

*Tesoro Community
Development District*

Agenda

May 27, 2020

AGENDA

Tesoro

Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 20, 2020

Board of Supervisors
Tesoro Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Tesoro Community Development District will be held on **Wednesday, May 27, 2020** at 10:00 a.m. via Zoom; by following this link <https://zoom.us/j/92502993354> or by calling in via (646) 876-9923 and entering the Meeting ID: **925 0299 3354**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 26, 2019 Board of Supervisors Meeting and Acceptance of the Minutes of the September 26, 2019 Audit Committee Meeting
4. Consideration of Resolution 2020-01 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
5. Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2019
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 275
 - iv. Discussion of Qualifying Information and Procedure
 - v. Designation of November 13, 2020 as Landowners' Meeting Date
 - vi. Field Manager's Report
7. Audience Comments
8. Supervisor's Requests
9. Adjournment

The second order of business of the Board of Supervisors Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the September 26, 2019 Board of Supervisors meeting and acceptance of the minutes of the September 26, 2019 Audit Committee meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of Resolution 2020-01 approving the proposed Fiscal Year 2021 budget and setting a public hearing. A copy of the resolution is enclosed for your review.

The fifth order of business is ratification of agreement with Grau & Associates to provide auditing services for Fiscal Year 2019. A copy of the agreement is enclosed for your review.

Section C of the sixth order of business is the District Manager's Report. Section 1 includes the check register for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is presentation of number of registered voters. Section 4 is discussion of qualifying information and procedure. Section 5 is designation of Landowners' meeting date. Section 6 is the Field Manager's report. A copy of the report is being provided under separate cover.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jason Showe
District Manager

Cc: William Capko, District Counsel
Butch Terpening, District Engineer
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
TESORO COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Thursday, September 26, 2019 at 10:04 a.m. at the Tesoro Club, 3rd Floor, 2000 S.E. Via Tesoro, Port St. Lucie, Florida.

Present and constituting a quorum were:

Sal Spano	Chairman
Kathy Fialco	Vice Chairman
Hal Fenner	Treasurer
Rina Osle-Girard	Secretary
Mark Mershon	Assistant Secretary

Also present were:

Jason Showe	District Manager
Bill Capko	District Counsel by telephone
Butch Terpening	District Engineer
Stefan Matthes	Culpepper & Terpening
Lee Dobbins	Dean Mead
William Viasalyers	Field Manager
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 10:04 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Birch asked what is the accumulated capital that we have?

Mr. Spano stated we have a financial statement that is published and is in the agenda package and we have total assets of \$581,000 and 77% of those are in investments and 23% are in operating funds to support the budget of \$400,000.

Mr. Birch asked what amount is going to be carried forward?

Mr. Showe stated carry forward into the current year was \$111,000 and we are using \$104,000 of what we expect to be current year carry forward into next year's budget.

Mr. Spano stated people pay their non-ad valorem assessments and some people get behind on their taxes and then someone buys a tax certificate and they have to bring their taxes up to date and we project a budget for a 12 month period and a lot of times we will get funding from prior years and that gives us a surplus.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Letters of Interest to Fill the Board Vacancy with a Term Ending November 2020

Mr. Showe stated we have been provided two letters of interest to fill the Board vacancy that were included in the agenda package.

Mr. Spano stated I think both people have been in Tesoro a long time.

Mr. Mershon stated I have been here since August 2012.

Ms. Cueto stated I moved in last November.

Mr. Spano stated we have triggered the number such that more residents will be on the Board.

Mr. Showe stated in November 2020 two qualified electors will be elected to the Board, two years later, two more will be elected and two years after that the final seat will be filled by a resident.

Mr. Spano stated in the transition what is important is that you have communication. We hire an outside management company to manage the CDD, which is a unit of government established by Chapter 190, Florida Statutes. We have an attorney and an engineer and it is a very structured environment. It is very important that these are your records therefore you can call the management company and they are online and you can have access to anything you would like to review or ask any questions. That is why we have professional managers.

On MOTION by Mr. Spano seconded by Mr. Fenner with all in favor Mark Mershon was appointed to fill the Board vacancy with a term ending November 2020.

Ms. Cueto stated I am a realtor in Port St. Lucie and since I moved in I had high hopes of our neighborhood becoming something great. Right after I moved in it became terrible. I immediately wanted to do something for fellow residents and the community. I don't understand

why people who have been here for years and haven't made the attempt to make a difference so I'm a little upset.

Mr. Spano stated this is the CDD and the CDD is responsible for all the natural areas, that is the only area they are responsible for.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Showe stated the first item in the packet is the oath of office and I will swear you in and you can sign that oath and I will notarize it.

Mr. Showe being a notary public of the State of Florida administered the oath of office to Mr. Mershon.

Mr. Showe stated behind the oath of office form is an information sheet and if you will that out before you leave today we will have your contact information. Next is the Form 1 Statement of Financial Interests and this is required to be completed within 30 days and turned in to the Supervisor or Elections in St. Lucie County. It is very important that you file that timely because there are potential fines for not turning it in. We recommend that when you turn it in you get a stamped copy. Next is a Form 1F a Final Statement of Financial Interests that is provided for your information and in the event you were to leave the Board you need to complete and turn in a final form and we will typically provide that to you at the time you leave the Board. As a Board Member you are eligible to receive up to \$200 per meeting and should you choose to accept compensation we would need the W4 and I9 forms filled out. The booklet is the Florida Commission on Ethics Guide to the Sunshine law. You are now a public official and as such you are required to operate under the Florida Statutes for Sunshine Law, that means you cannot talk to another Board Member about anything that might reasonably come before the Board outside of a publicly noticed meeting. That applies to emails, texts, phone conversations. When we send an email to the whole Board we typically put a please do not reply to all at the bottom. If you hit reply to all you could inadvertently start conversations with other Board Members. That also applies to any records of the District and as your District Manager we are required to keep the official records and you don't have to keep anything from these meetings. Should you choose to keep things from the meetings we recommend that you keep it in a separate file so that if there is a public records request your personal files are not intermingled. That also applies to email and some Board Members set up a separate email just for the CDD and if there is a public records

request all of the emails are in one place. You can also set up a folder and drag the emails into the folder as they come in. That way they are separated from your personal emails.

Mr. Spano stated you can't talk to the other Board Members, but you can talk to the management company at any time.

Mr. Mershon stated so there is no casual conversation with other Board Members about any issues.

Mr. Showe stated you can have casual conversations but anything that might reasonably come before the Board for a vote you cannot talk about to other Board Members unless it is at a publicly advertised meeting like the one we are holding today.

Mr. Capko stated that is a good summary and make sure you have my contact information so if you have any questions about that feel free to call me and I can help guide you through it.

C. Consideration of Resolution 2019-04 Electing an Assistant Secretary

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor Resolution 2019-04 Appointing Mark Mershon as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 29, 2019 Meeting

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor the minutes of the May 29, 2019 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-05 Amending Resolution 2019-03 Setting a Public Hearing

Mr. Showe stated next is consideration of Resolution 2019-05 amending Resolution 2019-03 designating today as the time, date and place of the budget hearing.

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor Resolution 2019-05 Amending Resolution 2019-03 Setting a Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor the public hearing was opened.

A. Consideration of Resolution 2019-06 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations

Mr. Showe stated Resolution 2019-06 adopts the budget and that will be attached to the resolution as an exhibit. The assessments remain level there is no major change from prior years.

Mr. Spano stated the budget in its entirety is \$403,000 and it is slightly less than it was in the past. Because we have surpluses that come in from prior years we use part of those surpluses to offset the assessment so the assessment stays at the same per unit amount of \$40.69. The surplus we have left is over 77% of the cash we have in the bank so economically this District is in a very good condition.

Mr. Showe stated we will open the floor for public comments on the budget.

Mr. Gordon stated you have money in here for the fountains and it is money for the west side amenity you have \$10,000 for 163 SE Bella Strano Pump. The fountain hasn't worked at 163 Bella Strano for over a year maybe two years and the area is completely overgrown. Where does that \$10,000 go? The same thing with the other fountain on the other side they don't work either.

Mr. Spano stated you have to be careful because some fountains belong to the CDD and other fountains belong to the club and the POA. On the one you mentioned we will research that fountain to see if it is a CDD fountain because we have all the CDD fountains working and operational.

Mr. Gordon stated I'm not concerned about it being in the budget but I would like to see the fountain at 163 working.

Mr. Viasalyers stated I am going to look at that when the meeting is over.

Mr. Spano stated he will come back and give you a direct answer. Any time you have a question you can email the management company. We have a Field Manager who will come out and he is here two times a month. If there are any questions I recommend you email the management company and when William comes out he will research it and respond back to you.

Mr. Birch stated I'm new to this community and to this CDD. In my business experience there is always a strategic plan attached to a budget. It is hard to do one without the other. Do we have that plan so that we know these pumps will be maintained? These things will be done, this is part of the process of the CDD.

Mr. Spano stated we have to maintain enough cash reserves to address any issue and when our Field Manager goes out there he reviews all the equipment. I believe there are some bank issues that we are going to be looking at going forward and then we will incorporate that into the budget and if there is any area that doesn't have funds that we haven't come across since inception then we have the right to do an assessment to do that as a capital improvement.

Mr. Birch stated usually you write a budget plan and all that is left over is never used for operating other than a capital improvement.

Mr. Showe stated typically what CDDs will do if the Board chooses is they will do a reserve study. Because of the limited scope of this District I'm not sure you would get a whole lot of value out of something like that but it is something we can bring back to the Board should they choose. CDD's don't typically have a strategic plan because we are guided by Florida Statutes and they tell us specifically what we are allowed to do and what we are not. If we wanted to do a reserve study we could.

Mr. Birch stated it would solve which fountains are part of your CDD.

Mr. Showe stated between William and me, the club and HOA we will figure out that specific fountain issue.

Mr. Viasalyers stated the CDD only owns one fountain.

Mr. Birch stated the part that worries me is that capital is used for capital improvements not for operating. That is a short-term methodology.

Mr. Showe stated essentially all the funds could be used for any legally defined purpose so whether it is capital or operating any of the funds raised by assessments can be used for any legal purpose.

Mr. Spano stated usually there is a capital reserve and operating.

Mr. Birch stated I understand; my concern is that you use reserved capital and it goes for operating and then suddenly fees double or significantly increase. I'm saying if we have capital or projects let's use the capital for it.

Mr. Showe stated it is definitely something the Board can look at in the future in terms of setting up a separate fund should the Board choose to do so.

Mr. Spano stated for your comfort level there is an area in the budget going forward called contingency and there is \$32,000 set aside for a catchall for those things.

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor Resolution 2019-06 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2019-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated next is Resolution 2019-07 imposing the special assessments and certifying an assessment roll. Attached to this resolution will be the budget you just adopted and a copy of the assessment roll. This is the mechanism that actually levies the assessment on your tax bill.

Mr. Spano stated that appears on the non-ad valorem portion of your tax bill. You will see line called Tesoro CDD.

Mr. Showe stated we can open the floor for public comment on the assessment resolution.

Ms. Paganan stated I have been here since 2009. I have a question for the assessments, when does that come off our taxes?

Mr. Spano responded 2023 is when the last bond matures.

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor Resolution 2019-07 was approved.

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor the public hearing was closed.

SEVENTH ORDER OF BUSINESS

Consideration Items

A. First Amendment to the Wetland, Lake and Upland Preserve Maintenance Services with Native Lands Management, Inc.

Mr. Showe stated both items A and B are amendments to the contract with Native Lands and Wellington Pro. These are extensions of their current contract that was approved earlier this year at the current rates and this carries them through another fiscal year. It is important to note

that all the contracts have termination clauses so if they stop performing for some reason we can terminate the contracts.

Mr. Spano stated any major contract that we have we go out to bid and have at least three or four bids reviewed by the management company. These two contractors have been with us for at least four years and the extension of this contract is predicated on them keeping their current charges at the current level. We also have a Field Manager who goes out and inspects their work to make sure that the work they do is within the scope and specs of the contract. That is the mechanism that keeps in check and balance.

B. First Amendment to the Wetlands Boundary and Lake Banks Landscape Maintenance Agreement with Wellington Pro Lawn Care

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor the first amendment to the Wetland, Lake and Upland Preserve Maintenance Agreement with Native Lands Management, Inc. and the Wetlands Boundary and Lake Banks Landscape Maintenance Agreement with Wellington Pro Lawn Care, were approved.

C. Agreement as to Responsibility for Environmental Permits

D. Reciprocal Easement Agreement

Mr. Matthes stated basically there are two documents, the agreement for environmental permits and the reciprocal easement agreement. There are site plans and maps, which lay out the different parts of the project. This is an agreement and easement to address responsibility for three different parties for West Coast Investors, the POA and the CDD with respect to these properties. You look at a site plan for the community and there are lots of weaving lines between property lines so when things were built sometimes one thing would encroach onto another area. For example, you have places in the community where part of the golf course encroached into a CDD owned wetland and part of the CDD property as built actually encroached into a POA property or a POA land may encroach into a CDD land. Rather than go through and rejigger all those lines all over the place with going back through the approvals this is an agreement that basically says with respect to WCI properties, with respect to POA properties and with respect to CDD properties each of them is responsible for these things and it

lists the things they are responsible for maintaining irrespective of whether something crosses the line a little bit. With respect to South Florida Water Management District permits on CDD wetlands, the CDD is responsible for maintaining those wetlands, responsible for staying within the requirements of the permit even if it crosses a little bit onto a POA or WCI land. It allocates the responsibilities between the parties, it allocates the liability with respect to the parties, and then the easement document is to simply give everybody the right to cross each other's land in order to do those things. If the CDD needed to cross golf course property to get to a wetland they need to maintain they can do that. If the POA needs to cross CDD land to get to POA property they need to maintain they can do that. That is the two agreements, one addressing obligations and responsibilities and the other giving an easement in order to get to those properties so they can carry out those obligations.

Mr. Spano stated this has taken us over three years because it was a real quagmire putting everything together so we know in perpetuity the property has functionality.

Mr. Mershon asked does the first document proximate a strategic plan so that people can understand exactly what the CDD is responsible for doing?

Mr. Matthes stated I think that in combination with other community documents. There are documents that formed the CDD, which laid out its responsibility, there are POA documents that lay out the POA's responsibility, so this is one that lays out everybody's responsibility.

Mr. Mershon stated I'm thinking in terms of the earlier comment about a strategic plan it would be helpful rather than refer people to Florida Statutes if there was some simple, plain English, document that approximated a strategic plan.

Mr. Showe stated the document in section 4 details specifically the obligations of the Tesoro CDD. It lays out in this case the developer, the POA and the CDD what their responsibilities are.

Mr. Matthes stated to answer your question it is embedded in this document. Look at the first few paragraphs of the agreement, the obligations of WCI, obligations of the Tesoro POA and obligations of the Tesoro CDD and there are maps attached, which has a layout of those properties.

Mr. Mershon asked do we have other copies of that available?

Mr. Showe stated we can put it on the website after the meeting once approved by the Board. It is part of the agenda package, which is also available on the website.

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor the responsibility for environmental permits and the reciprocal easement agreement were approved.

EIGHTH ORDER OF BUSINESS

**Acceptance of Audit Committee
Recommendation and Selection of #1 Ranked
Firm to Provide Auditing Services for Fiscal
Year 2019**

Mr. Showe stated the next item is acceptance of the Audit Committee recommendation and selection of a no. 1 ranked firm. We held an Audit Committee meeting just prior to this meeting and the Audit Committee selected Grau & Associates as the no. 1 ranked firm.

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor the recommendation of the Audit Committee of Grau & Associates as the no. 1 ranked firm, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Spano stated I want to thank the Engineer because they were the mainstay behind all these documents over the last three years.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

iii. Approval of Fiscal Year 2020 Meeting Schedule

Mr. Showe stated we are required to advertise a meeting schedule and pursuant to what we have done in the past we will schedule those meetings as needed.

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor the notice indicating that the Board will meet on an as needed basis in Fiscal Year 2020, was approved.

iv. Field Manager's Report

Mr. Spano stated William puts out a report when he comes in and you also have access to that report so you can see the status of lakes and what work is going on so you are always up to date as to what the activities are.

Mr. Viasalyers stated we can add that report to the website. We are working on adding the schedule for the vendors as well.

TENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mershon stated I would like to do a ride along with some appropriate person.

Mr. Viasalyers stated it usually takes an hour or hour and a half so we can plan for the following Tuesday. I will get your contact information.

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor the meeting adjourned at 10:42 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
TESORO COMMUNITY DEVELOPMENT DISTRICT**

The Tesoro Community Development District Audit Committee meeting met Thursday, September 26, 2019 at 10:00 a.m. at the Tesoro Club, 3rd Floor, 2000 S.E. Via Tesoro, Port St. Lucie, Florida.

Present were:

Sal Spano
Kathy Fialco
Hal Fenner
Rina Osle-Girard
Jason Showe
Bill Capko by telephone
Stefan Matthes
Lee Dobbins
William Viasalyers

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the Audit Committee meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 29, 2019 Meeting

On MOTION by Mr. Spano seconded by Mr. Fenner with all in favor the minutes of the May 29, 2019 meeting were approved, as presented.
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FOURTH ORDER OF BUSINESS

**Tally of Audit Committee Members
Rankings and Selection of an Auditor**

Mr. Showe stated we received two proposals, one from Grau & Associates and one from Berger Toombs Elam Gaines and Frank. Both firms are capable of performing the audit and you can do a consensus ranking.

It was the consensus of the board to rank Grau and Associates no. 1 and Berger Toombs no. 2.

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor Grau & Associates was ranked no. 1 and Berger Toombs was ranked no. 2.

On MOTION by Mr. Spano seconded by Ms. Fialco with all in favor the Audit Committee meeting adjourned at 10:04 a.m.

SECTION IV

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TESORO COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**"Board"**) of the Tesoro Community Development District (**"District"**) prior to June 15, 2020, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (**"Fiscal Year 2020/2021"**); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TESORO COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 26, 2020
HOUR:	10:00 a.m.
LOCATION:	The Tesoro Club 2000 SE Via Tesoro Blvd. Port St. Lucie, FL 34984

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Lucie County and the City of Port St. Lucie at least 60 days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED THIS 27th DAY OF MAY, 2020.

ATTEST:

**TESORO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



TESORO

**Community Development
District**

Proposed Budget

FY 2021



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1	<u>General Fund</u>
2-5	<u>General Fund Narrative</u>

Tesoro

Community Development District General Fund Budget

	Adopted Budget FY2020	Actual thru 4/30/20	Projected Next 5 Months	Projected thru 9/30/20	Adopted Budget FY2020
Revenues					
Stormwater Fees	\$220,000	\$223,913	\$0	\$223,913	\$220,000
Maintenance Assessments	\$71,321	\$65,281	\$0	\$65,281	\$71,321
Interest Income	\$7,500	\$4,356	\$1,761	\$6,117	\$7,500
Carry Forward Surplus	\$104,221	\$142,435	\$0	\$142,435	\$104,856
Total Revenues	\$403,042	\$435,985	\$1,761	\$437,747	\$403,677
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$4,000	\$600	\$1,000	\$1,600	\$4,000
FICA Expense	\$306	\$46	\$77	\$122	\$306
Engineering	\$5,000	\$0	\$1,071	\$1,071	\$5,000
Attorney	\$10,000	\$2,227	\$1,157	\$3,388	\$10,000
Annual Audit	\$2,900	\$0	\$2,800	\$2,800	\$2,900
Assessment Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
District Management Fees	\$31,827	\$18,566	\$13,261	\$31,827	\$31,827
Information Technology	\$500	\$292	\$208	\$500	\$500
Telephone	\$150	\$19	\$6	\$25	\$150
Postage	\$1,000	\$54	\$157	\$211	\$1,000
Insurance	\$6,844	\$6,378	\$0	\$6,378	\$7,016
Printing & Binding	\$1,000	\$90	\$113	\$203	\$1,000
Legal Advertising	\$1,600	\$0	\$766	\$766	\$1,600
Other Current Charges	\$750	\$399	\$150	\$549	\$750
Office Supplies	\$200	\$22	\$19	\$41	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<i>Administrative Expenses</i>	\$68,752	\$31,366	\$20,785	\$52,151	\$68,924
<i>Field Operations</i>					
Field Management Fees	\$15,450	\$9,013	\$6,438	\$15,450	\$15,914
<i>West Side</i>					
Mitigation Maintenance	\$85,116	\$49,651	\$35,465	\$85,116	\$85,116
Landscaping	\$94,500	\$47,250	\$47,250	\$94,500	\$94,500
Electric	\$10,000	\$376	\$65	\$441	\$10,000
Plant Replacement	\$5,000	\$0	\$1,500	\$1,500	\$5,000
Fountain Repairs	\$5,000	\$4,606	\$0	\$4,606	\$5,000
Contingency	\$26,473	\$0	\$3,000	\$3,000	\$26,473
<i>East Side</i>					
Mitigation Monitoring	\$7,500	\$0	\$3,750	\$3,750	\$7,500
Mitigation Maintenance	\$66,876	\$39,011	\$27,865	\$66,876	\$66,876
Plant Replacement	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Contingency	\$13,375	\$0	\$3,000	\$3,000	\$13,375
<i>Field Operation Expenses</i>	\$334,290	\$149,906	\$130,833	\$280,739	\$334,754
Total Expenditures	\$403,042	\$181,273	\$151,618	\$332,890	\$403,678
Excess Revenues /(Expenditures)	\$0	\$254,713	(\$149,856)	\$104,856	(\$0)

Net Assessments \$71,321
Add: Discounts & Collections \$4,552
Gross Assessments \$75,873

SF Lots*	Per Unit Gross Maintenance Assessment				
	FY2016	FY2017	FY2018	FY2019	FY2020
Developed	\$40.69	\$40.69	\$40.69	\$40.69	\$40.69
Tracts	\$40.69	\$40.69	\$40.69	\$40.69	\$40.69
Undeveloped	\$30.51	\$30.52	\$30.52	\$30.52	\$30.52

*Undeveloped SF Lots assessed at .75 units

Tesoro
Community Development District
GENERAL FUND BUDGET

REVENUES:

Stormwater Fees

The District has entered into an agreement with the City of St. Lucie requiring the City to refund to the District 75% of all stormwater fees collected within the District's boundaries.

Description	Amount
Gross Stormwater Revenue	\$325,612
Less: Discount, Tax Collector & Property Appraiser @ 7% (.93)	\$302,819
CDD Amount (75%)	\$227,114
Allowance for Delinquencies	\$(7,114)
NET BUDGET	\$220,000

Maintenance Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund General Operating and Maintenance Expenditures for the Fiscal Year. This represents the net assessments after discounts and collection fees.

Interest Income

The District will invest surplus funds with State Board of Administration.

Carry Forward Surplus

The District will utilize a portion of excess funds collected in previous fiscal years.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 5 supervisors attending 4 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

Engineering

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

Tesoro
Community Development District
GENERAL FUND BUDGET

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. 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. The District is contracted with Grau and Associates, CPA.

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

District Management Fees

The District has contracted with Governmental Management Services - Central Florida, LLC to provide management, accounting and recording secretary services. These services include but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

The District incurs charges for telephone and facsimile services.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Insurance

The District's general liability and public officials liability coverage is provide by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

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

Legal Advertising

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

Tesoro
Community Development District
GENERAL FUND BUDGET

Other Current Charges

Includes bank charges and any other miscellaneous expenses that are incurred during the year.

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.

Field Operations:

Field Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts.

West Side

Mitigation Maintenance

Includes the cutting and removal of exotic and nuisance vegetation from all wetland preserves and their associated buffers within the limits of the US Army Corps of Engineers permit and the SFWMD permit previously issued for the parcel west of Via Tesoro Boulevard within the limits of the Tesoro West project area. Due to the native vegetation on the site and in accordance with the conditions of the Agency permits, hand cutting of vegetation will occur where possible and application of an appropriate herbicide to the cut stumps to inhibit further growth. The District has contracted with Native Lands Management, Inc. for this service.

Description	Monthly	Annually
Mitigation Maintenance	\$7,093	\$85,116
TOTAL		\$85,116

Landscaping

Scheduled maintenance consists of trimming vegetation, weed control, edging, blowing, application of herbicides (as permitted), and the removal of debris and trash within the service area. The District has contracted with Wellington Pro Lawn Care for this service.

Description	Monthly	Annually
Landscape Maintenance	\$7,875	\$94,500
TOTAL		\$94,500

Tesoro
Community Development District
GENERAL FUND BUDGET

Electric

To record cost of electric services to an irrigation pump. The District has the following utility account with Florida Power & Light.

Description	Monthly	Annually
167 SE Bella Strano #Pump	\$833	\$10,000
TOTAL		\$10,000

Plant Replacement

Unscheduled maintenance consists of tree, shrub, and other plant material replacements in various communities.

Fountain Repairs

Includes expenses for equipment, supplies, and maintenance for the fountains at the District.

Contingency

The current year contingency represents 20% of the mitigation maintenance and 10% of the landscaping costs for any maintenance expenses not included in budget categories or not anticipated in specific line items.

East Side

Mitigation Monitoring

The District will schedule monitoring of mitigation areas.

Mitigation Maintenance

Includes the cutting and removal of exotic and nuisance vegetation from all wetland preserves and their associated buffers within the limits of the US Army corps of Engineers permit and the SFWMD permit previously issued for the parcel east of Via Tesoro Boulevard within the limits of the Tesoro East project area. Due to the native vegetation on the site and in accordance with the conditions of the Agency permits, hand cutting of vegetation will occur where possible and application of an appropriate herbicide to the cut stumps to inhibit further growth. The District has contracted with Native Lands Management, Inc. for this service.

Description	Monthly	Annually
Mitigation Maintenance	\$5,573	\$66,876
TOTAL		\$66,876

Plant Replacement

Unscheduled maintenance consists of tree, shrub, and other plant material replacements.

Contingency

The current year contingency represents 20% of the mitigation maintenance and 10% of the landscaping costs for any maintenance expenses not anticipated in budget categories.

SECTION V



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 8, 2019

Board of Supervisors
Tesoro Community Development District
c/o GMS, LLC
9145 Narcoossee Rd, Suite A206
Orlando, FL 32827

We are pleased to confirm our understanding of the services we are to provide Tesoro Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2019, with the option of two (2) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Tesoro Community Development District as of and for the fiscal year ended September 30, 2019, with the option of two (2) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and

recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may

provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.

Our fee for these services will not exceed \$2,800 for the September 30, 2019 audit. The fees for fiscal years 2020 and 2021, respectively, will not exceed \$2,900 and \$3,000 unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Tesoro Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Tesoro Community Development District.

By: 

Title: Assistant District Manager

Date: 10/21/12



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards:

A handwritten signature in cursive script, reading "Anita Ford", written over a horizontal line.

Anita Ford, Chair
AICPA Peer Review Board
2016

SECTION VI

SECTION C

SECTION 1

Tesoro

Community Development District

Check Run Summary

10/01/19 - 04/30/20

Fund	Date	Check No.'s		Amount
General Fund	10/7/19	891	\$	7,875.00
	10/10/19	892	\$	4,080.01
	10/16/19	893	\$	1,885.00
	10/18/19	894	\$	12,666.00
	10/23/19	895	\$	444.60
	11/6/19	896-897	\$	1,837.88
	11/12/19	898	\$	4,032.49
	11/18/19	899-902	\$	21,474.75
	12/12/19	903-906	\$	12,065.51
	1/17/20	907	\$	3,981.42
	1/21/20	908-909	\$	33,157.00
	2/12/20	910	\$	3,984.63
	2/21/20	911-914	\$	20,923.50
	3/13/20	915	\$	3,981.95
	3/17/20	916	\$	7,875.00
	4/2/20	917	\$	3,981.48
	4/10/20	918	\$	943.00
	4/20/20	919	\$	25,332.00
	4/24/20	920	\$	13.37
			\$	170,534.59

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 5/20/20

PAGE 1

*** CHECK DATES 10/01/2019 - 04/30/2020 ***

TESORO CDD

BANK A TESORO CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/07/19	00026	10/01/19 88641	201910 320-53800-47300	MTHLY LANDSCAPE-OCT19	*	7,875.00	
				WELLINGTON PRO LAWN			7,875.00 000891
10/10/19	00004	10/01/19 307	201910 310-51300-34000	MANAGEMENT FEES OCT19	*	2,652.25	
		10/01/19 307	201910 310-51300-35100	TECHNOLOGY FEES OCT19	*	41.67	
		10/01/19 307	201910 310-51300-51000	OFFICE SUPPLIES	*	20.24	
		10/01/19 307	201910 310-51300-42000	POSTAGE	*	4.00	
		10/01/19 307	201910 310-51300-42500	COPIES	*	66.75	
		10/01/19 307	201910 310-51300-41000	TELEPHONE	*	7.66	
		10/01/19 308	201910 320-53800-12000	FIELD MGMNT FEES OCT19	*	1,287.50	
				GOVERNMENTAL MANAGEMENT SERVICES			4,080.07 000892
10/16/19	00008	10/07/19 WGC-1324	201910 310-51300-31500	PREP MTG/EMERGENCY MTG	*	1,885.00	
				LEWIS, LONGMAN & WALKER, PA			1,885.00 000893
10/18/19	00017	10/14/19 3988	201910 320-53800-46200	WEST LK/WETLAND MNT-OCT19	*	7,093.00	
		10/14/19 3988	201910 330-53800-46200	EAST LK/WETLAND MNT-OCT19	*	5,573.00	
				NATIVE LANDS MANAGEMENT, INC.			12,666.00 000894
10/23/19	00005	9/23/19 2869493	201909 310-51300-48000	NOT OF MTG 9/26/19	*	352.26	
		9/23/19 2869493	201909 310-51300-48000	NOT OF MTGS FY20	*	92.34	
				TREASURE COAST NEWSPAPER			444.60 000895
11/06/19	00006	10/28/19 86882	201909 310-51300-31100	DRAIN EASEMENT PREP-SEP19	*	1,071.38	
				CULPEPPER & TERPENING, INC.			1,071.38 000896
11/06/19	00038	10/18/19 359081	201909 310-51300-31500	REVIEW AGREEMENT/MEETINGS	*	766.50	
				DEAN, MEAD, EGERTON, BLOODWORTH,			766.50 000897
11/12/19	00004	11/01/19 309	201911 310-51300-34000	MANAGEMENT FEES NOV19	*	2,652.25	

TES -- TESORO -- IARAUJO

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20
 *** CHECK DATES 10/01/2019 - 04/30/2020 *** TESORO CDD
 BANK A TESORO CDD

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/19 309	201911 310-51300-35100		*	41.67	
			TECHNOLOGY FEES NOV19				
		11/01/19 309	201911 310-51300-51000		*	1.29	
			OFFICE SUPPLIES				
		11/01/19 309	201911 310-51300-42000		*	15.71	
			POSTAGE				
		11/01/19 309	201911 310-51300-42500		*	22.95	
			COPIES				
		11/01/19 309	201911 310-51300-41000		*	11.12	
			TELEPHONE				
		11/01/19 310	201911 320-53800-12000		*	1,287.50	
			FIELD MGMNT FEES NOV19				
			GOVERNMENTAL MANAGEMENT SERVICES				4,032.49 000898
11/18/19	00028	10/01/19 74256	201910 310-51300-54000		*	175.00	
			SPECIAL DISTRICT FEE-FY20				
			DEPARTMENT OF ECONOMIC OPPORTUNITY				175.00 000899
11/18/19	00035	11/01/19 2016 988	201911 300-36300-10100		*	758.75	
			2019 TAX ROLL FEE				
			MICHELLE FRANKLIN, PROP APPRAISER				758.75 000900
11/18/19	00017	11/15/19 4016	201911 320-53800-46200		*	7,093.00	
			WESTLK/WETLAND MNT-NOV19				
		11/15/19 4016	201911 330-53800-46200		*	5,573.00	
			EASTLK/WETLAND MNT-NOV19				
			NATIVE LANDS MANAGEMENT, INC.				12,666.00 000901
11/18/19	00026	11/02/19 88993	201911 320-53800-47300		*	7,875.00	
			MTHLY LANDSCAPE-NOV19				
			WELLINGTON PRO LAWN				7,875.00 000902
12/12/19	00038	11/22/19 360905	201911 310-51300-31500		*	109.50	
			REV SIGNED DOCUMENTS				
			DEAN, MEAD, EGERTON, BLOODWORTH,				109.50 000903
12/12/19	00004	12/01/19 311	201912 310-51300-34000		*	2,652.25	
			MANAGEMENT FEES-DEC19				
		12/01/19 311	201912 310-51300-35100		*	41.67	
			INFO TECH-DEC19				
		12/01/19 312	201912 320-53800-12000		*	1,287.50	
			FIELD MANAGEMENT-DEC19				
		12/09/19 313	201912 310-51300-51000		*	.09	
			OFFICE SUPPLIES				
		12/09/19 313	201912 310-51300-42000		*	1.50	
			POSTAGE				
			GOVERNMENTAL MANAGEMENT SERVICES				3,983.01 000904

TES -- TESORO -- IARAUJO

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20

PAGE 3

*** CHECK DATES 10/01/2019 - 04/30/2020 ***

TESORO CDD

BANK A TESORO CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/12/19	00008	12/05/19 WGC-1332	201911 310-51300-31500	REV SPECIAL DISTRICT FORM	*	98.00	
				LEWIS, LONGMAN & WALKER, PA			98.00 000905
12/12/19	00026	12/01/19 89342	201912 320-53800-47300	MTHLY LANDSCAPE-DEC19	*	7,875.00	
				WELLINGTON PRO LAWN			7,875.00 000906
1/17/20	00004	1/01/20 314	202001 310-51300-34000	MANAGEMENT FEES - JAN20	*	2,652.25	
		1/01/20 314	202001 310-51300-35100	INFO TECH - JAN20	*	41.67	
		1/01/20 315	202001 320-53800-12000	FIELD MANAGEMENT - JAN20	*	1,287.50	
				GOVERNMENTAL MANAGEMENT SERVICES			3,981.42 000907
1/21/20	00017	12/13/19 4034	201912 320-53800-46200	WESTLK/WETLAND MNT-DEC19	*	7,093.00	
		12/13/19 4034	201912 330-53800-46200	EASTLK/WETLAND MNT-DEC19	*	5,573.00	
		1/15/20 4053	202001 330-53800-46200	EASTLK/WETLAND-JAN20	*	5,573.00	
		1/15/20 4053	202001 320-53800-46200	WESTLK/WETLAND-JAN20	*	7,043.00	
				NATIVE LANDS MANAGEMENT, INC.			25,282.00 000908
1/21/20	00026	1/05/20 89683	202001 320-53800-47300	LANDSCAPE MAINT JAN20	*	7,875.00	
				WELLINGTON PRO LAWN			7,875.00 000909
2/12/20	00004	2/01/20 316	202002 310-51300-34000	MANAGEMENT FEES - FEB20	*	2,652.25	
		2/01/20 316	202002 310-51300-35100	TECHNOLOGY FEE - FEB20	*	41.67	
		2/01/20 316	202002 310-51300-51000	OFFICE SUPPLIES	*	.21	
		2/01/20 316	202002 310-51300-42000	POSTAGE	*	3.00	
		2/01/20 317	202002 320-53800-12000	FIELD MANAGEMENT - FEB20	*	1,287.50	
				GOVERNMENTAL MANAGEMENT SERVICES			3,984.63 000910
2/21/20	00043	2/18/20 021820	202002 310-51300-49000	RECORDING DOCUMENTS	*	95.00	
		2/18/20 021820A	202002 310-51300-49000	RECORDING DOCUMENTS	*	103.50	
				CLERK OF CIRCUIT COURT			198.50 000911

TES -- TESORO -- IARAUJO

*** CHECK DATES 10/01/2019 - 04/30/2020 ***

TESORO CDD

BANK A TESORO CDD

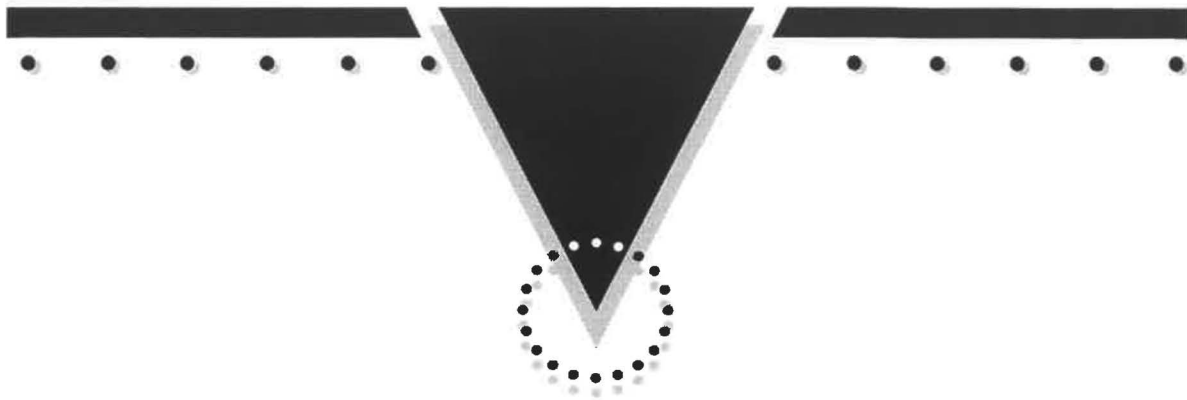
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/21/20	00008	2/05/20 WGC-1340	202001 310-51300-31500	REVIEW CDD LEGISLATION	*	134.00	
				LEWIS, LONGMAN & WALKER, PA			134.00 000912
2/21/20	00017	2/17/20 4077	202002 320-53800-46200	WESTLK/WETLAND-FEB20	*	7,093.00	
		2/17/20 4077	202002 330-53800-46200	EASTLK/WETLAND-FEB20	*	5,573.00	
		2/17/20 4077A	202001 320-53800-46200	WESTLK/WETLAND-JAN20	*	50.00	
				NATIVE LANDS MANAGEMENT, INC.			12,716.00 000913
2/21/20	00026	2/02/20 89975	202002 320-53800-47300	LANDSCAPE MAINT FEB20	*	7,875.00	
				WELLINGTON PRO LAWN			7,875.00 000914
3/13/20	00004	3/01/20 318	202003 310-51300-34000	MANAGEMENT FEES - MAR20	*	2,652.25	
		3/01/20 318	202003 310-51300-35100	INFO TECH - MAR20	*	41.67	
		3/01/20 318	202003 310-51300-51000	OFFICE SUPPLIES	*	.03	
		3/01/20 318	202003 310-51300-42000	POSTAGE	*	.50	
		3/01/20 319	202003 320-53800-12000	FIELD MANAGEMENT - MAR20	*	1,287.50	
				GOVERNMENTAL MANAGEMENT SERVICES			3,981.95 000915
3/17/20	00026	3/08/20 90281	202003 320-53800-47300	LANDSCAPE MAINT-MAR20	*	7,875.00	
				WELLINGTON PRO LAWN			7,875.00 000916
4/02/20	00004	4/01/20 320	202004 310-51300-34000	APR 20 - MGMT FEES	*	2,652.25	
		4/01/20 320	202004 310-51300-35100	APR 20 - INFO TECH	*	41.67	
		4/01/20 321	202004 320-53800-12000	APR 20 - FIELD MGMT SVCS	*	1,287.50	
				GOVERNMENTAL MANAGEMENT SERVICES			3,981.42 000917
4/10/20	00036	3/30/20 121953	202003 320-53800-47500	FOUNTAIN MAINTENANCE	*	943.00	
				SYSTEMATIC SERVICES EAST			943.00 000918
4/20/20	00017	3/16/20 4102	202003 320-53800-46200	WESTLK/WETLAND MAR 2020	*	7,093.00	

TES -- TESORO -- IARAUJO

[illegible]

TES -- TESORO -- IARAUJO

SECTION 2



Tesoro

Community Development District

Unaudited Financial Reporting
April 30, 2020



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1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Month to Month</u>
4	<u>Assessment Receipt Schedule</u>
5	<u>Stormwater Fee Schedule</u>

Tesoro
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
April 30, 2020

	<u>General</u>
<u>Assets:</u>	
Cash	\$211,130
Investment - State Board of Administration	\$451,189
	<hr/>
Total Assets	<u><u>\$662,319</u></u>
<u>Liabilities:</u>	
Accounts Payable	\$3,679
<u>Fund Equity:</u>	
Fund Balances:	
Unassigned	\$554,418
Assigned	\$104,221
	<hr/>
Total Liabilites, Fund Equity & Other Credits	<u><u>\$662,319</u></u>

Tesoro
COMMUNITY DEVELOPMENT DISTRICT

General Fund
Statement of Revenues & Expenditures

For the Period Ending April 30, 2020

	Adopted Budget	Prorated Thru 04/30/20	Actual Thru 04/30/20	Variance
<u>Revenues:</u>				
Stormwater Fees	\$220,000	\$220,000	\$223,913	\$3,913
Assessments	\$71,321	\$71,321	\$65,281	(\$6,040)
Interest	\$7,500	\$4,375	\$4,356	(\$19)
Total Revenues	\$298,821	\$295,696	\$293,550	(\$2,146)
<u>Expenditures:</u>				
<u>Administrative</u>				
Supervisor Fees	\$4,000	\$3,000	\$600	\$2,400
FICA Expense	\$306	\$230	\$46	\$184
Engineering	\$5,000	\$2,917	\$0	\$2,917
Attorney	\$10,000	\$5,833	\$2,227	\$3,607
Annual Audit	\$2,900	\$0	\$0	\$0
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Management Fees	\$31,827	\$18,566	\$18,566	\$0
Information Technology	\$500	\$292	\$292	\$0
Telephone	\$150	\$88	\$19	\$69
Postage	\$1,000	\$583	\$54	\$529
Insurance	\$6,844	\$6,844	\$6,378	\$466
Printing & Binding	\$1,000	\$583	\$90	\$494
Legal Advertising	\$1,600	\$933	\$0	\$933
Other Current Charges	\$750	\$438	\$399	\$39
Office Supplies	\$200	\$117	\$22	\$95
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$68,752	\$43,098	\$31,366	\$11,731
<u>Maintenance</u>				
<u>Field Operations</u>				
Field Management Fees	\$15,450	\$9,013	\$9,013	\$0
<u>West Side</u>				
Mitigation Maintenance	\$85,116	\$49,651	\$49,651	\$0
Landscaping	\$94,500	\$55,125	\$47,250	\$7,875
Electric	\$10,000	\$5,833	\$376	\$5,457
Plant Replacement	\$5,000	\$2,917	\$0	\$2,917
Fountain Repairs	\$5,000	\$2,917	\$4,606	(\$1,689)
Contingency	\$26,473	\$15,443	\$0	\$15,443
<u>East Side</u>				
Mitigation Monitoring	\$7,500	\$4,375	\$0	\$4,375
Mitigation Maintenance	\$66,876	\$39,011	\$39,011	\$0
Plant Replacement	\$5,000	\$2,917	\$0	\$2,917
Contingency	\$13,375	\$7,802	\$0	\$7,802
Total Maintenance	\$334,290	\$195,003	\$149,906	\$45,096
Total Expenditures	\$403,042		\$181,273	
Excess Revenues (Expenditures)	(\$104,221)		\$112,278	
Fund Balance - Beginning	\$104,221		\$546,362	
Fund Balance - Ending	(\$0)		\$658,639	

TESORO CDD
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Stormwater Fees	\$1,049	\$0	\$0	\$0	\$0	\$221,346	\$1,519	\$0	\$0	\$0	\$0	\$0	\$223,913
Assessments	\$325	\$967	\$60,374	\$1,536	\$688	\$506	\$885	\$0	\$0	\$0	\$0	\$0	\$65,281
Interest	\$776	\$691	\$696	\$690	\$629	\$520	\$352	\$0	\$0	\$0	\$0	\$0	\$4,356
Total Revenues	\$2,150	\$1,658	\$61,070	\$2,226	\$1,318	\$222,372	\$2,757	\$0	\$0	\$0	\$0	\$0	\$293,550
Expenditures:													
Supervisor Fees	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
FICA Expense	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$1,885	\$208	\$0	\$134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,227
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll Administration	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
District Management Fees	\$2,652	\$2,652	\$2,652	\$2,652	\$2,652	\$2,652	\$2,652	\$0	\$0	\$0	\$0	\$0	\$18,566
Information Technology	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$0	\$0	\$0	\$0	\$0	\$292
Telephone	\$8	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19
Postage	\$4	\$16	\$2	\$0	\$3	\$17	\$13	\$0	\$0	\$0	\$0	\$0	\$54
Insurance	\$6,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,378
Printing & Binding	\$67	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$29	\$29	\$28	\$29	\$227	\$29	\$28	\$0	\$0	\$0	\$0	\$0	\$399
Office Supplies	\$20	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$14,405	\$2,982	\$2,724	\$2,857	\$2,924	\$2,740	\$2,735	\$0	\$0	\$0	\$0	\$0	\$31,367
Field Operations													
Field Management Fees	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$1,288	\$0	\$0	\$0	\$0	\$0	\$9,013
West Side													
Mitigation Maintenance	\$7,093	\$7,093	\$7,093	\$7,093	\$7,093	\$7,093	\$7,093	\$0	\$0	\$0	\$0	\$0	\$49,651
Landscaping	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$7,875	\$0	\$0	\$0	\$0	\$0	\$0	\$47,250
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fountain Repairs	\$0	\$0	\$0	\$0	\$0	\$4,606	\$0	\$0	\$0	\$0	\$0	\$0	\$4,606
Electric	\$13	\$11	\$11	\$11	\$11	\$11	\$306	\$0	\$0	\$0	\$0	\$0	\$376
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
East Side													
Mitigation Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mitigation Maintenance	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$0	\$0	\$0	\$0	\$0	\$39,011
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$21,841	\$21,840	\$21,840	\$21,840	\$21,840	\$26,446	\$14,259	\$0	\$0	\$0	\$0	\$0	\$149,906
Total Expenditures	\$36,247	\$24,822	\$24,564	\$24,697	\$24,764	\$29,186	\$16,994	\$0	\$0	\$0	\$0	\$0	\$181,273
Excess Revenues (Expenditures)	(\$34,097)	(\$23,164)	\$36,507	(\$22,471)	(\$23,446)	\$193,186	(\$14,238)	(\$0)	\$0	\$0	\$0	\$0	\$112,277

TESORO
COMMUNITY DEVELOPMENT DISTRICT CT
SPECIAL ASSESSMENT RECEIPTS - FY2020
TAX COLLECTOR

Gross Assessments \$ 75,873 \$ 75,873
Net Assessments \$ 71,321 \$ 71,321

Date Received	Description	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 100.00%	Total 100%
10/7/19	09/01/19-09/30/219	\$ 332.06	\$ -	\$ 6.64	\$ -	\$ 325.42	\$ 325.42	\$ 325.42
11/7/19	06/01/19-11/01/19	\$ 116.41	\$ 6.11	\$ 2.21	\$ -	\$ 108.09	\$ 108.09	\$ 108.09
11/15/19	11/01/19-11/07/19	\$ 661.25	\$ 26.45	\$ 12.70	\$ -	\$ 622.10	\$ 622.10	\$ 622.10
11/18/19	2019 Tax Roll Fee	\$ -	\$ -	\$ 758.75	\$ -	\$ (758.75)	\$ (758.75)	\$ (758.75)
11/21/19	11/08/19-11/14/19	\$ 1,057.99	\$ 42.33	\$ 20.31	\$ -	\$ 995.35	\$ 995.35	\$ 995.35
12/2/19	11/15/19-11/21/19	\$ 7,657.08	\$ 306.24	\$ 147.02	\$ -	\$ 7,203.82	\$ 7,203.82	\$ 7,203.82
12/12/19	11/29/19-12/5/19	\$ 53,151.83	\$ 2,125.16	\$ 1,020.55	\$ -	\$ 50,006.12	\$ 50,006.12	\$ 50,006.12
12/6/19	11/22/19-11/28/19	\$ 2,492.33	\$ 99.77	\$ 47.83	\$ -	\$ 2,344.73	\$ 2,344.73	\$ 2,344.73
12/6/19	11/22/19-11/28/19	\$ 68.87	\$ 0.14	\$ 1.23	\$ -	\$ 67.50	\$ 67.50	\$ 67.50
12/19/19	12/6/19-12/12/19	\$ 396.74	\$ 14.35	\$ 7.64	\$ -	\$ 374.75	\$ 374.75	\$ 374.75
12/30/19	12/13/19-12/19/19	\$ 396.75	\$ 11.93	\$ 7.70	\$ -	\$ 377.12	\$ 377.12	\$ 377.12
1/3/20	12/20/19-12/26/19	\$ 274.67	\$ 9.16	\$ 5.31	\$ -	\$ 260.20	\$ 260.20	\$ 260.20
1/8/20	11/2/19-12/31/19	\$ 48.24	\$ 1.45	\$ 0.94	\$ -	\$ 45.85	\$ 45.85	\$ 45.85
1/9/20	12/27/19-1/2/20	\$ 935.94	\$ 28.12	\$ 18.15	\$ -	\$ 889.67	\$ 889.67	\$ 889.67
1/16/20	1/3/20-1/9/20	\$ 233.97	\$ 6.61	\$ 4.55	\$ -	\$ 222.81	\$ 222.81	\$ 222.81
1/24/20	1/10/20-1/16/20	\$ 40.69	\$ 0.81	\$ 0.80	\$ -	\$ 39.08	\$ 39.08	\$ 39.08
1/31/20	1/17/20-1/23/20	\$ 81.38	\$ 1.63	\$ 1.59	\$ -	\$ 78.16	\$ 78.16	\$ 78.16
2/6/20	1/24/20-1/30/20	\$ 132.25	\$ 2.65	\$ 2.60	\$ -	\$ 127.00	\$ 127.00	\$ 127.00
2/7/20	1/1/20-1/31/20	\$ 381.83	\$ -	\$ 7.64	\$ -	\$ 374.19	\$ 374.19	\$ 374.19
2/13/20	1/3/20-2/6/20	\$ 40.69	\$ 0.81	\$ 0.79	\$ -	\$ 39.09	\$ 39.09	\$ 39.09
2/21/20	2/7/20-2/13/20	\$ 40.69	\$ 0.41	\$ 0.81	\$ -	\$ 39.47	\$ 39.47	\$ 39.47
2/27/20	2/14/20-2/20/20	\$ 111.90	\$ 1.13	\$ 2.21	\$ -	\$ 108.56	\$ 108.56	\$ 108.56
3/5/20	2/21/20-2/27/20	\$ 203.45	\$ 1.84	\$ 4.04	\$ -	\$ 197.57	\$ 197.57	\$ 197.57
3/13/20	2/28/20-3/5/20	\$ 111.90	\$ 1.12	\$ 2.21	\$ -	\$ 108.57	\$ 108.57	\$ 108.57
3/27/20	03/13/20-03/19/20	\$ 203.23/50	\$ 4.06	\$ -	\$ -	\$ 199.40	\$ 199.40	\$ 199.40
4/3/20	03/20/20-03/26/20	\$ 193.29	\$ -	\$ 3.87	\$ -	\$ 189.42	\$ 189.42	\$ 189.42
4/8/20	01/01/20-03/31/20	\$ 69.32	\$ -	\$ 1.40	\$ -	\$ 67.92	\$ 67.92	\$ 67.92
4/10/20	03/27/20-04/02/20	\$ 529.01	\$ -	\$ 10.57	\$ -	\$ 518.44	\$ 518.44	\$ 518.44
4/17/20	04/03/20-04/09/20	\$ 30.52	\$ -	\$ 0.61	\$ -	\$ 29.91	\$ 29.91	\$ 29.91
4/24/20	04/10/20-04/16/20	\$ 81.38	\$ -	\$ 1.63	\$ -	\$ 79.75	\$ 79.75	\$ 79.75
Totals		\$ 70,075.89	\$ 2,692.28	\$ 2,102.30	\$ -	\$ 65,281.31	\$ 65,281.31	\$ 65,281.31

Tesoro
COMMUNITY DEVELOPMENT DISTRICT
Stormwater Fee Schedule
Fiscal Year 2020

Date	Check #	Net Receipts
10/15/19	Wire	\$1,048.59
3/16/20	Wire	\$221,346.07
4/10/20	Wire	\$1,518.83
Total		\$223,913.49

SECTION 3



Gertrude Walker
Supervisor of Elections
St. Lucie County

4132 Okeechobee Road • Fort Pierce, FL 34947-5412 • (772) 462-1500 • Fax (772) 462-1439

April 22, 2020

Lauren Vanderveer
135 W. Central Blvd., Suite 320
Orlando, FL 32801

Dear Lauren Vanderveer:

This letter is in response to your request for the number of registered voters as of April 15, 2020, in the Community Development District listed below. Based on the information provided in your letter of request, our office staff has researched the mapping system and voter record files and found the following:

<u>NAME</u>	<u>VOTERS</u>
Tesoro	275

Please contact Judith Durogene, Candidate Coordinator, at 772-462-1504 if you have any questions or need additional information.

Sincerely,

Gertrude Walker
St. Lucie County Supervisor of Elections

SECTION 4

2020 SPECIAL DISTRICTS QUALIFYING PROCEDURE

(Dates are subject to change)

Florida Statute 99.061

All special district candidates shall qualify by paying a filing fee of \$25.00 or by the petition process pursuant to Florida Statute 99.095. Notwithstanding Florida Statute 106.021, a Special District candidate who does not collect contributions and whose only expense is the filing fee or signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.

Candidates who WILL NOT incur election expenses or contributions will do the following:

1. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district.
Petitions must be submitted by Noon on May 11, 2020.
2. Qualifying begins at Noon on June 8 and ends at Noon on June 12, 2020. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
 - Form 1 – Statement of Financial Interest
 - Loyalty Oath/Oath of Candidate
 - The amount of \$25.00 for your qualifying fee.
 - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

Candidates who WILL incur election expenses or contributions will do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This may be completed at any time prior to qualifying, but MUST be completed by the time you qualify.
2. Read Chapter 106 of the Florida Statutes, and submit a Statement of Candidate.
3. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district. Form DS-DE9 Appointment of Campaign Treasurer Designation of Campaign Depository must be filed prior to collecting petitions. ***Petitions must be submitted by Noon on May 11, 2020.***
4. Qualifying begins at Noon on June 8 and ends at Noon on June 12, 2020. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
 - Form 1 – Statement of Financial Interest
 - Loyalty Oath/Oath of Candidate
 - The amount of \$25.00 for your qualifying fee.
 - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

SECTION 5

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

LANDOWNER PROXY
LANDOWNERS MEETING – November 13, 2020
TESORO COMMUNITY DEVELOPMENT DISTRICT
ST. LUCIE COUNTY, FLORIDA

NOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Tesoro Community Development District** to be held at the **Tesoro Club, 2000 SE Via Tesoro Blvd., Port St. Lucie, Florida 34984 on November 13, 2020 at 10:00 AM**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Landowner
(or, if applicable, unauthorized representative of Landowner)

Signature of Landowner or Landowner Representative

Date

Parcel Description

Acreage

Authorized Votes*

[Legal Description on Following Pages]

Total Number of Authorized Votes:

*Pursuant to section 190.006(2)(b), Florida Statutes (2008), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.) If more than one parcel, each must be listed or described.

SECTION 6

*This item will be provided under
separate cover*