

**Kingman Gate  
Community Development District**

**May 15, 2020**

# Kingman Gate

## Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351  
Phone: 954-721-8681 - Fax: 954-721-9202

May 7, 2020

**Board of Supervisors  
Kingman Gate  
Community Development District**

Dear Board Members:

A **communications media technology meeting** of the Board of Supervisors of the **Kingman Gate Community Development District** will be held on **May 15, 2020 at 10:15 a.m.** In accordance with Office of the Governor, Executive Order 20-69 (Emergency Management - COVID-19 - Local Government Public Meetings), authorizing the use of communications media technology, such as telephonic conferencing, as provided in Section 120.54(5)(b)2, Florida Statutes, the Board of Supervisors and members of the public may attend and participate in the meeting utilizing the following call-in information: from your computer, tablet or smartphone go to: <https://global.gotomeeting.com/join/446648861> or by dialing **872-240-3212** and **Access Code: 446648861#** and are further encouraged to submit comments or questions in advance of the meeting by email to [info@gmssf.com](mailto:info@gmssf.com) or by telephone by calling 954-721-8681. If Executive Order 20-69 expires prior to this meeting date, the meeting will be held at the previously advertised location at the offices of Lennar Homes, 730 NW 107 Avenue, Third Floor, Miami, Florida. Following is the advance agenda:

1. Roll Call
2. Approval of Minutes of the February 21, 2020 Meeting
3. Public Hearing to Adopt the Fiscal Year 2021 Budget
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2020-23** Annual Appropriation Resolution
  - D. Consideration of **Resolution #2020-24** Levy of Non Ad Valorem Assessments
  - E. Motion to Close the Public Hearing
4. Consideration of Intergovernmental Cooperation Agreement between Miami-Dade County Property Appraiser, Miami-Dade County Tax Collector, and Kingman Gate CDD
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager – Consideration of Proposed Fiscal Year 2021 Meeting Schedule
6. Financial Reports
  - A. Approval of Funding Requests **#4 & #5**
  - B. Balance Sheet
7. Supervisors Requests and Audience Comments
8. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.kingmangatecdd.com>*

**MINUTES OF THE MEETING  
KINGMAN GATE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Kingman Gate Community Development District was held on Friday, February 21, 2020 at 10:15 a.m. at Lennar Homes, 730 NW 107th Avenue, Suite 300, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja  
Raisa Krause  
Vanessa Perez  
Carmen Orozco

Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Michael Pawelczyk  
Luis Hernandez  
Patryk Tokarski

District Counsel  
District Manager  
Governmental Management Services

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Hernandez called the meeting to order and called roll.

**SECOND ORDER OF BUSINESS**

**Approval of Minutes of the  
January 24, 2020 Meeting**

Mr. Hernandez: Moving on, as the second part of the agenda we have the approval of the minutes of the January 24, 2020 meeting. This would be the time to make any changes, corrections additions or deletions. If there are none, a motion to approve would be in order.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Minutes of the January 24, 2020 Meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Consideration of Engineering Agreement with Alvarez Engineers, Inc. to serve as District Engineer**

Mr. Hernandez: Moving on, the next item you have is consideration of the engineering agreement with Alvarez Engineers to serve as District engineer. Just to remind the Supervisors, at the last meeting the Board appointed Alvarez Engineers and ranked them as being the #1 ranked firm. At this point the District has been successful and we are just presenting the agreement with Alvarez Engineers. It would be appropriate for a motion to accept the engineer agreement, and by accepting it, authorizing the appropriate officials to execute the document, pending District counsel's review.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, accepting the Engineering Agreement with Alvarez Engineers, Inc. to serve as District Engineer and authorizing the proper District officials to execute the document subject to legal review was approved.

Mr. Pawelczyk: And our office has already reviewed this, implemented comments, and I believe the one in the agenda package is the same one that has been revised, so it's ready for execution.

Mr. Hernandez: Alright, excellent, thank you for letting me know, I wasn't sure if you had the opportunity to review it or not. So, with that being said we can move on to the next item.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution #2020-21 Approving the Proposed Fiscal Year 2021 Budget and Setting the Public Hearing**

Mr. Hernandez: The next item being, item No. 4, consideration of resolution #2020-21 approving the proposed fiscal year 2021 budget. As we did in the prior meetings that we just had, I would request from the Board to first take a look at the

proposed budget, and as you will be able to see in this budget the District does not anticipate to have any increases this year. As a matter of fact, it will be the exact same assessment as the prior year, \$235 would be the net assessment per unit, meaning, the requirements as per the restrictive covenants with the county. With those indications, unless anyone has any questions regarding the budget, we can move on to resolution #2020-21. The same as we did in the prior meetings, my recommendation at this time would be to do it for the meeting in May, that being May 15th.

Ms. Baluja: Ok, I make that motion.

Mr. Hernandez: So, I have a motion being made by Teri and it will be the same time and place as the regular meeting at 10:15 a.m.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, Resolution #2020-21 approving the proposed Fiscal Year 2021 budget and setting the Public Hearing on May 15, 2020 at 10:15 a.m. at 730 NW 107th Avenue, Suite 300, Miami, Florida was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Hernandez: Moving on, we have staff reports, Mike?

**A. Attorney**

Mr. Pawelczyk: The only thing we have for Kingman Gate is, Monday, Luis and Juan Alvarez and I will be going to the court for the validation final hearing so that one is proceeding along quite nicely, and then we'll see if we're going to close about 30 days after that, depending on when everybody is ready to move forward.

Mr. Hernandez: Sure.

Mr. Pawelczyk: So, the only question I would have that we should think about is, if there is a, kind of a target closing date, I think we would like to know when Lennar thinks that is, just because then that allows us to start preparing the documents. Whether we stay on target or not, I just don't want to get, only because we'd want to close right away, but I don't think that's the case here, but Teri if you could let us know one way or the other moving forward, it's always helpful because I like to be ahead of the game rather than at the last minute.

Ms. Baluja: Right.

Mr. Hernandez: Yes Mike, we will be checking with the developer.

Mr. Pawelczyk: That's good, and everything looks good for the validation and I'm sure Monday afternoon you'll get an email saying we can move forward.

**B. Engineer**

Mr. Hernandez: Moving on, unless you have any questions for Mike, there is nothing to present from the engineer.

**C. Manager**

Mr. Hernandez: Nothing from the manager on my side. Once again, it would depend on the target timeframe as to when we will need to have any other meetings, so we just have those meetings listed if required, and if not, the ones that I do know at this point would be the one in May.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Funding Request #3**

Mr. Hernandez: Moving on, item No. 6 you will find approval of funding request #3. I just need a motion to approve that request.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, accepting funding request #3 was approved.

**B. Balance Sheet**

Mr. Hernandez: The last item you have under that tab would be the balance sheet, a motion to approve the balance sheet would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Balance Sheet was approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Hernandez: Are there any Supervisors requests? Not hearing any, I want to indicate for the record that we have no audience here today.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hernandez: Unless anyone has any other District business to discuss a motion to adjourn would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Meeting was adjourned.

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

\_\_\_\_\_  
Chairman / Vice Chairman

***Proposed Budget***  
***Fiscal Year 2021***

***Kingman Gate Community***  
***Development District***

***May 15, 2020***



# Kingman Gate

## Community Development District

General Fund

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected 9/30/20	Proposed Budget FY 2021
<b>Revenues</b>					
Developer Contributions	\$180,950	\$41,706	\$112,834	\$154,540	\$180,950
<b>Total Revenues</b>	<b>\$180,950</b>	<b>\$41,706</b>	<b>\$112,834</b>	<b>\$154,540</b>	<b>\$180,950</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Engineering Fees	\$12,000	\$0	\$8,000	\$8,000	\$12,000
Arbitrage Rebate (1)	\$0	\$0	\$0	\$0	\$0
Dissemination Agent (1)	\$0	\$0	\$0	\$0	\$0
Attorney Fees	\$20,000	\$8,963	\$14,938	\$23,901	\$20,000
Annual Audit	\$3,000	\$0	\$0	\$0	\$3,000
Trustee Fees (1)	\$0	\$0	\$0	\$0	\$0
Management Fees	\$36,000	\$15,900	\$15,000	\$30,900	\$36,000
Telephone	\$50	\$0	\$50	\$50	\$50
Postage	\$750	\$20	\$20	\$40	\$750
Printing & Binding	\$1,000	\$171	\$171	\$342	\$1,000
Assessment Roll	\$4,000	\$0	\$0	\$0	\$4,000
Insurance	\$8,000	\$3,260	\$0	\$3,260	\$5,500
Legal Advertising	\$2,500	\$2,395	\$1,000	\$3,395	\$2,500
Other Current Charges	\$500	\$0	\$500	\$500	\$500
Website Administration	\$1,200	\$0	\$800	\$800	\$1,200
Office Supplies	\$150	\$26	\$124	\$150	\$150
Dues, Licenses & Subscriptions	\$175	\$150	\$0	\$150	\$175
First quarter	\$20,515	\$0	\$0	\$0	\$23,015
<b>Total Administrative</b>	<b>\$109,840</b>	<b>\$30,885</b>	<b>\$40,603</b>	<b>\$71,488</b>	<b>\$109,840</b>
<i>Field</i>					
Landscape Maintenance	\$48,000	\$0	\$28,000	\$28,000	\$48,000
Plant Replacement	\$6,000	\$0	\$6,000	\$6,000	\$6,000
Lake Maintenance	\$8,800	\$0	\$8,800	\$8,800	\$8,800
Lake Debris Removal	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Contingency	\$6,310	\$0	\$6,310	\$6,310	\$6,310
<b>Total Field</b>	<b>\$71,110</b>	<b>\$0</b>	<b>\$51,110</b>	<b>\$51,110</b>	<b>\$71,110</b>
<b>Total Expenditures</b>	<b>\$88,220</b>	<b>\$30,885</b>	<b>\$91,713</b>	<b>\$122,598</b>	<b>\$180,950</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$71,110</b>	<b>\$10,821</b>	<b>\$21,121</b>	<b>\$31,942</b>	<b>\$0</b>

(1) Expenses related to the issuance of Bonds

Gross Assessment	\$190,473.68
Less: Disc & Coll (5%)	(\$9,523.68)
Net Assessment	\$180,950.00
# Units	770
Per Unit Net Assessment	\$235.00

# Kingman Gate

## Community Development District

GENERAL FUND BUDGET

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### **REVENUES:**

#### Developer Contributions

It is presently anticipated that the District will enter into a Funding Agreement with the Developer to Fund all General Fund expenditures for the Fiscal Year.

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### **EXPENDITURES:**

#### **Administrative:**

##### Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

##### Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

##### Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

##### Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

##### Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

##### Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the banks annual fee.

##### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

##### Telephone

Represents the cost of conference calls.

##### Postage

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

##### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

##### Assessment Roll

The costs associated with preparing, processing and administering the annual assessment place on the County's tax roll.

##### Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

# Kingman Gate

## Community Development District

GENERAL FUND BUDGET

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### **Administrative: (continued)**

#### Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

#### Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

#### Website Administration

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

#### Office Supplies

Miscellaneous office supplies.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

#### First Quarter Operating

Total expenditures needed to operate the beginning of the first quarter for the district.

### **Field:**

#### Landscape Maintenance

Landscaping of the common area. Includes grass cutting, pest control, fertilization, mulching, pruning and porter service.

#### Plants Replacement

The District will go into contract for the replacement of plants needed along the common areas.

#### Lake Maintenance

Includes monthly cleaning of all District lakes.

#### Lake Debris Removal

Includes cleaning of lake shorelines of any debris.

#### Contingency

Includes any miscellaneous expense related to the maintenance of the common areas.

## RESOLUTION 2020-23

### A RESOLUTION OF THE KINGMAN GATE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021

**WHEREAS**, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Sections 190.008(2)(b) and 218.34(3), Florida Statutes; and

**WHEREAS**, on **February 21, 2020**, the Board set **May 15, 2020** as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

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

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

**WHEREAS**, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF KINGMAN GATE COMMUNITY DEVELOPMENT DISTRICT, THAT;**

#### **Section 1. Budget**

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is 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 the fiscal year 2020 and/or revised projections for fiscal year 2021.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Kingman Gate Community Development District** for the Fiscal Year Ending September 30, 2021, as Adopted by the Board of Supervisors on **May 15, 2020.**"

**Section 2. Appropriations**

That there be, and hereby is appropriated out of the revenues of the **Kingman Gate Community Development District**, for the fiscal year beginning October 1, 2020, and ending September 30, 2021 the sum of **\$ 190,474.90** 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:

<b>Total General Fund</b>	<b>\$ 190,474.90</b>
<b>Total Debt Service</b>	<b>\$ 0</b>
<b>Total All Funds</b>	<b>\$ 190,474.90</b>

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$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 applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this **15<sup>th</sup> day of May, 2020.**

**Kingman Gate Community Development  
District**

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Chairman / Vice Chairman

Attest:

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Secretary / Assistant Secretary

## RESOLUTION 2020-24

### A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE KINGMAN GATE COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2021

**WHEREAS**, certain improvements exist within the **Kingman Gate Community Development District** (the "District") and certain costs associated with the operation, repairs and maintenance of these improvements are being incurred; and

**WHEREAS**, the Board of Supervisors of the **Kingman Gate Community Development District** (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2021, will amount to \$ 190,474.90; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method authorized by Chapter 197, Florida Statutes; alternatively, the district may choose to directly collect and enforce all or a portion of the debt service assessment; and

**WHEREAS**, the Board finds that the costs of administration of the Debt Service Fund provide special and peculiar benefit to certain property within the District; and

**WHEREAS**, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned in proportion to the benefits received;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KINGMAN GATE COMMUNITY DEVELOPMENT DISTRICT OF MIAMI-DADE COUNTY, FLORIDA, THAT;**

**Section 1.** A special assessment for maintenance as provided for in Chapter 190 Florida Statutes (hereinafter referred to as "assessment" or "assessments") is hereby levied on all assessable land within the District.

**Section 2.** That the collection and enforcement of the aforesaid assessments on assessable lands within the District shall be by the Tax Collector serving as agent of the State of Florida in **Miami-Dade** County ("Tax Collector") and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement

procedures which attend the use of the official annual tax notice under Section 190.021(3), Florida Statutes. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments.

**Section 3.** That a portion of said assessment levies on the assessable lands within the District as shown in the Assessment Roll, Exhibit "A", are hereby certified to the **Miami-Dade** County **Property Appraiser**, to be extended on the **Miami-Dade** County **Tax Roll** and shall be collected by the Tax Collector in the same manner and time as **Miami-Dade** County taxes pursuant to the uniform collection methodology Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the **District**. The chairman of the Board of the **District** shall designate the District Manager these certification duties. The balance of said assessment levies as shown in the Assessment Roll, Exhibit "A", are directly assessed to the landowner(s) by the District pursuant to Chapters 170 and 190, Florida Statutes.

**Section 4.** The District Manager shall keep appraised of all updates made to the **Miami-Dade** County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Miami-Dade** County property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

**Section 5** Be it further resolved, that a copy of this Resolution be transmitted to the proper public and governmental officials so that its purpose and effect may be carried out in accordance with law.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of May, 2020, by the Board of Supervisors of the **Kingman Gate Community Development District, Miami-Dade County, Florida.**

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**Exhibit "A"**  
**Assessment Roll**

# Kingman Gate CDD

## Exhibit A

	Acres	Gross O&M
10-7921-001-0050	23.03	\$ 55,094.66
10-7921-001-0182	35.00	\$ 83,730.49
10-7921-001-0233	7.58	\$ 18,133.63
10-7921-001-0230	14.01	\$ 33,516.12
	79.62	\$ 190,474.90

**INTERGOVERNMENTAL COOPERATION AGREEMENT  
BY AND AMONG  
MIAMI-DADE COUNTY PROPERTY APPRAISER  
AND  
MIAMI-DADE COUNTY TAX COLLECTOR  
AND  
KINGMAN GATE COMMUNITY DEVELOPMENT DISTRICT**

**THIS INTERGOVERNMENTAL COOPERATION AGREEMENT** (the "Agreement") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2020, by and among Miami-Dade County Office of the Property Appraiser (hereinafter referred to as "Property Appraiser"), Florida, Miami-Dade County on behalf of the Tax Collector (hereinafter referred to as "Tax Collector"), Florida, and the Kingman Gate Community Development District (hereinafter referred to as "District"), Florida.

**WITNESSETH**

**WHEREAS**, the District intends to adopt non-ad valorem assessments for collecting its benefit and maintenance assessments or such other assessments imposed by the District ("Non-Ad Valorem Assessments"); and

**WHEREAS**, the District intends to utilize the uniform method of collection, as outlined in Sections 197.3632 and 197.3635 of the Florida Statutes, for collection of its Non-Ad Valorem Assessments; and

**WHEREAS**, the District has requested that the Property Appraiser include the District's proposed or adopted Non-Ad Valorem Assessments for the District on the Notice of Proposed Property Taxes as specified in Section 200.069, Florida Statutes ("TRIM Notice"); and

**WHEREAS**, the District has requested the Tax Collector include the District's adopted Non-Ad Valorem Assessments on the Combined Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments in accordance with Section 197.3635, Florida Statutes ("Tax Bill"); and

**WHEREAS**, the District, the Tax Collector, and the Property Appraiser must enter into a written agreement evidencing the Tax Collector's and the Property Appraiser's agreement to place the District's Non-Ad Valorem Assessments on the TRIM Notice and Tax Bill; and

**WHEREAS**, pursuant to Rule 12D18.001 of the Florida Administrative Code, and *Escambia County v. Bell*, 717 So. 2d 85 (Fla. 1st DCA 1998), it is the duty of the District to determine, under law, whether the Non Ad-Valorem Assessments are constitutional and may be collected as a lien; the duties of the Property Appraiser and Tax Collector under section 197.3632 of the Florida Statutes are ministerial and shall not be construed to authorize the levy of the Non Ad-Valorem Assessments; and

**WHEREAS**, the District represents that it has duly complied with the notice provisions and adopted Resolution No. 2020-19 in compliance with Section 197.3632 Florida Statutes, so as to entitle the District to elect the non-ad valorem method of collection, and the Tax Collector and Property Appraiser have relied on these representations,

**NOW THEREFORE**, for good and valuable consideration, and intending to be legally bound hereby, the Tax Collector, the Property Appraiser, and the District agree as follows:

1. The District's request to place its Non-Ad Valorem Assessments TRIM Notice is granted by the Property Appraiser, subject to the District's compliance with the terms of this Agreement.
2. The District's request to place its Non-Ad Valorem Assessments on the Tax Bill is granted by the Tax Collector, subject to the District's compliance with the terms of this Agreement.

3. The District agrees to the following requirements in order to place its Non-Ad Valorem Assessments on the TRIM Notice and Tax Bill:
  - A. The Non-Ad Valorem Assessments will be assessed yearly against all eligible properties within the District, and the District shall never have attempted to collect the Non-Ad Valorem Assessments prior year assessments.
  - B. No later than **July 9<sup>th</sup>** of the current year the following should be provided to the Property Appraiser:
    - i. The final files for the TRIM Notice.
    - ii. The description of "Purpose of Assessment" as it would appear on the TRIM Notice.
    - iii. The District's contact name and phone number used to address questions regarding the assessment.
  - C. No later than **August 1<sup>st</sup>** of the current year an insert describing the Non Ad-Valorem Assessments to be included with the mailing of the TRIM Notice. A sample must be provided to the Property Appraiser for approval prior to August 1<sup>st</sup>.
  - D. No later than **September 15<sup>th</sup>** of the current year the final roll reflecting the Non-Ad Valorem Assessments that are to appear on the Tax Bill must be submitted to the Property Appraiser and the Tax Collector.
4. The District agrees that the Tax Collector shall be entitled to retain the actual costs of collection, or two percent (2%), on the amount of special assessments collected and remitted.
5. This Agreement shall not take effect until the District is in full compliance with all local zoning, land use, and other applicable regulations.
6. **Duration of this Agreement.** Subject to the limitation of paragraph 5 above, this Agreement shall take effect upon signing and shall extend to the collection of

special assessments for each fiscal year thereafter, until cancelled by any Party pursuant to paragraph 11 herein.

7. **Severability of the Provisions in this Agreement.** The provisions of this Agreement are intended to be severable. If any provision of this Agreement shall be held to be invalid or unenforceable in whole or in part, such provision shall be ineffective to the extent of such invalidity or unenforceability without in any manner affecting the validity or enforceability of the remaining provisions of this Agreement.
8. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
9. **Amendments or Modifications of this Agreement.** It is anticipated by the Parties that the terms and conditions of this Agreement will be periodically amended or modified. Such amendments or modifications must be in writing and must be duly executed by all Parties to this Agreement.
10. **Indemnification and Hold Harmless.** The District shall indemnify and hold harmless, to the extent permitted by Florida law, the Property Appraiser, Tax Collector and their respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser, Tax Collector or their respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the District or its employees, agents, servants, partners principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature

in the name of the Property Appraiser or Tax Collector where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

11. **Cancellation.** This Agreement may be cancelled by any Party upon thirty (30) days written notice to the other Parties.
12. **Intent to be Legally Bound.** By signing this Agreement, the Parties hereto confirm and state that they have carefully read the Agreement, that they know the contents thereof, that they fully expect to carry out each and every provision, and that they intend to be legally bound by the rights and obligations set forth herein.
13. **Headings.** The headings for each paragraph in this Agreement are for the purposes of reference only and shall not limit or otherwise affect the meaning of any provision.
14. **Complete Agreement.** This document shall represent the complete Agreement of the Parties.

**IN WITNESS WHEREOF**, the Parties hereto execute this Agreement, and they affirm that they have the power to do so on behalf of the District, the Tax Collector, and the Property Appraiser.

ATTEST:

KINGMAN GATE COMMUNITY  
DEVELOPMENT DISTRICT

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

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

MIAMI-DADE COUNTY, FLORIDA  
PROPERTY APPRAISER

By: \_\_\_\_\_  
Pedro J. Garcia  
Property Appraiser

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

ATTEST:

By: \_\_\_\_\_  
Harvey Ruvin  
County Clerk

By: \_\_\_\_\_  
Carlos A. Gimenez  
Miami- Dade County Mayor

Approved as to legal sufficiency for Miami-Dade County and the Office of the Property Appraiser:

By: \_\_\_\_\_  
Assistant County Attorney

**NOTICE OF MEETING DATES  
KINGMAN GATE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Kingman Gate Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2021 at 10:15 AM at the offices of Lennar Homes, 730 NW 107 Avenue, Third Floor, Miami, Florida, on the third Friday of each month as follows:

October 16, 2020  
November 20, 2020  
December 18, 2020  
January 15, 2021  
February 19, 2021  
March 19, 2021  
April 16, 2021  
May 21, 2021  
June 18, 2021  
July 16, 2021  
August 20, 2021  
September 17, 2021

The meeting will be open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability of physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the 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.

Luis Hernandez  
Manager

# Kingman Gate

Community Development District

Funding Request #4

April 3, 2020

	<b>PAYEE</b>		<b>GENERAL FUND</b>
<b>1</b>	<b>Billing, Cochran, Lyles, Mauro &amp; Ramsey, PA</b>		
	Inv# 160841 - General Counsel (Jan 20)	\$	2,030.00
	Inv# 161116 - General Counsel (Feb 20)	\$	1,363.00
<b>2</b>	<b>Egis Insurance Advisors, LLC</b>		
	Inv# 10457 - Insurance FY2020	\$	3,260.00
<b>3</b>	<b>GMS-SF, LLC</b>		
	Inv# 5 - Management Fees & Expenses (Mar 20)	\$	3,100.00
	Inv# 6 - Management Fees & Expenses (Apr 20)	\$	3,100.00
	<b>TOTAL</b>	<b>\$</b>	<b>12,853.00</b>

Please make check payable to:

**Kingman Gate Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351

# Kingman Gate

Community Development District

Funding Request #5

May 15, 2020

	<b>PAYEE</b>		<b>GENERAL FUND</b>
<b>1</b>	<b>ALM Media, LLC</b>		
	Inv# 467566 - Notice of Special Meeting	\$	88.63
	Inv# 467843 - Notice of Public Hearing	\$	393.65
	Inv# 468415 - Notice of Public Hearing	\$	91.25
<b>2</b>	<b>Billing, Cochran, Lyles, Mauro &amp; Ramsey, PA</b>		
	Inv# 161826 - General Counsel (Mar 20)	\$	500.00
<b>3</b>	<b>GMS-SF, LLC</b>		
	Inv# 7 - Management Fees & Expenses (May 20)	\$	3,100.00
	<b>TOTAL</b>	<b>\$</b>	<b>4,173.53</b>

Please make check payable to:

**Kingman Gate Community Development District**  
5385 N Nob Hill Road  
Sunrise, FL 33351

**KINGMAN GATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**BALANCE SHEET**  
**April 30, 2020**

	<u>General Fund</u>
<b><u>ASSETS:</u></b>	
CASH	\$9,935
DUE FROM DEVELOPER	\$1,074
DUE FROM CAPITAL	\$0
<b>TOTAL ASSETS</b>	<b><u><u>\$11,009</u></u></b>
<b><u>LIABILITIES:</u></b>	
ACCOUNTS PAYABLE	\$1,074
<b><u>FUND BALANCES:</u></b>	
UNASSIGNED	\$9,935
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b><u><u>\$11,009</u></u></b>

**KINGMAN GATE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

Statement of Revenues & Expenditures  
For the Period Ended April 30, 2020

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 04/30/20</u>	<u>ACTUAL THRU 04/30/20</u>	<u>VARIANCE</u>
<b><u>Income</u></b>				
Developer Contributions	\$180,950	\$105,554	\$41,706	(\$63,849)
<b>Total Income</b>	<b>\$180,950</b>	<b>\$105,554</b>	<b>\$41,706</b>	<b>(\$63,849)</b>
<b><u>Expenditures</u></b>				
<b><u>Administrative</u></b>				
Engineering	\$12,000	\$7,000	\$0	\$7,000
Arbitrage	\$0	\$0	\$0	\$0
Dissemination Agent	\$0	\$0	\$0	\$0
Attorney	\$20,000	\$11,667	\$8,963	\$2,704
Annual Audit	\$3,000	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0
Management Fees	\$36,000	\$21,000	\$15,900	\$5,100
Telephone	\$50	\$29	\$0	\$29
Postage	\$750	\$438	\$20	\$418
Printing & Binding	\$1,000	\$583	\$171	\$412
Assessment Roll	\$4,000	\$0	\$0	\$0
Insurance	\$8,000	\$0	\$3,260	(\$3,260)
Legal Advertising	\$2,500	\$1,458	\$2,969	(\$1,510)
Other Current Charges	\$500	\$292	\$65	\$227
Website Admin	\$1,200	\$700	\$200	\$500
Office Supplies	\$150	\$88	\$74	\$14
Dues, Licenses & Subscriptions	\$175	\$150	\$150	\$0
First quarter	\$20,515	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$109,840</b>	<b>\$43,404</b>	<b>\$31,770</b>	<b>\$11,634</b>
<b><u>Field</u></b>				
Landscape Maintenance	\$48,000	\$0	\$0	\$0
Plant Replacement	\$6,000	\$0	\$0	\$0
Lake Maintenance	\$8,800	\$0	\$0	\$0
Lake Debris Removal	\$2,000	\$0	\$0	\$0
Contingency	\$6,310	\$0	\$0	\$0
<b>Total Field</b>	<b>\$71,110</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$180,950</b>	<b>\$0</b>	<b>\$31,770</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$9,935</b>	
<b>Fund Balance - Beginning</b>			<b>\$0</b>	
<b>Fund Balance - Ending</b>			<b>\$9,935</b>	