/2018	Xentury City CDD (#28786)	176.96
				ONG Legal Proof	3.00

Received  
Coral Springs, FL

SEP 24 2018

INFRAMARK

SCANNED

Please return a copy with payment

**Total Due**

**179.96**

**5D**

**NOTICE OF MEETINGS  
XENTURY CITY  
COMMUNITY DEVELOPMENT DISTRICT**

As required by Chapter 189 Florida Statutes, notice is being given that the Board of Supervisors of the Xentury City Community Development District does not meet on a regular basis, but will separately publish a notice of meeting at least seven days prior to each Board meeting to include the date, time and location of said meetings.

Meetings may be continued to a date and time certain which will be announced at the meetings. There may be occasions when one or more Supervisors will participate via telephone. At the meeting location, there will be present a speaker telephone so that any interested person can attend the meeting at the meeting location and be fully informed of the discussions taking place either in person or via telephone communication.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8771 (TTY)/(800) 955-8770 (Voice) for aid in contacting the District Management Company.

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 a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Gary Moyer  
District Manager

**5F.**





## Moyer Management Group

313 Campus Street  
Celebration, FL 34747

Phone: 321-939-4301  
Email: Brenda@Moyer-Group.com

# MEMO

**DATE:** October 2, 2018

**TO:** Xentury City CDD  
Board of Supervisors

**FROM:** Brenda Burgess

**RE:** Website ADA Compliance

At the Board's last meeting, Scott Clark brought to your attention the increase in lawsuits or threats of lawsuits regarding websites. Our office also received the recommendation from another legal firm and an insurance company to investigate each District's website for compliance with Title II of the Americans with Disabilities Act.

In my own website search for companies who provide this investigative/review service, I found ADA Site Compliance who was also one of the recommended firms. I spoke with the CEO several times about their services and explained how our website was pretty simple and basic: essentially listing meeting dates and providing public records.

While sight- and hearing-impaired persons are required to have appropriate software or equipment on their computers to provide access, sometimes the problem lies with the website itself or the format of documents or the way they are saved to be posted.

The first step we took was to put an ADA site compliance shield at the bottom of each page of the website. This location is where sight- or hearing-impaired persons know to go if they need assistance with the website. This shield directs them to me either by phone or by email if they need help retrieving information in a format their computer can "read." The cost of that shield was at a discounted rate of \$199, and was paid in fiscal year 2018. This shield in itself will deter most frivolous lawsuits.

The next step is for the website to be analyzed by ADA Site Compliance staff to make sure it is truly accessible. This is manual testing performed by sight- and hearing-impaired staff and will take probably two rounds of auditing.

The normal cost of this auditing would be \$20,000 if the District hired this service separately. Because of the similarity in all the websites our office maintains, ADA Site Compliance has agreed to split that \$20,000 among all our clients in a prorated amount. The proposed cost to Xentury City is \$500 as a one-time expense.

I have not scheduled them to review our website yet but will get on their schedule before the end of the calendar year to begin reviewing and testing our website.

Further updates will be forthcoming as anything significant is encountered.