

**XENTURY CITY
COMMUNITY DEVELOPMENT DISTRICT**

August 21, 2019

AGENDA PACKAGE

Xentury City Community Development District

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

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

August 14, 2019

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 **Wednesday, August 21, 2019 at 10:30 a.m.** at the District Office, located at 313 Campus Street, Celebration, Florida 34747. Following is the advance agenda for this meeting:

- 1. Roll Call**
- 2. Public Comment**
- 3. Approval of the Minutes of the June 11, 2019 Meeting**
- 4. Public Hearing to Consider Adoption of the Fiscal Year 2020 Budget**
 - A.** Fiscal Year 2020 Budget Discussion
 - B.** Consideration of Resolution 2019-04, Adopting the Fiscal Year 2020 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 161 Through 163
 - D.** Fiscal Year 2020 Meeting Notice
- 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**

The regular meeting of the Board of Supervisors of the Xentury City Community Development District was held Tuesday June 11, 2019 and called to order at 10:50 a.m. in the Captiva 1 Meeting Room, Gaylord Palms Resort & Convention Center, located at 6000 West Osceola Parkway, Kissimmee, Florida.

Present and constituting a quorum were:

Owen Beitsch	Chairman
Todd Persons	Assistant Secretary
Timothy Baker	Assistant Secretary
Kenneth Smith	Assistant Secretary

Also present were:

Gary Moyer	District Manager
Scott Clark	District Counsel
John Florio	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Beitsch called the meeting to order.

Mr. Beitsch stated I believe we have a quorum.

Mr. Moyer stated we do, with the exception of Mr. Liew, but the rest of the Board is present. In anticipation of your next question, the meeting was properly advertised and we may proceed.

Mr. Beitsch stated that is always my first question.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS**Organizational Matters****A. Consideration of Resolution 2019-01, Canvassing and Certifying Results of the Landowners' Election**

Mr. Moyer stated this is a canvassing and certification Resolution showing what happened at our Landowners' Meeting which took place on November 15, 2018. Mr. Toumazos represented the landowner. We went through the process of nominations and voting and as you can see, Mr. Smith received 123 votes, Mr. Baker, 121 and Mr. Persons, 120. What that all means is the term *stagger* which is in Chapter 190 that Mr. Smith and Mr. Baker will serve four-year terms and Mr. Persons, a two-year term, such that in November 2020, we will go through the same process again of having a landowners' meeting. As you all are aware, we currently do not have any registered voters in the District, and one of the thresholds to convert from land ownership voting to registered voting is that we need 250 registered voters, which we do not have. This is the Resolution which canvasses the results of our election.

On MOTION by Mr. Persons, seconded by Mr. Baker, with all in favor, Resolution 2019-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, was adopted.

B. Designation of Officers (Resolution 2019-02)

Mr. Moyer stated the next Resolution is a housekeeping Resolution. After every election we have, we organize the Board by adopting another Resolution and in this case, if the Board is of a mind to keep the same structure, Mr. Beitsch is Chairman, and the rest of the Board are Assistant Secretaries. I am Secretary and Treasurer, and Mr. Bloom who works for Inframark, the management company, is the Assistant Treasurer. We can change that. We can talk about each individual position, but if you want to keep the organizational structure the same, we can do so by a motion.

Mr. Persons asked is there any advantage to changing?

Mr. Moyer responded no. The reason I am Secretary is because I do most of the administrative secretarial work. The reason Mr. Bloom is Assistant Treasurer is that you need the Treasurer or Assistant Treasurer to be an officer of the Board to sign checks, and since all the checks come from Inframark, he signs them. However, I am not sensitive at all if someone wants to be the Secretary.

Mr. Beitsch asked do we need to do this Resolution by motion to maintain those officers?

Mr. Moyer responded yes.

On MOTION by Mr. Persons, seconded by Mr. Baker, with all in favor, Resolution 2019-02, Designating Officers of the District, with Mr. Owen Beitsch to remain as Chairman, no Vice Chairman, Mr. Gary Moyer to remain as Secretary and Treasurer, Mr. Stephen Bloom to serve as Assistant Treasurer and Mr. Chris Liew, Mr. Todd Persons, Mr. Timothy Baker and Mr. Kenneth Smith to remain as Assistant Secretaries, was adopted.

FOURTH ORDER OF BUSINESS Minutes

A. Approval of the Minutes of the October 11, 2018 Meeting

B. Acceptance of the Minutes of the November 15, 2018 Landowners' Meeting

Mr. Moyer stated you have two sets of minutes, one set dealing with our October 11, 2018 meeting and the other is our landowners' meeting from November 15, 2018. I am requesting any additions, corrections or deletions.

Mr. Baker stated I have one edit to the October 11th minutes. On the second page, fifth paragraph, third line down, second sentence, the word *tracks* should be *tracts*. That is all I have and it is only important because Mr. Clark just showed me the tracts.

There being no further additions, corrections or deletions,

On MOTION by Mr. Smith, seconded by Mr. Persons, with all in favor, the Minutes of the October 11, 2018 Meeting were approved, and the Minutes of the November 15, 2018 Landowners' Meeting were accepted.

FIFTH ORDER OF BUSINESS Presentation of Fiscal Year 2020 Budget

A. Discussion of Fiscal Year 2020 Budget

Mr. Moyer stated we do not meet often. One of the primary reasons for meeting deal with the adoption of our budget. This is the first meeting in which you gentlemen have seen the proposed budget that I presented to you, the idea being at this meeting, we will approve that budget for the purpose of scheduling a Public Hearing, after which we need to discuss what date in August the Board wants to meet to adopt the budget. That is the process. We approve today, we have a Public Hearing, after which we adopt the budget.

SIXTH ORDER OF BUSINESS**Manager's Report****E. Website Compliance Proposals**

Mr. Moyer stated the budget, by the way, is for all practical purposes, the same as we have been operating under for a number of years, with one notable exception, and this is something we discussed at our prior meetings, which deals with ADA compliance for our website. We started with a firm called ADA Site Compliance. Part of their proposal is to continue providing services to us and every page they have to convert to a format which is accessible to individuals who are sight-impaired, is at a cost of approximately \$3.50 per page. In our case, that is not too bad because, again, we do not meet very often, so we might want to consider that. The other proposal we received for the Board is from a company called V GlobalTech, and their proposal is more comprehensive, in which they will not only convert this material, so that when we get done with these meetings, we would send them the minutes, they would convert it to whatever is necessary for the sight-impaired, and they will do quarterly audits. You might ask, why would we need quarterly audits, and the answer to that is there is one insurance company in the state which will insure Districts against liability on ADA if we do quarterly audits. That is much more expensive than if we just simply have our minutes, which are 10 pages converted along with a couple of Resolutions. You are not going to get to the amount of money that V GlobalTech has in their proposal. I will somewhat defer to Mr. Clark because he has other Districts as well, and he can advise the Board on what those other District are doing, whether they are using V GlobalTech or some other provider.

Mr. Clark stated there is a variety, but the first provider you mentioned is probably the predominant one. Districts are doing different things, depending on their personalities. There are some which are a little bit more resistant, and they are pushing the ball back slightly before they do this in the hopes that maybe the Department of Justice will act. The Department has talked about exempting small governments from this, but they have not done anything about that. That talk is sitting somewhere while they go to hearings in the House of Representatives. Given that, I think we can do it for a relatively modest cost because of the low level of activity, and we probably should do this, and paying the South Florida attorneys for one lawsuit is what we are looking at here. I believe they will come eventually because they are getting their way around. One thing the Districts have looked at is just streamlining, what they call *dumbing down* the websites, and I have Districts with wonderful websites which are archives of information that are helpful, and they have been angry that they have to strip that and post the bare minimum. The bare minimum is not

too much. Some of them have gone to reducing the length of the minutes where we have minutes right now that are not a transcript, but a complete detail of the statements and things like that. A lot of Districts have gone to two to three page minutes that just record the actions that actually happened, and your counties and cities tend to do minutes like that because your minutes can always harm you when you are in a lawsuit, so that is an option to reduce the cost. I think it makes sense to do so, particularly for the landowner who is going to have to pay for this, to insulate yourself from paying for a lawsuit or having your insurance not continue with you because you are not compliant.

Mr. Baker stated I am all in favor of moving forward with this.

Mr. Persons stated these companies that are applying for the work, do they guarantee their end product is ADA-compliant? How can they assure us?

Mr. Clark responded they give a certification, and the certification is your defense in a court of law, and you may go back to them and say we have done everything in good faith to comply with this if one page got in without being converted.

Mr. Baker asked do you know what the difference is on an annual basis?

Mr. Moyer responded yes, I do. What is in your budget basically is driven by V GlobalTech. The other one that Mr. Clark mentioned and that is the one we have been using, is ADA Site Compliance. In their case, the auditing and mediation of the website is \$3,060. The other, for round numbers, is \$6,500. You would have a one-time fee of \$3,060, and on an annual basis, rather than the \$6,500, you would only be paying \$1,360, which will include the quarterly auditing of the website. You may ask, why quarterly? Again, that is the insurance company's requirement to do it on a quarterly basis, and development of a customized accessibility policy, compliance shield, consulting and updates and assistance with new data compliance. Again, given that we only meet twice per year, and our minutes are not very long, remediation should not be that expensive, and if Mr. Clark is using ADA Site Compliance in other Districts, I am fine with that. I have some attorneys who are overly conservative, that would rather spend the \$6,500 with the other company just because they provide a broader spectrum of services, but I am fine with ADA Site Compliance.

Mr. Clark stated I am too.

Mr. Beitsch stated in terms of what the legislature may do, this may conceivably be a one-time only expense, and the legislation act is small.

Mr. Clark stated here is what happened. This is something that on-line retail people have been dealing with for quite a time. There have been large lawsuits and because of that certain standards were adopted. The Department of Justice, I believe in 2016, proposed rules which made governments comply with this. The rules were never adopted and yet the lawsuits have come anyway, and attorneys have argued with some success the rules do not apply. They have not been adopted. In fact, they were pulled back and they are in a state of flux right now, but the insurance companies have basically said we do not want to pay attorneys to be right, we just do not want to pay attorneys at all. We do not want a bunch of lawsuits that you win that we still lose because we have to pay for them. Like most insurance-related matters, the cost of the attorneys is the *tail that wags the dog*. One of the original initiatives of the Trump Administration was reduction of rules. They came out and froze the prior administration rules, and said we want you to review all of these items, and the suggestion was that for both small businesses and small governments, which we are, that they would create an exemption, and if they do so, I believe you can review all of these items and say we do not need it. It is in black and white, and I think your insurers will accept that, but currently, we are not there.

Mr. Persons stated I will go along with Mr. Moyer's suggestion, if that makes sense.

Mr. Moyer stated if you do that, then probably between now and the end of the year, we will incur \$3,060 to audit our website, update and remediate it, and then on an annual basis your budget will decrease from \$6,500 to \$1,360, so we will just round it up and make it \$1,500.

Mr. Persons asked what are the actual changes that you would see if this was brought into compliance? What does the person who needs it receive?

Mr. Moyer responded any of the documents we have are in a PDF, which is not accessible to visually-impaired people, so part of this is to convert all of the items we have that heretofore are not in compliance to a format that is in compliance, and I guess there are some computer programs these people use for that purpose.

Mr. Clark stated the person who needs that installs certain programs on his or her computer and when it comes to the website, if it is coded properly, it can read the text to that person, and that is what the coding is and, of course, you have to remove items which are just lengthy and difficult to decode. You remove photos. It is nice to have a bunch of photos on the websites, but it is difficult for the technology to deal with the photo. It actually has to describe the photo to the person, which is difficult. It is a reader.

Mr. Beitsch stated we are required by federal law to have a website. Is that correct?

Mr. Clark responded you are required by state law to have a website and to put certain items on it.

Mr. Smith stated by state law we must have a website, whether we need it or not, correct?

Mr. Clark responded that is correct.

Mr. Smith stated it sounds like government to me, and then since we have a website, we are then required that it be ADA-compliant, right?

Mr. Clark responded yes.

Mr. Smith stated if it is not ADA-compliant, we have opened up ourselves to get sued. Do we have any way of tracking who looks at the website?

Mr. Clark responded we do.

Mr. Smith stated it sounds like there are a bunch of people out there who are looking for websites that are not ADA-compliant.

Mr. Clark stated that is exactly what is happening.

Mr. Smith stated I guess that is the way they are.

Mr. Clark stated it is the same lawyers and plaintiff.

Mr. Persons stated Gaylord was cited a number of years ago because one of their restrooms was not ADA-compliant. Apparently, there is a gentleman and his attorney who just track hotels, and there are a lot of lawsuits. It is the same thing with shopping centers.

Mr. Smith stated you mentioned legislatively there has been some conversation to remove an organization like a CDD.

Mr. Clark stated this is in the rulemaking process because, of course, the ADA law itself and the rules are like that. It has really, in my opinion, gone awry with what was originally a good concept, and so the Department of Justice administers it and they have a civil rights section which just thinks of rules they can adopt. This rule has not been adopted, so technically, we are not required to do it, but practically, we are because our insurance company says do it.

Mr. Smith stated we do not want to get sued.

Mr. Persons stated given the lay of the land and our history, let us just make sure everything is *belts and suspenders*.

FIFTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2020 Budget
(Continued)**

A. Discussion of the Fiscal Year 2020 Budget (Continued)

Mr. Moyer stated we will amend the budget as we just discussed by decreasing those fees.

Mr. Beitsch asked do you need a motion?

Mr. Moyer responded we need a motion for the entire budget and I will ask you to approve it subject to our discussion regarding the fees.

Mr. Beitsch stated I have a couple of questions and I want to absolutely make this clear that I am happy with all of the legal and administrative fees. Legally, our budget for various line items has not changed in a long time. It has been relatively consistent. Do we have a legal obligation to occasionally advertise for engineering and legal services despite the fact we are pleased with the way services are provided? If the answer is no, case closed, but if we do procedurally, when do we start to think about that in terms of the budget?

Mr. Clark responded the answer is the lawyers having drafted the legislation did not include the obligation to review their services, engineers, or management. For Districts with large contracts over a threshold of \$195,000, you will bid a contract and enter into it for a certain term, and periodically the term runs out and you have to re-bid it or the vendor wants an increase, and when that happens you have to go back out to the market.

Mr. Beitsch asked is that part of Chapter 190?

Mr. Clark responded 190.033 has some requirements for bidding for services at different levels, and it is a dollar-driven level, but those are vendors, contractual services and the professionals who insulate themselves.

Mr. Beitsch stated that is fine.

Mr. Moyer stated with regards to all of the items you are asking about, this District, years ago, adopted rules of procedure, which track what is in Florida law. We are talking about a couple of different Florida Statutes, 287 and 255, and those are competitive bidding Statutes, so you have a legal document which outlines all of that material, in addition to how we advertise these meetings, what we do at these meetings, the minutes, all of that material is in that document and if you want to see that, it has been a while since we adopted it.

Mr. Beitsch stated now that you are refreshing my memory, I seem to recall that was many years ago. It might be good as we bring on new Board members maybe to outline these items, the same way we discuss Sunshine and public records information. That might be sort of an instructive

thing to do, at least as we change administrations and Board members. The other budget question, I think is probably the \$6,500, in which two meetings ago, we initiated partly in response to this onslaught of ADA suits and people getting into other people's business, we went to the trouble of creating individual emails. Where are those costs reflected in the budget?

Mr. Moyer responded that is part of the website compliance, which basically is a diminimus amount we pay for having access to the website. It is a service provider fee which is not very much, and then all of the rest of the items that go into that and the emails are done through Ms. Burgess of my office. She does all of that and that is all part of the administrative fees, so there really are not any other costs to the District. I know August is probably a long way away. Do you gentlemen have dates you can make a meeting in August? If not, we will poll the Board and get a date in August.

Mr. Persons asked did you say August?

Mr. Moyer responded I am saying the Public Hearing in which we adopt the budget is generally in August.

Mr. Persons asked is there a scheduled meeting date in August?

Mr. Moyer responded no.

Mr. Clark stated we have some flexibility here because we do not include anything on the tax roll. I think last year we actually went into October because we had a quorum issue, but we can go into September.

Mr. Persons stated August is clearly the target.

Mr. Beitsch stated speaking from the Chair's schedule, the only date I know I cannot do is August 27th.

Mr. Moyer stated I cannot do it the last week of August either.

Mr. Clark stated I can do it on Monday, August 19th.

Mr. Beitsch stated Mondays basically do not work for me at all.

Mr. Baker stated I cannot make it that Tuesday.

Mr. Moyer asked do you want to shoot for Wednesday?

Mr. Beitsch asked what time on Wednesday, August 21st?

Mr. Moyer responded at 10:30 at this location. I would ask the Board to consider Resolution 2019-03, setting that date and time. We will just complete it with the information we

were discussing, and by the way, your motion should also include that we amend the budget to reflect our discussion on the ADA compliance.

On MOTION by Mr. Persons, seconded by Mr. Smith, with all in favor, Resolution 2019-03, Approving the Budget for Fiscal Year 2020 as amended to reflect discussion on ADA Compliance, and Setting a Public Hearing Thereon Pursuant to Florida Law, to be held Wednesday, August 21, 2019 at 10:30 a.m. at the Gaylord Palms Resort and Convention Center, located at 6000 West Osceola Parkway, Kissimmee, Florida 34746, was adopted.

SIXTH ORDER OF BUSINESS**Manager's Report (Continued)**

- A. Approval of Financial Statements**
- B. Approval of Check Register and Invoices**
- C. Approval of Funding Requests 153 Through 160**
- D. Report on Number of Registered Voters (0)**
- E. Website Compliance Proposals (Continued)**

Mr. Moyer stated you have the Financial Statements in your agenda package, the check register and invoices, Funding Requests 153 through 160, as well as a letter from the Supervisor of Elections indicating we have 0 registered voters, and I explained why we need to follow that because when we get to 250, we will change the way we elect Supervisors, and finally we have taken care of the website compliance proposals. I would ask the Board then to approve the financial statements, check register and Funding Requests 153 through 160.

On MOTION by Mr. Persons, seconded by Mr. Smith, with all in favor, the Financial Statements, Check Register, Invoices and Funding Requests 153 through 160 were approved.

SEVENTH ORDER OF BUSINESS**Attorney's Report**

Mr. Clark stated I wanted to update the Board that the District was contacted by the Morgan & Morgan law firm in March over a trip and fall incident which occurred on a sidewalk, that the best we can determine, we do not own. They are vague about the location, but the best we can determine, we do not own the sidewalk and we have responded that way. We turned the correspondence over to our insurance company which has someone investigating and talking about it. The letter requested a lot of information and I said I do not think it is ours, and we do not have the information you request. Checking the records, the District has not been named as a party to

a suit that I can determine, not been served that I know of, so it is just out there, but I wanted the Board to be aware of that because we discuss sidewalks from time to time and the liability associated with it.

Mr. Beitsch stated I am fascinated with this. Where did this really happen?

Mr. Persons responded it happened a block north of 192 on the east side of International Drive in front of the Logans, on a sidewalk which is probably 15 plus years old in which a tree was planted where the sidewalk lifted under the tree root, based on the photographs provided by the insurance company.

Mr. Florio stated the area has since been redone.

Mr. Clark stated they all are after the fact.

Mr. Persons stated before we knew about this, we were already in the process of repairing those.

Mr. Baker asked did the fact that the tree was in the vicinity have anything to do with the sidewalk?

Mr. Persons responded someone will obviously say that the tree roots caused the sidewalk to heave and someone, therefore, should have been responsible to follow that. It takes \$400 to file a lawsuit.

Mr. Beitsch stated the expert witness and the attorneys have not determined whether or not it is factual.

Mr. Persons stated you do not have to be right. All you need is a lawsuit.

Mr. Clark stated if you go to certain law firms, they will pay the \$400 for you.

Mr. Smith asked how old is this action by Morgan & Morgan?

Mr. Clark responded our first notice was in March of this year. We have had some correspondence.

Mr. Moyer stated as an aside, I think most of you are aware I manage Celebration. Sidewalk maintenance in Celebration is a major expense to that District. We are constantly tearing out and grinding sidewalks. Sidewalks are a lot of liability.

Mr. Clark stated in a couple of mine, we have an employee who is devoted to sidewalks on a full-time basis.

Mr. Persons stated I have trust ventures in which I need to certify annually that the audit has been done. Some trust indentures require that.

Mr. Clark stated I encourage Districts which own sidewalks to have a documented program of inspection and maintenance, but I also encourage them not to own sidewalks if they can help it.

Mr. Beitsch stated I have actually said that before. I do not know why we would start approving sidewalks.

Mr. Clark stated you said exactly that if you look at the minutes. We talked at our October meeting about a request from Osceola County to build a sidewalk in an area in which you may know the location better than I do to describe it to the Board.

Mr. Florio stated it is predominantly on the west side of International Drive from the overpass of 417 up to the Gaylord driveway, and it will complete the run from 192 to Gaylord.

Mr. Clark stated in that regard, the County prepared a sidewalk easement. It was signed by the Chairman and needs to be ratified at today's meeting, with one glitch. Mr. Florio and I were looking at the legal description and it appears that it describes Tract B along the roadway there and then lesses out the entire thing.

Mr. Florio stated it lessed out everything they were trying to get.

Mr. Clark stated I think the less-out needs to be removed from the legal description, so regarding the discussion we had at our October meeting, it contains good language about the County assuming the obligation to maintain and indemnify us, and those are the items we look for when we want to get rid of liability for sidewalks. I would ask the Board to ratify it subject to Mr. Florio determining a proper legal description. It is going to need to be amended.

Mr. Florio stated we could probably get a Scrivener review. I am assuming the County wrote this legal and gave it to you with the document. We discussed it a while ago. They showed us the plans.

Mr. Persons stated I remember you and I having a conversation.

Mr. Florio stated I will track it down. I hope we did not write it. I doubt we did.

Mr. Clark stated there are some misspellings. The legal needs to be amended, but conceptually, it is a good document.

Mr. Florio stated it is a good idea. It is a great easement. We will get the legal corrected so that will get covered.

Mr. Persons stated actually, there are two more of these which should be reviewed.

Mr. Smith asked does Section 12 take care of the CDD's indemnification?

Mr. Clark responded yes.

Mr. Smith stated I heard a lot of conversation in the minutes of the last meeting regarding indemnification.

Mr. Florio stated I heard Mr. Clark basically say this easement effectively gives the liability responsibility to the County, which is good if that is the case.

Mr. Clark stated the grantee of the County indemnified, subject to a Hold Harmless Agreement, the Grantor, us, from any causes of actions, judgments and damage to property or injuries to persons which may arise, from the construction, operations and maintenance reviews from the easement property.

Mr. Persons asked how does this get corrected?

Mr. Florio responded let me determine who wrote it.

Mr. Smith asked are you comfortable with that?

Mr. Persons responded yes.

Mr. Florio stated I think I know where it came from.

Mr. Moyer asked do you want to ratify it subject to Mr. Florio's changes?

Mr. Florio responded if you ratify it and give Mr. Clark the authorization to get the legal corrected, I will determine who wrote it and get the legal corrected and he will make the document whole. That is what we are trying to do. It is already executed and on the record. It is just a question of where it is.

On MOTION by Mr. Persons, seconded by Mr. Baker, with all in favor, the sidewalk easement was ratified as discussed, subject to the District Engineer having the legal description corrected.

EIGHTH ORDER OF BUSINESS

Engineer's Report

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

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Smith stated I am going to pass out this. This is my favorite charity for the kids here in Osceola County. If you happen to play golf, this would be a great opportunity to help the kids in Osceola County. This organization puts this golf tournament on and they probably raise \$4 Million for scholarships. They probably helped close to 4,000 kids in the County. It is not just for universities either. It is for community college and vocational technical schools, and you will

notice there are lots of different ways you can help, if you do not play golf and do not want to purchase a sponsor team. There are several different ways you can support this effort to help the kids here in Osceola County. I appreciate any help you can give them. We may have discussed this before. Tell me about my personal liability for serving on this Board.

Mr. Moyer stated Directors' and Officers' Liability Insurance is part of our standard insurance package with the District. As long as you operate under the law as a Supervisor, that insurance policy will defend you. We also have as part of our record a Resolution that the CDD itself is covered, as long as you are doing what you are supposed to be doing as a Supervisor. It is the same as the County Commission.

Mr. Smith asked what about my personal email? It seems like we discussed something about that at the first meeting I attended.

Mr. Clark stated we did. What I encourage is to segregate your CDD business from your personal emails and it does not happen often, but we have had lawsuits that get vicious and personal, and people will start making requests of individual Supervisors, such as requesting all of your emails, and if they are mixed in with your personal email, it becomes intrusive.

Mr. Smith asked what do I need to do?

Mr. Clark responded Mr. Moyer's office set up the ability to have a segregated email for Xentury City business. If you would please contact him.

Mr. Smith asked will I need to get with you again?

Mr. Moyer responded no, I got the message. I will talk to Ms. Burgess and she will give you the information.

Mr. Smith stated the only thing so far that my personal email has is just when your secretary was polling the Board to get a meeting time. If it is going to be a problem, we need to get it straightened out.

Mr. Persons asked does our D&O insurance cover staff?

Mr. Moyer responded the Resolution covers staff. I am not 100% sure this covers that.

Mr. Persons stated as a licensed professional, it would be great to say I am covered under the D&O, but it is not happening.

Mr. Florio stated I guess I ought to make an announcement for the Board's edification. My official last day full-time at the McIntosh firm is this June 30th. I am staying on as an employee remote for the balance of the year, but I am reachable through the building and everything else. I

just do not have to go every day, which is a wonderful thing. I have taken private office space and I am in the process of creating an entity with a limited scope intentionally, so we will see how that goes.

Mr. Baker asked how many years do you have at McIntosh?

Mr. Florio responded I have 25 years with McIntosh. Basically what we have concluded and obviously we have been working on this for a decade, but we sold the company to five key individuals and obviously took back employment agreements on the way back that had a two-year window. I am the youngest of all of the retiring partners, so I had a situation where I needed to stay on through the end of this year. The other partners are retiring June 30th, so the other two partners and I have gotten our own office and moved, and we are already setting up shop there, but I am staying on as an official employee through the end of the year. After the end of the year, we will see what happens.

TENTH ORDER OF BUSINESS**Audience Comments**

There being audience members present, the next order of business followed.

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Baker, seconded by Mr. Persons, with all in favor, the meeting was adjourned at approximately 11:39 a.m.

Gary Moyer
Secretary

Owen Beitsch
Chairman

Fourth Order of Business

4A.

XENTURY CITY
Community Development District

Annual Operating Budget
Fiscal Year 2020

Version 2 - Revised Tentative Budget:
(Printed on 8/8/19 4pm)

Prepared by:



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Xentury City
Community Development District

Operating Budget
Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Revised Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU APR-2019	PROJECTED MAY - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Contribution	21,296	25,079	15,006	8,591	23,597	25,479
TOTAL REVENUES	21,296	25,079	15,006	8,591	23,597	25,479
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	600	2,000	600	1,400	2,000	2,000
FICA Taxes	46	153	46	107	153	153
ProfServ-Engineering	-	1,500	-	500	500	1,500
ProfServ-Legal Services	2,628	3,000	1,737	1,200	2,937	3,000
ProfServ-Mgmt Consulting Serv	11,000	11,000	6,417	4,583	11,000	11,000
Postage and Freight	162	200	180	20	200	200
Insurance - General Liability	4,305	4,736	4,305	-	4,305	4,736
Printing and Binding	206	390	349	40	389	390
Legal Advertising	276	300	187	113	300	300
Misc-Contingency	265	1,500	887	613	1,500	1,500
Misc-Web Hosting	1,000	-	-	-	-	-
Website Compliance	-	-	-	-	-	400
Office Supplies	94	125	110	15	125	125
Annual District Filing Fee	200	175	175	-	175	175
Total Administrative	20,782	25,079	14,993	8,591	23,584	25,479
TOTAL EXPENDITURES	20,782	25,079	14,993	8,591	23,584	25,479
Excess (deficiency) of revenues						
Over (under) expenditures	514	-	13	-	13	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-
Net change in fund balance	514	-	13	-	13	-
FUND BALANCE, BEGINNING	1,704	2,218	2,218	-	2,218	2,231
FUND BALANCE, ENDING	\$ 2,218	\$ 2,218	\$ 2,231	\$ -	\$ 2,231	\$ 2,231

Budget Narrative
Fiscal Year 2020

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 2020

EXPENDITURES

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.

Website Compliance

This line is designated for all costs associated with the District's website, including annual domain name renewal, annual hosting, and a complete rebuild in fiscal year 2020 to be ADA compliant. Future fiscal years will include quarterly auditing at a cost of \$1,600.

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 2019-04

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, 2019 AND ENDING SEPTEMBER 30, 2020, 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 June 11, 2019, the Board set August 21, 2019, 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 2019 and/or revised projections for Fiscal Year 2020.
- 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, 2020, as Adopted by the Board of Supervisors on August 21, 2019."

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, 2019, and ending September 30, 2020 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 2020 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 21st day of August, 2019.

Attest:

Xentury City Community Development District

Gary Moyer
Secretary

Owen Beitsch
Chairman

4C.

DEVELOPER FUNDING AGREEMENT FOR FISCAL YEAR 2020

THIS AGREEMENT made and entered into this 21st day of August, 2019 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, 2019 and terminating September 30, 2020;

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

Owen Beitsch
Chairman

Attest:

Xentury City Development

Officer of the Corporation

Fifth Order of Business

5A

Xentury City
Community Development District

Financial Report

July 31, 2019

Prepared by



Xentury City
Community Development District

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Xentury City
Community Development District

Financial Statements

(Unaudited)

July 31, 2019

Balance Sheet
July 31, 2019

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 2,759
Due From Developer	2,658
TOTAL ASSETS	\$ 5,417
<u>LIABILITIES</u>	
Accounts Payable	\$ 2,658
TOTAL LIABILITIES	2,658
<u>FUND BALANCES</u>	
Unassigned:	2,759
TOTAL FUND BALANCES	\$ 2,759
TOTAL LIABILITIES & FUND BALANCES	\$ 5,417

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Developer Contribution	25,079	20,899	20,949	50
TOTAL REVENUES	25,079	20,899	20,949	50
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	2,000	1,000	1,000	-
FICA Taxes	153	77	77	-
ProfServ-Engineering	1,500	1,250	-	1,250
ProfServ-Legal Services	3,000	2,500	3,147	(647)
ProfServ-Mgmt Consulting Serv	11,000	9,167	9,167	-
Postage and Freight	200	167	349	(182)
Insurance - General Liability	4,736	4,736	4,305	431
Printing and Binding	390	325	620	(295)
Legal Advertising	300	250	398	(148)
Misc-Contingency	1,500	1,250	926	324
Office Supplies	125	104	165	(61)
Annual District Filing Fee	175	175	175	-
Total Administration	25,079	21,001	20,329	672
TOTAL EXPENDITURES	25,079	21,001	20,329	672
Excess (deficiency) of revenues Over (under) expenditures	-	(102)	620	722
Net change in fund balance	\$ -	\$ (102)	\$ 620	\$ 722
FUND BALANCE, BEGINNING (OCT 1, 2018)	2,139	2,139	2,139	
FUND BALANCE, ENDING	\$ 2,139	\$ 2,037	\$ 2,759	

Notes to the Financial Statements
July 31, 2019

Balance Sheet - General Fund

► Assets

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

Due from Developer - Funding Request #163

Financial Overview / Highlights

- Total YTD expenditures are at approximately 81% compared to the YTD budget. Variances are discussed below.

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ - Legal Services	\$3,000	\$3,147	105%	All payments to Clark & Albaugh for legal fees.
Postage and Freight	\$200	\$349	175%	All payments to Inframark and Federal Express for postage.
Insurance - General Liability	\$4,736	\$4,305	91%	General liability insurance policy is with Public Risk Insurance Agency, Inc. Paid in full for FY 2019.
Printing and Binding	\$390	\$620	159%	All payments to Inframark for printing charges.
Legal Advertising	\$300	\$398	133%	All payments to Sun Publications for legal ads.
Misc-Contingency	\$1,500	\$926	62%	Website compliance and domain renewal.
Office Supplies	\$125	\$165	132%	All payments to Inframark for office supplies.

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 5/1/2019 to 7/31/2019 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	734	05/14/19	CLARK & ALBAUGH	16470	GEN MATTERS THRU MAR 2019	ProfServ-Legal Services	531023-51401	\$646.50
001	735	05/14/19	INFRAMARK, LLC	39527	MAR MGMT FEES	Printing and Binding	547001-51301	\$21.90
001	735	05/14/19	INFRAMARK, LLC	39527	MAR MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$916.67
001	736	05/30/19	CLARK & ALBAUGH	16513	GEN MATTERS THRU APR 2019	ProfServ-Legal Services	531023-51401	\$150.00
001	737	05/30/19	INFRAMARK, LLC	40386	APR MGMT FEES	Printing and Binding	547001-51301	\$0.30
001	737	05/30/19	INFRAMARK, LLC	40386	APR MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$916.67
001	737	05/30/19	INFRAMARK, LLC	40386	APR MGMT FEES	Postage and Freight	541006-51301	\$1.50
001	738	07/01/19	FEDERAL EXPRESS	6-579-91456	JUNE POSTAGE	Postage and Freight	541006-51301	\$136.91
001	739	07/01/19	INFRAMARK, LLC	41102	MAY MGMT FEES	Printing and Binding	547001-51301	\$2.85
001	739	07/01/19	INFRAMARK, LLC	41102	MAY MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$916.67
001	739	07/01/19	INFRAMARK, LLC	41959	JUNE MGMT FEES	Printing and Binding	547001-51301	\$21.85
001	739	07/01/19	INFRAMARK, LLC	41959	JUNE MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$916.67
001	739	07/01/19	INFRAMARK, LLC	41959	JUNE MGMT FEES	Postage and Freight	541006-51301	\$2.00
001	742	07/24/19	ORLANDO SENTINEL	007048612000	NOTICE OF MEETING 6/4/19	Legal Advertising	548002-51301	\$211.25
001	740	07/02/19	OWEN M. BEITSCH	PAYROLL	July 02, 2019 Payroll Posting			\$184.70
001	741	07/02/19	KENNETH Y. SMITH	PAYROLL	July 02, 2019 Payroll Posting			\$184.70
Fund Total								\$5,231.14

Total Checks Paid	\$5,231.14
--------------------------	-------------------

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

April 3, 2019

Attention: File # 5141-001
 Inv #: 16470

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Mar-13-19	conference call regarding sidewalk incident claim	0.60	180.00	SDC
Mar-14-19	review of plat and other records; review of correspondence to attorney	0.50	150.00	SDC
	Reviewing correspondence from attorney Alicia Smith regarding 7/11/2018 incident involving Kary Asencio; Drafting response to same.	0.70	199.50	MEA
Mar-19-19	Reviewing letter from Carol Ann Myrtetus regarding coverage for Kary Asencio claim; Email response to same.	0.20	57.00	MEA
Mar-22-19	additional correspondence regarding sidewalk matter	0.20	60.00	SDC
	Totals	2.20	<u>\$646.50</u>	
	Total Fee & Disbursements			<u>\$646.50</u>
	Previous Balance			940.50
	Previous Payments			940.50

Balance Now Due

\$646.50

TAX ID Number 26-1572385



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

Invoice: 39527
Invoice Date: 3/22/2019
Due Date: 4/21/2019
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
Management Fees for the Month Of: March 2019				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Copies 001-547001-51301-5000	1	Ea	\$21.90	\$21.90
			Subtotal	\$938.57
			Tax (0%)	\$0.00
			Total Due	\$938.57

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.*

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

May 1, 2019

Attention:

File # 5141-001

Inv #: 16513

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Apr-22-19	review of communications from insurance company; review of easement and public records	0.50	150.00	SDC
	Totals	0.50	<u>\$150.00</u>	
	Total Fee & Disbursements			<u>\$150.00</u>
	Previous Balance			646.50
	Balance Now Due			<u>\$796.50</u>

TAX ID Number 26-1572385



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

Invoice: 40386
Invoice Date: 4/24/2019
Due Date: 5/24/2019
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
Management Fees for the Month Of: April 2019				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Copies 001-547001-51301-5000	1	Ea	\$0.30	\$0.30
Postage 001-541006-51301-5000	1	Ea	\$1.50	\$1.50
Subtotal				\$918.47
Tax (0%)				\$0.00
Total Due				\$918.47

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
6-579-91456	Jun 11, 2019		1 of 4

Billing Address:

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

Shipping Address:

XENTURY
██████ ██████████
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

Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges USD \$136.91

TOTAL THIS INVOICE USD \$136.91

You saved \$67.34 in discounts this period!

Other discounts may apply.

Received
Coral Springs, FL
JUN 17 2019

INFRAMARK

Invoice Number	Invoice Date	Account Number	Page
6-579-91456	Jun 11, 2019		2 of 4

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2: AGENDA PACKAGE

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% 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

Automation	CAFE	Sender	Recipient	
Tracking ID	643393733462	INFRAMARK	chris liew	
Service Type	FedEx 2Day	INFRAMARK	xentury city	
Package Type	FedEx Pak	210 UNIVERSITY DR	5826 cheshire cove terrace	
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32829 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		19.93
Delivered	Jun 06, 2019 13:03	Discount		-7.16
Svc Area	A1	Fuel Surcharge		1.37
Signed by	see above	Residential Delivery		4.40
FedEx Use	000000000/6002/02	Third Party Billing		0.46
		Total Charge	USD	\$19.00

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient	
Tracking ID	643393733473	INFRAMARK	owen beitsch	
Service Type	FedEx 2Day	INFRAMARK	gai	
Package Type	FedEx Pak	210 UNIVERSITY DR	618 east south st	
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32801 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		19.93
Delivered	Jun 06, 2019 13:21	Discount		-7.16
Svc Area	A1	Fuel Surcharge		1.02
Signed by	T.ESSMA	Third Party Billing		0.34
FedEx Use	000000000/6002/_	Total Charge	USD	\$14.13



Invoice Number	Invoice Date	Account Number	Page
6-579-91456	Jun 11, 2019		3 of 4

Ship Date: Jun 04, 2019

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient
Tracking ID	643393733484	INFRAMARK	todd parsons
Service Type	FedEx 2Day	INFRAMARK	tcc
Package Type	FedEx Pak	210 UNIVERSITY DR	1030 noth orange ave
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32801 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	19.93
Delivered	Jun 06, 2019 14:50	Discount	-7.16
Svc Area	A1	Fuel Surcharge	1.02
Signed by	R.RILEY	Third Party Billing	0.34
FedEx Use	000000000/6002/_	Total Charge	USD \$14.13

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient
Tracking ID	643393733495	INFRAMARK	timothy baker
Service Type	FedEx 2Day	INFRAMARK	baker barrios
Package Type	FedEx Pak	210 UNIVERSITY DR	189 south orange ave
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32801 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	19.93
Delivered	Jun 06, 2019 09:00	Discount	-7.16
Svc Area	A1	Fuel Surcharge	1.02
Signed by	S.SUAREZ	Third Party Billing	0.34
FedEx Use	000000000/6002/_	Total Charge	USD \$14.13

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% 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

Automation	CAFE	Sender	Recipient
Tracking ID	643393733500	INFRAMARK	kenneth smith
Service Type	FedEx 2Day	INFRAMARK	xentury city
Package Type	FedEx Pak	210 UNIVERSITY DR	2000 shadow oaks road
Zone	03	CORAL SPRINGS FL 33071 US	KISSIMMEE FL 34744 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	19.93
Delivered	Jun 06, 2019 15:38	Discount	-7.16
Svc Area	A1	Fuel Surcharge	1.37
Signed by	see above	Residential Delivery	4.40
FedEx Use	000000000/6002/02	Third Party Billing	0.46
		Total Charge	USD \$19.00

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient
Tracking ID	643393733510	INFRAMARK	scott clark
Service Type	FedEx 2Day	INFRAMARK	xentury city
Package Type	FedEx Pak	210 UNIVERSITY DR	700 w morse blvd
Zone	03	CORAL SPRINGS FL 33071 US	WINTER PARK FL 32789 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	19.93
Delivered	Jun 06, 2019 15:06	Discount	-7.16
Svc Area	A1	Fuel Surcharge	1.02
Signed by	D.TRAUB	Third Party Billing	0.34
FedEx Use	000000000/6002/_	Total Charge	USD \$14.13

Invoice Number	Invoice Date	Account Number	Page
6-579-91456	Jun 11, 2019		4 of 4

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient
Tracking ID	643393733521	INFRAMARK	john florio
Service Type	FedEx 2Day	INFRAMARK	mcintosh
Package Type	FedEx Pak	210 UNIVERSITY DR	2200 park ave north
Zone	03	CORAL SPRINGS FL 33071 US	WINTER PARK FL 32789 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	19.93
Delivered	Jun 06, 2019 10:28	Discount	-7.16
Svc Area	A1	Fuel Surcharge	1.02
Signed by	P.LUTHER	Third Party Billing	0.34
FedEx Use	000000000/6002/_	Total Charge	USD \$14.13

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient
Tracking ID	643393733532	INFRAMARK	dimitri toumazos
Service Type	FedEx 2Day	INFRAMARK	xentury city
Package Type	FedEx Pak	210 UNIVERSITY DR	7575 de phillips blvd
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32819 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	19.93
Delivered	Jun 06, 2019 12:51	Discount	-7.16
Svc Area	A1	Fuel Surcharge	1.02
Signed by	D.DOUMI	Third Party Billing	0.34
FedEx Use	000000000/6002/_	Total Charge	USD \$14.13

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% 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	CAFE	Sender	Recipient
Tracking ID	643393733543	INFRAMARK	GARY MOYER
Service Type	FedEx 2Day	INFRAMARK	MOYER MANAGEMENT GROUP
Package Type	Customer Packaging	210 UNIVERSITY DR	313 CAMPUS ST
Zone	03	CORAL SPRINGS FL 33071 US	KISSIMMEE FL 34747-4982 US
Packages	1		
Rated Weight	6.0 lbs, 2.7 kgs	Transportation Charge	22.83
Delivered	Jun 06, 2019 08:43	Discount	-10.06
Svc Area	A2	Fuel Surcharge	1.02
Signed by	M.ROSEMARY	Third Party Billing	0.34
FedEx Use	000000000/6002/_	Total Charge	USD \$14.13

Third Party Subtotal USD \$136.91

Total FedEx Express USD \$136.91



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

Invoice: 41102
Invoice Date: 5/17/2019
Due Date: 6/16/2019
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
Management Fees for the Month Of: May 2019				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Copies 001-547001-51301-5000	1	Ea	\$2.85	\$2.85
Subtotal				\$919.52
Tax (0%)				\$0.00
Total Due				\$919.52

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.*



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

Invoice: 41959
Invoice Date: 6/11/2019
Due Date: 7/11/2019
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
Management Fees for the Month Of: June 2019				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Copies 001-547001-51301-5000	1	Ea	\$21.85	\$21.85
Postage 001-541006-51301-5000	1	Ea	\$2.00	\$2.00
			Subtotal	\$940.52
			Tax (0%)	\$0.00
			Total Due	\$940.52

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.*

5C

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

June 7, 2019

DIMITRI TOUMAZOS
 LAURA HUFSCMIDT
 GARY MOYER
 SONIA ROWLEY

XENTURY CITY CDD

Funding Request # 161

<u>Payee</u>	<u>Invoice#</u>	<u>Description</u>	<u>Inv Amount</u>
INFRAMARK	41102	MAY MGMT FEES	\$ 919.52
OWEN BEITSCH	61119	BOARD PAY	\$ 200.00
CHRIS CHEIN	61119	BOARD PAY	\$ 200.00
TODD PERSONS	61119	BOARD PAY	\$ 200.00
KEN SMITH	61119	BOARD PAY	\$ 200.00
TIM BAKER	61119	BOARD PAY	\$ 200.00
BOARD PAY 1000 X .0765 = 76.50	61119	TAXES FOR BP	\$ 76.50
			Total \$1,996.02

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

Please return bottom portion of this invoice with your payment

June 7, 2019

Make Remittance to:

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

Funding Request # 161

Amount Due:

\$1,996.02

Amount Paid:

Check Number:



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

Invoice: 41102
Invoice Date: 5/17/2019
Due Date: 6/16/2019
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
Management Fees for the Month Of: May 2019				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Copies 001-547001-51301-5000	1	Ea	\$2.85	\$2.85
			Subtotal	\$919.52
			Tax (0%)	\$0.00
			Total Due	\$919.52

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**

June 18, 2019

DIMITRI TOUMAZOS
 LAURA HUFSCMIDT
 GARY MOYER
 SONIA ROWLEY

XENTURY CITY CDD

Funding Request # 162

<u>Payee</u>	<u>Invoice#</u>	<u>Description</u>	<u>Inv Amount</u>
INFRAMARK	41959	JUNE MGMT FEES	\$ 940.52
ORLANDO SENTINEL	7048612000	NOTICE OF MEETING	\$ 211.25
FEDEX	6-579-91456	JUNE POSTAGE	\$ 136.91

Total **\$1,288.68**

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

Please return bottom portion of this invoice with your payment

June 18, 2019

Make Remittance to:

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

Funding Request # 162

Amount Due:**\$1,288.68**

Amount Paid:

Check Number:



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

Invoice: 41959
Invoice Date: 6/11/2019
Due Date: 7/11/2019
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
Management Fees for the Month Of: June 2019				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Copies 001-547001-51301-5000	1	Ea	\$21.85	\$21.85
Postage 001-541006-51301-5000	1	Ea	\$2.00	\$2.00
			Subtotal	\$940.52
			Tax (0%)	\$0.00
			Total Due	\$940.52

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 Details

Agenda Page #60

Billed Account Name: Xentury City Cdd
Billed Account Number: CU00272917
Invoice Number: 007048612000
Invoice Amount: \$211.25
Billing Period: 06/03/19 - 06/09/19
Due Date: 07/09/19

INVOICE

Page 1 of 2

Invoice Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
06/04/19	OSC7048612	Classified Listings, Online 06/04/19 6315945				211.25

Received
Coral Springs, FL

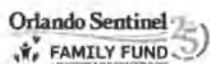
JUN 17 2019

INFRAMARK

Invoice Total: \$211.25

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
211.25	0.00	0.00	0.00	0.00	0.00



SIGNATURE



MOTIV8

Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 100608
Atlanta, GA 30384-0608

Return Service Requested

Remittance Section

Billed Period: 06/03/19 - 06/09/19
Billed Account Name: Xentury City Cdd
Billed Account Number: CU00272917
Invoice Number: 007048612000

For questions regarding this billing, or change of address notification,
please contact Customer Care:

0537000364 PRESORT 364 1 MB 0.425 P1C2



XENTURY CITY CDD
210 N UNIVERSITY DRIVE SUITE 702
CORAL SPRINGS FL 33071-7320

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



00027291700027291703007048612 00021125 00021125 1



Invoice Number	Invoice Date	Account Number	Page
6-579-91456	Jun 11, 2019		1 of 4

Billing Address:

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

Shipping Address:

XENTURY
[REDACTED]
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

Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges USD \$136.91

TOTAL THIS INVOICE USD \$136.91

You saved \$67.34 in discounts this period!

Other discounts may apply.

Received
Coral Springs, FL
JUN 17 2019
INFAMARK

Detailed descriptions of surcharges can be located at [fedex.com](https://one.avidxchange.net/#!/invoices/3d5711c2-1473-452a-a8aa-2cdd2520bde4)

Invoice Number	Invoice Date	Account Number	Page
6-579-91456	Jun 11, 2019		2 of 4

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2: AGENDA PACKAGE

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% 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

Automation	CAFE	Sender	Recipient	
Tracking ID	643393733462	INFRAMARK	chris liew	
Service Type	FedEx 2Day	INFRAMARK	xentury city	
Package Type	FedEx Pak	210 UNIVERSITY DR	5826 cheshire cove terrace	
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32829 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		19.93
Delivered	Jun 06, 2019 13:03	Discount		-7.16
Svc Area	A1	Fuel Surcharge		1.37
Signed by	see above	Residential Delivery		4.40
FedEx Use	00000000/6002/02	Third Party Billing		0.46
		Total Charge	USD	\$19.00

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient	
Tracking ID	643393733473	INFRAMARK	owen beitsch	
Service Type	FedEx 2Day	INFRAMARK	gai	
Package Type	FedEx Pak	210 UNIVERSITY DR	618 east south st	
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32801 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		19.93
Delivered	Jun 06, 2019 13:21	Discount		-7.16
Svc Area	A1	Fuel Surcharge		1.02
Signed by	T.ESSMA	Third Party Billing		0.34
FedEx Use	00000000/6002/_	Total Charge	USD	\$14.13



Invoice Number	Invoice Date	Account Number	Page
6-579-91456	Jun 11, 2019		3 of 4

Ship Date: Jun 04, 2019

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient
Tracking ID	643393733484	INFRAMARK	todd parsons
Service Type	FedEx 2Day	INFRAMARK	tcc
Package Type	FedEx Pak	210 UNIVERSITY DR	1030 noth orange ave
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32801 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	19.93
Delivered	Jun 06, 2019 14:50	Discount	-7.16
Svc Area	A1	Fuel Surcharge	1.02
Signed by	R.RILEY	Third Party Billing	0.34
FedEx Use	000000000/6002/_	Total Charge	USD \$14.13

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient
Tracking ID	643393733495	INFRAMARK	timothy baker
Service Type	FedEx 2Day	INFRAMARK	baker barrios
Package Type	FedEx Pak	210 UNIVERSITY DR	189 south orange ave
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32801 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	19.93
Delivered	Jun 06, 2019 09:00	Discount	-7.16
Svc Area	A1	Fuel Surcharge	1.02
Signed by	S.SUAREZ	Third Party Billing	0.34
FedEx Use	000000000/6002/_	Total Charge	USD \$14.13

Ship Date: Jun 04, 2019

Cust. Ref.: xc agenda

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Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% 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

Automation	CAFE	Sender	Recipient
Tracking ID	643393733500	INFRAMARK	kenneth smith
Service Type	FedEx 2Day	INFRAMARK	xentury city
Package Type	FedEx Pak	210 UNIVERSITY DR	2000 shadow oaks road
Zone	03	CORAL SPRINGS FL 33071 US	KISSIMMEE FL 34744 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	19.93
Delivered	Jun 06, 2019 15:38	Discount	-7.16
Svc Area	A1	Fuel Surcharge	1.37

Invoice Number	Invoice Date	Account Number	Page
6-579-91456	Jun 11, 2019	- -	4 of 4

Ship Date: Jun 04, 2019**Cust. Ref.:** xc agenda**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient	
Tracking ID	643393733521	INFRAMARK	john florio	
Service Type	FedEx 2Day	INFRAMARK	mcintosh	
Package Type	FedEx Pak	210 UNIVERSITY DR	2200 park ave north	
Zone	03	CORAL SPRINGS FL 33071 US	WINTER PARK FL 32789 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		19.93
Delivered	Jun 06, 2019 10:28	Discount		-7.16
Svc Area	A1	Fuel Surcharge		1.02
Signed by	P.LUTHER	Third Party Billing		0.34
FedEx Use	000000000/6002/_	Total Charge	USD	\$14.13

Ship Date: Jun 04, 2019**Cust. Ref.:** xc agenda**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient	
Tracking ID	643393733532	INFRAMARK	dimitri toumazos	
Service Type	FedEx 2Day	INFRAMARK	xentury city	
Package Type	FedEx Pak	210 UNIVERSITY DR	7575 de phillips blvd	
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32819 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		19.93
Delivered	Jun 06, 2019 12:51	Discount		-7.16
Svc Area	A1	Fuel Surcharge		1.02
Signed by	D.DOUMI	Third Party Billing		0.34
FedEx Use	000000000/6002/_	Total Charge	USD	\$14.13

Ship Date: Jun 04, 2019**Cust. Ref.:** xc agenda**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.00% 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	CAFE	Sender	Recipient	
Tracking ID	643393733543	INFRAMARK	GARY MOYER	
Service Type	FedEx 2Day	INFRAMARK	MOYER MANAGEMENT GROUP	
Package Type	Customer Packaging	210 UNIVERSITY DR	313 CAMPUS ST	
Zone	03	CORAL SPRINGS FL 33071 US	KISSIMMEE FL 34747-4982 US	
Packages	1			
Rated Weight	6.0 lbs, 2.7 kgs	Transportation Charge		22.83
Delivered	Jun 06, 2019 08:43	Discount		-10.06
Svc Area	A2	Fuel Surcharge		1.02

Signed by	M.ROSEMARY	Third Party Billing		0.34
FedEx Use	000000000/6002/_	Total Charge	USD	\$14.13
Third Party Subtotal			USD	\$136.91
Total FedEx Express			USD	\$136.91

1161-01-00-0042072-0001-0076375

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

July 25, 2019

DIMITRI TOUMAZOS
 LAURA HUFSCMIDT
 GARY MOYER
 SONIA ROWLEY

XENTURY CITY CDD**Funding Request # 163**

<u>Payee</u>	<u>Invoice#</u> <u>Description</u>	<u>Inv Amount</u>
INFRAMARK	43009 JULY MGMT FEES	\$ 1,219.87
CLARK & ALBAUGH, LLP	16605 ATTORNY FEES	\$ 1,410.00
FEDEX	6-593-87655 JUNE POSTAGE	\$ 14.07
FEDEX	6-587-13391 JUNE POSTAGE	\$ 14.07

Total	\$2,658.01
-------	-------------------

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

Please return bottom portion of this invoice with your payment

July 25, 2019

Make Remittance to:

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

Funding Request # 163

Amount Due:**\$2,658.01**

Amount Paid:

Check Number:



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

Invoice: 43009
Invoice Date: 7/22/2019
Due Date: 8/21/2019
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
Management Fees for the Month Of: July 2019				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Office Supplies 001-551002-51301-5000	1	Ea	\$55.00	\$55.00
Copies 001-547001-51301-5000	1	Ea	\$246.45	\$246.45
Postage 001-541006-51301-5000	1	Ea	\$1.75	\$1.75
Billable Items				
Subtotal				\$0.00
			Subtotal	\$1,219.87
			Tax (0%)	\$0.00
			Total Due	\$1,219.87

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.*

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

July 2, 2019

Attention:

File # 5141-001

Inv #: 16605

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jun-10-19	review of agenda package, minutes and other meeting preparation	0.60	180.00	SDC
Jun-11-19	review of records regarding sidewalk easement; review of plat and map exhibits regarding sidewalk areas in project; preparation of meeting materials	0.80	240.00	SDC
	attendance at board meeting	2.90	870.00	SDC
Jun-17-19	exchange of correspondence regarding sidewalk easement	0.20	60.00	SDC
Jun-20-19	correspondence regarding sidewalk easement	0.20	60.00	SDC
	Totals	4.70	\$1,410.00	
Total Fee & Disbursements				\$1,410.00
Previous Balance				796.50
Previous Payments				796.50
Balance Now Due				\$1,410.00



Invoice Number	Invoice Date	Account Number	Page
6-587-13391	Jun 18, 2019		1 of 2

Billing Address:

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

Shipping Address:

XENTURY
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
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$14.07
TOTAL THIS INVOICE	USD	\$14.07

You saved \$6.22 in discounts this period!

Other discounts may apply.

Received
Coral Springs, FL
JUN 21 2019
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.

Invoice Number	Invoice Amount	Account Number
6-587-13391	USD \$14.07	

Remittance Advice

Your payment is due by Jul 03, 2019

6587133916000001

1000000000000000140760

0045304 01 AB 0.409 **AUTO T10 1168 33071-732002 -C01-P15349-11



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



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



60027680022113

Invoice Number	Invoice Date	Account Number	Page
6-587-13391	Jun 18, 2019		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)**Ship Date:** Jun 12, 2019**Cust. Ref.:** XENTURY CITY BUDGET TO C**Ref.#2:** Recording**Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	Sender	Recipient	
Tracking ID	643393733852	INFRAMARK	DON FISHER	
Service Type	FedEx 2Day	INFRAMARK	OSCEOLA COUNTY MANAGER	
Package Type	FedEx Envelope	210 UNIVERSITY DR	ONE COURTHOUSE SQUARE	
Zone	03	CORAL SPRINGS FL 33071 US	KISSIMMEE FL 34741 US	
Packages	1			
Rated Weight	N/A	Transportation Charge		18.99
Delivered	Jun 14, 2019 10:49	Discount		-6.22
Svc Area	A1	Fuel Surcharge		0.96
Signed by	B.TROCHE	Third Party Billing		0.34
FedEx Use	000000000/1109/_	Total Charge	USD	\$14.07
Third Party Subtotal				USD \$14.07
Total FedEx Express				USD \$14.07

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Invoice Number	Invoice Date	Account Number	Page
6-593-87655	Jun 25, 2019		1 of 2

Billing Address:

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

Shipping Address:

XENTURY
[REDACTED]
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
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$14.07
TOTAL THIS INVOICE	USD	\$14.07

You saved \$8.51 in discounts this period!

Other discounts may apply.

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.

Invoice Number	Invoice Amount	Account Number
6-593-87655	USD \$14.07	

Remittance Advice

Your payment is due by Jul 10, 2019

65938765570000

1000000000000000140760

0044300 01 AB 0.409 **AUTO T7 0 1175 33071-732002 -C01-P4434411



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



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



60001750022632

Invoice Number	Invoice Date	Account Number	Page
6-593-87655	Jun 25, 2019		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 13, 2019

Cust. Ref.: Xentury City Mtg. File

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.50% 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	775461677946	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		21.28
Delivered	Jun 17, 2019 10:10	Discount		-8.51
Svc Area	A1	Fuel Surcharge		0.96
Signed by	M.MEGAN JONES	Third Party Billing		0.34
FedEx Use	000000000/6002/_	Total Charge	USD	\$14.07
Third Party Subtotal				USD \$14.07
Total FedEx Express				USD \$14.07

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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