

REGAL-VILLAGE

**COMMUNITY DEVELOPMENT
DISTRICT**

April 15, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

April 8, 2024

Board of Supervisors
Regal-Village Community Development District

Dear Board Members:

The Board of Supervisors of the Regal-Village Community Development District will hold a Regular Meeting on April 15, 2024 at 10:30 a.m., at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Christian Cotter
 - Update: Required Ethics Training and Form 1 Disclosure Filing
4. Consideration of Resolution 2024-38, Appointing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2024-39, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
6. Consideration of Resolution 2024-40, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
7. Consideration of Resolution 2024-41, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date
8. Ratification of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement
9. Ratification of Engineer's Report Infrastructure Improvements, Amended February 19, 2024

ATTENDEES:

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

10. Consideration of Grant of Easement [Drainage, Roadway - DR Horton to CDD]
11. Acceptance of Unaudited Financial Statements as of February 29, 2024
12. Approval of February 19, 2024 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Alvarez Engineers, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 20, 2024 at 10:30 AM

○ QUORUM CHECK

SEAT 1	DAVID TELLO	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 2	CYNTHIA CALDEVILLA	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 3	REBECCA CORTES	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 4	CHRISTIAN COTTER	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 5	MARIA CAMPOREALE	☐	IN-PERSON	☐	PHONE	☐	NO

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

3

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

Ethics Training

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

Deadlines & Recordkeeping

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

Links to Online Training

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics](#). This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida's Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

["4-Hour Ethics Course"](#). The "4-Hour Ethics Course" is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida's Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida's Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023](#). This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager's office if and when other training opportunities become available.

Form 1 or Form 6

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year's filing requirement, a completed Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at [Login - Electronic Financial Disclosure Management System \(floridathics.org\)](https://floridathics.org/). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.

2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000)
(If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2023 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Regal-Village Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are appointed as Officer(s) of the District effective April 15, 2024:

_____ is appointed Chair

_____ is appointed Vice Chair

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 15, 2024:

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 15TH DAY OF APRIL, 2024.

ATTEST:

**REGAL-VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-39

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Regal-Village Community Development District (“**District**”) prior to June 15, 2024, the proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

SECTION 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	_____
HOUR:	10:30 a.m.
LOCATION:	Alvarez Engineers 8935 NW 35th Lane, Suite #101 Doral, Florida 33172

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Miami-Dade County at least sixty (60) days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

SECTION 5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of April, 2024.

ATTEST:

**REGAL-VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2024	3
Amortization Schedule - Series 2024	4 - 5
Assessment Summary	6

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Proposed Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 39,973
Allowable discounts (4%)	-				(1,599)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	38,374
Assessment levy: off-roll	-	-	-	-	59,865
Landowner contribution	83,682	14,715	68,967	83,682	-
Total revenues	83,682	14,715	68,967	83,682	98,239
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	40,000	10,000	23,000	33,000	42,000
Legal	25,000	10,026	14,974	25,000	25,000
Engineering	2,000	-	2,000	2,000	5,000
Audit	-	-	4,700	4,700	4,800
Arbitrage rebate calculation*	-	-	500	500	500
Dissemination agent*	667	-	143	143	1,000
EMMA software service*	-	-	-	-	1,000
Trustee*	-	-	-	-	5,500
Telephone	200	83	117	200	200
Postage	500	20	480	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	3,340	3,160	6,500	3,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	6,600
Contingencies/bank charges	750	55	695	750	750
Tax Collector	-	-	-	-	799
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	210	-	210	210
Total expenditures	83,682	23,942	57,416	81,358	98,239
Excess/(deficiency) of revenues over/(under) expenditures	-	(9,227)	11,551	2,324	-
Fund balance - beginning (unaudited)	-	-	(9,227)	-	-
Fund balance - ending (projected)	-	-	-	-	-
Unassigned	-	(9,227)	2,324	2,324	-
Fund balance - ending	\$ -	\$ (9,227)	\$ 2,324	\$ 2,324	\$ -

*These items will be realized when bonds are issued.

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording \$ 42,000

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 25,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 5,000

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit 4,800

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation* 500

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent* 1,000

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

EMMA software service* 1,000

Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting

Trustee* 5,500

Telephone 200

Postage 500

Telephone and fax machine.

Printing & binding 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising 3,000

Letterhead, envelopes, copies, agenda packages

Annual special district fee 175

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance 6,600

Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges 750

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Tax Collector 799

Website hosting & maintenance 705

Website ADA compliance 210

Total expenditures \$ 98,239

*These items will be realized when bonds are issued.

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 2/28/2024	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$ -				\$ 188,268
Allowable discounts (4%)	-				(7,531)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	180,737
Assessment levy: off-roll	-	-	-	-	281,955
Total revenues	-	-	-	-	462,692
EXPENDITURES					
Debt service					
Principal	-	-	-	-	100,000
Interest	-	-	-	-	389,428
Tax collector	-	-	-	-	3,765
Cost of issuance	-	-	197,945	197,945	-
Underwriter's Discount	-	-	136,100	136,100	-
Total expenditures	-	-	334,045	334,045	493,193
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(334,045)	(334,045)	(30,501)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	663,768	663,768	-
Original issue discount	-	-	(3,928)	(3,928)	-
Total other financing sources/(uses)	-	-	659,840	659,840	-
Net increase/(decrease) in fund balance	-	-	325,795	325,795	(30,501)
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	325,795
Ending fund balance (projected)	\$ -	\$ -	\$ 325,795	\$ 325,795	295,294
Use of fund balance:					
Debt service reserve account balance (required)					(114,731)
Interest expense - November 1, 2025					(176,239)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 4,324

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			211,063.77	211,063.77	6,805,000.00
05/01/25	100,000.00	4.250%	178,363.75	278,363.75	6,705,000.00
11/01/25			176,238.75	176,238.75	6,705,000.00
05/01/26	105,000.00	4.250%	176,238.75	281,238.75	6,600,000.00
11/01/26			174,007.50	174,007.50	6,600,000.00
05/01/27	110,000.00	4.250%	174,007.50	284,007.50	6,490,000.00
11/01/27			171,670.00	171,670.00	6,490,000.00
05/01/28	115,000.00	4.250%	171,670.00	286,670.00	6,375,000.00
11/01/28			169,226.25	169,226.25	6,375,000.00
05/01/29	120,000.00	4.250%	169,226.25	289,226.25	6,255,000.00
11/01/29			166,676.25	166,676.25	6,255,000.00
05/01/30	125,000.00	4.250%	166,676.25	291,676.25	6,130,000.00
11/01/30			164,020.00	164,020.00	6,130,000.00
05/01/31	130,000.00	4.250%	164,020.00	294,020.00	6,000,000.00
11/01/31			161,257.50	161,257.50	6,000,000.00
05/01/32	135,000.00	5.200%	161,257.50	296,257.50	5,865,000.00
11/01/32			157,747.50	157,747.50	5,865,000.00
05/01/33	145,000.00	5.200%	157,747.50	302,747.50	5,720,000.00
11/01/33			153,977.50	153,977.50	5,720,000.00
05/01/34	155,000.00	5.200%	153,977.50	308,977.50	5,565,000.00
11/01/34			149,947.50	149,947.50	5,565,000.00
05/01/35	160,000.00	5.200%	149,947.50	309,947.50	5,405,000.00
11/01/35			145,787.50	145,787.50	5,405,000.00
05/01/36	170,000.00	5.200%	145,787.50	315,787.50	5,235,000.00
11/01/36			141,367.50	141,367.50	5,235,000.00
05/01/37	180,000.00	5.200%	141,367.50	321,367.50	5,055,000.00
11/01/37			136,687.50	136,687.50	5,055,000.00
05/01/38	190,000.00	5.200%	136,687.50	326,687.50	4,865,000.00
11/01/38			131,747.50	131,747.50	4,865,000.00
05/01/39	200,000.00	5.200%	131,747.50	331,747.50	4,665,000.00
11/01/39			126,547.50	126,547.50	4,665,000.00
05/01/40	210,000.00	5.200%	126,547.50	336,547.50	4,455,000.00
11/01/40			121,087.50	121,087.50	4,455,000.00
05/01/41	220,000.00	5.200%	121,087.50	341,087.50	4,235,000.00
11/01/41			115,367.50	115,367.50	4,235,000.00
05/01/42	230,000.00	5.200%	115,367.50	345,367.50	4,005,000.00
11/01/42			109,387.50	109,387.50	4,005,000.00
05/01/43	245,000.00	5.200%	109,387.50	354,387.50	3,760,000.00
11/01/43			103,017.50	103,017.50	3,760,000.00
05/01/44	255,000.00	5.200%	103,017.50	358,017.50	3,505,000.00
11/01/44			96,387.50	96,387.50	3,505,000.00
05/01/45	270,000.00	5.500%	96,387.50	366,387.50	3,235,000.00
11/01/45			88,962.50	88,962.50	3,235,000.00
05/01/46	285,000.00	5.500%	88,962.50	373,962.50	2,950,000.00
11/01/46			81,125.00	81,125.00	2,950,000.00
05/01/47	300,000.00	5.500%	81,125.00	381,125.00	2,650,000.00
11/01/47			72,875.00	72,875.00	2,650,000.00
05/01/48	320,000.00	5.500%	72,875.00	392,875.00	2,330,000.00

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			64,075.00	64,075.00	2,330,000.00
05/01/49	335,000.00	5.500%	64,075.00	399,075.00	1,995,000.00
11/01/49			54,862.50	54,862.50	1,995,000.00
05/01/50	355,000.00	5.500%	54,862.50	409,862.50	1,640,000.00
11/01/50			45,100.00	45,100.00	1,640,000.00
05/01/51	375,000.00	5.500%	45,100.00	420,100.00	1,265,000.00
11/01/51			34,787.50	34,787.50	1,265,000.00
05/01/52	400,000.00	5.500%	34,787.50	434,787.50	865,000.00
11/01/52			23,787.50	23,787.50	865,000.00
05/01/53	420,000.00	5.500%	23,787.50	443,787.50	445,000.00
11/01/53			12,237.50	12,237.50	445,000.00
05/01/54	445,000.00	5.500%	12,237.50	457,237.50	-
Total	6,805,000.00		7,089,360.02	13,894,360.02	

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments					
		FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Product/Parcel	Units				
TH - Regal Palm	177	\$ 225.84	\$ 1,063.66	\$ 1,289.50	n/a
Total	177				

Off-Roll Assessments					
		FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Product/Parcel	Units				
TH - Hadley Place	282	\$ 212.29	\$ 999.84	\$ 1,212.13	n/a
Total	282				

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2024-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Regal-Village Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of April, 2024.

ATTEST:

**REGAL-VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024	Regular Meeting	10:30 AM*
November 18, 2024	Regular Meeting	10:30 AM*
December 16, 2024	Regular Meeting	10:30 AM*
February , 2025**	Regular Meeting	10:30 AM*
March 17, 2025	Regular Meeting	10:30 AM*
April 21, 2025	Regular Meeting	10:30 AM*
May 19, 2025	Regular Meeting	10:30 AM*
June 16, 2025	Regular Meeting	10:30 AM*
July 21, 2025	Regular Meeting	10:30 AM*
August 18, 2025	Regular Meeting	10:30 AM*
September 15, 2025	Regular Meeting	10:30 AM*
<i>*Meetings will occur at 10:30 AM, or immediately following the adjournment of Juniper Cove Community Development District and Sebastian Isles Community Development District meetings</i>		

****Exception**

The February meeting date is on the Presidents' Day holiday.

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Regal-Village Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat # 1	(currently held by David A. Tello)
Seat # 2	(currently held by Cynthia Caldevilla)
Seat # 3	(currently held by Rebecca Cortes)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat # 4	(currently held by Chrisitan Cotter)
Seat # 5	(currently held by Maria Camporeale)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of April, 2024.

ATTEST:

**REGAL-VILLAGE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

8

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Regal Village Community Development District** (the "**District**") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

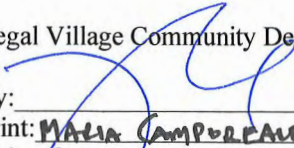
Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at , both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "**Services**").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Regal Village Community Development District

By: 
Print: MARIA CAMPBELL
Title: Chair
Date: 3/28/24

Disclosure Technology Services, LLC

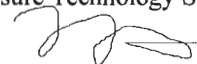
By: 
Print: Michael Klurman
Title: Vice President
Date: 03-12-2024

Exhibit A – Fee Schedule

Annual License Fee:

1. Year 1 - \$1000 per annum for all bond issuances to be issued by the District.
2. 2024-2025 Fiscal Year and forward - \$1000 per annum for all bond issuances to be issued by the District.

Exhibit B – CDD Addendum

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Craig Wrathell, Wrathell, Hunt & Associates, 2300 Glades Road, 33431

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United

States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the DTS represents that no public employer has terminated a contract with the DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

9

Regal-Village Community Development District

Engineer's Report
Infrastructure Improvements

Prepared for
Regal-Village Community Development District
Board of Supervisors
City of Florida City,
Miami-Dade County, Florida

Prepared by
Alvarez Engineers, Inc.
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Telephone 305-640-1345

E-Mail Address: Info@Alvarezeng.com

Accepted
October 16, 2023

Amended
February 19, 2024

TABLE OF CONTENTS

Narrative

I. Introduction	1
II. Purpose of this Engineer's Report	2
III. Description of the Public Infrastructure	2
IV. Estimated Schedule of Construction of the Public Infrastructure	4
V. Ownership and Maintenance	4
VI. Permitting Status	4
VII. Estimate of Public Infrastructure Costs	5
VIII. Engineer's Certification	5

Appendix

Exhibit 1, Location Map	7
Exhibit 2, CDD Boundary	8
Exhibit 3, Current Land Ownership	9
Exhibit 4, CDD Easements for Roads, Drainage, Public Parking ..	10

Tables (Construction Cost Estimate Details)

Estimate of Construction Costs	11-18
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I. Introduction.

The Regal-Village Community Development District (the “District” or “CDD”) was established by the enactment of Miami-Dade County (the “County”) Ordinance No. 23-59 on September 6, 2023. Such Ordinance became effective ten days later, on September 16, 2023. The District is in the city of Florida City (the “City”) and is bounded by Theoretical SW 185 Avenue on the west, SW 356 Street on the north, SW 182 Avenue on the east, and SW 358 and SW 360 Streets on the south. Refer to Exhibits 1 and 2 for the location and boundary of the CDD.

The District is expected to encompass 459 townhome units within 34.29 acres of land. The CDD comprises two residential subdivisions: Regal Palm with 177 townhomes, and Hadley Place with 282 townhomes. (Refer to Exhibit 2). The plat for Regal Palm was recorded on April 21, 2021 in the public records of the County in Plat Book 175 on Page 46 under the name “Regal Palm Subdivision”. The preliminary plat for Hadley Place was assigned tentative plat number T-24553 and was approved by the County on August 4, 2023.

The site improvements and housing facilities in Regal Palm were completed in 2022 and as of the date of this Engineer’s Report, the site improvements in Hadley Place are under construction, with about 70% of the onsite roads having received the first layer of asphalt.

The District will partially finance the public infrastructure improvements that are supporting the Regal Palm subdivision and the public infrastructure improvements that will support the Hadley Place residential development. Together, the improvements that will be financed, constructed, or acquired by the CDD are called the “Public Infrastructure” in this Engineer’s Report and are described in more detail below.

The developers of the Regal Palm and Hadley Place developments, and current owners of the common tracts within each, are D.R. Horton, Inc. for Regal Palm and Forestar USA Real Estate Group Inc. for Hadley Place, as indicated on Exhibit 3. Together, they are referred within this Engineer’s Report as the “Developers.”

For the District to finance, construct, acquire, own, or maintain portions of the Public Infrastructure, the Developers intend to grant the CDD easements at no cost within the common tracts of each development, as indicated in Exhibit 4 and in table 1 below. There are portions of the Public Infrastructure that the CDD will finance, construct, or acquire and then will transfer ownership to the City, such as the water and sewer facilities and the roads and drainage facilities within City-owned right of ways.

Table 1							
Future Land Ownership and Easements							
Regal Palm				Hadley Place			
CDD Esmt.⁽¹⁾	HOA Owned	City Owned	Homeowners	CDD Esmt.⁽¹⁾	HOA Owned	City Owned	Homeowners
Portions Tr. A	Tract A	183 Avenue	177 TWHs ⁽²⁾	Tract A	Tract A	356 Street	282 TWHs ⁽²⁾
Portions Tr. B	Tract B	356 Street				Water Esmt.	
		358 Street				Sewer Esmt.	
		Water Esmt.					
		Sewer Esmt.					

⁽¹⁾ Easements for Onsite Roads, Drainage and Public Parking

⁽²⁾ TWHs means Townhomes

II. Purpose of this Engineer’s Report.

This Engineer’s Report was prepared for the purpose of describing the Public Infrastructure that supports the developments within the District and for reporting its estimated construction costs, status of permits,

and schedule of construction. The Public Infrastructure is to be partially financed by the District and will provide a direct and special benefit to the landowners and residents living within the CDD boundaries, as well as incidentally benefiting the general public.

III. Description of the Public Infrastructure.

The Public Infrastructure, as described in this Engineer's Report, consists of roadway, stormwater management, drainage, water, and sanitary sewer improvements that will give service and access to the 459 residential units located within the District boundary. The proposed Public Infrastructure, as outlined herein, is necessary for the functional development of the District and provides a direct and special benefit to the assessable lands within.

a. Regal Palm

i. Roadway Improvements

Offsite Roads: The roadway improvements within the following City-owned right of ways, consisting of resurfacing and restoration of pavement were completed in 2022: SW 356 St (a.k.a. SW 11 St), SW 358 St (SW 12 St), SW 183 Ave (SW 7 Ave).

Onsite Roads: The onsite road improvements located within Tracts A and B of Regal Palm Subdivision, and that are intended to be acquired by District, were completed in 2022. The improvements consist of clearing and grubbing, stabilized subgrades, lime rock bases, asphalt pavement, and pavement markings and signs for traffic and the public parking spaces.

The Miami-Dade County Road Impact Fees that Developers may have paid are included in the estimated cost of the roadway improvements.

ii. Stormwater Management and Drainage Facilities.

The drainage improvements located within Tracts A and B of Regal Palm Subdivision, and that are intended to be acquired by District, were completed in 2022. The improvements consist of catch basins, pipes, French Drains, erosion control measures, and appurtenances.

The District will not finance the cost of any earthwork that was involved in the transportation to, or the spreading or grading on, the private lots.

iii. Water Distribution and Sewer Collection Systems.

The water and sewer improvements supporting Regal Palm were completed and conveyed to the City in 2022 by D.R. Horton and the Regal Palm Estates Neighborhood Association, Inc., and are therefore no longer eligible to be acquired by the District from the Developers. Their costs are not included in the estimate of cost of the Public Infrastructure.

The City water and sewer connection charges paid by D.R. Horton are included in the estimated costs of the Public Infrastructure.

iv. Land Transfer and Easements

The Developers intend to grant easements to the CDD over the portions of Tracts A and B where the public onsite roads, the drainage facilities and the public parking spaces will be constructed, as indicated in Table 1 and on Exhibit 4.

b. Hadley Place**i. Construction Phasing**

Hadley Place is being constructed in two phases, I and II. The first phase extends from SW 14 Street to SW 356 St (a.k.a. SW 11 Street). The second phase extends from SW 360 Street (SW 16 Street) to SW 14 Street (Refer to Exhibit 2 for the location of the streets). Both phases are under construction, with Phase I having the offsite and onsite roads constructed up to the first layer of asphalt. In Phase II, only clearing and grubbing and a limited amount of earthwork has been done as of the date of this Engineer's Report.

ii. Roadway Improvements

Offsite Roads: The roadway improvements intended to be financed, constructed, or acquired by the CDD, and that are within City-owned right of ways (i.e., SW 360 St and SW 356 St), consist of road subgrades, bases, milling and resurfacing, asphalt layers, sidewalks, ADA accessible ramps, pavement markings, signing, and appurtenances.

Onsite Roads: The onsite road improvements and public parking spaces located within Tract A of Hadley Place, and that are intended to be financed, constructed, or acquired by District, consist of road subgrades, bases, milling and resurfacing, asphalt layers, sidewalks, ADA accessible ramps, pavement markings, signing, and appurtenances.

The Miami-Dade County Road Impact Fees are included in the estimated cost of the roadway improvements. The Developers intend to advance the funds to pay for the impact fees on behalf of the District.

ii. Stormwater Management and Drainage Facilities.

The District will finance, construct, or acquire the drainage components of the offsite roads and the onsite roads and open areas located within Tract A of Hadley Place. These improvements consist of inlets, manholes, pipes, French Drains, retention areas and appurtenances.

The District will not finance the cost of any earthwork that involves the transportation to, or the spreading or grading on, the private lots.

iii. Water Distribution and Sewer Collection Systems.

The cost of constructing the water and sewer systems is included in the Public Infrastructure. The systems extend from the point of connection with City facilities to the property lines of the residential lots. No lateral service lines beyond the water meters will be part of the Public Infrastructure.

The County and/or City water and sewer connection charges are included in the estimated costs of the Public Infrastructure. The Developers intend to advance the funds to pay for the connection charges on behalf of the District.

iv. Land Transfer and Easements

The Developers intend to grant easements to the CDD over Tract A where the public onsite roads, the drainage facilities and the public parking spaces will be constructed, as indicated in Table 1 and Exhibit 4. If the plat for Hadley Place is not yet recorded by the time the CDD must make payments for the Public Improvements, a blanket construction easement may be granted to the CDD until such time that the plat is recorded, and the final easements granted.

IV. Estimated Schedule of Construction of the Public Infrastructure.

Table 2				
Work Description	Regal Palm		Hadley Place	
	Begin Date (Quarter/Year)	End Date (Quarter/Year)	Begin Date (Quarter/Year)	End Date (Quarter/Year)
Roadway Improvements	Q4/2020	Q2/2022	Q2/2022	Q2/2024
Water	Q4/2020	Q2/2022	Q2/2022	Q2/2024
Sewer	Q4/2020	Q2/2022	Q2/2022	Q2/2024
Drainage	Q4/2020	Q2/2022	Q2/2022	Q2/2024

V. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure. It will then transfer or retain the improvements to the following agencies for ownership and maintenance:

Table 3		
Description	Future Ownership	Future Maintenance
Regal Palm		City
Offsite Roads	City	City
Onsite Roads	CDD	CDD
Offsite Drainage Facilities	City	City
Onsite Drainage Facilities	CDD	CDD
Water and Sewer Systems	City	City
Irrigation and Landscaping (Not CDD funded)	HOA	HOA
Hadley Place		
Offsite Roads	City	City
Onsite Roads	CDD	CDD
Offsite Drainage Facilities	City	City
Onsite Drainage Facilities	CDD	CDD
Water and Sewer Systems	City	City
Irrigation and Landscaping (Not CDD funded)	HOA	HOA

VI. Permitting Status.

The table below reflects the permitting status of the Development as of the date of this Report.

Table 4				
Permit	Agency	In Process	Approved	Date/Anticipated
Regal Palm				
Regal Palm Subdiv. Plat (PB175, PG46)	County		X	
Paving, Drainage, Water, Sewer	All Agencies		X	
Hadley Place				
T-Plat 24553	County		X	8-4-2023

Table 4				
Permit	Agency	In Process	Approved	Date/Anticipated
Department of Health	State		X	4-2-2021
Traffic Engineering Division	County		X	6-20-2023
Highway Division	County		X	6-20-2023
DERM Water and Sewer	County		X	1-13-2022
DERM Stormwater Control	County		X	6-28-2023
DERM Environment Monitor & Restore	County		X	8-31-2023
DERM Tree Survey	County		X	9-30-2022
DERM Paving and Drainage Plans	County		X	6-20-2023
Petition for CDD Creation Ordinance	County		X	9-16-2023

VII. Estimate of Public Infrastructure Costs.

Table 5			
Description of Work	Estimated CDD Cost (\$) ⁽¹⁾		
	Regal Palm	Hadley Place	Totals
Road Improvements	\$1,949,000	\$5,406,000	\$7,355,000
Stormwater Management & Drainage	\$28,000	\$1,010,000	\$1,038,000
Water Distribution System	\$261,000	\$760,000	\$1,021,000
Sewer Collection System	\$82,000	\$868,000	\$950,000
Totals	\$2,320,000	\$8,044,000	\$10,364,000

- (1) Includes the cost of road impact fees.
Includes the cost of water connection fees.
Includes the cost of sewer connection fees.

Details of the estimates of costs may be found in the table in the Appendix.

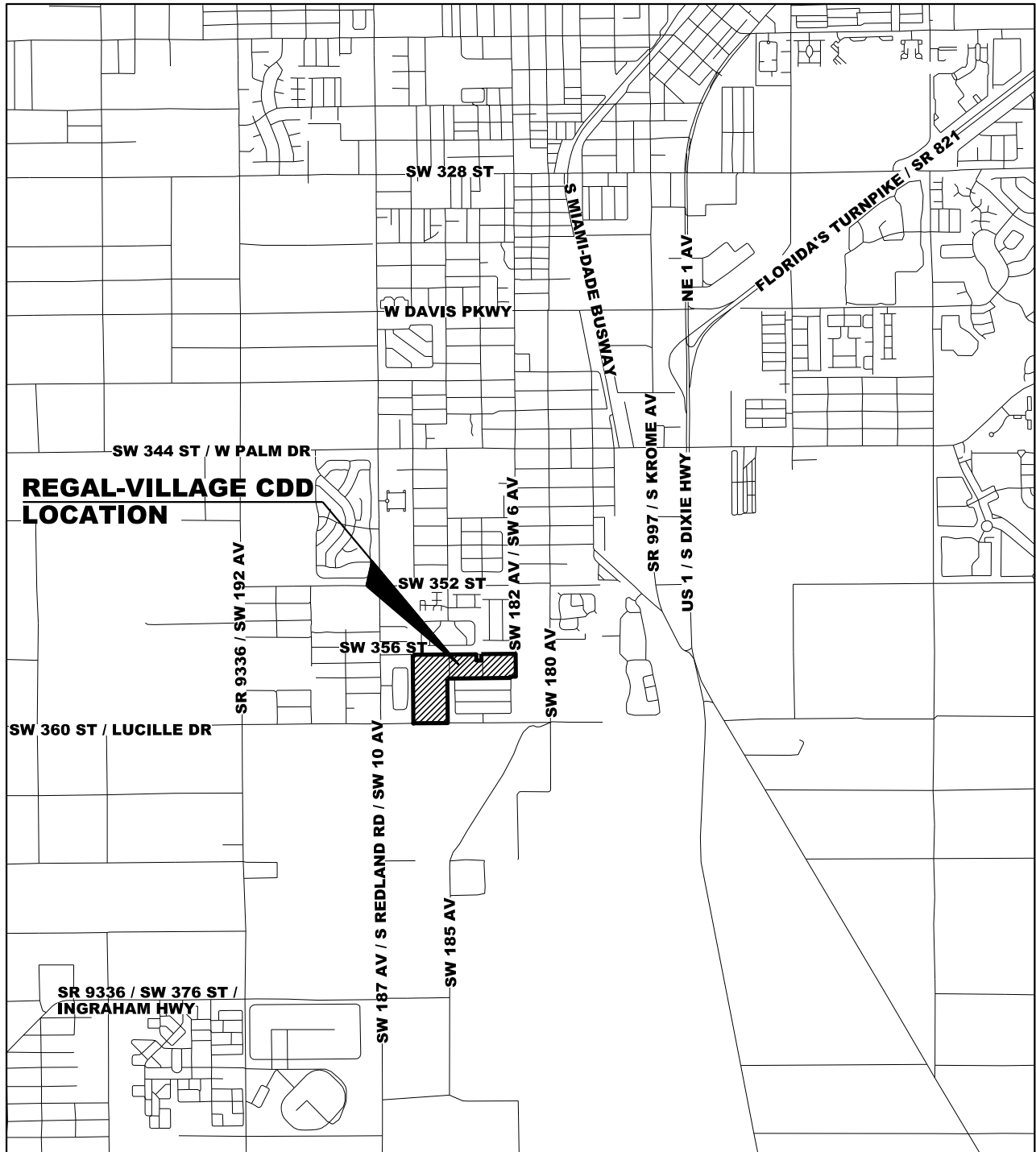
VIII. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs are fair and reasonable, and that the residential lots within the District will receive a direct and special benefit equal to or greater than the cost of such improvements. The District will pay no more for the Public Infrastructure than the lesser of the actual cost or the fair market value thereof. We believe that the improvements can be permitted, constructed, and installed at the costs described in this report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Regal-Village Community Development District.

Juan R. Alvarez, PE
Florida Registration No. 38522
Alvarez Engineers, Inc.
February 19, 2024.

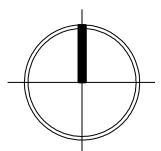
APPENDIX



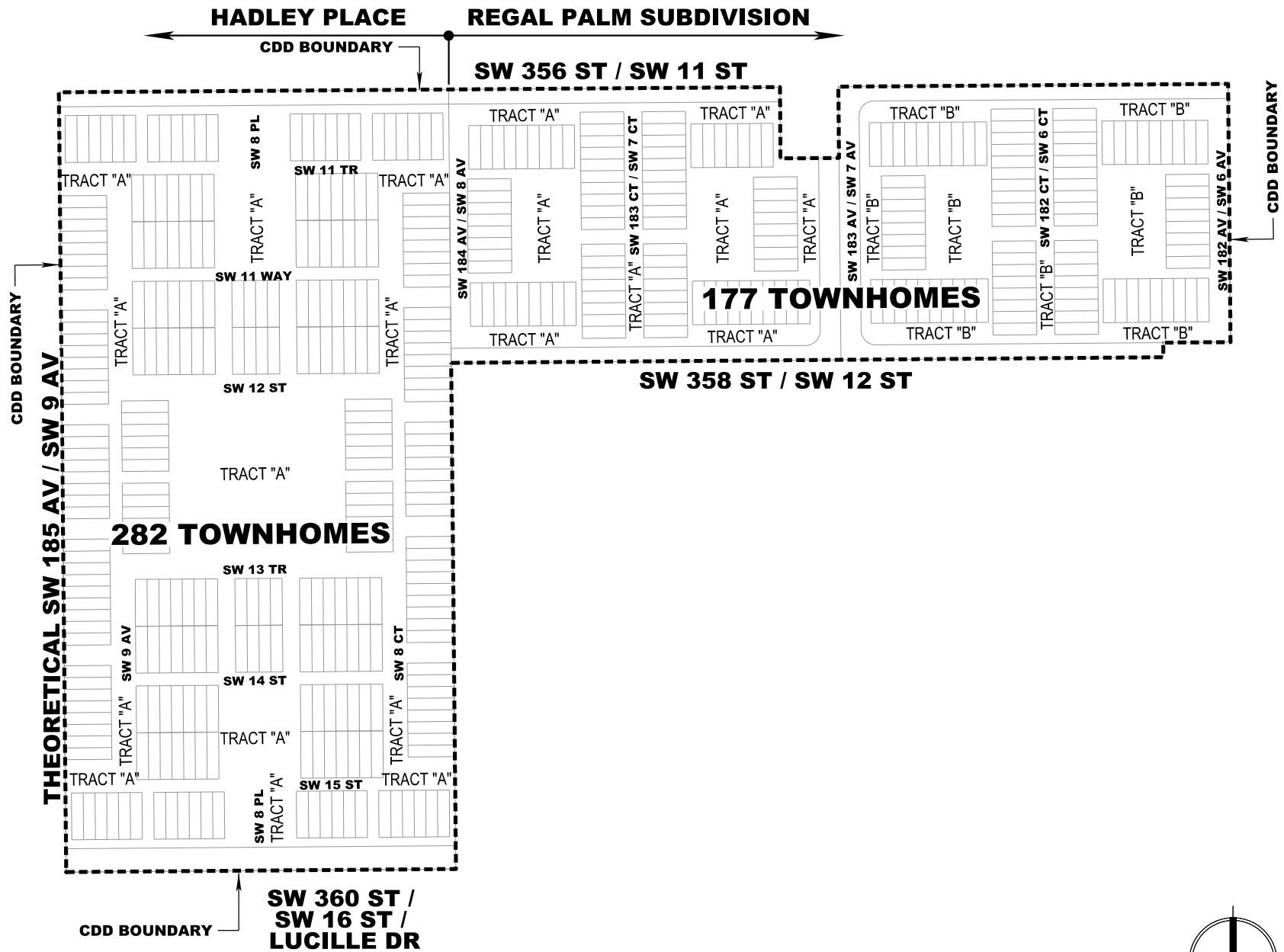
ALVAREZ ENGINEERS, INC.

**REGAL-VILLAGE CDD
LOCATION MAP**

EXHIBIT 1

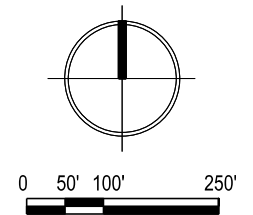


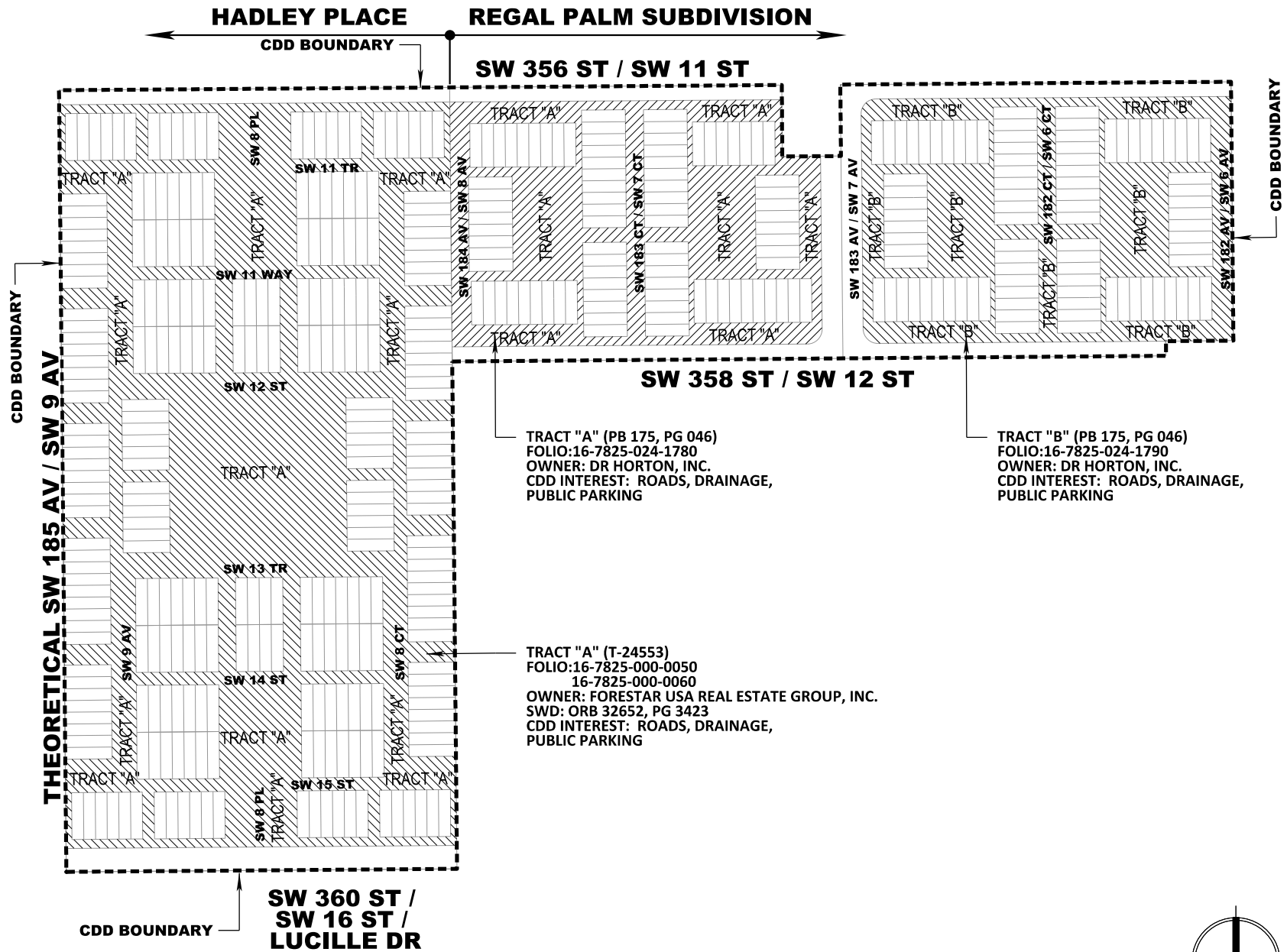
0 500' 1500' 3000'



ALVAREZ ENGINEERS, INC.

REGAL-VILLAGE CDD
DISTRICT BOUNDARY

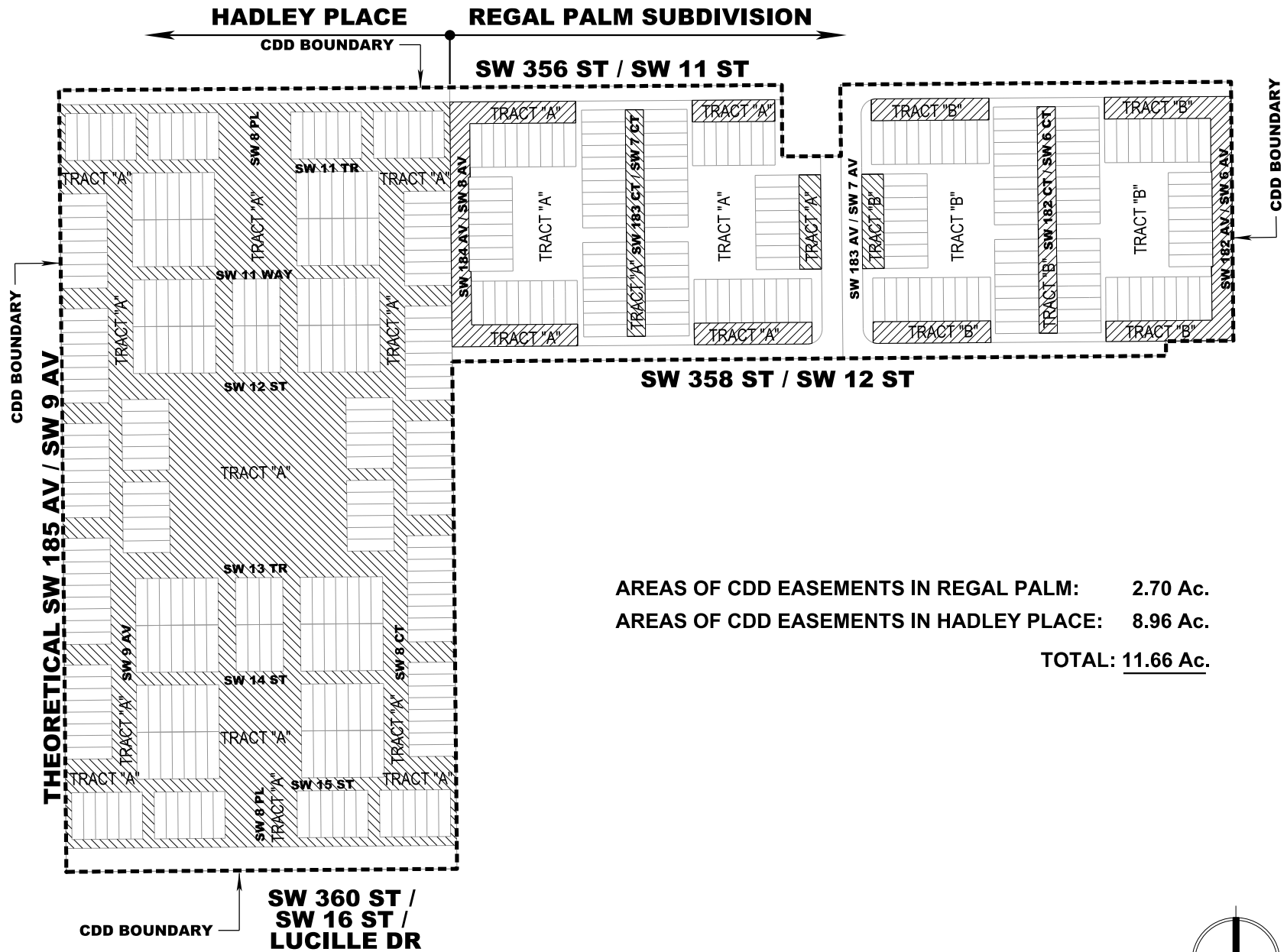




ALVAREZ ENGINEERS, INC.

**REGAL-VILLAGE CDD
CURRENT LAND OWNERSHIP**

EXHIBIT 3



ALVAREZ ENGINEERS, INC.

REGAL-VILLAGE CDD

CDD EASEMENT FOR ROADS, DRAINAGE AND PUBLIC PARKING

EXHIBIT 4

REGAL-VILLAGE CDD				
SUMMARY OF PUBLIC INFRASTRUCTURE ESTIMATE OF COSTS				
Item Order	Description of Work	Estimated CDD Cost (\$) ⁽¹⁾		
		REGAL PALM	HADLEY PLACE (PH I & II)	Total
1	Road Improvements (Including Road Impact Fees)	\$1,949,000	\$5,406,000	\$7,355,000
2	Stormwater Management and Drainage	\$28,000	\$1,010,000	\$1,038,000
3	Water Distribution (Including Connection Fees)	\$261,000	\$760,000	\$1,021,000
4	Sanitary Sewers (Including Connection Fees)	\$82,000	\$868,000	\$950,000
Total Public Infrastructure Estimated Costs		\$2,320,000	\$8,044,000	\$10,364,000

REGAL-VILLAGE CDD									
Regal Palm Subdivision - Estimate of Construction Costs									
Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
WATER DISTRIBUTION (Conveyed to City, Not Eligible for CDD Funding)									
1	TIE TO EXISITING 8" W SADDLE	6.00	EA	975.00	-	100.00	-	5,850.00	5,850.00
2	TIE TO EXISITING 4" W SADDLE	5.00	EA	875.00	-	100.00	-	4,375.00	4,375.00
3	CORP STOP	16.00	EA	400.00	-	100.00	-	6,400.00	6,400.00
4	2" SCHEDULE 40 PVC HEADER PIPE	1,445.70	LF	14.00	-	100.00	-	20,239.80	20,239.80
5	1' SINGLE SERVICE W/ SPECIAL BOX	5.00	EA	1,200.00	-	100.00	-	6,000.00	6,000.00
6	1" DUAL WATER SERVICE W/ SPECIAL BOX	85.00	EA	1,145.00	-	100.00	-	97,325.00	97,325.00
7	2' PVC CAP	16.00	EA	43.00	-	100.00	-	688.00	688.00
8	EXISITING FIRE HYDRANT TO BE REMOVED	3.00	EA	2,000.00	-	100.00	-	6,000.00	6,000.00
9	NEW AMERICAN HYDRANT	3.00	EA	3,900.00	-	100.00	-	11,700.00	11,700.00
10	6" M.J. BEND	3.00	EA	424.00	-	100.00	-	1,272.00	1,272.00
11	6" CLASS 53 DIP	25.00	LF	40.00	-	100.00	-	1,000.00	1,000.00
12	REMOVE EX WATER SERVICES	20.00	EA	350.00	-	100.00	-	7,000.00	7,000.00
13	BARRICADES AND SIGNS	1.00	LS	1,378.00	-	100.00	-	1,378.00	1,378.00
14	LAYOUT SURVEYOR (120 Hrs)	1.00	LS	14,400.00	-	100.00	-	14,400.00	14,400.00
15	AS BUILTS	1.00	LS	3,500.00	-	100.00	-	3,500.00	3,500.00
Sub-total Water Distribution							-	187,127.80	187,127.80
SANITARY SEWER (Conveyed to City, Not Elibible for CDD Funding)									
1	48" MANHOLE STANDARD HEIGHT	29.00	EA	3,750.00	-	100.00	-	108,750.00	108,750.00
2	8" POLYBOND DIP 0' TO 6' CUT	588.54	LF	69.00	-	100.00	-	40,609.26	40,609.26
3	8" PVC SOR -35 0" TO 6" CUT	1,510.13	LF	44.00	-	100.00	-	66,445.72	66,445.72
4	6" SOR -35 LATERAL SHORT	3,412.00	LF	26.00	-	100.00	-	88,712.00	88,712.00
5	6" SDR-35 LATERAL LONG	2,020.00	LF	26.00	-	100.00	-	52,520.00	52,520.00
6	CUT INTO EXISITINF 0' TO 6' CUT	57.00	EA	3,700.00	-	100.00	-	210,900.00	210,900.00
7	8"x6" TEE Y	143.00	EA	225.00	-	100.00	-	32,175.00	32,175.00
8	6" 45 DEGREE BEND	286.00	EA	65.00	-	100.00	-	18,590.00	18,590.00
9	6" CLEAN OUT	177.00	EA	535.00	-	100.00	-	94,695.00	94,695.00
10	CORE DRILL EXISITING MANHOLE	4.00	EA	2,800.00	-	100.00	-	11,200.00	11,200.00
11	CUT MANHOLE INTO EXISTING 0' TO 6'	4.00	EA	7,500.00	-	100.00	-	30,000.00	30,000.00
12	CUT MANHOLE INTO EXISTING 6' TO 8' EXISITING LATERAL CUT AND SEALED AT MH	1.00	LS	8,708.42	-	100.00	-	8,708.42	8,708.42
13	AND END OF LINE	5.00	EA	1,100.00	-	100.00	-	5,500.00	5,500.00
14	REMOVE EXISTING 8 in. PVC	171.00	LF	15.00	-	100.00	-	2,565.00	2,565.00
15	VIDEO PRE AND POST	3,557.00	LF	4.00	-	100.00	-	14,228.00	14,228.00
16	CLEAN SEWER SYSTEM	3,557.00	LF	4.00	-	100.00	-	14,228.00	14,228.00
17	BARRICADES AND SIGNS	1.00	LS	1,500.00	-	100.00	-	1,500.00	1,500.00
18	LAYOUT SURVEYOR	60.00	HR	120.00	-	100.00	-	7,200.00	7,200.00
19	ASBUILTS	1.00	LS	\$3,500.00	-	100.00	-	3,500.00	3,500.00
Sub-total Sanitary Sewer							-	812,026.40	812,026.40
RESTORATION									
1	PREP ASPHALT AREA FOR REPAVE	1.00	LS	6,500.00	100.00	-	6,500.00	-	6,500.00
2	MILL EXISITING ASPHALT 1.5"	9,890.30	SY	4.50	100.00	-	44,506.35	-	44,506.35
3	1" ASPHALT (2 LIFTS)	8,770.59	SY	13.10	100.00	-	114,894.73	-	114,894.73
4	ASPHALT MOBILIZATIONS	6.00	EA	2,396.35	100.00	-	14,378.10	-	14,378.10
5	TRAFFIC CONTROL	1.00	LS	500.00	100.00	-	500.00	-	500.00
Sub-total Restoration							180,779.18	-	180,779.18
PAVING									
1	STRIP AND PROOF ROLL	11,079.00	SF	0.20	100.00	-	2,215.80	-	2,215.80
2	STABILIZE SUBGRADE	1,231.68	SY	3.00	100.00	-	3,695.04	-	3,695.04
3	8" LIME ROCK BASE	1,231.68	SY	9.25	100.00	-	11,393.04	-	11,393.04
4	1 1/2" ASPHALT (2 LIFTS)	1,119.72	SY	14.00	100.00	-	15,676.04	-	15,676.04
5	PAVING MOBILIZATION	3.00	EA	2,500.00	100.00	-	7,500.00	-	7,500.00
6	TYPED CURB	979.40	LF	13.50	100.00	-	13,221.92	-	13,221.92

REGAL-VILLAGE CDD									
Regal Palm Subdivision - Estimate of Construction Costs									
Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
7	4" SIDEWALK	33,213.62	SF	4.66	100.00	-	154,775.45	-	154,775.45
8	STOP SIGN STOP BAR/DBL YELLOW(P)	8.00	EA	821.10	100.00	-	6,568.80	-	6,568.80
9	STOP SIGN COUNTY	15.00	EA	395.00	100.00	-	5,925.00	-	5,925.00
10	PAINT STOP BAR/STRIPE	15.00	EA	125.00	100.00	-	1,875.00	-	1,875.00
11	DETECTABLE WARNINGS	15.00	SF	525.00	100.00	-	7,875.00	-	7,875.00
12	CROSSWALKS	10.00	EA	550.00	100.00	-	5,500.00	-	5,500.00
13	BUMPERS & STRIPES STANDARD	13.00	EA	66.00	100.00	-	858.00	-	858.00
14	NO DRIVES OR STRIPES	1.00	LS	-	100.00	-	-	-	-
15	WHITE THERMAL SOILD 4"	1,117.64	LF	2.50	100.00	-	2,794.11	-	2,794.11
16	STRIPES MOBILIZATIONS	2.00	EA	450.00	100.00	-	900.00	-	900.00
17	BARRICADES AND SIGNS	1.00	LS	500.00	100.00	-	500.00	-	500.00
18	LAYOUT/SURVE	50.00	HR	120.00	100.00	-	6,000.00	-	6,000.00
19	AS BUILTS	1.00	LS	3,382.00	100.00	-	3,382.00	-	3,382.00
Sub-total Paving							250,655.20	-	250,655.20
STORM DRAINAGE									
1	D-1 CATCH BASINS	4.00	EA	1,950.00	100.00	-	7,800.00	-	7,800.00
2	15" HDPE	20.00	LF	36.00	100.00	-	720.00	-	720.00
3	15" PERFORATED FRENCH DRAIN	60.00	LF	145.00	100.00	-	8,700.00	-	8,700.00
4	LAYOUT/SURVEYOR	20.00	HR	120.00	100.00	-	2,400.00	-	2,400.00
5	AS BUILTS	1.00	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
Sub-total Storm Drain							22,120.00	-	22,120.00
EROSION CONTROL									
1	ENVIRONMENTAL	1.00	LS	-	100.00	-	-	-	-
2	WASHED ROCK ENTRANCES	2.00	EA	1,500.00	100.00	-	3,000.00	-	3,000.00
3	INLET PROTECTION	11.00	EA.	225.00	100.00	-	2,475.00	-	2,475.00
4	LAYOUT COST	-	HR	135.00	100.00	-	-	-	-
Sub-total Erosion Control							5,475.00	-	5,475.00
TOTAL HARD COSTS							459,029.38	999,154.20	1,458,183.58
OTHER COSTS									
1	Soft Cost and Contingency	0%	%	1,458,183.58	31.48	68.52	-	-	-
2	City Water Conn. Fee (Per Developer Backup)	1.00	LS	260,542.23	100.00		260,542.23	-	260,542.23
3	City Sewer Conn. Fee (Per Developer Backup)	1.00	LS	81,774.00	100.00		81,774.00	-	81,774.00
4	Miami-Dade County Road Impact Fees (Per Developer Backup)	1.00	LS	1,083,683.01	100.00		1,083,683.01	-	1,083,683.01
5	City Road Impact Fees (Per Developer Backup)	1.00	LS	433,473.21	100.00		433,473.21	-	433,473.21
Sub-total Other Costs							1,859,472.45	-	1,859,472.45
TOTAL HARD COSTS + OTHER COSTS							2,318,501.83	999,154.20	3,317,656.03
ALLOCATION OF REGAL PALM PUBLIC INFRASTRUCTURE COSTS									
Item	Description of Work			Cost (\$)	Roundup to \$1K	Total (\$)			
1	Road Improvements			1,948,590.60	409.40	1,949,000.00			
2	Stormwater Management and Drainage			27,595.00	405.00	28,000.00			
3	Water Distribution			260,542.23	457.77	261,000.00			
4	Sanitary Sewers			81,774.00	226.00	82,000.00			
TOTAL REGAL PALM ESTIMATED PUBLIC INFRASTRUCTURE COSTS				2,318,501.83	1,498.17	2,320,000.00			

REGAL-VILLAGE CDD									
Hadley Place Subdivision (Phases I and II) - Estimate of Construction Costs									
Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
HADLEY PLACE PHASE I									
EARTHWORK									
1	CLEAR & GRUB (DISK SITE 12.4 AC)	1.00	LS	750.00	72.35	27.65	542.63	207.37	750.00
2	IMPORT,SPREAD & COMPACT FILL MATERIAL (SUBBASE)	51,880.00	TN	11.19	72.35	27.65	420,022.23	160,514.97	580,537.20
3	IMPORT,SPREAD & COMPACT FILL MATERIAL (BP)	62,750.00	TN	11.19	72.35	27.65	508,026.12	194,146.38	702,172.50
4	FINE GRADE BUILDING PAD	23,428.00	SY	0.25	-	100.00	-	5,857.00	5,857.00
5	IMPORT & SPREAD LANDSCAPE FILL	19,095.00	TN	8.55	72.35	27.65	118,121.24	45,141.01	163,262.25
6	INPORT & SPREAD LANDSCAPE FILL FOR RETENTION AREAS	4,150.00	TN	8.55	100.00	-	35,482.50	-	35,482.50
7	SURVEYING	1.00	LS	12,400.00	72.35	27.65	8,971.48	3,428.52	12,400.00
Sub-total Earthwork							1,091,166.20	409,295.25	1,500,461.45
WATER DISTRIBUTION									
1	REMOVE PLUGIFVO & CONNECT 8" DIP TO EXIST MAIN	1.00	EA	772.00	100.00	-	772.00	-	772.00
2	8" x 8" TAP. SLY, & 8" TAP. VALVE	1.00	EA	5,245.00	100.00	-	5,245.00	-	5,245.00
3	8" DJ.P.	4,221.00	LF	41.36	100.00	-	174,580.56	-	174,580.56
4	6" DJ.P.	70.00	LF	35.22	100.00	-	2,465.40	-	2,465.40
5	8" GATE VALVE	21.00	EA	2,145.00	100.00	-	45,045.00	-	45,045.00
6	6" GATE VALVE	7.00	EA	1,280.00	100.00	-	8,960.00	-	8,960.00
7	8" X 6" TEE	7.00	EA	505.00	100.00	-	3,535.00	-	3,535.00
8	8" TEE	11.00	EA	430.00	100.00	-	4,730.00	-	4,730.00
9	8" - 45 DEGREE BEND	44.00	EA	275.00	100.00	-	12,100.00	-	12,100.00
10	8" - 22.5 DEGREE BEND	8.00	EA	270.00	100.00	-	2,160.00	-	2,160.00
11	F.H. w/ GUARDS POSTS	7.00	EA	3,835.00	100.00	-	26,845.00	-	26,845.00
12	1" SINGLEWATERSERVICE(WS 2.10 SH 1/J)	32.00	EA	887.00	100.00	-	28,384.00	-	28,384.00
13	1" DUAL WATER SERVICE (WS 2.10SH III)	77.00	EA	1,022.00	100.00	-	78,694.00	-	78,694.00
14	8" PLUG & 2" FVO	5.00	EA	1,140.00	100.00	-	5,700.00	-	5,700.00
15	8" JOINT RESTRAJNTS	81.00	EA	132.00	100.00	-	10,692.00	-	10,692.00
16	PAVEMENT RESTORATION	21.00	SY	80.00	100.00	-	1,680.00	-	1,680.00
17	ASPHALT SAWCUT	70.00	LF	10.00	100.00	-	700.00	-	700.00
18	MISCELLANEOUS	1.00	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
19	CHLORINATING & TESTING	4,291.00	LF	2.40	100.00	-	10,298.40	-	10,298.40
20	DENSITIES	14.30	EA	40.00	100.00	-	572.13	-	572.13
21	MAINTENANCE OF TRAFFIC	1.00	LS	1,200.00	100.00	-	1,200.00	-	1,200.00
22	SURVEYING & AS-BUILTS	1.00	LS	18,500.00	100.00	-	18,500.00	-	18,500.00
23	HRS	1.00	LS	4,000.00	100.00	-	4,000.00	-	4,000.00
24	MAINTENANCE BOND	1.00	LS	6,500.00	100.00	-	6,500.00	-	6,500.00
Sub-total Water Distribution							454,858.49	-	454,858.49
SANITARY SEWER									
1	REMOVE & REPLACE EXISTING SEWER LINE & CONNECT TO EXIST. MH (10'-12')	222.00	LF	40.50	100.00	-	8,991.00	-	8,991.00
2	CUT IN 8" SM & INSTALL MH (10'-12')	1.00	EA	3,050.00	100.00	-	3,050.00	-	3,050.00
3	8" PVC SDR-26 (0'-6')	446.00	LF	25.70	100.00	-	11,462.20	-	11,462.20
4	8" PVC SDR-26 (6'-8')	1,141.00	LF	27.70	100.00	-	31,605.70	-	31,605.70
5	8" PVC SDR-26 (8'-10')	1,813.00	LF	35.70	100.00	-	64,724.10	-	64,724.10
6	8" PVC SDR-26 (10'-12')	122.00	LF	41.70	100.00	-	5,087.40	-	5,087.40
7	INSTALI.6"PVCSDR-26 SHALLOW LATERAL	18.00	EA	785.00	100.00	-	14,130.00	-	14,130.00
8	INSTALL 6" PVC SDR -26 DEEP LATERAL	66.00	EA	760.00	100.00	-	50,160.00	-	50,160.00
9	MH (0'-6') #310A	1.00	EA	1,885.00	100.00	-	1,885.00	-	1,885.00
10	Mli (6'-8') #310A	4.00	EA	1,985.00	100.00	-	7,940.00	-	7,940.00
11	MH (8'-10') #310A	5.00	EA	2,035.00	100.00	-	10,175.00	-	10,175.00
12	MH (10'-12') #310A	6.00	EA	2,870.00	100.00	-	17,220.00	-	17,220.00
13	DROP MH (10'-12') #310A	1.00	EA	4,355.00	100.00	-	4,355.00	-	4,355.00
14	MH INVERT & RING	18.00	EA	365.00	100.00	-	6,570.00	-	6,570.00
15	PLUG AT STUB OUT	2.00	EA	177.00	100.00	-	354.00	-	354.00

REGAL-VILLAGE CDD									
Hadley Place Subdivision (Phases I and II) - Estimate of Construction Costs									
Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
16	8" MH CONNECTIONS	35.00	EA	200.00	100.00	-	7,000.00	-	7,000.00
17	CHIMNEY SEAL, INSERT. PAINT & RAMNEK	1.00	LS	13,500.00	100.00	-	13,500.00	-	13,500.00
18	GRAVEL #57	4,858.80	TN	18.05	100.00	-	87,701.34	-	87,701.34
19	ASPHALT SAWCUT	500.00	LF	3.00	100.00	-	1,500.00	-	1,500.00
20	PAVEMENT RESTORATION	162.00	SY	40.00	100.00	-	6,480.00	-	6,480.00
21	DENSITIES	14.96	EA	40.00	100.00	-	598.40	-	598.40
22	TELEWISE 8" SM OFFSITE (SW 356TH ST) (ONE TIME)	1,189.00	EA	5.25	100.00	-	6,242.25	-	6,242.25
23	MAINTENANCE OF TRAFFIC	1.00	LS	-	100.00	-	-	-	-
24	CLEANING & TESTING	4,488.00	LF	2.55	100.00	-	11,444.40	-	11,444.40
25	MISCELLANEOUS	1.00	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
26	SURVEYING & AS-BUILTS	1.00	LS	20,000.00	100.00	-	20,000.00	-	20,000.00
27	MAINTENANCE BOND	1.00	LS	7,000.00	100.00	-	7,000.00	-	7,000.00
Sub-total Sanitary Sewer							400,675.79	-	400,675.79
STORM DRAINAGE									
1	EXFILTRATION TRENCH w/18" HDPE	100.00	LF	150.00	100.00	-	15,000.00	-	15,000.00
2	EXFILTRATION TRENCH w/15" HDPE	2,047.00	LF	140.00	100.00	-	286,580.00	-	286,580.00
3	18" HDPE	20.00	LF	45.00	100.00	-	900.00	-	900.00
4	15" HDPE	2,431.00	LF	34.00	100.00	-	82,654.00	-	82,654.00
5	18" HDPE END CAP	4.00	EA	177.00	100.00	-	708.00	-	708.00
6	15" HDPE END CAP	10.00	EA	156.00	100.00	-	1,560.00	-	1,560.00
7	CB (42") TYPE P (4700-6223)	8.00	EA	1,550.00	100.00	-	12,400.00	-	12,400.00
8	CB (48") TYPE P (4700-6223)	12.00	EA	2,095.00	100.00	-	25,140.00	-	25,140.00
9	CB (42") C&G (5129-6176)	2.00	EA	1,840.00	100.00	-	3,680.00	-	3,680.00
10	CB (42") TYPE P (4132-6001)	23.00	EA	1,345.00	100.00	-	30,935.00	-	30,935.00
11	MH (48") (USF 310A)	8.00	EA	2,080.00	100.00	-	16,640.00	-	16,640.00
12	TYPE C (USF 6611) (24"X37")	2.00	EA	1,440.00	100.00	-	2,880.00	-	2,880.00
13	TYPE E (USF 6616) (36"X54")	6.00	EA	2,510.00	100.00	-	15,060.00	-	15,060.00
14	HDPE BAFFLES	46.00	EA	315.00	100.00	-	14,490.00	-	14,490.00
15	RIMS AND GRATES TO GRADE	61.00	EA	91.50	100.00	-	5,581.50	-	5,581.50
16	DENSITIES	15.33	EA	40.00	100.00	-	613.07	-	613.07
17	MISCELLANEOUS	1.00	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
18	SURVEYING	1.00	LS	18,500.00	100.00	-	18,500.00	-	18,500.00
Sub-total Storm Drainage							535,821.57	-	535,821.57
PAVING & GRADING ONSITE									
1	GRADESUBGRADE	23,060.00	SY	0.35	100.00	-	8,071.00	-	8,071.00
2	8" BASEROCK	22,270.00	SY	12.00	100.00	-	267,240.00	-	267,240.00
3	3/4" A C S C (FIRST LIFT-SP9.5)	19,430.00	SY	6.25	100.00	-	121,437.50	-	121,437.50
4	3/4" A C S C (SECOND LIFT-SP9.5)	19,160.00	SY	6.00	100.00	-	114,960.00	-	114,960.00
5	TYPE "F" CURB & GUTTER (2')	598.00	LF	14.00	100.00	-	8,372.00	-	8,372.00
6	TYPE "D" CURB (6"X18")	4,902.00	LF	10.50	100.00	-	51,471.00	-	51,471.00
7	SIGNING & STRIPING (ONLY ONE LIFT OF PAINT)	1.00	LS	28,500.00	100.00	-	28,500.00	-	28,500.00
8	MAINTENANCE OF TRAFFIC	1.00	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
9	MISCELLANEOUS	1.00	LS	1,200.00	100.00	-	1,200.00	-	1,200.00
10	DENSITIES	46.12	EA	40.00	100.00	-	1,844.80	-	1,844.80
11	SURVEYING	1.00	LS	19,500.00	100.00	-	19,500.00	-	19,500.00
Sub-total Paving & Grading Onsite							623,596.30	-	623,596.30
PAVING & GRADING OFFSITE									
1	GRADESUBGRADE	182.00	SY	0.35	100.00	-	63.70	-	63.70
2	8" BASEROCK	170.00	SY	12.00	100.00	-	2,040.00	-	2,040.00
3	3/4" A C S C (FIRST LIFT-SP9.5)	160.00	SY	6.25	100.00	-	1,000.00	-	1,000.00
4	3/4" A C S C (SECOND LIFT-SP9.5)	160.00	SY	6.00	100.00	-	960.00	-	960.00
5	MILL & RESURFACE (1") (SP 9.5)	1,510.00	SY	10.95	100.00	-	16,534.50	-	16,534.50
6	VALLEY GUTTER (2')	26.00	LF	15.50	100.00	-	403.00	-	403.00

REGAL-VILLAGE CDD									
Hadley Place Subdivision (Phases I and II) - Estimate of Construction Costs									
Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
7	TYPE "F" CURB & GUTTER (2')	55.00	LF	17.00	100.00	-	935.00	-	935.00
8	TYPE "D" CURB (6"x18")	19.00	LF	13.50	100.00	-	256.50	-	256.50
9	SIDEWALK (4") (w/ WIRE MESH)	2,804.00	SF	4.25	100.00	-	11,917.00	-	11,917.00
10	HANDICAP RAMP	2.00	EA	250.00	100.00	-	500.00	-	500.00
11	ADA TACTILE SURFACE	30.00	SF	25.00	100.00	-	750.00	-	750.00
12	MAINTENANCE OF TRAFFIC	1.00	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
13	MISCELLANEOUS	1.00	LS	1,200.00	100.00	-	1,200.00	-	1,200.00
14	DENSITIES	1.00	EA	40.00	100.00	-	40.00	-	40.00
15	SURVEYING	1.00	LS	2,500.00	100.00	-	2,500.00	-	2,500.00
Sub-total Paving & Grading Offsite							40,599.70	-	40,599.70
SIDEWALKS ONSITE									
1	SIDEWALK (4") (w/ WIRE MESH)	11,050.00	SF	4.25	100.00	-	46,962.50	-	46,962.50
2	DENSITIES	22.10	EA	40.00	100.00	-	884.00	-	884.00
3	SURVEYING	1.00	LS	2,013.45	100.00	-	2,013.45	-	2,013.45
Sub-total Sidewalks							49,859.95	-	49,859.95
SWPPP									
1	SILT FENCE	2,244.00	LF	2.75	100.00	-	6,171.00	-	6,171.00
2	INLET FABRICS	53.00	EA	50.00	100.00	-	2,650.00	-	2,650.00
3	GRAVEL ENTRANCE/EXIT	1.00	EA	1,750.00	100.00	-	1,750.00	-	1,750.00
Sub-total SWPPP							10,571.00	-	10,571.00
ALTERNATE									
1	SIGNING & STRIPING - PAJNT IN FIRST LIFT OF ASPHALT	1.00	LS	5,700.00	100.00	-	5,700.00	-	5,700.00
2	ADDITIONAL 8" GATE VALVES	2.00	EA	2,145.00	100.00	-	4,290.00	-	4,290.00
Sub-total Alternate							9,990.00	-	9,990.00
TOTAL CONTRACT							3,217,139.00	409,295.25	3,626,434.25
CHANGE ORDERS									
CO 1	DRAINAGE SYSTEM CO								
1	CB (42") C&G (5129-6176)	(1.00)	EA	1,840.00	100.00	-	(1,840.00)	-	(1,840.00)
2	TYPE C (USF 6611) (24"x37")	(2.00)	EA	1,440.00	100.00	-	(2,880.00)	-	(2,880.00)
3	CB (42") TYPE P (4132-6001)	(1.00)	EA	1,345.00	100.00	-	(1,345.00)	-	(1,345.00)
4	CB (42") TYPE P (4700-6223)	(1.00)	EA	1,550.00	100.00	-	(1,550.00)	-	(1,550.00)
5	CB (48") TYPE P (4700-6223)	1.00	EA	2,095.00	100.00	-	2,095.00	-	2,095.00
6	CB (48") C&G (5129-6176)	1.00	EA	2,325.00	100.00	-	2,325.00	-	2,325.00
7	CB (48") TYPE P (4132-6001)	1.00	EA	1,775.00	100.00	-	1,775.00	-	1,775.00
8	TYPE E (USF 6616) (36"x54")	2.00	EA	2,510.00	100.00	-	5,020.00	-	5,020.00
9	HDPE BAFFLES	30.00	EA	335.00	100.00	-	10,050.00	-	10,050.00
10	15" HDPE	220.00	LF	37.50	100.00	-	8,250.00	-	8,250.00
11	DENSITIES	1.00	EA	40.00	100.00	-	40.00	-	40.00
12	MISCELLANEOUS	1.00	LS	1,000.00	100.00	-	1,000.00	-	1,000.00
13	SURVEYING	1.00	LS	2,000.00	100.00	-	2,000.00	-	2,000.00
Sub-total							24,940.00	-	24,940.00
CO 1	PAVING & GRADING ONSITE SW CO								
1	SIDEWALK (4") (w/ WIRE MESH)	1,645.00	SF	4.25	100.00	-	6,991.25	-	6,991.25
2	ADA	55.00	SF	24.50	100.00	-	1,347.50	-	1,347.50
3	DENSITIES	3.29	EA	40.00	100.00	-	131.60	-	131.60
4	SURVEYING	1.00	LS	1,500.00	100.00	-	1,500.00	-	1,500.00
Sub-total							9,970.35	-	9,970.35
CO 1	PAVING & GRADING ONSITE STRIPING CO								
1	SIGNING & SIRIPING (ONLY ONE LIFT OF PAINT)	1.00	LS	11,901.00	100.00	-	11,901.00	-	11,901.00
Sub-total							11,901.00	-	11,901.00
CO 1	PAVING & GRADING ONSITE STRIPING AL TERNA TE I ST LIFT CO								
1	SIGNING & STRIPING • PAIN IN FIRST LIFT OF ASPHALT	1.00	LS	2,800.00	100.00	-	2,800.00	-	2,800.00
Sub-total							2,800.00	-	2,800.00
CO 1	PAVING & GRADING OFFSITE SW CO								

REGAL-VILLAGE CDD									
Hadley Place Subdivision (Phases I and II) - Estimate of Construction Costs									
Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
1	SIDEWALK(6")	430.00	SF	4.90	100.00	-	2,107.00	-	2,107.00
2	DENSITIES	0.86	EA	40.00	100.00	-	34.40	-	34.40
3	SURVEYING	1.00	LS	750.00	100.00	-	750.00	-	750.00
Sub-total							2,891.40	-	2,891.40
CHANGE ORDER 1							52,502.75	-	52,502.75
CO 2 PAVING & GRADING ONSITE SW CO									
1	IMPORT, SPREAD & COMPACT FILL MATERIAL (SUBBASE)	51,880.00	SF	0.96	100.00	-	49,804.80	-	49,804.80
2	IMPORT, SPREAD & COMPACT FILL MATERIAL (BP)	62,750.00	SF	0.96	100.00	-	60,240.00	-	60,240.00
3	IMPORT, SPREAD, LANDSCAPE FILL	19,095.00	EA	0.96	100.00	-	18,331.20	-	18,331.20
4	IMPORT, SPREAD, LANDSCAPE FILL (RETENTION AREAS)	4,150.00	LS	0.96	100.00	-	3,984.00	-	3,984.00
Sub-total							132,360.00	-	132,360.00
CHANGE ORDER 2							132,360.00	-	132,360.00
CO 3									
1	FUEL SURCHARGE INCREASE (MARCH - MAY 2022)	1.00	LS	125,386.32	100.00	-	125,386.32	-	125,386.32
Sub-total							125,386.32	-	125,386.32
CHANGE ORDER 3							125,386.32	-	125,386.32
CO 4									
1	REMOVE & DISPOSE OF EXISTING DROP DOWN MANHOLE	1.00	SF	2,850.00	100.00	-	2,850.00	-	2,850.00
2	FURNISH & INSTALL 48" RD JO' WI USF # 310	1.00	SF	4,860.65	100.00	-	4,860.65	-	4,860.65
Sub-total							7,710.65	-	7,710.65
CHANGE ORDER 4							7,710.65	-	7,710.65
CO 5 DRAINAGE SYSTEM - REMOVE FROM ORIGINAL PROPOSAL									
1	CB (42") TYPE P (4700-6223)	(7.00)	EA	1,550.00	100.00	-	(10,850.00)	-	(10,850.00)
2	CB (48") TYPE P (4700-6223)	(12.00)	EA	2,095.00	100.00	-	(25,140.00)	-	(25,140.00)
3	CB (42") C&G (5129-6176)	(1.00)	EA	1,840.00	100.00	-	(1,840.00)	-	(1,840.00)
4	CB (42") TYPE P (4132-6001)	(22.00)	EA	1,345.00	100.00	-	(29,590.00)	-	(29,590.00)
5	MH (48") (USF 3 I0A)	(8.00)	EA	2,080.00	100.00	-	(16,640.00)	-	(16,640.00)
6	TYPE E (USF 6616) (36"X54")	(6.00)	EA	2,510.00	100.00	-	(15,060.00)	-	(15,060.00)
7	HDPE BAFFLES	(46.00)	EA	315.00	100.00	-	(14,490.00)	-	(14,490.00)
Sub-total							(113,610.00)	-	(113,610.00)
CO 5 DRAINAGE SYSTEM - REMOVE FROM CO# 1									
1	CB (48") TYPE P (4700-6223)	(1.00)	EA	2,095.00	100.00	-	(2,095.00)	-	(2,095.00)
2	CB (48") C&G (5129-6176)	(1.00)	EA	2,325.00	100.00	-	(2,325.00)	-	(2,325.00)
3	CB (48") TYPE P (4132-6001)	(1.00)	EA	1,775.00	100.00	-	(1,775.00)	-	(1,775.00)
4	TYPE E (USF 6616) (36"X54")	(2.00)	EA	2,510.00	100.00	-	(5,020.00)	-	(5,020.00)
5	HDPE BAFFLES	(30.00)	EA	335.00	100.00	-	(10,050.00)	-	(10,050.00)
Sub-total							(21,265.00)	-	(21,265.00)
CO 5 DRAINAGE SYSTEM - NEW QUANTITIES									
1	15"HDPE	178.00	EA	43.69	100.00	-	7,776.13	-	7,776.13
2	CB TYPE P (42" RD) (#4700-6223) (S-1, 2, 3, 4, 7, 12, 31, 41)	8.00	EA	2,350.13	100.00	-	18,801.03	-	18,801.03
3	CB TYPE P (42" RD) (#4700-6223) (S-13, 14, 16, 20A, 28, 30, 33, 34, 42, 49, 50, 52, 67)	13.00	EA	3,010.46	100.00	-	39,136.00	-	39,136.00
4	CB TYPE P (42" RD) C&G (#5129-6176) (S-6)	1.00	EA	2,651.47	100.00	-	2,651.47	-	2,651.47
5	CB TYPE P (48" RD) C&G (#5129-6176) (S-5)	1.00	EA	2,800.35	100.00	-	2,800.35	-	2,800.35
6	C'BTYEP(42" RD) (#4132-6001) (S-14A, 15A, 18, 19, 23, 26, 27, 29A, 30A, 53A, 66A)	11.00	EA	2,026.11	100.00	-	22,287.22	-	22,287.22
7	CB TYPE P (48" RD) (#4132-6001) (S-21)	1.00	EA	2,351.60	100.00	-	2,351.60	-	2,351.60
8	MH TYPE P (48" RD) (#310A)(S-8, 11, 17, 25, 32, 37, 5, 51)	8.00	EA	2,827.53	100.00	-	22,620.25	-	22,620.25
9	DBI TYPE C (24" X 37) (#M50) (S-22, 35, 36, 38, 39, 40, 43, 44, 46, 47, 48)	11.00	EA	2,139.92	100.00	-	23,539.08	-	23,539.08
10	TYPE E (USF 6616) (36"X54") (S-9, 10, 15, 20, 24, 29, 53, 66)	8.00	LF	4,209.46	100.00	-	33,675.67	-	33,675.67
11	HDPE BAFFLES	43.00	EA	435.40	100.00	-	18,722.20	-	18,722.20
12	CLEANING STRUCTURES	62.00	EA	450.00	100.00	-	27,900.00	-	27,900.00
13	RIMS AND GRATES TO GRADE	1.00	EA	350.00	100.00	-	350.00	-	350.00
Sub-total							222,611.00	-	222,611.00

REGAL-VILLAGE CDD									
Hadley Place Subdivision (Phases I and II) - Estimate of Construction Costs									
Item Order	Description of Work	Quantity	Unit	Unit Price (\$/Unit)	Proportion (%)		Estimated Cost (\$)		
					CDD	Non-CDD	CDD	Non-CDD	Total
CHANGE ORDER 5							87,736.00	-	87,736.00
CO 6 Price increase on materials - Base rock, Asphalt, Concrete, ADA Mats, and Signage & Striping									
1	8" LIMEROCK	22,270.00	SY	5.50	100.00	-	122,485.00	-	122,485.00
2	3/4" A.C.S.C. (FIRST LIFT - SP9.5)	19,430.00	SY	3.50	100.00	-	68,005.00	-	68,005.00
3	3/4" A.C.S.C. (SECOND LIFT - SP9.5)	19,160.00	SY	3.50	100.00	-	67,060.00	-	67,060.00
4	MILL & RESURFACE (1") (SP 9.5)	1,510.00	SY	5.25	100.00	-	7,927.50	-	7,927.50
5	TYPE "D" CURB (6"x18")	4,902.00	LF	5.75	100.00	-	28,186.50	-	28,186.50
6	SIGNING & STRIPING - PAINT IN FIRST LIFT OF ASPHALT	1.00	LS	6,250.00	100.00	-	6,250.00	-	6,250.00
7	SIDEWALK OFF-SITE (4")	4,449.00	SF	2.85	100.00	-	12,679.65	-	12,679.65
8	SIDEWALK ON-SITE (4")	12,695.00	SF	2.85	100.00	-	36,180.75	-	36,180.75
9	SIDEWALK OFF-SITE (6")	430.00	SF	2.85	100.00	-	1,225.50	-	1,225.50
10	ADA MATS	85.00	SF	10.50	100.00	-	892.50	-	892.50
Sub-total							350,892.40	-	350,892.40
CHANGE ORDER 6							350,892.40	-	350,892.40
TOTAL CHANGE ORDERS							756,588.12	-	756,588.12
TOTAL HARD COSTS PHASE I							3,973,727.12	409,295.25	4,383,022.37

HADLEY PLACE PHASE II									
1	ROADWAYS	1.00	LS	510,509.63	100.00	-	510,509.63	-	510,509.63
2	EARTHWORK	1.00	LS	564,914.51	65.96	-	372,644.30	192,270.21	564,914.51
3	DRAINAGE	1.00	LS	251,038.28	100.00	-	251,038.28	-	251,038.28
4	WATER	1.00	LS	172,866.58	100.00	-	172,866.58	-	172,866.58
5	SEWER	1.00	LS	150,851.97	100.00	-	150,851.97	-	150,851.97
TOTAL HARD COSTS PHASE II							1,457,910.76	192,270.21	1,650,180.97
TOTAL HARD COSTS PHASES I AND II							5,431,637.88	601,565.46	6,033,203.34

OTHER COSTS									
1	Soft Cost and Contingency	10%	%	6,033,203.34	90.03	9.97	543,163.78	60,156.55	603,320.33
2	Water Conn. Fee (282 TWHs @ 165 GPD)	46,530.00	GPD	1.39	100.00		64,676.70	-	64,676.70
3	Sewer Conn. Fee (282 TWHs @ 165 GPD)	46,530.00	GPD	5.60	100.00		260,568.00	-	260,568.00
4	Road Impact Fees for 282 TWHs (Per County 10/2022 Rates)	282.00	EA	6,179.67	100.00		1,742,666.94	-	1,742,666.94
Sub-total Other Costs							2,611,075.42	60,156.55	2,671,231.97
TOTAL HARD COSTS + OTHER COSTS							8,042,713.31	661,722.00	8,704,435.31

ALLOCATION OF HADLEY PLACE PUBLIC INFRASTRUCTURE COSTS				
Item	Description of Work	Cost (\$)	Roundup to \$1K	Total (\$)
1	Road Improvements	5,405,972.25	27.75	5,406,000.00
2	Stormwater Management and Drainage	1,009,599.25	400.75	1,010,000.00
3	Water Distribution	759,893.28	106.72	760,000.00
4	Sanitary Sewers	867,248.54	751.46	868,000.00
TOTAL HADLEY PLACE ESTIMATED PUBLIC INFRASTRUCTURE COSTS		8,042,713.31	1,286.69	8,044,000.00

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

10

This instrument prepared by
and after recording return to:

Ginger E. Wald, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, PA
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, FL 33301

Property ID# 16-7825-024-1780 and 16-7825-024-1790

GRANT OF EASEMENT

This **GRANT OF EASEMENT** is entered into this ____ day of _____, 2024, by **D.R. HORTON, INC.**, a Delaware corporation, whose mailing address is c/o 6123 Lyons Road, Coconut Creek, Florida 33073, hereinafter referred to as “**GRANTOR**”, in favor of **REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter referred to as “**GRANTEE**”.

W I T N E S S E T H:

The **GRANTOR** hereby grants to **GRANTEE**, its successors and assigns, the following “Easements” (as hereinafter defined), together with the right of ingress and egress and for access thereto a perpetual non-exclusive easement (the “**Easement**”) on, over, under, across, and through that certain real property owned by the GRANTOR legally described on **Exhibit “A”** attached hereto and made a part hereof (the “**Easement Property**”) for the following purposes: (a) the right to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove, and inspect exfiltration trenches, pipes, other drainage facilities, and all appurtenances thereto; (b) the right to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove, and inspect paving and other road and parking facilities, and all appurtenances thereto.

By its acceptance hereof, the **GRANTEE** agrees that it shall be obligated, at its sole expense, for all maintenance and repair of the Easement Property as it may become necessary from time to time.

The **GRANTOR** does hereby fully warrant to the **GRANTEE** that it has good title to the Easement Property and that it has full power and authority to grant the Easements provided herein.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the **GRANTOR**, by its proper official has hereunto set its hands and seals the year and day first above written:

WITNESSES:

GRANTOR:

D.R. HORTON, INC., a Delaware corporation

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by _____, as _____ of D.R. HORTON, INC., a Delaware corporation, on behalf of the corporation, who is personally known and/or produced _____ as identification.

[SEAL]

Notary Public
Commission:

(SIGNATURE PAGES FOLLOW)

WITNESSES:

GRANTEE:

**REGAL-VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government organized
under and pursuant to Chapter 190, Florida
Statutes

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 2024, by _____,
as _____ of Regal-Village Community Development District, who is
personally known and/or produced _____ as identification.

[SEAL]

Notary Public
Commission:

EXHIBIT “A”

LEGAL DESCRIPTION

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 29, 2024**

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 29, 2024**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 20,714	\$ 20,714
Due from Landowner	9,227	9,227
Total assets	<u>29,941</u>	<u>29,941</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 23,941	\$ 23,941
Landowner advance	6,000	6,000
Total liabilities	<u>29,941</u>	<u>29,941</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	9,227	9,227
Total deferred inflows of resources	<u>9,227</u>	<u>9,227</u>
Fund balances:		
Unassigned	(9,227)	(9,227)
Total fund balances	<u>(9,227)</u>	<u>(9,227)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 29,941</u>	<u>\$ 29,941</u>

**REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 5,715	\$ 14,715	\$ 83,682	18%
Total revenues	<u>5,715</u>	<u>14,715</u>	<u>83,682</u>	18%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	10,000	40,000	25%
Legal	4,387	10,026	25,000	40%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	667	0%
Telephone	17	83	200	42%
Postage	-	20	500	4%
Printing & binding	42	208	500	42%
Legal advertising	2,516	3,340	6,500	51%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	55	55	750	7%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	210	210	210	100%
Total expenditures	<u>9,227</u>	<u>23,942</u>	<u>83,682</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	(3,512)	(9,227)	-	
Fund balances - beginning	(5,715)	-	-	
Fund balances - ending	<u>\$ (9,227)</u>	<u>\$ (9,227)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Regal-Village Community Development District held a Regular Meeting on February 19, 2024 at 10:30 a.m., at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present were:

Maria Camporeale	Chair
Cynthia Caldevilla	Vice Chair
Rebecca Cortes	Assistant Secretary
David Adam Tello	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Michael Pawelczyk	District Counsel
Juan Alvarez	Alvarez Engineers, Inc.
Cynthia Wilhelm (via telephone)	Bond Counsel
Steve Kessler (via telephone)	FMSbonds
Dylan Schwartz (via telephone)	FMSbonds
Tim Bramwell (via telephone)	Akerman
Zack Griffin (via telephone)	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:32 a.m., and noted that the Oath of Office was administered to Supervisor Tello prior to the meeting commencing.

Supervisors Camporeale, Caldevilla, Cortes and Tello were present. Supervisor Cotter was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS**Administration of Oath of Office to Supervisors David Tello and Christian Cotter**

Mr. Rom reiterated that the Oath of Office was administered to Mr. Tello prior to the meeting commencing. As Mr. Cotter is not present, he will be sworn in at a future meeting.

▪ **Consideration of Resolution 2024-37, Designating Certain Officers of the District, and Providing for an Effective Date**

This item was an addition to the agenda.

Mr. Rom stated that the slate of officers needs to be updated. A resolution named Resolution 2024-37 will be created. The following slate was nominated:

Chair	Maria Camporeale
Vice Chair	Cynthia Caldevilla
Assistant Secretary	Rebecca Cortes
Assistant Secretary	David Adam Tello
Assistant Secretary	Daniel Rom

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Camporeale and seconded by Mr. Tello, with all in favor, Resolution 2024-37, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

• **Update: Required Ethics Training and Form 1 Disclosure Filing**

Mr. Rom presented District Counsel's Memorandum regarding Required Ethics Training and Financial Disclosure.

Mr. Pawelczyk stated the deadline to complete training for the calendar year is December 31, 2024. He urged the Board Members to access the portal, review the Form 1 filing process before the next meeting and, if there are any questions, he and Mr. Rom will provide answers.

FOURTH ORDER OF BUSINESS**Presentation of Supplemental Special
Assessment Methodology Report**

Mr. Rom stated that the Supplemental Special Assessment Methodology Report was recently updated and the Engineer's Report will have to be slightly modified as well. Because the Methodology and Engineer's Reports must be in accordance, Mr. Rom asked Mr. Alvarez to present the modifications.

Mr. Alvarez stated that the Engineer's Report from October 16, 2023 is currently being analyzed and modified because DR Horton, the Developer of the Regal Palm subdivision, recently provided information of costs that they incurred that will add up to approximately \$2.3 million, instead of the \$1,759,000 that was previously estimated for that project. The Report will be revised to show the updated costs of \$2.3 million for Regal Palm and Hadley Place will remain at \$8,044,000. The total estimated amount for both properties will be approximately \$10,344,000. Mr. Alvarez stated, once the Report is updated, it will be circulated.

Mr. Pawelczyk stated there are provisions in the Delegation Resolution that allow for adjustments to the Engineer's Report and, since Mr. Alvarez explained the changes, the Board can authorize the acceptance of the Report, providing for those changes once they are implemented and confirmed.

On MOTION by Ms. Camporeale and seconded by Ms. Cortes, with all in favor, amending the Engineer's Report, providing for additional costs for the DR Horton Regal Palm project to approximately \$2.3 million, subject to verification from the District Engineer, was accepted and approved.

Mr. Pawelczyk stated, once the Engineer's Report is readied and circulated, it will be reviewed and commented on by all the professionals involved before it is finalized. Additionally, the change in project costs that needs to be made to the Engineer's Report will impact the Assessment Methodology Report and the documents that will be approved in form under the Delegation Resolution. As necessary, all Reports and documents will have to be amended to address the Engineer's Report, as amended February 19, 2024, and all ancillary documents under the Sixth Order of Business might also need to be changed.

Mr. Rom presented the Supplemental Special Assessment Methodology Report dated February 19, 2024. He reviewed the updated costs pertaining to the bond in the Appendix Tables and the debt assessment. He asked for approval in substantial form.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Supplemental Special Assessment Methodology Report dated February 19, 2024, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-35, Delegating to the Chairman of the Board of Supervisors of Regal-Village Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Regal-Village Community Development District Capital Improvement Revenue Bonds, Series 2024, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Series 2024 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form

of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute And Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Series 2024 Project; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2024-35, also known as the Delegated Award Resolution, which accomplishes the following:

- Authorizes the Board Chair to enter into a Bond Purchase Contract (BPC), so long as its terms are within certain parameters, which are attached as Schedule I of the Resolution.
- Approves, in substantial form, the necessary documents to market, price and sell the bonds, including the BPC, the Master and First Supplemental Trust Indentures, the Preliminary Limited Offering Memorandum (PLOM) and the Continuing Disclosure Agreement (CDA).

Ms. Wilhelm reviewed the parameters outlined in Schedule I.

On MOTION by Ms. Cortes and seconded by Mr. Tello, with all in favor, Resolution 2024-35, Delegating to the Chairman of the Board of Supervisors of Regal-Village Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Regal-Village Community Development District Capital Improvement Revenue Bonds, Series 2024, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Series 2024 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series

2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute And Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Series 2024 Project; and Providing an Effective Date, in substantial form, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Ancillary Documents for Series 2024 Bonds**

Mr. Pawelczyk presented the following:

- A. **Lien of Record of the Regal-Village Community Development District (Series 2024 Bonds)**
- B. **Regal Palm**
 - I. **Acquisition Agreement (Regal Palm), dated November 22, 2023 [for ratification]**
 - II. **Declaration of Consent to Jurisdiction, recorded at ORB 34015, Page 2948 in the Public Records of Miami-Dade County, Florida [for ratification]**

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Regal Palm Acquisition Agreement dated November 22, 2023 and the Declaration of Consent to Jurisdiction, recorded at ORB 34015, Page 2948 in the Public Records of Miami-Dade County, Florida, were ratified.

Mr. Pawelczyk stated the amendments and agreements will be adjusted, redlined and forwarded to every professional for their feedback before finalization.

III. First Amendment to Acquisition Agreement

C. Hadley Place

I. Acquisition Agreement (Hadley Place)

II. Completion Agreement (Hadley Place)

III. Collateral Assignment and Assumption of Development Rights Relating to Hadley Place

IV. True-Up Agreement (Hadley Place)

V. Declaration of Consent to Jurisdiction (Hadley Place)

Item 6CV was not addressed.

On MOTION by Mr. Tello and seconded by Ms. Camporeale, with all in favor, the Lien of Record of the Regal-Village Community Development District for the Series 2024 Bonds, Regal Palm First Amendment to Acquisition Agreement, Hadley Place Acquisition Agreement, Hadley Place Completion Agreement, Collateral Assignment and Assumption of Development Rights Relating to Hadley Place and the Hadley Place True-Up Agreement, all in substantial form, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-36, Establishing an Electronic Signature Policy, Providing District Manager with Authority and Responsibility for Approval of Electronic Signatures and Implementation of Control Processes and Procedures to Ensure Compliance, Integrity, and Security, in Accordance with Chapter 688, Florida Statutes; and Providing for Severability and Effective Date

Mr. Rom presented Resolution 2024-36 and read the title.

Mr. Pawelczyk stated that his firm and Management coordinated to draft the Resolution for all their shared clients.

On MOTION by Mr. Tello and seconded by Ms. Camporeale, with all in favor, Resolution 2024-36, Establishing an Electronic Signature Policy, Providing District Manager with Authority and Responsibility for Approval of Electronic Signatures and Implementation of Control Processes and Procedures to Ensure Compliance, Integrity, and Security, in Accordance with Chapter 688, Florida Statutes; and Providing for Severability and Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of December 31, 2023**

Mr. Rom presented the Unaudited Financial Statements as of December 31, 2023.

On MOTION by Ms. Caldevilla and seconded by Ms. Camporeale, with all in favor, the Unaudited Financial Statements as of December 31, 2023, were accepted.

NINTH ORDER OF BUSINESS**Approval of December 18, 2023 Public Hearings and Regular Meeting Minutes**

Mr. Rom presented the December 18, 2023 Public Hearings and Regular Meeting Minutes.

On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, the December 18, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Mr. Pawelczyk stated the bonds were successfully validated and a final judgment was obtained on or about February 12, 2024. A Certificate of No Appeal will be secured on or about March 12, 2024, after which, the bond closing will be set for some time in early April.

B. District Engineer: Alvarez Engineers, Inc.

Mr. Alvarez stated that, in the Engineer's Report, there is a description of some easements that the Developer needs to grant to the CDD so that it can acquire completed infrastructure, such as paving, grading and drainage. Regarding Regal Palm, DR Horton needs to grant a few easements that need to be described by metes and bounds. Mr. Alvarez will coordinate with Ms. Cortes on the legal easement descriptions and, once the documents have been prepared, Mr. Alvarez will coordinate with Mr. Pawelczyk to produce the Declarations of Easement and some title work must also be done. This will allow DR Horton to submit for reimbursement after the bonds are issued. Regarding Hadley Place, if the area is not yet platted, Mr. Alvarez will prepare a blanket easement.

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

- **NEXT MEETING DATE: March 18, 2024 at 10:30 AM**

- **QUORUM CHECK**

The next meeting will be held on March 18, 2024, unless canceled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cortes and seconded by Mr. Tello, with all in favor, the meeting adjourned at 11:07 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

325
326
327
328
329
330

Secretary/Assistant Secretary

Chair/Vice Chair

REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 14, 2023	Landowners' Meeting	10:30 AM
December 18, 2023	Regular Meeting	10:30 AM*
January 29, 2024 ¹ CANCELED	Regular Meeting	10:30 AM*
February 19, 2024	Regular Meeting	10:30 AM*
March 18, 2024 CANCELED	Regular Meeting	10:30 AM*
April 15, 2024	Regular Meeting	10:30 AM*
May 20, 2024	Regular Meeting	10:30 AM*
June 17, 2024	Regular Meeting	10:30 AM*
July 15, 2024	Regular Meeting	10:30 AM*
August 19, 2024	Regular Meeting	10:30 AM*
September 16, 2024	Regular Meeting	10:30 AM*
<i>*Meetings will occur at 10:30 AM, or immediately following the adjournment of Juniper Cove and Sebastian Isles Community Development District meetings</i>		

Exception(s)

¹January meeting date is two (2) weeks later to accommodate Martin Luther King Jr. holiday.