

**XENTURY CITY  
COMMUNITY DEVELOPMENT DISTRICT**

**September 25, 2017**

**AGENDA PACKAGE**

## Xentury City Community Development District

Owen Beitsch, Chairman  
Todd Persons, Assistant Secretary  
Timothy Baker, Assistant Secretary

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

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September 18, 2017

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 **Monday, September 25, 2017 at 11:00 a.m.** at the Gaylord Palms Resort & Convention Center located at 6000 West Osceola Parkway, Kissimmee, Florida 34746, in the Conferences Services Viewing Room which is behind the Federal Express Business Center. Following is the advance agenda for this meeting:

- 1. Roll Call**
- 2. Public Comment**
- 3. Organizational Matters**
  - A.** Appointment of Supervisors to Fill the Unexpired Terms of Office  
Seat 1 (11/2018) and Seat 5 (11/2018)
  - B.** Oath of Office for Newly Elected Supervisors
  - C.** Designation of Officers – Resolution 2017-03
- 4. Approval of the Minutes of the July 25, 2017 Meeting**
- 5. Public Hearing for Adoption of the Fiscal Year 2018 Budget**
  - A.** Fiscal Year 2018 Budget
  - B.** Consideration of Resolution 2017-05 Adopting the Fiscal Year 2018 Budget
  - C.** Consideration of Developer Funding Agreement
- 6. Manager's Report**
  - A.** Financial Statements, Funding Requests and Check Register
  - B.** Fiscal Year 2018 Meeting Schedule
- 7. Attorney's Report**
- 8. Engineer's Report**
- 9. Supervisor Requests**
- 10. Audience Comments**
- 11. 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**

**3C**

**RESOLUTION 2017-03**

**A RESOLUTION DESIGNATING OFFICERS OF THE  
XENTURY CITY COMMUNITY DEVELOPMENT  
DISTRICT**

WHEREAS, the Board of Supervisors of the Xentury City Community Development District at a regular business meeting held on September 25, 2017, desires to appoint the below recited persons to the offices specified.

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

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

_____	Chairman
_____	Vice Chairman
<u>Gary Moyer</u>	Secretary
<u>Robert Koncar</u>	Treasurer
<u>Stephen Bloom</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS, 25<sup>TH</sup> DAY OF SEPTMEBER, 2017.

\_\_\_\_\_  
Chairman

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

## **Fourth 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, July 25, 2017 at 11:00 a.m. in the St. George Room 102 of the Gaylord Palms Resort & Convention Center, located at 6000 West Osceola Parkway, Kissimmee, Florida 34746.

Present and constituting a quorum were:

Owen Beitsch  
Todd Persons  
Timothy Baker

Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Gary Moyer  
Scott Clark  
Nick Pope  
Dimitri Toumazos

District Manager  
District Counsel  
Xentury City Development Company (via telephone)  
Xentury City Development Company

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Moyer called the meeting to order. The record will reflect Supervisors Beitsch, Persons and Baker are present, and a quorum of the Board was established.

**SECOND ORDER OF BUSINESS**

**Public Comment**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Consideration of Resolution 2017-01 Canvassing and Certifying the Results of the Landowner's Election**

Mr. Moyer stated the first item is consideration of Resolution 2017-01 Canvassing and Certifying the Results of the Landowners' Election which took place November 8, 2016. Mr. Toumazos and I met. It was properly advertised for any landowners to attend the meeting. At that meeting, there were three seats up for election. Mr. Beitsch received 350 votes and will serve a four-year term. We had two vacant seats in which the landowner was not able to elect anyone in

Seats 1 and Seat 5. Seat 5 received seven votes, and that term is determined to be four years. Seat 1 received six votes, and that term is for two years. The reason we did that is if we get to the point of appointing people to fill those vacancies, the terms of office will be determined and we can nominate people for the remaining terms of office. This Resolution is not much different than what the County Commissions do in terms of certifying election results. The purpose is simply to memorialize what happened at the landowners' election.

Mr. Beitsch stated if I might make a point of inquiry. It has been a while since I have been voted to a seat. I cannot remember if I am I allowed to move on this Resolution as a nominee.

Mr. Moyer stated yes.

There being no further discussion,

On MOTION by Mr. Beitsch seconded by Mr. Baker with all in favor, Resolution 2017-01 Canvassing and Certifying Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2) Florida Statutes, was adopted.

**B. Acceptance of Resignation of Steven Ivins (Seat 1)**

Mr. Moyer stated it seems it would be appropriate at this time to accept, with regret, Mr. Ivins' resignation.

On MOTION by Mr. Persons seconded by Mr. Beitsch with all in favor, the resignation of Mr. Steven Ivins was accepted.

Mr. Beitsch stated I have an organizational question too. When someone resigns from the Board, is it necessary to formally as a Board to accept the resignation, or is it just an administrative function we have just created a record for?

Mr. Moyer responded it is to create a record.

Mr. Beitsch stated it is not really a legal requirement.

Mr. Clark stated I do not think so. I have been asked before. It is not as if we can compel him to stay on the Board if he has resigned. What happens if you have a succession at some point and you get asked to prove the succession, this helps to do that.

Mr. Beitsch stated, okay, thank you.

**C. Consideration of Resolution 2017-02 Declaring Vacancies of the Board**



Mr. Moyer stated Mr. Clark has prepared a Resolution. We prepared it and he corrected it. The Resolution declares a vacancy since there is now a seat from which there was a resignation. This triggers, by definition, a vacancy. By declaring that, the Board is in a position to appoint someone to fill the unexpired term of office when the Board is in a position to do so. This is Resolution 2017-02, a Resolution of the Board of Supervisors of the Xentury City Community Development District declaring a vacancy of certain seats on the Board of Supervisors, pursuant to Section 190.006(3)(b), Florida Statutes and providing an effective date.

Mr. Clark stated the Resolution Mr. Moyer is presenting substitutes the word *landowner* for the words *qualified electors* since we are not a qualified elector District yet; or ever perhaps.

There being no further discussion,

On MOTION by Mr. Beitsch seconded by Mr. Baker with all in favor, Resolution 2017-02, Declaring Vacancies in Certain Seats on the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes, and Providing an Effective Date, was adopted.

**D. Appointment of Supervisors to Fill the Unexpected Terms of Office Seat 1 (11/2018) and Seat 5 (11/2020)**

Mr. Moyer stated as I mentioned, we have two seats that are vacant. Do we have any nominations for someone to fill those seats?

Mr. Toumazos stated Mr. Pope and I have spoken and by the next meeting we may have someone possibly. Do you agree?

Mr. Pope responded yes. I know you have someone in mind who is fine with me and I have a couple of ideas as well. We will talk about it to see if there is a concurrence if we cannot fill our Board.

Mr. Toumazos stated we have two vacancies. I might add Gaylord has the option to fill one of those, but have never exercised that option. I believe protocol is the proper way to approach this to see if we can fill it. If Gaylord so likes them, then we can terminate that person. How would that work?

Mr. Clark responded you can ask that person to resign.

Mr. Moyer stated as a strategy, you may want to consider if you fill that seat, one of them is going to be the 2018 seat. If Gaylord wants to participate, even if you do not remove someone, that seat comes up for election in November 2018. If there are no nominations, the rest of that

section under organization is not necessary, with the exception, I would ask the Board to consider electing one of you three Board members as Chairman. Mr. Ivins was our Chairman as you are aware. We do not have a Chairman anymore. I do think we need a Chairman. Any volunteers gentlemen?

Mr. Persons nominated Mr. Owen Beitsch to serve as Chairman. There being no further nominations, with all in favor, Mr. Owen Beitsch was appointed to serve as Chairman.

**E. Oath of Office for Newly Selected Supervisors**

**F. Designation of Officers – Resolution 2017-03**

These items shall be tabled to the next meeting.

**FOURTH ORDER OF BUSINESS**

**Minutes**

**A. Approval of the Minutes of the August 2, 2016 Meeting**

**B. Acceptance of the Minutes of the November 8, 2016 Landowners' Meeting**

Mr. Moyer stated each Board member received a copy of the minutes of the August 2, 2016 meeting, and for acceptance, the minutes of the November 8, 2016 Landowners' meeting and requested any additions, corrections or deletions.

Mr. Beitsch stated you might find it funny, I had forgotten how long ago that I was elected to the board.

There being no further discussion,

On MOTION by Mr. Beitsch seconded by Mr. Persons with all in favor, the minutes of the August 18, 2016 meeting were approved and the minutes of the November 8, 2016 Landowners' Meeting were accepted.

**FIFTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2018 Budget**

**A. Fiscal Year 2018 Budget**

**B. Consideration of Resolution 2017-04 Approving the Budget and Setting a Public Hearing**

Mr. Moyer stated you gentlemen have been through this with me, any number of times. For the District to adopt a Budget, it is a two-step process. At our meeting today, I will ask the Board to consider the proposed Budget that management has prepared for our Fiscal Year which starts on October 1, 2017 and will conclude September 30, 2018. There is not much to discuss

July 25, 2017

with this budget because it is the same as the budget we have been operating under for several years. As you are aware, a budget is not an authorization to spend. It is just a guideline of the cost, in our case, based upon the previous history. We then will set a Public Hearing when we are done discussing this budget for some time in late September. This gives us the opportunity to provide the budget to Osceola County 60 days before we adopt it. All of this is tracking Chapter 190 of the Florida Statutes. At this point gentlemen, do you have any questions or comments on the budget? I think the only number that changed was insurance, and likely, that number will not increase, but for this budget we did increase it slightly.

Mr. Persons asked is the web hosting new as well?

Mr. Moyer responded yes, web hosting is new. We are required to have a website. For many years, we had that website. I hosted the website and I never charged you for it because it was only \$5 or \$10 a year to me. This last Fiscal Year, because of all the cyber-attacks, on websites, we did get hit and had to pay to protect our website from malware, etcetera. We are now paying for that type of coverage and thus the line item for that expense. This is the first time we have really had to do it.

Mr. Persons asked can we get hit with a cyber-attack?

Mr. Moyer responded yes. It shut the system down and we did not have access to it. We had to ask the webhosting company we use to clear it up. It is part of what they do, part of their service.

Mr. Beitsch asked with all due apologies in my new role as Chairman, what are the legal requirements for hosting a site? Is there specific information which needs to be posted that I need to uphold?

Mr. Moyer responded there is. Probably you need to look at Chapter 189 of the Florida Statutes, which is applicable to all special Districts in this state. I think it was amended a year or two ago.

Mr. Clark stated the requirement to have a website is a little older, but what they have done almost every year incrementally, is require more things to be posted. Our budget and other basic public documents need to be posted. We now, as of last year, are required to post the meeting agenda at least seven days beforehand. Every government must do this to stay in compliance.

Mr. Beitsch stated in terms of today's agenda, it is posted.

July 25, 2017

Mr. Moyer stated again I think we are targeting late September for that meeting. Probably the last week in September. Do you all have plans? Are you all available?

Mr. Persons asked do we have a meeting planned for August 22<sup>nd</sup>? I had one on my calendar.

Mr. Moyer stated if we do, it was based upon our expectation of when we would have the July meeting which we had to push back to get a quorum. Now it needs to be 60 days out from this meeting.

Mr. Persons stated it was originally August 22<sup>nd</sup> at 11 a.m. Sixty days from today is not then. It was originally August 22, but If you go on that same path, you are at September 26<sup>th</sup>. It would be two months, maybe 60 days out.

Mr. Moyer stated correct.

Mr. Beitsch stated that works for me.

Mr. Persons stated I am out the 26<sup>th</sup>, 27<sup>th</sup> and 28<sup>th</sup>.

Mr. Moyer asked what about the 25<sup>th</sup> which is a Monday?

There being no further discussion,

On MOTION by Mr. Persons seconded by Mr. Baker with all in favor, Resolution 2017-04 of the Board of Supervisors of the Xentury City Community District Development Approving the Budget for Fiscal Year 2018 and Setting a Public Hearing Thereon Pursuant to Florida law to be held Monday September 25, 2017 at 11:00 a.m. in the Gaylord Palms Resort & Convention Center, located at 6000 West Osceola Parkway, Kissimmee, Florida 34746, was adopted.

## **SIXTH ORDER OF BUSINESS**

### **Manager's Report**

#### **A. Financial Statements, Funding Requests and Check Register**

Mr. Moyer stated I have two items for you. One is the financial statements, which is under tab six. Our pro-rated budget, based upon what we adopted last year, is \$18,283. We spent \$12,780, or we billed that and we are at \$5,503 under what we anticipated for revenues, and expenditures were \$5,468 under our pro rata expenditure budget. We are well under budget for this time of year. Again, we probably do not expect many more expenses for the rest of the Fiscal Year.

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

Mr. Moyer stated Chapter 190 has a conversion process. The legislature, when they adopted Chapter 190, back in 1980 felt that at some point in the history of the District, we needed to transition from a landowners' election to a qualified elector election being registered voters and residents of the District. The way we do that is we ask the Supervisor of Elections each year how many registered voters we have. The conversion does not start until after the sixth year and when we have 250 registered voters. In our case, since the District is older than six years, the trigger will be the 250 registered voters. Every year we get this information. I enter it into the public record, so the public can track where we are in that process. We currently have zero registered voters.

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

Mr. Beitsch stated I would like to use this opportunity as a way to get information. The lawsuit, appears to be in Poinciana about landowners versus the landlords. Do you have any thoughts about that? Do you know what I am asking about?

Mr. Moyer stated to give a quick overview so you can understand what the issue is, Poinciana, which is Solivita, has two Districts; Poinciana and Poinciana West CDDs. In both cases, they transitioned from landowner to qualified elector elections. All the Supervisors are elected by the residents in Solivita. The issue there is the developer, Avatar or A.V. Homes, made an offer to the two CDDs to acquire the recreational amenities in Solivita. I do not know if you have been out there. They have a beautiful ballroom, a restaurant, and a variety of neighborhood pools, softball, and exercise areas. It is really the amenities system for the entire community. They offered the CDDs to acquire it at a value determined to be based upon the revenues from the club plan. As we go through this you are going to say this sounds familiar to me. It sounds a whole lot like the Villages. The difference is the Villages did not have a club plan. Instead, it had a deed restriction that said you would pay so much for recreational facilities provided by the developer. In Solivita it is under a club plan which they appended to the deed restrictions. The effect is ultimately the same. There are legal nuances, but the effect is people agreed to pay a certain amount to have access to the recreational facilities. The proposal from Avatar was the club plan provides we can increase the club plan fees \$1 per month every year meaning, \$12 per year. If these are bought according to the revenue or income approach to valuation, we will cap that at what you are paying now. You will not be subject to a plan increase again. The District would

July 25, 2017

then acquire these through a special assessment to the residents, but the fee would be capped at about \$85 per month. They stated they were aware the facilities needed to be brought up to 2017 standards. As part of the proceeds of the Bond, the District will keep \$11.2 Million to create a new performing arts center, a new recreation center, or anything else the District wants to do, that you have community support to do. If you do this, the residents control the future in terms of what is provided, the programming and everything else. The Board agreed to the deal seeing a lot of positives which we will pursue by hiring a valuation expert to determine what the number would be. The \$85 per month was capitalized by 5,500 units, and you know the math. You can probably do this in your head and come out with a number that is close to reality. There was a group of residents who felt the Board should approach this as any other real estate deal. You do not agree on a price or methodology. Buy the facilities for as cheaply as you can. We had a valuation expert, but we did not have an appraiser. They were told they should have had an appraiser. The second issue is taking exception to the valuation of the assets. Based on the District's valuation, it was \$73,700,000 and based on the residents' appraisal it was \$19,000,000. They think AV homes should sell these assets for what is on the Property Appraiser's website. The District filed suit for validation. We just got done with that last Friday. The judge has not ruled on the validation yet. The property owners who took exception to it then filed a class action lawsuit against Avatar. Their basis of this is the club plan is part of the deed restrictions. You are governed by the deed restrictions which requires Avatar/A.V. Homes turn over to the HOA whatever is in the HOA. The HOA claims all the recreational amenities because the club plan is now in the HOA. There is a class action lawsuit pending against the developer and a very contested Bond validation.

Mr. Beitsch stated I asked to learn, but I also asked to make sure there are no implications for our organization and I try to stay current on these things. Is there a set of footnotes we need to subscribe to here?

Mr. Moyer responded the implication for this District is more related to the Villages than it is to Avatar or Solivita. The issue with the IRS and the Villages was if you have a commercial District with no reasonable expectation of ever getting to 250 registered voters, the developer will perpetually elect the Board of Supervisors. This disqualifies the District from being a political subdivision. They threatened to adopt rules, the IRS did. This has not happened. It looks like it may never happen, at least not in the immediate future. The IRS has backed away from it. There

July 25, 2017

is a different administration in Washington than when the Villages went through all that. If we get to the point where we are going to issue bonds, we need to be sensitive to this.

Mr. Pope stated if I read the agenda package correctly, the developer refinanced all the Bonds to be taxable, removing the issue about the tax-exempt interest.

Mr. Moyer stated Mr. Pope, this is exactly right. The IRS, interestingly enough, continued to pursue the examination well after those bonds were refinanced. It got to a point where they just decided in the closing letter they sent to us, almost a quote is, we do not believe it is sound tax policy to continue with this examination. The back story is when the Villages did their refinancing, the taxable rates were well under what the tax-exempt rates were on the Bonds to be refinanced. We refinanced and saved the residents of the Villages \$26 Million by refinancing. This did take the IRS out of the game altogether. If we were not successful in having the IRS drop the examination the risk was the IRS can come back anytime and say we do not like the way you are running the recreational items. We think anyone who shows up at your doorstep, who wants to pay you \$10 to use the facilities, we would have to comply or the tax-exempt bonds will be taxable. We don't have that exposure by taking the IRS out of the equation altogether, and we saved \$26 Million. It was the best thing they ever did.

Mr. Pope stated I guess when I first read about the lawsuit, I thought the biggest risk was the bondholders would sue the developer if the IRS determined the interest on the bonds they held had always been taxable. There was a big tax bill due. I do not know why they still could not do it. Perhaps they decided it is just not worth the trouble. The map I did is about \$5,500,00 a year of income. What does it cost them to maintain those facilities?

Mr. Moyer responded interestingly enough, under the club plan, it is broken down into two components. One is \$85 per month which gives you nothing more than the right to use the facilities. They then assess whatever is necessary to operate and maintain the facilities. All we were pledging is the \$85 per month which has virtually no expenses against it.

Mr. Pope asked it is pure profit?

Mr. Moyer responded yes.

Mr. Pope stated you capitalize at \$5,500,000 per year and that would give you the value of the facilities.

Mr. Moyer stated, yes, that is exactly right. Again, the number ended up to be \$92 Million or \$93 Million. You subtract the \$11,200,000, cost of issuance, and you know the formula.

Mr. Beitsch stated I think it was important to say the cap rate was too high. This is almost like buying a bond. It should have been free. This is a \$100 Million deal.

Mr. Florio asked did they have a reserve or a sinking fund? That gets factored in here.

Mr. Moyer stated this gets factored in here. The net ended up being \$73,700,000.

Mr. Florio asked who is representing the owner group?

Mr. Pope responded I turned down the opportunity to represent Avatar in the mid eighties.

Mr. Florio stated I was just curious at who they are. It only takes seven to get a class action lawsuit and make it tough on developers.

Mr. Pope stated your old friend Mr. Reggie Tisdale is involved with a fellow named Parker for whom Parker Highway was named and who was the money behind Avatar and Poinciana originally.

Mr. Baker stated I am familiar with that originally.

#### **EIGHTH ORDER OF BUSINESS**

#### **Engineer's Report**

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

#### **NINTH ORDER OF BUSINESS**

#### **Supervisor Requests**

There being no comments from Supervisors, the next order of business followed.

#### **TENTH ORDER OF BUSINESS**

#### **Audience Comments**

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

#### **ELEVENTH ORDER OF BUSINESS**

#### **Adjournment**

There being no further business, the meeting was adjourned.

On MOTION by Mr. Beitsch seconded by Mr. Baker with all in favor, the meeting was adjourned.

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Gary L. Moyer  
Secretary

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Owen Beitsch  
Chairman



## **Fifth Order of Business**

**5A**

**XENTURY CITY**  
Community Development District

***Annual Operating Budget***  
**Fiscal Year 2018**

Version 1 - Approved Tentative Budget:  
(Approved at the 07/25/17 Meeting)

Prepared by:



**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1
Budget Narrative .....	2-3

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**Xentury City**  
Community Development District

**Operating Budget**  
Fiscal Year 2018

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2018 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL THRU JUN-2017	PROJECTED JUL - SEP-2017	TOTAL PROJECTED FY 2017	ANNUAL BUDGET FY 2018
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Contribution	20,761	23,613	12,780	5,693	18,473	25,011
<b>TOTAL REVENUES</b>	<b>20,761</b>	<b>23,613</b>	<b>12,780</b>	<b>5,693</b>	<b>18,473</b>	<b>25,011</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	800	2,000	-	800	800	2,000
FICA Taxes	61	153	-	61	61	153
ProfServ-Engineering	-	1,500	-	375	375	1,500
ProfServ-Legal Services	3,693	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	215	200	18	180	198	200
Insurance - General Liability	3,765	4,270	4,059	-	4,059	4,668
Printing and Binding	571	390	21	365	386	390
Legal Advertising	379	300	39	260	299	300
Misc-Contingency	98	500	254	85	339	500
Misc-Web Hosting	-	-	-	-	-	1,000
Office Supplies	88	125	-	31	31	125
Annual District Filing Fee	175	175	175	-	175	175
<b>Total Administrative</b>	<b>20,845</b>	<b>23,613</b>	<b>12,816</b>	<b>5,657</b>	<b>18,473</b>	<b>25,011</b>
<b>TOTAL EXPENDITURES</b>	<b>20,845</b>	<b>23,613</b>	<b>12,816</b>	<b>5,657</b>	<b>18,473</b>	<b>25,011</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(84)	-	(36)	36	-	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(84)	-	(36)	36	-	-
<b>FUND BALANCE, BEGINNING</b>	<b>1,836</b>	<b>1,752</b>	<b>1,752</b>	<b>-</b>	<b>1,752</b>	<b>1,752</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,752</b>	<b>\$ 1,752</b>	<b>\$ 1,716</b>	<b>\$ 36</b>	<b>\$ 1,752</b>	<b>\$ 1,752</b>

**XENTURY CITY**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2018**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 Severn Trent Environmental Services, Inc. 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.

**XENTURY CITY**

Community Development District

*General Fund*

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**Budget Narrative**  
Fiscal Year 2018

<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.

**Miscellaneous-Web Hosting**

This includes fees paid to Severn Trent for web site maintenance.

**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.



**5B.**

# **RESOLUTION 2017-05**

## **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, 2017 AND ENDING SEPTEMBER 30, 2018, 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 25, 2017, the Board set September 25, 2017, 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 2017 and/or revised projections for Fiscal Year 2018.
- 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, 2018, as Adopted by the Board of Supervisors on September 25, 2017."

### 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, 2017, and ending September 30, 2018 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 2018 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 25<sup>th</sup> day of September, 2017.

Attest:

Xentury City Community Development District

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Gary Moyer  
Secretary

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Chairman

**5C**

## **DEVELOPER FUNDING AGREEMENT FOR FISCAL YEAR 2018**

THIS AGREEMENT made and entered into this 25<sup>th</sup> day of September, 2017 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, 2017 and terminating September 30, 2018;

### **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 aforementioned 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

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Gary Moyer  
Secretary

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Chairman

Attest:

Xentury City Development

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Officer of the Corporation

## **Sixth Order of Business**



**6A.**

**Xentury City**  
**Community Development District**

*Financial Report*

*August 31, 2017*

**Prepared by**



**Xentury City**  
**Community Development District**

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**Table of Contents**

**FINANCIAL STATEMENTS**

Balance Sheet .....	Page 1
Statement of Revenues and Expenditures .....	Page 2
Notes to the Financial Statements .....	Page 3

**SUPPORTING SCHEDULES**

Bank Reconciliation .....	Page 4
Funding Requests .....	Page 5 - 15
Check Register .....	Page 16 - 23

**Xentury City**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**August 31, 2017**

**Balance Sheet**  
August 31, 2017

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Checking Account	\$ 1,708
Due From Developer	1,124
<b>TOTAL ASSETS</b>	<b>\$ 2,832</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 208
Accrued Expenses	917
<b>TOTAL LIABILITIES</b>	<b>1,125</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	1,707
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,707</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,832</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2017

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	23,613	22,195	14,901	(7,294)
<b>TOTAL REVENUES</b>	<b>23,613</b>	<b>22,195</b>	<b>14,901</b>	<b>(7,294)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	2,000	2,000	-	2,000
FICA Taxes	153	153	-	153
ProfServ-Engineering	1,500	1,375	-	1,375
ProfServ-Legal Services	3,000	2,750	-	2,750
ProfServ-Mgmt Consulting Serv	11,000	10,083	10,083	-
Postage and Freight	200	183	98	85
Insurance - General Liability	4,270	4,270	4,059	211
Printing and Binding	390	358	22	336
Legal Advertising	300	275	247	28
Misc-Contingency	500	458	262	196
Office Supplies	125	115	-	115
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>23,613</b>	<b>22,195</b>	<b>14,946</b>	<b>7,249</b>
<b>TOTAL EXPENDITURES</b>	<b>23,613</b>	<b>22,195</b>	<b>14,946</b>	<b>7,249</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	(45)	(45)
Net change in fund balance	\$ -	\$ -	\$ (45)	\$ (45)
<b>FUND BALANCE, BEGINNING (OCT 1, 2016)</b>	<b>1,752</b>	<b>1,752</b>	<b>1,752</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,752</b>	<b>\$ 1,752</b>	<b>\$ 1,707</b>	

**Notes to the Financial Statements**  
**August 31, 2017**

**Balance Sheet - General Fund**

► **Assets**

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

**Due from Developer** - Funding Request #136

**Financial Overview / Highlights**

- Total YTD expenditures are at approximately 67% 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	\$4,270	\$4,059	95%	General liability insurance policy is with Public Risk Insurance Agency, Inc. Paid in full for FY 2017.

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

**Xentury City**  
**Community Development District**

Supporting Schedules

August 31, 2017



# Xentury City CDD

## Bank Reconciliation

Agenda Page #41

Bank Account No. XXXXXXXXXX BB&T - GF  
Statement No. 08-17  
Statement Date 8/31/2017

G/L Balance (LCY)	1,707.76
G/L Balance	1,707.76
Positive Adjustments	0.00
<hr/>	
Subtotal	1,707.76
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	1,707.76
Difference	0.00

Statement Balance	1,787.07
Outstanding Deposits	0.00
<hr/>	
Subtotal	1,787.07
Outstanding Checks	79.31
Differences	0.00
<hr/>	
Ending Balance	1,707.76

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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**Funding Request**

**210 N University Drive; Suite 702 Coral Springs, Florida 33071**  
**Phone: 954-753-5841 Fax: 954-345-1292**

June 1, 2017

XENTURY CITY CDD

Funding Request # 133			
<u>Payee</u>	<u>Invoice#</u>	<u>Description</u>	<u>Inv Amount</u>
Severn Trent Environmental Services	19368	May Management Fees	\$917.13
Total			\$ 917.13

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) 753-5841.

Yours Sincerely,  
 Bobbi Gonzalez

Bobbi Gonzalez  
 Severn Trent Services  
 702 N University Drive Suite 702  
 Coral Springs, Florida 33071  
 954-753-5841 x 40513  
[Barbara.Gonzalez@stservices.com](mailto:Barbara.Gonzalez@stservices.com)

Please return bottom portion of this invoice with your payment

Make Remittance to:	Xentury City CDD C/O Severn Trent Services 210 N University Drive, Suite# 702 Coral Springs, FL 33071
Funding Request # 133	
Amount Due:	\$ 917.13
Amount Paid:	_____
Check Number:	_____



Severn Trent Environmental Services, Inc.  
 2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

Invoice: 20349  
 Invoice Date: 05/24/2017  
 Due Date: 06/23/2017  
 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: May 2017</b>				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Postage 001-541006-51301-5000	1	Ea	\$0.46	\$0.46
			<b>Subtotal</b>	<b>\$917.13</b>
			<b>Tax (0%)</b>	<b>\$0.00</b>
			<b>Total Due</b>	<b>\$917.13</b>

Remit To : Severn Trent Environmental Services, Inc.  
 Mail Code 5161  
 P.O. Box 660367  
 Dallas, TX 75266-0367

**Funding Request**

**210 N University Drive; Suite 702 Coral Springs, Florida 33071**  
**Phone: 954-753-5841 Fax: 954-345-1292**

June 28, 2017

XENTURY CITY CDD

Funding Request # 134			
<u>Payee</u>	<u>Invoice#</u>	<u>Description</u>	<u>Inv Amount</u>
Severn Trent Environmental Services	20976	June Management Fees	\$920.13
Moyer Management Group	1-Jun-17	Website Domain Renewal	\$201.99
Total			\$ 1,122.12

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) 753-5841.

Yours Sincerely,  
 Bobbi Gonzalez

Bobbi Gonzalez  
 Severn Trent Services  
 702 N University Drive Suite 702  
 Coral Springs, Florida 33071  
 954-753-5841 x 40513  
[Barbara.Gonzalez@stservices.com](mailto:Barbara.Gonzalez@stservices.com)

Please return bottom portion of this invoice with your payment

Make Remittance to:	Xentury City CDD C/O Severn Trent Services 210 N University Drive, Suite# 702 Coral Springs, FL 33071
Funding Request # 134	
Amount Due:	\$ 1,122.12
Amount Paid:	_____
Check Number:	_____



Severn Trent Environmental Services, Inc.  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice: 20976  
Invoice Date: 06/13/2017  
Due Date: 07/13/2017  
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 2017</b>				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Copies 001-547001-51301-5000	1	Ea	\$3.00	\$3.00
Postage 001-541006-51301-5000	1	Ea	\$0.46	\$0.46
<b>Subtotal</b>				<b>\$920.13</b>
<b>Tax (0%)</b>				<b>\$0.00</b>
<b>Total Due</b>				<b>\$920.13</b>

Remit To : Severn Trent Environmental Services, Inc.  
Mail Code 5161  
P.O. Box 660367  
Dallas, TX 75266-0367



## Moyer Management Group, Inc.

313 Campus Street  
Celebration, FL 34747

Phone: 321-939-4301  
E-mail: [Gary@Moyer-Group.com](mailto:Gary@Moyer-Group.com)

## INVOICE

**Xentury City CDD**  
ATTN: Bobbi Gonzalez  
210 North University Drive, Suite 702  
Coral Springs, FL 33071

Date: June 1, 2017  
For fiscal year 2017

Date	Description	Total
May 15, 2017	Website domain name annual renewal through May 15, 2018	\$ 15.99
	<i>www.XenturyCityCDD.org</i>	
January 27, 2017	Malware cleaning and firewall protection for website	\$ 186.00
	<i>Through July 27, 2017</i>	
	TOTAL	\$ 201.99

Please make your check payable to:

**Moyer Management Group, Inc.**

## Funding Request

210 N University Drive; Suite 702 Coral Springs, Florida 33071  
Phone: 954-753-5841 Fax: 954-345-1292

July 31, 2017

XENTURY CITY CDD

Funding Request # 135			
Payee	Invoice#	Description	Inv Amount
Severn Trent Environmental Services	21874	July Management Fees	\$918.18
Federal Express	5-875-85590	7/18/19 Postage	\$79.31
Total			\$ 997.49

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) 753-5841.

Yours Sincerely,  
Bobbi Gonzalez

Bobbi Gonzalez  
Severn Trent Services  
702 N University Drive Suite 702  
Coral Springs, Florida 33071  
954-753-5841 x 40513  
[Barbara.Gonzalez@stservices.com](mailto:Barbara.Gonzalez@stservices.com)

Please return bottom portion of this invoice with your payment

Make Remittance to:	Xentury City CDD C/O Severn Trent Services 210 N University Drive, Suite# 702 Coral Springs, FL 33071
Funding Request # 135	
Amount Due:	\$ 997.49
Amount Paid:	
Check Number:	



Severn Trent Environmental Services, Inc.  
 2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

Invoice: 21874  
 Invoice Date: 07/17/2017  
 Due Date: 08/16/2017  
 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 2017</b>				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Copies 001-547001-51301-5000	1	Ea	\$1.05	\$1.05
Postage 001-541006-51301-5000	1	Ea	\$0.46	\$0.46
			<b>Subtotal</b>	<b>\$918.18</b>
			<b>Tax (0%)</b>	<b>\$0.00</b>
			<b>Total Due</b>	<b>\$918.18</b>

Remit To : Severn Trent Environmental Services, Inc.  
 Mail Code 5161  
 P.O. Box 660367  
 Dallas, TX 75266-0367





Invoice Number	Invoice Date	Account Number	Page
5-875-85590	Jul 25, 2017		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 25, 2017****FedEx Express Services**

Transportation Charges		122.01
Base Discount		-44.66
Special Handling Charges		1.96
Total Charges	USD	\$79.31
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$79.31</b>

You saved \$44.66 in discounts this period!

Other discounts may apply.

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

Invoice Number

5-875-85590

Invoice Date

Jul 25, 2017

Account Number

-

Page

2 of 4

**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.

Tracking Number	Bill to Account	\$ Amount
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>

Code	ADR - Address Correction	INW - Incorrect Weight	OVS - Oversize Surcharge	For all Service failures or other surcharges please use our web site <b>www.fedex.com</b> or call (800) 622-1147
	DVC - Declared Value	INS - Incorrect Service	RSU - Residential Delivery	
	IAN - Invalid Acct #	OCF - Grd Pick-up Fee	PND - Pwrshp Not Delivered	
		OCS - Exp Pick-up Fee	SDR - Saturday Delivery	

Tracking Number	Code	\$ Amount	Rerate information only (round to nearest inch)			
			LBS	L	W	H
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



Invoice Number

5-875-85590

Invoice Date

Jul 25, 2017

Account Number

Page

3 of 4

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

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city agenda pack

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
Tracking ID 643393700313  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 03  
Packages 1  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Jul 20, 2017 11:26  
Svc Area A1  
Signed by T.WELD  
FedEx Use 000000000/6002/\_

**Sender**  
SEVERN TRENT SERVICES  
SEVERN TRENT SERVICES  
210 UNIVERSITY DR  
CORAL SPRINGS FL 33071 US

**Recipient**  
TIMOTHY R BAKER  
BAKER, BARRIOS ARCHITECTS  
189 SOUTH ORANGE AVE  
ORLANDO FL 32801 US

Transportation Charge	17.53
Discount	-6.48
Fuel Surcharge	0.28
<b>Total Charge</b>	<b>USD \$11.33</b>

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city agenda pack

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
Tracking ID 643393700324  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 03  
Packages 1  
Rated Weight 1.0 lbs, 0.5 kgs  
Delivered Jul 20, 2017 11:14  
Svc Area A1  
Signed by S.RAMLOCHAN  
FedEx Use 000000000/6002/\_

**Sender**  
SEVERN TRENT SERVICES  
SEVERN TRENT SERVICES  
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	17.18
Discount	-6.13
Fuel Surcharge	0.28
<b>Total Charge</b>	<b>USD \$11.33</b>

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city agenda pack

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
Tracking ID 643393700335  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 03  
Packages 1  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Jul 20, 2017 09:43  
Svc Area A1  
Signed by D.TRAUB  
FedEx Use 000000000/6002/\_

**Sender**  
SEVERN TRENT SERVICES  
SEVERN TRENT SERVICES  
210 UNIVERSITY DR  
CORAL SPRINGS FL 33071 US

**Recipient**  
CLARK, SCOTT D.  
Clark & Albaugh, LLP  
700 WEST MORSE BLVD.  
WINTER PARK FL 32789 US

Transportation Charge	17.53
Discount	-6.48
Fuel Surcharge	0.28
<b>Total Charge</b>	<b>USD \$11.33</b>

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city agenda pack

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
Tracking ID 643393700346  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 03  
Packages 1  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Jul 20, 2017 10:27  
Svc Area A1  
Signed by P.LUTHER  
FedEx Use 000000000/6002/\_

**Sender**  
SEVERN TRENT SERVICES  
SEVERN TRENT SERVICES  
210 UNIVERSITY DR  
CORAL SPRINGS FL 33071 US

**Recipient**  
JOHN FLORIO  
DONALD W. MCINTOSH ASSOCIATES  
2200 PARK AVE N  
WINTER PARK FL 32789-2355 US

Transportation Charge	17.53
Discount	-6.48
Fuel Surcharge	0.28
<b>Total Charge</b>	<b>USD \$11.33</b>

Invoice Number	Invoice Date	Account Number	Page
5-875-85590	Jul 25, 2017		4 of 4

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city agenda pack

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
Tracking ID 643393700368  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 03  
Packages 1  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Jul 20, 2017 09:44  
Svc Area A1  
Signed by R.R.IJS  
FedEx Use 000000000/6002/\_

**Sender**  
SEVERN TRENT SERVICES  
SEVERN TRENT SERVICES  
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

17.53

Discount

-6.48

Fuel Surcharge

0.28

**Total Charge****USD****\$11.33**

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city agenda pack

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3
- 1st attempt Jul 20, 2017 at 12:49 PM.

Automation CAFE  
Tracking ID 643393700379  
Service Type FedEx 2Day  
Package Type FedEx Pak  
Zone 03  
Packages 1  
Rated Weight 1.0 lbs, 0.5 kgs  
Delivered Jul 20, 2017 13:55  
Svc Area A1  
Signed by K.HILLARD  
FedEx Use 000000000/6002/\_

**Sender**  
SEVERN TRENT SERVICES  
SEVERN TRENT SERVICES  
210 UNIVERSITY DR  
CORAL SPRINGS FL 33071 US

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

Transportation Charge

17.18

Discount

-6.13

Fuel Surcharge

0.28

**Total Charge****USD****\$11.33**

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city meeting fil

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% 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.
- Minimum Billable Weight was applied.

Automation CAFE  
Tracking ID 643393700380  
Service Type FedEx 2Day  
Package Type FedEx Box  
Zone 03  
Packages 1  
Actual Weight 1.0 lbs, 0.5 kgs  
Rated Weight 2.0 lbs, 0.9 kgs  
Delivered Jul 19, 2017 12:33  
Svc Area A2  
Signed by R.TSCHINKEL  
FedEx Use 000000000/6002/\_

**Sender**  
SEVERN TRENT SERVICES  
SEVERN TRENT SERVICES  
210 UNIVERSITY DR  
CORAL SPRINGS FL 33071 US

**Recipient**  
GARY MOYER  
MOYER MANAGEMENT GROUP, INC.  
313 campus street  
KISSIMMEE FL 34747 US

Transportation Charge

17.53

Discount

-6.48

Fuel Surcharge

0.28

**Total Charge****USD****\$11.33****Third Party Subtotal****USD****\$79.31****Total FedEx Express****USD****\$79.31**

## XENTURY CITY COMMUNITY DEVELOPMENT DISTRICT

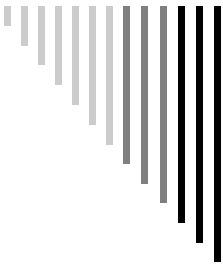
**Payment Register by Fund**  
**For the Period from 7/1/2017 to 8/31/2017**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERALFUND - 001

001	665	07/21/17	MOYER MANAGEMENT GROUP, INC	060117	WEBSITE DOMAIN NAME RENEWAL	Misc-Contingency	549900-51301	\$201.99
001	666	07/21/17	SEVERN TRENT ENVIRONMENTAL SERVICES	20976	JUNE 17 MGMT FEE	ProfServ-Mgmt Consulting Serv	531027-51201	\$916.67
001	666	07/21/17	SEVERN TRENT ENVIRONMENTAL SERVICES	20976	JUNE 17 MGMT FEE	Printing and Binding	547001-51301	\$3.00
001	666	07/21/17	SEVERN TRENT ENVIRONMENTAL SERVICES	20976	JUNE 17 MGMT FEE	Postage and Freight	541006-51301	\$0.46
001	667	08/25/17	FEDERAL EXPRESS	5-875-85590	POSTAGE	Postage and Freight	541006-51301	\$79.31
001	670	08/25/17	SEVERN TRENT ENVIRONMENTAL SERVICES	21874	JULY17 MGMT FEE	ProfServ-Mgmt Consulting Serv	531027-51201	\$916.67
001	670	08/25/17	SEVERN TRENT ENVIRONMENTAL SERVICES	21874	JULY17 MGMT FEE	Printing and Binding	547001-51301	\$1.05
001	670	08/25/17	SEVERN TRENT ENVIRONMENTAL SERVICES	21874	JULY17 MGMT FEE	Postage and Freight	541006-51301	\$0.46
<b>Fund Total</b>								<b>\$2,119.61</b>

<b>Total Checks Paid</b>	<b>\$2,119.61</b>
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## Moyer Management Group, Inc.

313 Campus Street  
Celebration, FL 34747

Phone: 321-939-4301  
E-mail: [Gary@Moyer-Group.com](mailto:Gary@Moyer-Group.com)

# INVOICE

**Xentury City CDD**  
ATTN: Bobbi Gonzalez  
210 North University Drive, Suite 702  
Coral Springs, FL 33071

Date: June 1, 2017  
For fiscal year 2017

Date	Description	Total
May 15, 2017	Website domain name annual renewal through May 15, 2018	\$ 15.99
	<i>www.XenturyCityCDD.org</i>	
January 27, 2017	Malware cleaning and firewall protection for website	\$ 186.00
	<i>Through July 27, 2017</i>	
	TOTAL	\$ 201.99

Please make your check payable to:

**Moyer Management Group, Inc.**



Severn Trent Environmental Services, Inc.  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice: 20976  
Invoice Date: 06/13/2017  
Due Date: 07/13/2017  
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 2017				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Copies 001-547001-51301-5000	1	Ea	\$3.00	\$3.00
Postage 001-541006-51301-5000	1	Ea	\$0.46	\$0.46
			Subtotal	\$920.13
			Tax (0%)	\$0.00
			Total Due	\$920.13

Remit To : Severn Trent Environmental Services, Inc.  
Mail Code 5161  
P.O. Box 660367  
Dallas, TX 75266-0367



Invoice Number	Invoice Date	Account Number	Page
5-875-85590	Jul 25, 2017		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 25, 2017****FedEx Express Services**

Transportation Charges		122.01
Base Discount		-44.66
Special Handling Charges		1.96
Total Charges	USD	\$79.31
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$79.31</b>

You saved \$44.66 in discounts this period!

Other discounts may apply.



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>
5-875-85590	Jul 25, 2017	

**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.

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

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

a Phone [ ] [ ] [ ] - [ ] [ ] [ ] - [ ] [ ] [ ] Fax # [ ] [ ] [ ] - [ ] [ ] [ ] - [ ] [ ] [ ]


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

## Rebills

Tracking Number

## Bill to Account

\$ Amount



**C**  
**o**  
**d**

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

**INW - Incorrect Weight**  
**INS - Incorrect Service**  
**OCF - Grd Pick-up Fee**  
**OCS - 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**

## Credits

Tracking Number

Code

\$ Amount

Rate information only (round to nearest inch)

LBS                      L                      W                      H

[illegible]



				X			X		
				X			X		
				X			X		
				X			X		
				X					

Page 20



## Invoice Number

5-875-85590

## Invoice Date

Jul 25, 2017

## Account Number

Page

3 of 4

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

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city agenda pack

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	<b>Sender</b>	<b>Recipient</b>
Tracking ID	643393700313	SEVERN TRENT SERVICES	TIMOTHY R BAKER
Service Type	FedEx 2Day	SEVERN TRENT SERVICES	BAKER, BARRIOS ARCHITECTS
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		
Delivered	Jul 20, 2017 11:26	Transportation Charge	17.53
Svc Area	A1	Discount	-6.48
Signed by	T.WELD	Fuel Surcharge	0.28
FedEx Use	000000000/6002/_	<b>Total Charge</b>	<b>USD \$11.33</b>

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city agenda pack

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	<b>Sender</b>	<b>Recipient</b>
Tracking ID	643393700324	SEVERN TRENT SERVICES	OWEN M. BEITSCH
Service Type	FedEx 2Day	SEVERN TRENT SERVICES	REAL ESTATE RESEARCH CONSULTAN
Package Type	FedEx Pak	210 UNIVERSITY DR	618 E. SOUTH STREET
Zone	03	CORAL SPRINGS FL 33071 US	ORLANDO FL 32801 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jul 20, 2017 11:14	Transportation Charge	17.18
Svc Area	A1	Discount	-6.13
Signed by	S.RAMLOCHAN	Fuel Surcharge	0.28
FedEx Use	000000000/6002/_	<b>Total Charge</b>	<b>USD \$11.33</b>

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city agenda pack

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	<b>Sender</b>	<b>Recipient</b>
Tracking ID	643393700335	SEVERN TRENT SERVICES	CLARK, SCOTT D.
Service Type	FedEx 2Day	SEVERN TRENT SERVICES	Clark & Albaugh, LLP
Package Type	FedEx Pak	210 UNIVERSITY DR	700 WEST MORSE BLVD.
Zone	03	CORAL SPRINGS FL 33071 US	WINTER PARK FL 32789 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Jul 20, 2017 09:43	Transportation Charge	17.53
Svc Area	A1	Discount	-6.48
Signed by	D.TRAUB	Fuel Surcharge	0.28
FedEx Use	000000000/6002/_	<b>Total Charge</b>	<b>USD \$11.33</b>

Ship Date: Jul 18, 2017

Cust. Ref.: xentury city agenda pack

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation	CAFE	<b>Sender</b>	<b>Recipient</b>
Tracking ID	643393700346	SEVERN TRENT SERVICES	JOHN FLORIO
Service Type	FedEx 2Day	SEVERN TRENT SERVICES	DONALD W. MCINTOSH ASSOCIATES
Package Type	FedEx Pak	210 UNIVERSITY DR	2200 PARK AVE N
Zone	03	CORAL SPRINGS FL 33071 US	WINTER PARK FL 32789-2355 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Jul 20, 2017 10:27	Transportation Charge	17.53
Svc Area	A1	Discount	-6.48
Signed by	P.LUTHER	Fuel Surcharge	0.28
FedEx Use	000000000/6002/_	<b>Total Charge</b>	<b>USD \$11.33</b>

**Invoice Number**

5-875-85590

**Invoice Date**

Jul 25, 2017

**Account Number**

Page

4 of 4

**Ship Date:** Jul 18, 2017**Payor:** Third Party**Cust. Ref.:** xentury city agenda pack**Ref.#3:****Ref.#2:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation CAFE  
 Tracking ID 643393700368  
 Service Type FedEx 2Day  
 Package Type FedEx Pak  
 Zone 03  
 Packages 1  
 Rated Weight 2.0 lbs, 0.9 kgs  
 Delivered Jul 20, 2017 09:44  
 Svc Area A1  
 Signed by R.R.IJS  
 FedEx Use 000000000/6002/\_

**Sender**  
 SEVERN TRENT SERVICES  
 SEVERN TRENT SERVICES  
 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

17.53

Discount

-6.48

Fuel Surcharge

0.28

**Total Charge****USD****\$11.33****Ship Date:** Jul 18, 2017**Payor:** Third Party**Cust. Ref.:** xentury city agenda pack**Ref.#3:****Ref.#2:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% to this shipment.
- Distance Based Pricing, Zone 3
- 1st attempt Jul 20, 2017 at 12:49 PM.

Automation CAFE  
 Tracking ID 643393700379  
 Service Type FedEx 2Day  
 Package Type FedEx Pak  
 Zone 03  
 Packages 1  
 Rated Weight 1.0 lbs, 0.5 kgs  
 Delivered Jul 20, 2017 13:55  
 Svc Area A1  
 Signed by K.HILLARD  
 FedEx Use 000000000/6002/\_

**Sender**  
 SEVERN TRENT SERVICES  
 SEVERN TRENT SERVICES  
 210 UNIVERSITY DR  
 CORAL SPRINGS FL 33071 US

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

Transportation Charge

17.18

Discount

-6.13

Fuel Surcharge

0.28

**Total Charge****USD****\$11.33****Ship Date:** Jul 18, 2017**Payor:** Third Party**Cust. Ref.:** xentury city meeting fil**Ref.#3:****Ref.#2:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 2.50% 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.
- Minimum Billable Weight was applied.

Automation CAFE  
 Tracking ID 643393700380  
 Service Type FedEx 2Day  
 Package Type FedEx Box  
 Zone 03  
 Packages 1  
 Actual Weight 1.0 lbs, 0.5 kgs  
 Rated Weight 2.0 lbs, 0.9 kgs  
 Delivered Jul 19, 2017 12:33  
 Svc Area A2  
 Signed by R.TSCHINKEL  
 FedEx Use 000000000/6002/\_

**Sender**  
 SEVERN TRENT SERVICES  
 SEVERN TRENT SERVICES  
 210 UNIVERSITY DR  
 CORAL SPRINGS FL 33071 US

**Recipient**  
 GARY MOYER  
 MOYER MANAGEMENT GROUP, INC.  
 313 campus street  
 KISSIMMEE FL 34747 US

Transportation Charge

17.53

Discount

-6.48

Fuel Surcharge

0.28

**Total Charge****USD****\$11.33****Third Party Subtotal****USD****\$79.31****Total FedEx Express****USD****\$79.31**



Severn Trent Environmental Services, Inc.  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

Invoice: 21874  
Invoice Date: 07/17/2017  
Due Date: 08/16/2017  
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 2017</b>				
Administrative Fees 001-531027-51201-5000	1	Ea	\$916.67	\$916.67
Copies 001-547001-51301-5000	1	Ea	\$1.05	\$1.05
Postage 001-541006-51301-5000	1	Ea	\$0.46	\$0.46
<b>Subtotal</b>				<b>\$918.18</b>
<b>Tax (0%)</b>				<b>\$0.00</b>
<b>Total Due</b>				<b>\$918.18</b>

Remit To : Severn Trent Environmental Services, Inc.  
Mail Code 5161  
P.O. Box 660367  
Dallas, TX 75266-0367

**6B.**

**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 notice of meetings 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.

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