



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

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***AQUA ONE  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Board Package  
Regular Meeting and Budget Public Hearing  
Tuesday  
August 16, 2016***

***2:00 p.m.***

***At the Offices of:      Medallion Home  
                                         1651 Whitfield  
                                         Sarasota, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# **Aqua One Community Development District**

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105

Board of Supervisors  
**Aqua One  
Community Development District**

Dear Board Members:

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the Aqua One CDD is scheduled for **Tuesday August 16, 2016 at 2:00 p.m. at Medallion Home 1651 Whitfield, Sarasota, Florida.**

*The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.*

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

***Bruce St. Denis***

Bruce St. Denis  
District Manager

# AQUA ONE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: August 16, 2016  
Time: 2:00 p.m.  
Location: Medallion Home  
1651 Whitfield Avenue  
Sarasota, Fl.  
Conference Call No: 712.432.1500  
Code: 434537#

## ***Business Meeting Agenda***

	<b>Exhibit(s)</b>
<b>I.</b> Roll Call	
<b>II.</b> Audience Comments	
<b>III.</b> Administrative Matters	
<b>a.</b> Approval of the July 22, 2016 Meeting Minutes	<b>1</b>
<b>b.</b> Acceptance of the June 2016 Financial Statement	<b>2</b>
<b>IV.</b> Business Matters	
<b>a.</b> 2016-2017 Budget Public Hearing	<b>3</b>
1. Open Public Hearing	
2. Review of FY 2016-2017 Budget	
3. Public Comment and Testimony	
4. Close Public Hearing	
<b>b.</b> Consideration and Adoption of Resolution 2016- 11 Appropriation Resolution to Fund Fiscal Year 2016/2017 Budget	<b>4</b>
<b>c.</b> Consideration and Approval of the Fiscal Year 2016/2017 Budget Funding Agreement	<b>5</b>

**Exhibit(s)**

**d.** Approval of the FY 2017 Meeting Schedule

**6**

**V. Staff Reports**

**a.** Manager

**b.** Attorney

**c.** Engineer

**VI.** Public Comments

**VII.** Supervisor Requests

**VIII.** Adjournment

# EXHIBIT 1

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**MINUTES OF MEETING  
AQUA ONE  
COMMUNITY DEVELOPMENT DISTRICT**

10 A Regular Meeting of the Board of Supervisors of the Aqua One Community Development  
11 District was held on Monday, July 22, 2016 at 2:00 p.m. at Medallion Home, 1651 Whitfield Avenue,  
12 Sarasota, Florida.

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**FIRST ORDER OF BUSINESS – Roll Call**

19 Mr. St. Denis called the meeting to order.

20 Present and constituting a quorum were:

21 Connor Chambers	Board Supervisor, Vice Chairman
22 Margo Holeman	Board Supervisor, Assistant Secretary
23 John Wollard	Board Supervisor, Assistant Secretary
24 Charlie Tokarz	Board Supervisor, Assistant Secretary

25 Also present were:

26 Bruce St. Denis	District Manager
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**SECOND ORDER OF BUSINESS – Audience Comments**

34 There being none, the next item followed.

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**THIRD ORDER OF BUSINESS – Administrative Matters**

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**A. Approval of the June 8, 2016 Meeting Minutes**

Mr. St. Denis presented the June 8, 2016 Meeting Minutes and asked for comments, questions or corrections.

On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors Meeting held on June 8, 2016 for the Aqua One Community Development District.

**B. Approval of the June 13, 2016 Meeting Minutes**

Mr. St. Denis presented the June 13, 2016 Meeting Minutes and asked for comments, questions or corrections.

On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors Meeting held on June 13, 2016 for the Aqua One Community Development District.

49 **FOURTH ORDER OF BUSINESS – Business Matters**

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51 **A. Other Business Matters**

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53 There being none, next item followed.

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55 **FIFTH ORDER OF BUSINESS – Staff Reports**

56 **A. Manager**

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58 There being none, next item followed.

59

60 **B. Attorney**

61

62 There being none, the next item followed.

63

64 **C. Engineer**

65

66 There being none, the next item followed.

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68 **SIXTH ORDER OF BUSINESS – Public Comments**

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70 There being none, the next item followed.

71

72 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

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74 There being none, next item followed.

75

76 **EIGHTH ORDER OF BUSINESS – Adjournment**

77

78 On a MOTION by Ms. Holeman, SECONDED by Mr. Wollard, WITH ALL IN FAVOR, the Board  
79 adjourned the meeting for the Aqua One Community Development District.

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81 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
82 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
83 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

84

85 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
86 meeting held on \_\_\_\_\_.

87

88

89 \_\_\_\_\_  
Signature

90

91 \_\_\_\_\_

92 Printed Name

93 Title:  Secretary  Assistant Secretary

94

95 \_\_\_\_\_  
Signature

96 \_\_\_\_\_  
Printed Name

97 Title:  Chairman  Vice Chairman

98 -

# EXHIBIT 2



# **Aqua One Community Development District**

Financial Statements  
(Unaudited)

Preliminary

Period Ending  
June 30, 2016

**Aqua One CDD  
Balance Sheet  
June 30, 2016**

	<u>O&amp;M</u>
<b><u>ASSETS:</u></b>	
Current Assets:	
Cash- Operating Account	\$ 811
Accounts Receivable	15,830
<b>TOTAL ASSETS</b>	<b><u>16,641</u></b>
<b><u>LIABILITIES &amp; EQUITY</u></b>	
<b>Liabilities:</b>	
Accounts Payable	15,830
<b>Equity:</b>	
Fund Balance - Non Spendable ( Deposits & Prepaid)	-
Fund Balance - Unassigned	811
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>\$ 16,641</u></b>

**Aqua One CDD**  
**General Fund**  
**Statement of Revenue, Expenses and Change in Fund Balance**  
**For the period from October 1, 2015 to June 30, 2016**

	<b>FY2016 Budget</b>	<b>Year To Date Budget</b>	<b>Actual Oct '15 - May'16</b>	<b>Variance Favorable (Unfavorable)</b>
Income				
Developer Funding - GF	38,975	27,250	43,830	16,580
<b>Total Income</b>	<b>38,975</b>	<b>27,250</b>	<b>43,830</b>	<b>16,580</b>
Expense				
Administrative				
Professional Management Svcs	12,000	9,000	9,000	-
Administrative Services	3,500	2,625	-	2,625
Bank Charges	300	225	48	177
Miscellaneous Expenses	500	375	-	375
Auditing Services	2,500	-	-	-
Insurance - General Liability	4,000	2,850	2,850	-
Annual District Filing Fee	175	175	-	175
Legal Advertising	2,000	1,500	3,918	(2,418)
Engineering Expense	4,000	3,000	672	2,328
Website Hosting & Management	2,500	1,875	960	915
Legal Services - Gen	7,500	5,625	15,849	(10,224)
Legal Services - Bond validation	-	-	15,873	(15,873)
Total Administrative	38,975	27,250	49,170	(21,920)
<b>Total Expenses</b>	<b>38,975</b>	<b>27,250</b>	<b>49,170</b>	<b>-21,920</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>-5,340</b>	<b>-5,340</b>
FUND BALANCE - BEGINNING	-	-	6,150	6,150
<b>FUND BALANCE - ENDING</b>	<b>-</b>	<b>-</b>	<b>811</b>	<b>811</b>

**Aqua One CDD  
Cash Reconciliation  
June 30, 2016**

	<b>Cash Balance</b>
Beginning Balance	810.59
Outstanding Checks	-
Adjusted Bank Balance	<u><u>\$ 810.59</u></u>
Previous Month Balance	902.59
Receipts	-
Disbursements	(92.00)
End Of Month Balance	<u><u>\$ 810.59</u></u>

## Aqua One CDD Check Register FY2016

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Balance</u>
			SOY Balance			1,440.17
10/16/2015	2006	Atlas Professional Services, Inc.	Website - Oct		80.00	1,360.17
10/16/2015	2007	DPFG	CDD Mgmt - Oct		1,000.00	360.17
10/16/2015	2008	FLORIDA DEPT OF ECONOMIC OPPORTUIVOID: Annual Filing Fee - FY 201		0.00		360.17
10/20/2015		DEPOSIT	Developer Funding	7,240.00		7,600.17
10/20/2015	2009	Cavoli Engineering, Inc.	Engineering Svcs		2,240.00	5,360.17
10/20/2015	2010	Egis Insurance Advisors LLC	Insurance FY 2016		2,850.00	2,510.17
<b>EOM Balance 10-31-2015</b>				<b>7,240.00</b>	<b>6,170.00</b>	<b>2,510.17</b>
11/13/2015	2011	DPFG	CDD Mgmt - Nov		1,000.00	1,510.17
11/13/2015	2012	Vogler Ashton, PLLC	Legal Services		362.50	1,147.67
11/16/2015	2013	Atlas Professional Services, Inc.	Web Site Hosting - Nov		80.00	1,067.67
11/25/2015	2014	Atlas Professional Services, Inc.	Web Site Set Up		240.00	827.67
<b>EOM Balance 11-30-2015</b>				<b>0.00</b>	<b>1,682.50</b>	<b>827.67</b>
12/11/2015	2015	Atlas Professional Services, Inc.	Web Site Hosting - Dec		80.00	747.67
12/31/2015			Service Charge		12.00	735.67
<b>EOM Balance 12-31-2015</b>				<b>0.00</b>	<b>92.00</b>	<b>735.67</b>
01/31/2016		Bank United	Service Charge		12.00	723.67
<b>EOM Balance</b>				<b>0.00</b>	<b>12.00</b>	<b>723.67</b>
02/12/2016	2016	Atlas Professional Services, Inc.	Web Site Hosting - Jan & Feb		160.00	563.67
02/12/2016	2017	Bradenton Herald	Legal Ad		79.56	484.11
02/16/2016		Deposit	Developer Funding	15,000.00		15,484.11
02/17/2016	2018	DPFG	CDD Mgmt - Dec-Feb		3,000.00	12,484.11
02/17/2016	2019	Vogler Ashton, PLLC	Legal Svcs		7,775.00	4,709.11
<b>EOM Balance 02-29-2016</b>				<b>15,000.00</b>	<b>11,014.56</b>	<b>4,709.11</b>
03/01/2016	2020	DPFG	CDD Mgmt - March		1,000.00	3,709.11
03/02/2016	2021	Atlas Professional Services, Inc.	Web Site Hosting - March		80.00	3,629.11
03/08/2016	2022	Cavoli Engineering, Inc.	Engineering Svcs		672.00	2,957.11
<b>EOM Balance 03-31-2016</b>				<b>0.00</b>	<b>1,752.00</b>	<b>2,957.11</b>
04/01/2016	2023	DPFG	CDD Mgmt - April		1,000.00	1,957.11
04/05/2016	2024	Atlas Professional Services, Inc.	Web Site Hosting - April		80.00	1,877.11
04/11/2016	2025	Bradenton Herald	Legal Ads		709.02	1,168.09
04/18/2016		Deposit	Developer funding	13,000.00		14,168.09
04/20/2016	2026	Vogler Ashton, PLLC	Legal Svcs		13,173.50	994.59
<b>EOM Balance 04-30-2016</b>				<b>13,000.00</b>	<b>14,962.52</b>	<b>994.59</b>
05/04/2016	2027	Atlas Professional Services, Inc.	Web Site Hosting - May		80.00	914.59
05/31/2016		Bank United	Service Charge		12.00	902.59
<b>EOM Balance 05-31-2016</b>				<b>0.00</b>	<b>92.00</b>	<b>902.59</b>
06/01/2016	2028	Atlas Professional Services, Inc.	Web Site Hosting - June		80.00	822.59
06/30/2016			Service Charge		12.00	810.59
<b>EOM Balance 06-30-2016</b>				<b>0.00</b>	<b>92.00</b>	<b>810.59</b>

# EXHIBIT 3

**STATEMENT 1  
AQUA ONE CDD  
FY 2017 PROPOSED BUDGET  
GENERAL FUND (O&M)**

	<b>FY 2016 Adopted Budget</b>	<b>FY 2017 PROPOSED BUDGET</b>
<b>I. REVENUE</b>		
OFF ROLL FUNDING	\$ 38,975.00	\$ 41,435.00
INTEREST		
<b>TOTAL REVENUE</b>	<b>\$ 38,975.00</b>	<b>\$ 41,435.00</b>
<b>II. EXPENDITURES</b>		
<b>GENERAL ADMINISTRATIVE</b>	\$	\$
SUPERVISORS COMPENSATION	-	-
PAYROLL TAXES	-	-
PAYROLL SERVICES	-	-
MANAGEMENT CONSULTING SERVICES	12,000.00	12,000.00
CONSTRUCTION ACCOUNTING SERVICES	-	-
PLANNING AND COORDINATING SERVICES	-	-
ADMINISTRATIVE SERVICES	3,500.00	3,500.00
BANK FEES	300.00	300.00
MISCELLANEOUS	500.00	500.00
AUDITING SERVICES	2,500.00	2,500.00
TRAVEL PER DIEM	-	-
INSURANCE	4,000.00	2,500.00
REGULATORY AND PERMIT FEES	175.00	175.00
LEGAL ADVERTISEMENTS	2,000.00	1,000.00
ENGINEERING SERVICES	4,000.00	6,000.00
LEGAL SERVICES	7,500.00	12,000.00
PERFORMANCE & WARRANTY BOND PREMIUM	-	-
WEBSITE HOSTING	2,500.00	960.00
ADMINISTRATIVE CONTINGENCY	-	-
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>\$ 38,975.00</b>	<b>\$ 41,435.00</b>
<b>DEBT ADMINISTRATION:</b>		
DISSEMINATION AGENT	-	-
TRUSTEE FEES	-	-
TRUST FUND ACCOUNTING	-	-
ARBITRAGE	-	-
<b>TOTAL DEBT ADMINISTRATION</b>		
<b>PHYSICAL ENVIRONMENT EXPENDITURES (1/2 Year)</b>		
STREETPOLE LIGHTING	-	-
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-
WATER	-	-
LANDSCAPING MAINTENANCE	-	-
IRRIGATION MAINTENANCE	-	-
POND MAINTENANCE	-	-
SOLID WASTE DISPOSAL	-	-
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>		
<b>TOTAL EXPENDITURES</b>	<b>\$ 38,975.00</b>	<b>\$ 41,435.00</b>
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>		
FUND BALANCE - BEGINNING		
FUND BALANCE - ENDING		

# EXHIBIT 4



**RESOLUTION 2016-11**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE AQUA ONE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2016, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board scheduled August 16, 2016, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, in accordance with Section 189.418, Florida Statutes, the District's Secretary was further directed to post this proposed budget on the District's website at least two days before the budget hearing date. If the District does not have its own website, the District's Secretary was directed to transmit this approved budget to the above listed governmental agency(s) for posting on the local governing authority's website; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s

Annual Appropriations and Budget Adoption Resolution  
FY 2016-2017

Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2016 and/or revised projections for Fiscal Year 2017.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Aqua One Community Development District for the Fiscal Year Ending September 30, 2017,” as adopted by the Board of Supervisors on August 16, 2016.
- d. That the District’s Secretary, in accordance with Section 189.418, Florida Statutes, is further directed to post this adopted budget on the District's website within thirty (30) day after its adoption. If the District does not have its own website, the District's Secretary is directed to transmit this adopted budget to the manager or administrator of the local general-purpose government or the local governmental agency(s) for posting on the local governing authority's website.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Aqua One Community Development District, for the fiscal year beginning October 1, 2016, and ending September 30, 2017, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

**Section 3. Supplemental Appropriations**

Pursuant to Section 189.418(6), *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

Annual Appropriations and Budget Adoption Resolution  
FY 2016-2017

- b. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred; previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.418 of the *Florida Statutes*, among other applicable laws.

Introduced, considered favorably, and adopted this 16th day of August, 2016.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
AQUA ONE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

Exhibit A: FY 2016-2017 Budget

# EXHIBIT 5

**Budget Funding Agreement**  
Fiscal Year 2016- 2017

This Agreement is made and entered into this 16<sup>th</sup> day of August, 2016, by and between the **AQUA ONE Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and located in Manatee County, Florida (hereinafter "**District**"), and **Cargor Partners- Long Boat Pointe, LLLP**, a Delaware limited liability company (hereinafter "**Developer**").

**Recitals**

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District has scheduled the adoption of its general fund budget for the Fiscal Year 2016 - 2017, which year commences on October 1, 2016, and concludes on September 30, 2017 and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2016 – 2017 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desire to provide such funds as are necessary to the District to proceed with its operations for Fiscal Year 2016 -2017, as described in Exhibit "A" and as may be amended from time to time by the District.

**NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:**

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", (and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might

otherwise be levied or imposed by the District.

2. The parties hereto recognize that a portion of the aforementioned operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, THE PARTIES EXECUTE THIS AGREEMENT THE 16<sup>TH</sup> DAY OF AUGUST 2016.

Attest:

**AQUA ONE  
Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman of the Board of Supervisors

**Cargo Partners- Long Boat Pointe, LLLP**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_  
Witness

Its: \_\_\_\_\_

**Exhibit "A" –Fiscal Year 2016- 2017 General Fund Budget**

# Exhibit 6



NOTICE OF MEETINGS  
FISCAL YEAR 2017  
AQUA ONE  
COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2017 regular meetings of the Board of Supervisors of the Aqua One Community Development District are scheduled to be held on the first Wednesday of every month at 2:30 p.m. at Medallion Home 1651 Whitfield Avenue, Sarasota, Florida 34243. The meeting dates are as follows (exceptions noted below):

October 5, 2016  
November 2, 2016  
December 7, 2016  
January 4, 2017  
February 1, 2017  
March 1, 2017  
April 5, 2017  
May 3, 2017  
June 7, 2017  
July 5, 2017  
August 2, 2017  
September 6, 2017

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above, may be obtained from Development Planning and Financing Group [DPFG], 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 at (813) 374-9105, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact DPFG at (813) 374-9105. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

DPFG, District Management



### **Real Estate Consulting Services:**

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Reimbursement and Credit  
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Service Districts  
Municipal District Services  
Development Impact Fee  
Redevelopment District  
Affordable Housing Financing  
Other Public Financing  
Compliance  
Entitlement Analysis  
Cash Flow Feasibility Analysis

Disclosure Services  
Engineering Services  
Project Management Services  
Capital Markets Group  
Property Tax Appeals  
CDD Management Services  
Look Back Diagnostic Review  
Lender Services  
Asset Management Services  
Portfolio Management Services  
Economic Impact  
Market Analysis

**[www.dpfg.com](http://www.dpfg.com)**

#### **Orange County, CA**

27127 Calle Arroyo, Suite 1910  
San Juan Capistrano, CA 92675  
P: (949) 388-9269  
F: (949) 388-9272

#### **Sacramento, CA**

4380 Auburn Blvd.  
Sacramento, CA 95841  
P: (916) 480-0305  
F: (916) 480-0499

#### **Las Vegas, NV**

3277 E. Warm Springs Road,  
Suite 100  
Las Vegas, NV 89120  
P: (702) 478-9277  
F: (702) 629-5497

#### **Boise, ID**

950 West Bannock, 11th Floor  
Boise, ID 83702  
P: (208) 319-3576  
F: (208) 439-7339

#### **Phoenix, AZ**

3302 East Indian School Road  
Phoenix, AZ 85018  
P: (602) 381-3226  
F: (602) 381-1203

#### **Austin, TX**

8140 Exchange Drive  
Austin, TX 78754  
P: (512) 732-0295  
F: (512) 732-0297

#### **Orlando, FL**

1060 Maitland Center Commons,  
Suite 340  
Maitland, FL 32751  
P: (321) 263-0132  
F: (321) 263-0136

#### **Tampa, FL**

15310 Amberly Drive, Suite 175  
Tampa, FL 33647  
P: (813) 374-9104  
F: (813) 374-9106

#### **Research Triangle, NC**

1340 Environ Way, Suite 328  
Chapel Hill, NC 27517  
P: (919) 321-0232  
F: (919) 869-2508

#### **Charleston, SC**

4000 S. Faber Place Drive, Suite 300  
N. Charleston, SC 29405  
P: (843) 277-0021  
F: (919) 869-2508