



**HOBE-ST. LUCIE
CONSERVANCY DISTRICT**

MARTIN COUNTY

**BOARD OF SUPERVISORS MEETING
JUNE 7, 2023
9:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.hobestluciecd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
HOBE-ST. LUCIE CONSERVANCY DISTRICT
Hobe Sound Polo Club
2935 SE Bridge Road
Hobe Sound, Florida 33455
BOARD OF SUPERVISORS MEETING
June 7, 2023
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
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- G. Old Business
 - 1. Status Update Regarding RG Reserve Pipe Permit
 - 2. Status Update Regarding Howe Holdings Agreements
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 - 1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Budget.....Page 11
 - 2. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 22
 - 3. Consider Resolution No. 2023-03 – Approving the Second Amended Water Control Plan for Unit of Development No. 1A.....Page 24
 - 4. Consider Approval of Amendment to Bond Counsel Agreement.....Page 27
 - 5. Consider Request from SFWMD to Create New Unit of Development.....Page 28
 - 6. Discussion Regarding SFWMD Access Permit for Geotech
- I. Administrative Matters
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 - 2. Attorney’s Report
 - 3. Manager’s Report
 - 4. Field Operations Report
- J. Board Members Comments
- K. Adjourn

Public Notice

Originally published at tcpalm.com on 05/17/2023

HOBE-ST. LUCIE CONSERVANCY DISTRICT NOTICE OF CHANGE OF DATE OF REGULAR BOARD MEETING NOTICE IS HEREBY GIVEN that the Hobe-St. Lucie Conservancy District (District) will hold a Regular Board Meeting (Meeting) at 9:30 a.m. on June 7, 2023, at the Hobe Sound Polo Club located at 2935 SE Bridge Road, Hobe Sound, Florida 33455, instead of May 24, 2023, as previously advertised. The purpose of the Regular Board Meeting is to transact any business to properly come before the Board. A copy of the Agenda for this meeting may be obtained from the District's website at www.hobestluciecd.org or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922. The Meeting may be continued as found necessary to a time and place specified on the record. If any person decides to appeal any decision made with respect to any matter considered at this Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this Meeting should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the Meeting. Meetings may be cancelled from time to time without advertised notice. Hobe-St. Lucie Conservancy District www.hobestluciecd.org Pub: May 17, 2023 TCN5699878

MINUTES OF THE BOARD OF SUPERVISORS MEETING
OF HOBE-ST. LUCIE CONSERVANCY DISTRICT
MAY 3, 2023

Pursuant to the above Notice, the Board of Supervisors of Hobe-St. Lucie Conservancy District held its Board of Supervisors Meeting on May 3, 2023 at 11:00 A.M. at the Hobe Sound Polo Club located at 2935 SE Bridge Road, Hobe Sound, Florida 33455.

Present were Rick Melchiori, Edward Weinberg and Robert Brown, Supervisors; Michael McElligott of Special District Services, Inc. as District Manager; Robert Higgins of Higgins Engineering, Inc. as District Engineer; and Mary M. Viator, Attorney. Also in attendance was Mr. Ray Spears of The Grassroots Corp and Mr. Jacques Mouracadeh of Coventry Development.

CALL TO ORDER

The Board of Supervisors Meeting was called to order by President Melchiori.

ESTABLISHMENT OF QUORUM

The President announced a quorum was present and it was in order to transact any business to come before the Board.

ADDITIONS OR DELETIONS TO AGENDA

The Board requested the update on Irrigation Agreements to be added to the Agenda under Old Business.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None.

APPROVAL OF MINUTES

A motion was made by Mr. Weinberg, seconded by Mr. Brown and unanimously passed approving the Minutes of the November 16, 2022 Board of Supervisors Meeting.

OLD BUSINESS

1. Update Regarding Martin County Litigation

The Attorney reported the following update on the litigation filed by Martin County and SFWMD as follows:

On August 12, 2020, the Circuit Court entered two Final Judgments in the litigation. The Final Judgments essentially concluded that as a matter of law, lands owned by both Martin County and SFWMD are immune from the levy of non-ad valorem special assessments and the Special Districts have no legal authority to levy such assessments on these lands.

On September 10, 2020, Hobe-St. Lucie Conservancy District, through its appellate counsel, filed a Notice of Appeal with the Fourth District Court of Appeal.

On November 17, 2021, the District Court of Appeal issued its written decision in favor of the District and reversed the summary judgment previously rendered in favor of the County and SFWMD. The Court stated in part, that both the County and SFWMD improperly conflated the terms “assessment” and “tax” “to justify their position,” and held that the District had correctly imposed a special assessment and not a tax. It further held that Sections 298.305(1) and 298.54 “provide the requisite statutory authority for imposing the special assessment,” and that Section 298.36(1) has no effect on Section “298.305(1)’s mandate to assess all lands.” The Court concluded that the reading of the law by the County and SFWMD “violate the clear mandate of 298.305(1),” noting that both entities had paid these assessments for over twenty years.

On March 4, 2022, the District Court of Appeal issued its Mandate, which remanded the case to the Circuit Court for entry of summary judgment in favor of the District.

On March 24, 2022, the District filed its Brief on Jurisdiction opposing jurisdiction of the Florida Supreme Court against Martin County and also SFWMD.

A hearing was held on July 15, 2022 on the District's Motion for Entry of Final Judgment. The Final Judgment dated July 15, 2022 was entered.

The judge also entered an Agreed Order Taxing Appellate Costs in favor of the District, which has been paid.

The Florida Supreme Court rendered its decision regarding jurisdiction on July 20, 2022. No motion for rehearing will be entertained. The effect of the Supreme Court Order is that the ruling of the 4th District Court of Appeal controls. *See* Hobe-St. Lucie Conservancy District v. Martin Co. (Fla. 4th Dist. Ct. Appeal November 17, 2021).

The Attorney stated that the Trial Court had also entered a Final Judgment in favor of Pal-Mar Water Control District which was a companion party in the Trial Court.

The District Manager reported the assessments had been paid by South Florida Water Control District. The District Manager further reported assessments had been paid by Martin County for Fiscal Year 2021, 2022 and 2023 only.

2. Update Regarding RG Reserve Pipe Permit Application

The District Engineer stated that RG Reserve had previously met with South Florida Water Management District. The Reserve Mitigation Bank was not doing its job to maintain and enhance the wetlands and there had been adverse impacts to the District in the form of a berm washout. The Board had directed the District Engineer notify South Florida Water Management District of the damage issues and to coordinate with South Florida Water Management District regarding the failure of RG Reserve to comply with the RG Mitigation Bank Permits.

The District Engineer stated SFWMD asked RG Reserve to work with HSLCD, with the understanding RG Reserve needs to pay HSLCD for the damages. The District Engineer indicated the landowner to the north was being brought in.

The District Engineer indicated he had been contacted by a Consultant of RG Reserve who acknowledged the need for the Outfall and indicated a willingness to pay for the adverse effects.

The District Engineer was directed to continue to follow up regarding the Mitigation Bank Connection.

3. Update Regarding Howe Holdings Agreement

The District Engineer commented on Howe Holdings.

The District Engineer explained that Howe Holdings had a lease back with Thomas Produce and Thomas Produce has paid the past charges for 2021. Howe Holdings was to pay the charges going forward for 2022 and is cooperating. The charges sent to Howe Holdings had been paid.

The District Engineer indicated he was still uncertain how the electric is being paid.

There followed discussion by the Board regarding the project. The District Manager was directed to continue to follow up.

4. Irrigation Agreements

Canopus Sound: The District Engineer indicated the Irrigation Agreement with Canopus Sound was executed subject to payment of the District's Attorney and Engineer fees. The Attorney further stated the representative from Canopus Sound had requested the Agreement be withdrawn. The Board withdrew approval of the Irrigation Agreement with Canopus Sound since the District's Engineering and Attorney fees had been paid.

NEW BUSINESS

1. Discussion Regarding Moving Unit 2 Construction Funds to South State Bank:

The District Manager recommended moving the Unit 2 Construction Funds to South State.

Following discussions by the Board, a motion was made, seconded and

anonymously passed to move the Unit 2 Construction Funds to South State Bank.

2. Discussion Regarding South Florida Water Management District Delinquent Assessments:

The District Manager presented the Martin County Tax Collector Funding Agency Current and Delinquent District Report (Completed Distributions) Run on 04/06/2023.

The Distribution was set forth on the attached Exhibit “A” which included the following:

<u>Description</u>	<u>Tax</u>	<u>Distributed Amount</u>
a. Real Estate Current	\$ 673,321.10	\$666,587.89
b. Real Estate Delinquent	\$2,152,076.22	\$317,827.38
c. Real Estate Current & Real Estate Delinquent	\$2,285,397.22	\$3,837,415.27

The District Administration presented the breakdown regarding SFWMD Delinquent Assessments set forth on Exhibit “B” which included the following:

- a. SFWMD as Primary and/or Sole Owners in Hobe-St. Lucie Conservancy District
- b. Tax Collector Distribution Recommended
- c. Projected Distribution to Funds
- d. Estimated Potential Split of Balance of the District (BOD) Funds.

This information was discussed with the Board.

ADMINISTRATIVE MATTERS

1. District Engineer’s Report

The District Engineer commented on matters that appeared on the Agenda.

2. District Attorney’s Report

The Attorney reported on matters as they appeared on the Agenda.

3. Manager's Report

The District Manager reported on matters as they appeared on the Agenda.

4. Field Operations Report

Mr. Spears commented on matters as they appeared on the Agenda

SUPERVISOR COMMENTS

None.

NEXT MEETING

The May 24, 2023 Board of Supervisors' Meeting was cancelled.

The Board authorized the June Board Meeting to be scheduled for June 7, 2023.

ADJOURN

There being no further business to come before the Board, the Meeting was adjourned.

President

Secretary

Martin County Tax Collector - Funding Agency Current & Delinquent Dist Report (Completed Distributions) - Run 04/06/2023 12:14PM

Distribution Category	Period Start Date	Period End Date	District Name	Tax	Penalty	Interest	Discount	Collections	Commission	Distributed Amt
-- Any of: Central ... --										
Real Estate Current	3/1/2023	3/31/2023	HOBE ST LUCIE CON DIST 4	673,321.10	0.00	0.00	0.00	673,321.10	-6,733.21	666,587.89
Real Estate Delinquent	3/1/2023	3/31/2023	HOBE ST LUCIE CON DIST 4	2,152,076.22	0.00	1,050,779.71	0.00	3,202,855.93	-32,028.55	3,170,827.38
Real Estate Current, Real Estate Delinquent	3/1/2023	3/31/2023	HOBE ST LUCIE CON DIST 4	2,825,397.32	0.00	1,050,779.71	0.00	3,876,177.03	-38,761.76	3,837,415.27

SFWMD as Primary and/or Sole Owner in Hobe St Lucie CD

Property Tax Bill Date	District Fiscal Year	Approximate Acres	Per Acre Admin Assessment rate	Per Acre OD Assessment rate	Per Acre Main Assessment rate	Total \$ of Admin	Total \$ of OD	Total \$ of Main	Grand Total \$
DELINQUENT									
11/1/2017	2017/2018	2,904.60	\$ 20.45	\$ 52.37	\$ 50.79	\$ 59,399.07	\$ 152,113.90	\$ 147,524.63	\$ 359,037.61
11/1/2018	2018/2019	2,904.60	\$ 20.45	\$ 52.37	\$ 50.79	\$ 59,399.07	\$ 152,113.90	\$ 147,524.63	\$ 359,037.61
11/1/2019	2019/2020	2,904.60	\$ 20.45	\$ 52.37	\$ 50.79	\$ 59,399.07	\$ 152,113.90	\$ 147,524.63	\$ 359,037.61
11/1/2020	2020/2021	2,904.60	\$ 20.45	\$ 69.55	\$ 66.39	\$ 59,399.07	\$ 202,014.93	\$ 192,836.39	\$ 454,250.39
11/1/2021	2021/2022	2,904.60	\$ 20.45	\$ 69.55	\$ 123.70	\$ 59,399.07	\$ 202,014.93	\$ 359,299.02	\$ 620,713.02
Delinquent Total						\$ 296,995.35	\$ 860,371.57	\$ 994,709.32	\$ 2,152,076.23
CURRENT									
11/1/2022	2022/2023	2,904.60	\$ 21.75	\$ 73.60	\$ 124.02	\$ 63,175.05	\$ 213,778.56	\$ 360,228.49	\$ 637,182.10
Grand Total						\$ 360,170.40	\$ 1,074,150.13	\$ 1,354,937.81	\$ 2,789,258.33

Tax Collector Distribution Received

Current Assessment		Delinquent Assessments		Total Assessments	
SFWMD	\$ 637,182.10	SFWMD	\$ 2,152,076.22	SFWMD	\$ 2,789,258.32
Other BOD Owners	\$ 36,139.00	Other BOD Owners	\$ -	Other BOD Owners	\$ 36,139.00
Total gross Current	\$ 673,321.10	Total gross Current	\$ 2,152,076.22	Total gross Current	\$ 2,825,397.32
Less Discounts & County Fees	\$ (6,733.21)	Less Discounts & County Fees	\$ (32,028.55)	Less Discounts & County Fees	\$ (38,761.76)
Plus Delinquent Interest	\$ -	Plus Delinquent Interest	\$ 1,050,779.71	Plus Delinquent Interest	\$ 1,050,779.71
Net Received Current	\$ 666,587.89	Net Received Delinquent	\$ 3,170,827.38	Net Received Total	\$ 3,837,415.27

Projected Disbursement to Funds

Unit of Dev Acres	Unit 1A	Unit 1	Unit 2	Unit 3	Unit 5	BOD	Overall District NA	Total
	1,530.89	238.40	2,833.42	747.20	3,404.86	4,042.04		12,796.81
Admin	\$ 22,224.58 *	\$ 3,460.95 *	\$ 41,134.10 *	\$ 10,847.45 *	\$ 51,140.39 *	\$ 228,740.17 **	\$ -	\$ 357,547.64
OD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,074,150.13	\$ 1,074,150.13
Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,354,937.81	\$ -	\$ 1,354,937.81
Delinquent Interest (by Acres) \$82.11 per acre	\$ 125,705.40	\$ 19,575.65	\$ 232,659.56	\$ 61,354.56	\$ 279,582.01	\$ 331,902.53		\$ 1,050,779.71
Total to Each Fund	\$ 147,929.98	\$ 23,036.60	\$ 273,793.66	\$ 72,202.01	\$ 330,722.40	\$ 1,915,580.51	\$ 1,074,150.13	\$ 3,837,415.28

* This is a reimbursement for cost related to the lawsuit paid by the other Units

** Is also net of "Other BOD Owners" and "Discount & County Fees"

Estimated Potential Split of BOD Funds

Total to BOD	\$ 1,915,580.51
Less current est delinquent balance	\$ (27,539.22)
Less current year est expenses needed	\$ (200,000.00) ??
Net excess available	\$ 1,688,041.29
SFWMD	\$ 1,213,022.32
Rest of BOD Owners	\$ 475,018.97

SFWMD as Primary and/or Sole Owner in Hobe St Lucie CD										
Property Tax Bill Date	District Fiscal Year	Approximate Acres	Per Acre Admin Assessment rate	Per Acre OD Assessment rate	Per Acre Main Assessment rate	Total \$ of Admin	Total \$ of OD	Total \$ of Main	Grand Total \$	
DELINQUENT										
11/1/2017	2017/2018	2,904.60	\$ 20.45	\$ 52.37	\$ 50.79	\$ 59,399.07	\$ 152,113.90	\$ 147,524.63	\$ 359,037.61	
11/1/2018	2018/2019	2,904.60	\$ 20.45	\$ 52.37	\$ 50.79	\$ 59,399.07	\$ 152,113.90	\$ 147,524.63	\$ 359,037.61	
11/1/2019	2019/2020	2,904.60	\$ 20.45	\$ 52.37	\$ 50.79	\$ 59,399.07	\$ 152,113.90	\$ 147,524.63	\$ 359,037.61	
11/1/2020	2020/2021	2,904.60	\$ 20.45	\$ 69.55	\$ 66.39	\$ 59,399.07	\$ 202,014.93	\$ 192,836.39	\$ 454,250.39	
11/1/2021	2021/2022	2,904.60	\$ 20.45	\$ 69.55	\$ 123.70	<u>\$ 59,399.07</u>	<u>\$ 202,014.93</u>	<u>\$ 359,299.02</u>	<u>\$ 620,713.02</u>	
Delinquent Total						<u>\$ 296,995.35</u>	<u>\$ 860,371.57</u>	<u>\$ 994,709.32</u>	<u>\$ 2,152,076.23</u>	
CURRENT										
11/1/2022	2022/2023	2,904.60	\$ 21.75	\$ 73.60	\$ 124.02	\$ 63,175.05	\$ 213,778.56	\$ 360,228.49	\$ 637,182.10	
Grand Total						<u>\$ 360,170.40</u>	<u>\$ 1,074,150.13</u>	<u>\$ 1,354,937.81</u>	<u>\$ 2,789,258.33</u>	

Tax Collector Distribution Received										
Current Assessment			Delinquent Assessments			Total Assessments				
SFWMD	\$	637,182.10	SFWMD	\$	2,152,076.22	SFWMD	\$	2,789,258.32		
Other BOD Owners	\$	36,139.00	Other BOD Owners	\$	-	Other BOD Owners	\$	36,139.00		
Total gross Current	\$	673,321.10	Total gross Current	\$	2,152,076.22	Total gross Current	\$	2,825,397.32		
Plus Delinquent Interest	\$	-	Plus Delinquent Interest	\$	1,050,779.71	Plus Delinquent Interest	\$	1,050,779.71		
Less Discounts & County Fees	\$	(6,733.21)	Less Discounts & County Fees	\$	(32,028.55)	Less Discounts & County Fees	\$	(38,761.76)		
Net Received Current	\$	666,587.89	Net Received Delinquent	\$	3,170,827.38	Net Received Total	\$	3,837,415.27		

Late Fee ("Loan") Charge									
Assess Bill Date	Amount	Rate = Prime + 1%	Total Charge for All Years Outstanding			Per Acre Share			
11/1/2017	\$ 359,037.61	5.25%	\$ 92,452.18	(5 years)		Total Non Delinquen Acres		9,892.21	
11/1/2018	\$ 359,037.61	6.25%	\$ 73,602.71	(4 years)					
11/1/2019	\$ 359,037.61	5.75%	\$ 51,162.86	(3 years)		Total Late Fee Charge	\$	282,209.34	
11/1/2020	\$ 454,250.39	4.25%	\$ 38,611.28	(2 years)					
11/1/2021	\$ 620,713.02	4.25%	\$ 26,380.30	(1 years)					
11/1/2022	Paid in Year Due					Charge Per Acre	\$	28.53	
Total Late Fee Charge			\$282,209.34						

Projected Disbursement to Funds										
Unit of Dev Acres	Unit 1A	Unit 1	Unit 2	Unit 3	Unit 5	Other Land Owners in BOD		Overall District NA	Total	
	1,530.89	238.40	2,833.42	747.20	3,404.86	BOD	1,137.44			
Admin	\$ 22,224.58 *	\$ 3,460.95 *	\$ 41,134.10 *	\$ 10,847.45 *	\$ 51,140.39 *	\$ 263,538.84 **		\$ -	\$ 392,346.31	
Late Fee Charge	\$ 43,673.91	\$ 6,801.18	\$ 80,833.06	\$ 21,316.45	\$ 97,135.35	\$ 32,449.39 ***			\$ 282,209.34	
OD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 1,063,408.62	\$ 1,063,408.62	
Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,341,388.43		\$ -	\$ 1,341,388.43	
Delinquent Interest (by Acres) \$59.24 per acre	\$ 90,687.48	\$ 14,122.44	\$ 167,847.27	\$ 44,262.93	\$ 201,698.47	\$ 239,443.99			\$ 758,062.58	
Total to Each Fund	\$ 156,585.97	\$ 24,384.57	\$ 289,814.43	\$ 76,426.83	\$ 349,974.21	\$ 1,876,820.65		\$ 1,063,408.62	\$ 3,837,415.28	
* This is a reimbursement for actual cost (legal, engineering, etc.) related to the lawsuit paid by the other Units ** Is also net of "Other BOD Owners" and "Discount & County Fees" *** Only goes to "Other Land Owners" in BOD										

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT APPROVING A BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Hobe-St. Lucie Conservancy District (“District”) is required by Chapter 298, *Florida Statutes*, to approve a Budget for each fiscal year; and,

WHEREAS, the Budget for Fiscal Year 2023/2024 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HOBE-ST. LUCIE CONSERVANCY DISTRICT THAT:

Section 1. The Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

PASSED, ADOPTED and EFFECTIVE this 7th day of June, 2023.

ATTEST:

**HOBE-ST. LUCIE
CONSERVANCY DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Hobe St. Lucie Conservancy District

Budget
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024

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O&M BUDGET
HOBE ST. LUCIE CONSERVANCY DISTRICT - UNIT 1
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

	UNIT OF DEVELOPMENT #1 2021/2022 ACTUAL	UNIT OF DEVELOPMENT #1 2022/2023 ACTUAL 10/1/2022 - 4/30/23	UNIT OF DEVELOPMENT #1 2022/2023 BUDGET	UNIT OF DEVELOPMENT #1 238.40 ACRES FISCAL YEAR 2023/2024 ANNUAL BUDGET
REVENUES				
Administrative Assessments	4,891	5,200	5,185	3,111
Overall Maintenance Assessments	16,631	17,595	17,546	8,773
Maintenance Assessments	559	637	637	637
Surplus Carryover	0	0	0	0
Carryover Projects Not Completed	0	0	0	0
Other Income	426	0	0	0
Interest Income	0	1	12	2
Delinquent/Past Due Collection		24,385		
TOTAL REVENUES	\$ 22,507	\$ 47,817	\$ 23,380	\$ 12,523
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees/Costs	0	0	0	0
Management	564	457	783	783
Legal Fees	3,759	2,923	792	792
Engineering	3,950	6,987	969	969
Assessment Roll	93	0	93	93
Audit Fees	59	0	60	60
Office Expense	0	0	0	0
Insurance	106	117	118	118
Legal Advertisements	67	8	11	11
Miscellaneous	9	6	23	23
Postage	1	1	6	6
Office Supplies	30	6	19	19
Dues & Subscriptions	3	3	3	3
Website	47	27	47	47
Contingency - SFWMD Non Payment Remedy	0	0	838	0
Shortfall - SFWMD	0	0	1,122	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 8,688	\$ 10,535	\$ 4,884	\$ 2,924
MAINTENANCE EXPENDITURES				
Aquatic Weed Control	0	0	0	0
Canals & Ditches	2,285	0	0	0
Roadways & Right of Ways	0	0	0	0
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	0	236	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	0	0
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	0	414	0	0
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	0	0
Maintenance Contingency	0	0	0	0
Maintenance Management (Grassroots)	525	94	600	600
Capital Improvements	44	325	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 2,854	\$ 1,069	\$ 600	\$ 600
TOTAL EXPENDITURES	\$ 11,543	\$ 11,604	\$ 5,484	\$ 3,524
EXCESS/SHORTFALL	\$ 10,965	\$ 36,213	\$ 17,896	\$ 8,999
County Assessment Fees	(339)	(460)	(467)	(250)
Discounts For Early Payments	(883)	(908)	(935)	(501)
Net Excess/Shortfall	\$ 9,743	\$ 34,846	\$ 16,493	\$ 8,247
Transfer to Overall Maintenance	(15,634)	(16,539)	(16,493)	(8,247)
Net Excess/Shortfall	\$ (5,891)	\$ 18,307	\$ -	\$ -

Available Cash Balance 10/1/22	\$ (2,711.23)
Net Income as of 4/30/23	\$ 18,307.15
Available Cash Balance 4/30/23	\$ 15,595.92

O&M BUDGET
HOBE ST. LUCIE CONSERVANCY DISTRICT - UNIT 1 A
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

	UNIT OF DEVELOPMENT # 1 A 2021/2022 ACTUAL	UNIT OF DEVELOPMENT # 1 A 2022/2023 ACTUAL 10/1/2022 - 4/30/23	UNIT OF DEVELOPMENT # 1 A 2022/2023 BUDGET	UNIT OF DEVELOPMENT # 1 A 1,530.89 ACRES FISCAL YEAR 2023/2024 ANNUAL BUDGET
REVENUES				
Administrative Assessments	31,408	33,387	33,297	19,978
Overall Maintenance Assessments	106,799	112,983	112,674	56,337
Maintenance Assessments	3,587	4,154	4,149	4,149
Surplus Carryover	0	0	0	0
Carryover Projects Not Completed	0	0	0	0
Other Income	110,246	0	0	0
Interest Income	2	7	59	59
Delinquent/Past Due Collection		156,586		
TOTAL REVENUES	\$ 252,042	\$ 307,117	\$ 150,178	\$ 80,523
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees/Costs	0	0	0	0
Management	3,625	2,931	5,025	5,025
Legal Fees	86,859	18,166	5,084	5,084
Engineering	99,918	2,445	6,221	6,221
Assessment Roll	598	0	598	598
Audit Fees	381	0	383	383
Office Expense	0	0	0	0
Insurance	683	753	760	760
Legal Advertisements	428	48	72	72
Miscellaneous	59	39	150	150
Postage	5	3	38	38
Office Supplies	190	37	120	120
Dues & Subscriptions	21	21	21	21
Website	299	174	299	299
Contingency - SFWMD Non Payment Remedy	0	0	5,383	0
Shortfall - SFWMD	0	0	7,204	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 193,065	\$ 24,618	\$ 31,358	\$ 18,771
MAINTENANCE EXPENDITURES				
Aquatic Weed Control	0	0	0	0
Canals & Ditches	14,674	0	0	0
Roadways & Right of Ways	0	0	0	0
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	0	1,514	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	0	0
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	0	2,657	0	0
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	0	0
Maintenance Contingency	0	0	0	0
Maintenance Management (Grassroots)	3,375	606	3,900	3,900
Capital Improvements	281	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 18,330	\$ 4,776	\$ 3,900	\$ 3,900
TOTAL EXPENDITURES	\$ 211,395	\$ 29,395	\$ 35,258	\$ 22,671
EXCESS/SHORTFALL	\$ 40,647	\$ 277,722	\$ 114,920	\$ 57,852
County Assessment Fees	(2,176)	(2,952)	(3,002)	(1,630)
Discounts For Early Payments	(5,672)	(5,830)	(6,005)	(3,261)
Net Excess/Shortfall	\$ 32,800	\$ 268,940	\$ 105,913	\$ 52,960
Transfer to Overall Maintenance	(100,391)	(106,204)	(105,913)	(52,960)
Net Excess/Shortfall	\$ (67,592)	\$ 162,736	\$ -	\$ -

Available Cash Balance 10/1/22	\$ (47,172.69)
Net Income as of 4/30/23	\$ 162,736.24
Available Cash Balance 4/30/23	\$ 115,563.55

O&M BUDGET
HOBE ST. LUCIE CONSERVANCY DISTRICT - UNIT 2
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

	UNIT OF DEVELOPMENT #2	UNIT OF DEVELOPMENT #2	UNIT OF DEVELOPMENT #2	UNIT OF DEVELOPMENT #2
	2021/2022 ACTUAL	2022/2023 ACTUAL 10/1/2022 - 4/30/23	2022/2023 BUDGET	2,833.42 ACRES FISCAL YEAR 2023/2024 ANNUAL BUDGET
REVENUES				
Administrative Assessments	57,753	61,413	61,627	36,976
Overall Maintenance Assessments	196,371	207,819	208,540	104,270
Maintenance Assessments	8,265	9,534	9,577	9,577
Surplus Carryover	0	0	0	0
Carryover Projects Not Completed	0	0	0	0
Other Income	656	0	0	0
Interest Income	6	446	104	104
Delinquent/Past Due Collection		289,814		
TOTAL REVENUES	\$ 263,051	\$ 569,027	\$ 279,848	\$ 150,927
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees/Costs	0	0	0	0
Management	6,709	5,424	9,299	9,299
Legal Fees	25,464	3,227	9,410	9,410
Engineering	7,045	8,611	11,514	11,514
Assessment Roll	1,107	0	1,107	1,107
Audit Fees	705	0	709	709
Office Expense	0	0	0	0
Insurance	1,263	1,393	1,407	1,407
Legal Advertisements	792	90	133	133
Miscellaneous	110	72	277	277
Postage	9	6	70	70
Office Supplies	351	69	221	221
Dues & Subscriptions	39	39	39	39
Website	554	323	554	554
Contingency - SFWMD Non Payment Remedy	0	0	9,964	0
Shortfall - SFWMD	0	0	13,333	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 44,148	\$ 19,255	\$ 58,036	\$ 34,739
MAINTENANCE EXPENDITURES				
Aquatic Weed Control	0	0	0	0
Canals & Ditches	0	0	0	0
Roadways & Right of Ways	0	0	0	0
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	220	191	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	0	0
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	0	0	0	0
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	0	0
Maintenance Contingency	0	0	0	0
Maintenance Management (Grassroots)	7,800	4,900	9,000	9,000
Capital Improvements	0	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 8,020	\$ 5,091	\$ 9,000	\$ 9,000
TOTAL EXPENDITURES	\$ 52,168	\$ 24,346	\$ 67,036	\$ 43,739
EXCESS/SHORTFALL	\$ 210,883	\$ 544,681	\$ 212,812	\$ 107,188
County Assessment Fees	(4,027)	(5,464)	(5,595)	(3,056)
Discounts For Early Payments	(10,496)	(11,151)	(11,190)	(6,112)
Net Excess/Shortfall	\$ 196,360	\$ 528,066	\$ 196,027	\$ 98,020
Transfer to Overall Maintenance	(184,589)	(195,350)	(196,027)	(98,020)
Net Excess/Shortfall	\$ 11,772	\$ 332,717	\$ -	\$ -

Available Cash Balance 10/1/22	\$ 119,845.08
Net Income as of 4/30/23	\$ 332,716.79

Available Cash Balance 4/30/23	\$ 452,561.87
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CAPITAL IMPROVEMENT PROJECTS

	UNIT OF DEVELOPMENT #2 CIP	UNIT OF DEVELOPMENT #2 CIP	UNIT OF DEVELOPMENT #2 CIP	UNIT OF DEVELOPMENT #2 CIP
	2021/2022 ACTUAL	2022/2023 ACTUAL 10/1/2022 - 4/30/23	2022/2023 BUDGET	FISCAL YEAR 2023/2024 ANNUAL BUDGET
REVENUES				
Interest Income	1,800	4,192	600	600
TOTAL REVENUES	\$ 1,800	\$ 4,192	\$ 600	\$ 600
EXPENDITURES				
Capital Improvements	0	0	0	0
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -
EXCESS/SHORTFALL	\$ 1,800	\$ 4,192	\$ 600	\$ 600

Available Cash Balance 10/1/22	\$ 843,068.21
Net Income as of 4/30/23	\$ 4,192.09

Available Cash Balance 4/30/23	\$ 847,260.30
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O&M BUDGET
HOBE ST. LUCIE CONSERVANCY DISTRICT - UNIT 3
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

	UNIT OF DEVELOPMENT #3 2021/2022 ACTUAL	UNIT OF DEVELOPMENT #3 2022/2023 ACTUAL 10/1/2022 - 4/30/23	UNIT OF DEVELOPMENT #3 2022/2023 BUDGET	UNIT OF DEVELOPMENT #3 747.20 ACRES FISCAL YEAR 2023/2024 ANNUAL BUDGET
REVENUES				
Administrative Assessments	15,279	16,249	16,252	9,751
Overall Maintenance Assessments	51,968	54,996	54,994	27,497
Maintenance Assessments	4,148	4,790	4,790	4,790
Surplus Carryover	0	0	0	0
Carryover Projects Not Completed	0	0	0	0
Other Income	173	40,000	0	0
Interest Income	3	437	25	25
Delinquent/Past Due Collection		76,427		
TOTAL REVENUES	\$ 71,571	\$ 192,899	\$ 76,060	\$ 42,062
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees/Costs	0	0	0	0
Management	1,769	1,430	2,452	2,452
Legal Fees	7,365	1,526	2,482	2,482
Engineering	1,858	3,871	3,036	3,036
Assessment Roll	292	0	292	292
Audit Fees	190	0	187	187
Office Expense	0	0	0	0
Insurance	333	367	371	371
Legal Advertisements	209	24	35	35
Miscellaneous	29	19	73	73
Postage	2	2	18	18
Office Supplies	93	18	58	58
Dues & Subscriptions	10	10	10	10
Website	146	85	146	146
Contingency - SFWMD Non Payment Remedy	0	0	2,628	0
Shortfall - SFWMD	0	0	3,516	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 12,296	\$ 7,352	\$ 15,304	\$ 9,160
MAINTENANCE EXPENDITURES				
Aquatic Weed Control	0	0	0	0
Canals & Ditches	0	0	0	0
Roadways & Right of Ways	0	0	0	0
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	0	0	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	0	0
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	0	0	0	0
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	0	0
Maintenance Contingency	0	0	0	0
Maintenance Management (Grassroots)	3,900	2,450	4,500	4,500
Capital Improvements	81,097	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 84,997	\$ 2,450	\$ 4,500	\$ 4,500
TOTAL EXPENDITURES	\$ 97,293	\$ 9,802	\$ 19,804	\$ 13,660
EXCESS/SHORTFALL	\$ (25,722)	\$ 183,097	\$ 56,256	\$ 28,402
County Assessment Fees	(1,096)	(1,490)	(1,521)	(851)
Discounts For Early Payments	(2,856)	(3,041)	(3,041)	(1,702)
Net Excess/Shortfall	\$ (29,674)	\$ 178,565	\$ 51,694	\$ 25,849
Transfer to Overall Maintenance	(48,850)	(51,696)	(51,694)	(25,849)
Net Excess/Shortfall	\$ (78,524)	\$ 126,869	\$ -	\$ -

Available Cash Balance 10/1/22	\$ (39,493.81)
Net Income as of 4/30/23	\$ 126,868.61
Available Cash Balance 4/30/23	\$ 87,374.80

CAPITAL IMPROVEMENT PROJECTS

	UNIT OF DEVELOPMENT #3 CIP 2021/2022 ACTUAL	UNIT OF DEVELOPMENT #3 CIP 2022/2023 ACTUAL 10/1/2022 - 4/30/23	UNIT OF DEVELOPMENT #3 CIP 2022/2023 BUDGET	UNIT OF DEVELOPMENT #3 CIP FISCAL YEAR 2023/2024 ANNUAL BUDGET
REVENUES				
Interest Income	0	0	5	5
TOTAL REVENUES	\$ -	\$ -	\$ 5	\$ 5
EXPENDITURES				
Capital Improvements	0	0	0	0
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -
EXCESS/SHORTFALL	\$ -	\$ -	\$ 5	\$ 5

Available Cash Balance 10/1/22	\$ 806.75
Net Income as of 4/30/23	\$ -
Available Cash Balance 4/30/23	\$ 806.75

O&M BUDGET
HOBE ST. LUCIE CONSERVANCY DISTRICT - BALANCE OF THE DISTRICT
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

	BALANCE OF DISTRICT 2021/2022 ACTUAL	BALANCE OF DISTRICT 2022/2023 ACTUAL 10/1/2022 - 4/30/23	BALANCE OF DISTRICT 2022/2023 BUDGET	BALANCE OF DISTRICT 4042.04 ACRES FISCAL YEAR 2023/2024 ANNUAL BUDGET
REVENUES				
Administrative Assessments	16,219	80,624	87,914	52,749
Overall Maintenance Assessments	55,163	272,824	297,494	148,747
Maintenance Assessments	98,090	459,723	501,294	157,397
Surplus Carryover	0	0	0	0
Carryover Projects Not Completed	0	0	0	0
Other Income	2,078	0	0	0
Interest Income	0	0	152	150
Delinquent/Past Due Collection		1,210,233		
TOTAL REVENUES	\$ 171,549	\$ 2,023,405	\$ 886,855	\$ 359,042
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees/Costs	0	0	0	0
Management	9,571	7,739	13,266	13,266
Legal Fees	36,325	5,853	13,424	13,424
Engineering	8,965	14,046	16,425	16,425
Assessment Roll	1,579	0	1,580	1,580
Audit Fees	960	0	1,011	1,011
Office Expense	0	0	0	0
Insurance	1,802	1,987	2,008	2,008
Legal Advertisements	1,129	128	190	190
Miscellaneous	157	103	395	395
Postage	12	9	99	99
Office Supplies	501	99	316	316
Dues & Subscriptions	55	55	55	55
Website	789	460	790	790
Contingency - SFWMD Non Payment Remedy	0	0	14,214	0
Shortfall - SFWMD	0	0	19,020	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 61,847	\$ 30,480	\$ 82,791	\$ 49,557
MAINTENANCE EXPENDITURES				
Aquatic Weed Control	32,422	18,913	32,500	32,500
Canals & Ditches	3,800	0	10,000	10,000
Roadways & Right of Ways	9,000	3,000	12,000	12,000
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	0	0	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	2,500	2,500
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	468	0	77,120	77,120
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	5,000	5,000
Maintenance Shortfall - SFWMD	0	0	323,097	0
Maintenance Management (Grassroots)	3,575	2,450	9,000	9,000
Capital Improvements	0	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 49,265	\$ 24,363	\$ 471,217	\$ 148,120
TOTAL EXPENDITURES	\$ 111,112	\$ 54,843	\$ 554,008	\$ 197,677
EXCESS/SHORTFALL	\$ 60,437	\$ 1,968,562	\$ 332,847	\$ 161,365
County Assessment Fees	(3,228)	(16,924)	(17,734)	(7,178)
Discounts For Early Payments	(5,833)	(4,104)	(35,468)	(14,356)
Net Excess/Shortfall	\$ 51,376	\$ 1,947,535	\$ 279,644	\$ 139,832
Transfer to Overall Maintenance	(51,853)	(256,455)	(279,644)	(139,832)
Net Excess/Shortfall	\$ (477)	\$ 1,691,080	\$ -	\$ -

Available Cash Balance 10/1/22	\$ (66,013.32)
Net Income as of 4/30/23	\$ 1,691,080.40
Available Cash Balance 4/30/23	\$ 1,625,067.08

If SFWMD Splits Off to Own Unit

Other Land Owners	
Late Fee ("Loan") Charge	\$ 32,449.39
Split of Remaining Funds	\$ 448,166.54
Balance to Other Land Owners	\$ 480,615.93

SFWMD	
Split of Remaining Funds	\$ 1,144,451.15
Balance to SFWMD	\$ 1,144,451.15

O&M BUDGET
HOBE ST. LUCIE CONSERVANCY DISTRICT - UNIT 5
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

	UNIT OF DEVELOPMENT #5 2021/2022 ACTUAL	UNIT OF DEVELOPMENT #5 2022/2023 ACTUAL 10/1/2022 - 4/30/23	UNIT OF DEVELOPMENT #5 2022/2023 BUDGET	UNIT OF DEVELOPMENT #5 3,404.86 ACRES FISCAL YEAR 2023/2024 ANNUAL BUDGET
REVENUES				
Administrative Assessments	63,072	74,056	74,056	44,433
Overall Maintenance Assessments	0	0	0	0
Maintenance Assessments	0	0	0	0
Surplus Carryover	0	0	0	0
Carryover Projects Not Completed	0	0	0	0
Other Income	788	0	0	0
Interest Income	30	139	129	129
Delinquent/Past Due Collection		349,974		
TOTAL REVENUES	\$ 63,891	\$ 424,169	\$ 74,185	\$ 44,562
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees/Costs	0	0	0	0
Management	8,062	6,519	11,175	11,175
Legal Fees	30,599	3,878	11,308	11,308
Engineering	7,552	10,348	13,836	13,836
Assessment Roll	1,330	0	1,330	1,330
Audit Fees	805	0	851	851
Office Expense	0	0	0	0
Insurance	1,518	1,674	1,691	1,691
Legal Advertisements	951	108	160	160
Miscellaneous	132	87	333	333
Postage	11	7	84	84
Office Supplies	422	83	266	266
Dues & Subscriptions	47	47	47	47
Website	665	388	665	665
Contingency - SFWMD Non Payment Remedy	0	0	11,973	0
Shortfall - SFWMD	0	0	16,022	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 52,094	\$ 23,138	\$ 69,741	\$ 41,746
MAINTENANCE EXPENDITURES				
Aquatic Weed Control	0	0	0	0
Canals & Ditches	0	0	0	0
Roadways & Right of Ways	0	0	0	0
Pumps & Wells Maintenance	0	0	0	0
Electricity/Utilities	0	0	0	0
Engineering	0	0	0	0
Water Samples	0	0	0	0
Law Maintenance / Landscape	0	0	0	0
Maintenance Management (SDS)	0	0	0	0
Miscellaneous Maintenance	0	0	0	0
Repairs & Maintenance - Equipment	0	0	0	0
Canal Area Maintenance - Culvert Replacement	0	0	0	0
Maintenance Contingency	0	0	0	0
Maintenance Management (Grassroots)	0	0	0	0
Capital Improvements	0	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 52,094	\$ 23,138	\$ 69,741	\$ 41,746
EXCESS/SHORTFALL	\$ 11,797	\$ 401,031	\$ 4,444	\$ 2,817
County Assessment Fees	(1,033)	(1,465)	(1,481)	(939)
Discounts For Early Payments	(2,523)	(1,621)	(2,962)	(1,878)
Net Excess/Shortfall	\$ 8,241	\$ 397,945	\$ -	\$ -
Transfer to Overall Maintenance	-	-	-	-
Net Excess/Shortfall	\$ 8,241	\$ 397,945	\$ -	\$ -

Available Cash Balance 10/1/22	\$ 13,261.15
Net Income as of 4/30/23	\$ 397,945.00
Available Cash Balance 4/30/23	\$ 411,206.15

O&M BUDGET
HOBE ST. LUCIE CONSERVANCY DISTRICT - OVERALL DISTRICT
FISCAL YEAR 2023/2024
October 1, 2023 - September 30, 2024

	OVERALL DISTRICT	OVERALL DISTRICT	OVERALL DISTRICT	OVERALL DISTRICT
	2021/2022 ACTUAL	2022/2023 ACTUAL 10/1/2022 - 4/30/23	2022/2023 BUDGET	9,391.95 ACRES FISCAL YEAR 2023/2024 ANNUAL BUDGET
REVENUES				
Unit 1 Transfer	15,634	16,539	16,493	8,247
Unit 1 A Transfer	100,391	106,204	105,913	52,960
Unit 2 Transfer	184,589	195,350	196,027	98,020
Unit 3 Transfer	48,850	51,696	51,694	25,849
Unit BOD Transfer	51,853	256,455	279,644	139,832
Unit 5 Transfer	0	0	0	0
Other Income / Carryover	29,641	28,119	50,000	50,000
Interest Income	0	0	0	0
Delinquent/Past Due Collection		1,063,409		
TOTAL REVENUES	\$ 430,958	\$ 1,717,772	\$ 699,773	\$ 374,908
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees/Costs	0	0	0	0
Management	0	0	0	0
Legal Fees	0	0	0	0
Engineering	0	0	0	0
Assessment Roll	0	0	0	0
Audit Fees	0	0	0	0
Office Expense	0	0	0	0
Insurance	0	0	0	0
Legal Advertisements	0	0	0	0
Miscellaneous	0	0	0	0
Postage	0	0	0	0
Office Supplies	0	0	0	0
Dues & Subscriptions	0	0	0	0
Website	0	0	0	0
Contingency - SFWMD Non Payment Remedy	0	0	0	0
Shortfall - SFWMD	0	0	216,723	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ -	\$ -	\$ 216,723	\$ -
MAINTENANCE EXPENDITURES				
Aquatic Weed Control	57,991	33,828	60,000	60,000
Canals & Ditches	25,679	22,059	20,000	20,000
Roadways & Right of Ways	27,000	17,000	40,000	40,000
Pumps & Wells Maintenance	30,248	3,720	20,000	20,000
Electricity/Utilities	80,900	63,686	110,000	110,000
Engineering	7,901	1,705	0	0
Water Samples	0	0	1,500	1,500
Law Maintenance / Landscape	6,090	0	5,000	5,000
Maintenance Management (SDS)	525	2,917	5,000	5,000
Miscellaneous Maintenance	5,028	10,577	16,908	16,908
Repairs & Maintenance - Equipment	0	0	5,000	5,000
Canal Area Maintenance - Culvert Replacement	0	0	10,000	10,000
Maintenance Shortfall - SFWMD	0	0	108,142	0
Maintenance Management (Grassroots)	58,500	36,750	61,500	61,500
Capital Improvements	0	4,020	20,000	20,000
TOTAL MAINTENANCE EXPENDITURES	\$ 299,863	\$ 196,261	\$ 483,050	\$ 374,908
TOTAL EXPENDITURES	\$ 299,863	\$ 196,261	\$ 699,773	\$ 374,908
EXCESS/SHORTFALL	\$ 131,095	\$ 1,521,510	\$ -	\$ -
County Assessment Fees	-	-	-	-
Discounts For Early Payments	-	-	-	-
Net Excess/Shortfall	\$ 131,095	\$ 1,521,510	\$ -	\$ -

Available Cash Balance 10/1/22	\$ 224,684.99
Net Income as of 4/30/23	\$ 1,521,510.39
Available Cash Balance 4/30/23	\$ 1,746,195.38

**Hobe-St. Lucie Conservancy District
Assessment Breakdown 2022-2023**

2023 / 2024 Proposed

	Unit 1	Unit 1 A	Unit 2	Unit 3	Unit 5	Balance of the District
Acres	<u>238.40</u>	<u>1,530.89</u>	<u>2,833.42</u>	<u>747.2</u>	<u>3,404.86</u>	<u>4,042.04</u>
Administrative Assessment (per acre)	\$13.05	\$13.05	\$13.05	\$13.05	\$13.05	\$13.05
Overall Admin./Maint. Assessment (per acre)	\$36.80	\$36.80	\$36.80	\$36.80	\$0.00	\$36.80
Maintenance Assessment (per acre)	\$2.67	\$2.71	\$3.38	\$6.41	\$0.00	\$38.94
Total Assessment (per acre)	<u>\$52.52</u>	<u>\$52.56</u>	<u>\$53.23</u>	<u>\$56.26</u>	<u>\$13.05</u>	<u>\$88.79</u>
Total Assessment	\$12,521	\$80,464	\$150,823	\$42,037	\$44,433	\$358,893

2022 / 2023 Actual

	Unit 1	Unit 1 A	Unit 2	Unit 3	Unit 5	Balance of the District
Acres	<u>238.40</u>	<u>1,530.89</u>	<u>2,833.42</u>	<u>747.2</u>	<u>3,404.86</u>	<u>4,042.04</u>
Administrative Assessment (per acre)	\$21.75	\$21.75	\$21.75	\$21.75	\$21.75	\$21.75
Overall Admin./Maint. Assessment (per acre)	\$73.60	\$73.60	\$73.60	\$73.60	\$0.00	\$73.60
Maintenance Assessment (per acre)	\$2.67	\$2.71	\$3.38	\$6.41	\$0.00	\$124.02
Total Assessment (per acre)	<u>\$98.02</u>	<u>\$98.06</u>	<u>\$98.73</u>	<u>\$101.76</u>	<u>\$21.75</u>	<u>\$219.37</u>
Total Assessment	\$23,368	\$150,119	\$279,744	\$76,035	\$74,056	\$886,702

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HOBE ST. LUCIE CONSERVANCY DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Hobe St. Lucie Conservancy District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HOBE ST. LUCIE CONSERVANCY DISTRICT, MARTIN COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 7th day of June, 2023.

ATTEST:

**HOBE ST. LUCIE
CONSERVANCY DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**HOBE-ST. LUCIE CONSERVANCY DISTRICT
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hobe-St. Lucie Conservancy District will hold Regular Meetings at the **Hobe Sound Polo Club located at 2935 SE Bridge Road, Hobe Sound, Florida 33455 at 9:30 a.m.** on the following dates:

**October 25, 2023
November 15, 2023
December 13, 2023
January 24, 2024
February 28, 2024
March 27, 2024
April 24, 2024
May 22, 2024
June 26, 2024
July 24, 2024
August 28, 2024
September 25, 2024**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

HOBE-ST. LUCIE CONSERVANCY DISTRICT

www.hobestluciecd.org

PUBLISH: STUART NEWS 10/17/23

RESOLUTION 2023 - 03

RESOLUTION OF THE BOARD OF SUPERVISORS OF
HOBE-ST. LUCIE CONSERVANCY DISTRICT APPROVING THE
SECOND AMENDED WATER CONTROL PLAN FOR UNIT OF DEVELOPMENT NO. 1A

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT is an independent special district duly organized and validly existing under the Constitution and the Laws of the State of Florida, including applicable provisions of Chapter 298, Florida Statutes, as amended, and Chapter 2005-239, Laws of Florida as amended and supplemented (together the "Act"); and

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT'S Board of Supervisors in accordance with the provisions of Chapter 2005-239, Laws of Florida as further amended and supplemented, and Chapter 298, F.S., as amended, previously adopted the Water Control Plan for Unit of Development No. 1A dated June 22, 2022 and subsequently adopted the First Amended Water Control Plan for Unit of Development No. 1A on October 13, 2022; and

WHEREAS, in accordance with Section 298.301(1) and Section 298.225(8), F.S., and Chapter 2005-239, Laws of Florida, as amended, Hobe-St. Lucie Conservancy District's Board of Supervisors has the power to adopt as well as to change, alter or amend a previously approved plan by adoption of a Resolution, provided that, the plan or amendment does "not result in the revision of the district's current plan or require the increase of any levy of assessments or taxes beyond the maximum amount previously authorized by general law, special law, or judicial proceeding, a change in the use of said assessments or taxes or substantial change to district facilities," or that it is a minor, insubstantial amendment to district plans or engineer's reports, and such amendments or reports may be adopted by resolution of the Board of Supervisors. "Minor, insubstantial amendments include amendments to the water control plan which replace, relocate, reconstruct, or improve and upgrade district facilities and operations consistent with the adopted water control

plan, but which do not require increasing assessments beyond the maximum amount authorized by law, or amendments to engineer's reports which do not increase the total assessment of benefits"; and;

WHEREAS, HOBE-ST. LUCIE CONSERVANCY DISTRICT'S Engineer has prepared and submitted a proposed Second Amended Water Control Plan for Hobe-St. Lucie Conservancy District Unit of Development No. 1A, a copy of which is attached hereto and identified as Exhibit "A", and further, has submitted an Engineer's certification, a copy of which is attached hereto and identified as Exhibit "B," certifying that said proposed Second Amended Water Control Plan for Unit of Development No. 1A complies with the criteria set forth in Section 298.301(1), Section 298.225(8) F.S. and Chapter 2005-239, Laws of Florida, as amended.

NOW, THEREFORE, be it resolved by the Board of Supervisors of HOBE-ST. LUCIE CONSERVANCY DISTRICT as follows:

1. The Board finds that HOBE-ST. LUCIE CONSERVANCY DISTRICT's Engineer has certified the Second Amended Water Control Plan for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A complies with the criteria set forth in Section 298.301(1), Section 298.225(8) F.S. and Chapter 2005-239, Laws of Florida, as amended.

2. The Second Amended Water Control Plan for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A is hereby approved and adopted.

3. The Board of Supervisors of HOBE-ST. LUCIE CONSERVANCY DISTRICT hereby authorizes all appropriate action necessary to be taken to effectuate the binding effect of the Second Amended Water Control Plan for HOBE-ST. LUCIE CONSERVANCY DISTRICT Unit of Development No. 1A upon the owners of all real property located within said District, including their successors and assigns.

4. If any revision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable in any contexts, the same shall not affect any other provision herein or render any other provision hereof (or such provision of any other context), invalid, inoperative or unenforceable to an extent whatsoever.

5. This Resolution shall be filed with the Secretary of HOBE-ST. LUCIE CONSERVANCY DISTRICT.

6. All Resolutions and parts of Resolutions in conflict herewith are hereby repealed.

7. This Resolution shall take effect immediately upon its adoption.

THIS RESOLUTION PASSED AND WAS ADOPTED BY THE BOARD OF SUPERVISORS OF HOBE-ST. LUCIE CONSERVANCY DISTRICT ON JUNE 7, 2023.

HOBE-ST. LUCIE CONSERVANCY
DISTRICT

(DISTRICT SEAL)

By: _____
President

ATTEST:

By: _____
Secretary

MARK E. RAYMOND

ATTORNEY AT LAW

8416 MAN O WAR ROAD
PALM BEACH GARDENS, FL 33418
Tel: 561.775.8440
Fax: 561.775.8440
mark.raymond@mraymondllaw.com

May 25, 2023

Hobe-St. Lucie Conservancy District
c/o Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Proposed financing for Unit of Development No. 1A/Discovery PUD

Ladies and Gentlemen:

On August 2, 2021, the District and I entered into an engagement letter regarding the financing of infrastructure improvements to serve the District's Unit of Development No. 1A. At that time, it was expected that bonds would be issued in the first half of 2022. The issuance of the bonds has been delayed, and is now expected to occur in the fourth quarter of 2023.

As a result of the passage of time and the impact of inflation, it is necessary to change the fee set forth in the August 2, 2021 letter from \$65,000 to \$75,000.

If the foregoing terms are acceptable to you, please so indicate by returning a copy of this letter signed by an appropriate officer.

Very truly yours,



Mark E. Raymond

Accepted and Approved:

Hobe-St. Lucie Conservancy District

By: _____
Its: _____
Date: _____



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 8, 2023

Via Email

Michael McElligott
Special District Services, Inc.
2501 A Burns Road
Palm Beach Gardens, FL 33410

Subject: Request to Hobe-St. Lucie Conservancy District to consider creating a new Unit of Development in a portion of the Balance of the District

Dear Mr. McElligott:

During a recent meeting attended by representatives from the Hobe-St. Lucie Conservancy District (HSLCD) and the South Florida Water Management District (SFWMD), one item of discussion was the concept of creating a new Unit of Development in the area where SFWMD land interests are located. After further consideration by SFWMD leadership, we are interested in proceeding with that concept to the benefit of HSLCD and SFWMD.

Therefore, SFWMD is requesting that HSLCD consider creating a new Unit of Development on lands currently located within a portion of HSLCD Balance of the District. The new Unit would include the lands included on the attached list and shown on the attached map.

Please let me know if HSLCD will consider creating a new Unit of Development as proposed and, if so, what additional information SFWMD should provide.

Thank you for your consideration of this request.

Respectfully submitted,

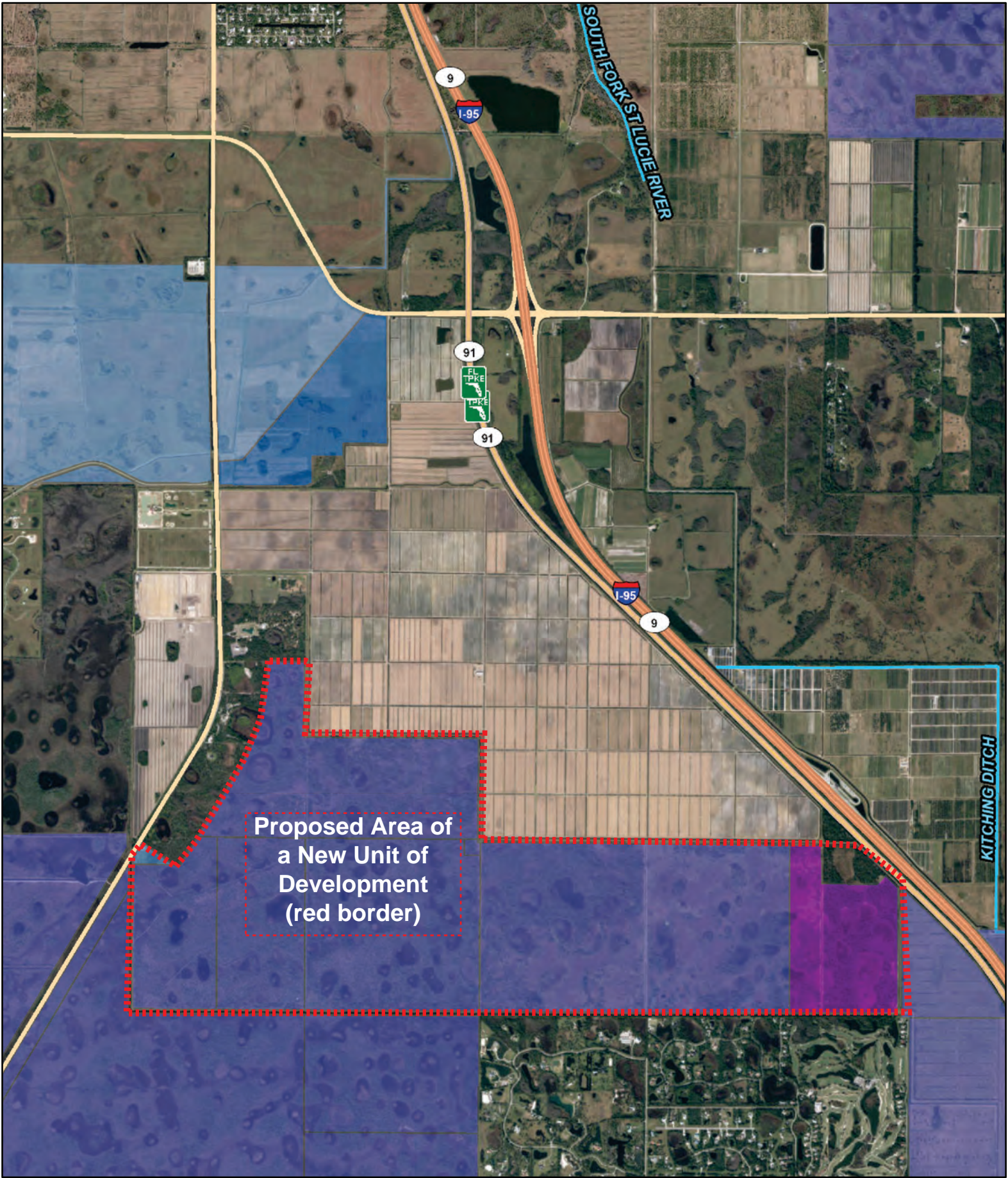
A handwritten signature in black ink, appearing to read "Ray Palmer".

Ray Palmer
Acting Bureau Chief, Real Estate

RP/

Attachments

AIN	PIN	owner1	owner2	Drainage District Amount	legal
154802	17-40-41-000-000-00012-0	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	268.72	W1/2 OF SEC 17 T40S R41 LYING E/O PRATT WHITNEY ROAD, (LESS S 129 & W 114 & LESS BEG 492.3 E/O NW COR SEC 17, CONT E 1568.74, SW 987.73, W 1439.47, N 216.48 TO S R/W PRATT-WHITNEY RD, NE ALG R/W 736.17 TO POB)
155236	16-40-41-000-000-00021-0	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	5.25	THE E 486 OF THE N 486 OF SEC (LESS E 86 OF N 86)
635923	17-40-41-000-000-00015-0	SOUTH FLORIDA WATER MANAGEMENT DISTR		10	PART OF W1/2 OF SEC 17 T40S R41E DESC AS: COM AT NW COR E ALG N/LN 492.3 FOR POB.. SW ALG R/W 211.17 TO POB, CONT SW 525, S 216.48, E 1216.31 & NW 1161.54 TO POB
919364	14-40-41-000-000-00011-0	STATE OF FLORIDA		111.38	E 961.62 OF SEC 14, T40S R41E (LESS S 129 & LESS N 86 & LESS S 14 OF N 100 OF E 89)
75135	08-40-41-000-000-00010-1	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	228.93	THAT PORTION OF SEC 8 T40S R41E LYING ELY OF PRATT WHITNEY ROAD R/W (LESS E 86 LYING N OF S 3027 OF SEC & LESS SWLY 150 ACRES PER OR 1938/963, BEING.. WLY 1350 MEASURED PERPENDICULAR TO ELY RD R/W OF S 4324.64 MEASURED PERPENDICULAR TO SEC LN & LESS 29.73 ACS AS DESC IN OR 2078/1124 AS PARCEL 2)
75140	09-40-41-000-000-00020-7	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	362.3	S 3113' OF SEC (LESS N 86' & E 86' AS IN OR 1559/477)
75156	13-40-41-000-000-00030-7	STATE OF FLORIDA		208.27	W 2427.75' W OF PIKE (LESS N 100', E 100', 100' STRIP ALG W/LN TURNPIKE & S 114' PER OR 352/455 & LESS N 15' OF S 129' OF W 2327.75' & LESS 41.79 AC PARCEL BOTH DESC IN OR 1559/464)
75160	14-40-41-000-000-00010-9	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	511.11	ALL OF SEC (LESS N 86, S 129 & E 961.62)
75162	15-40-41-000-000-00010-6	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	577.63	ALL OF SEC (LESS N 86' & S 129')
75164	16-40-41-000-000-00010-4	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	620.66	ALL OF SEC (LESS S 129 & N 486 OF E 486)
75166	17-40-41-000-000-00010-2	SOUTH FLORIDA WATER MANAGEMENT DISTR	MARTIN COUNTY	320	E 1/2 OF SEC (LESS S 129)

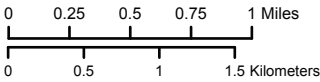


Proposed Area of
a New Unit of
Development
(red border)

Hobe St Lucie Conservancy District



South Florida Water Management District
3301 Gun Club Road, West Palm Beach, Florida 33406
561-686-8800; www.sfwmd.gov



DISCLAIMER:
This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property and is exempt from public records disclosure and confidential under Section 119.071(3)(a)(1), Florida Statute.