

OSPREY OAKS

**COMMUNITY DEVELOPMENT
DISTRICT**

REGULAR MEETING AGENDA

May 6, 2019

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

April 29, 2019

Board of Supervisors
Osprey Oaks Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

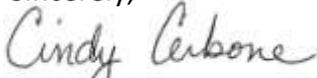
A Regular Meeting of the Osprey Oaks Community Development District's Board of Supervisors will be held on May 6, 2019 at 6:30 p.m., at the Clubhouse of Osprey Oaks, located at 7054 Muscovy Court, Lake Worth, Florida 33463. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2018, Prepared by Grau & Associates
4. Consideration of Resolution 2019-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018
5. Consideration of Resolution 2019-03, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
6. Acceptance of Unaudited Financial Statements as of March 31, 2019
 - A. Check Detail: October, 2018 through March, 2019
 - B. Accounts Payable Invoices
 - i. October, 2018
 - ii. November, 2018
 - iii. December, 2018
 - iv. January, 2019
 - v. February, 2019
7. Approval of February 4, 2019 Regular Meeting Minutes

8. Staff Reports
 - A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
 - B. District Engineer: *Schnars Engineering Corporation*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 391 Registered Voters in District as of April 15, 2019
 - NEXT MEETING DATE: June 3, 2019 at 6:30 P.M.
9. Public Comments
10. Supervisors' Requests
11. Adjournment

Should you have any questions and/or concerns, please contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

Call-in number: 1-888-354-0094

Conference ID: 8518503

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

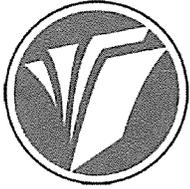
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**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA**

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Grau & Associates
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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Osprey Oaks Community Development District
Palm Beach County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Osprey Oaks Community Development District, Palm Beach County, Florida (the "District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 8, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated April 8, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

B. Law & Associates

April 8, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Osprey Oaks Community Development District, Palm Beach County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,060,744.
- The change in the District's total net position in comparison with the prior fiscal year was \$(84,123), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$259,860 an increase of \$17,516 in comparison with the prior fiscal year. The majority of fund balance is restricted for debt service and the remainder of is unassigned general fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activity of the District includes the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2018	2017
Current and other assets	\$ 264,230	\$ 244,290
Capital assets, net of depreciation	5,346,093	5,467,852
Total assets	5,610,323	5,712,142
Current liabilities	54,904	53,049
Long-term liabilities	1,494,675	1,514,226
Total liabilities	1,549,579	1,567,275
Net position		
Net investment in capital assets	3,851,418	3,953,626
Restricted	175,797	171,840
Unrestricted	33,529	19,401
Total net position	\$ 4,060,744	\$ 4,144,867

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,	
	2018	2017
Revenues:		
Program revenues		
Charges for services	\$ 208,655	\$ 202,758
Operating grants and contributions	2,305	422
General revenues		
Unrestricted investment earnings	25	22
Total revenues	<u>210,985</u>	<u>203,202</u>
Expenses:		
General government	71,831	81,097
Maintenance and operations	121,759	121,759
Interest	101,518	102,656
Total expenses	<u>295,108</u>	<u>305,512</u>
Change in net position	<u>(84,123)</u>	<u>(102,310)</u>
Net position - beginning	4,144,867	4,247,177
Net position - ending	<u>\$ 4,060,744</u>	<u>\$ 4,144,867</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$295,108. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$5,965,035 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$618,942 has been taken, which resulted in a net book value of \$5,346,093. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$1,505,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major infrastructure projects for the subsequent fiscal year. It is anticipated that the general operations and maintenance of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Osprey Oaks Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash	\$ 37,390
Assessments receivable	1,238
Restricted assets:	
Investments	225,602
Capital assets:	
Nondepreciable	2,312,247
Depreciable, net	3,033,846
Total assets	5,610,323
 LIABILITIES	
Accounts payable	4,370
Accrued interest payable	50,534
Non-current liabilities:	
Due within one year	20,000
Due in more than one year	1,474,675
Total liabilities	1,549,579
 NET POSITION	
Net investment in capital assets	3,851,418
Restricted for debt service	175,797
Unrestricted	33,529
Total net position	\$ 4,060,744

See notes to the financial statements

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental activities:				
General government	\$ 71,831	\$ 85,934	\$ -	\$ 14,103
Maintenance and operations	121,759	-	-	(121,759)
Interest on long-term debt	101,518	122,721	2,305	23,508
Total governmental activities	295,108	208,655	2,305	(84,148)
General revenues:				
Unrestricted investment earnings				25
Total general revenues				25
Change in net position				(84,123)
Net position - beginning				4,144,867
Net position - ending				\$ 4,060,744

See notes to the financial statements

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Fund		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 37,390	\$ -	\$ 37,390
Investments	-	225,602	225,602
Assessments receivable	509	729	1,238
Total assets	<u>\$ 37,899</u>	<u>\$ 226,331</u>	<u>\$ 264,230</u>
LIABILITIES			
Liabilities:			
Accounts payable	\$ 4,370	\$ -	\$ 4,370
Total liabilities	<u>4,370</u>	<u>-</u>	<u>4,370</u>
FUND BALANCES			
Restricted for:			
Debt service	-	226,331	226,331
Unassigned	33,529	-	33,529
Total fund balances	<u>33,529</u>	<u>226,331</u>	<u>259,860</u>
Total liabilities and fund balances	<u>\$ 37,899</u>	<u>\$ 226,331</u>	<u>\$ 264,230</u>

See notes to the financial statements

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 259,860

Amounts reported for governmental activities in the
statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	5,965,035	
Accumulated depreciation	<u>(618,942)</u>	5,346,093

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(50,534)	
Bonds payable	<u>(1,494,675)</u>	<u>(1,545,209)</u>
Net position of governmental activities		<u><u>\$ 4,060,744</u></u>

See notes to the financial statements

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Fund		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 85,934	\$ 122,721	\$ 208,655
Interest and other	25	2,305	2,330
Total revenues	<u>85,959</u>	<u>125,026</u>	<u>210,985</u>
EXPENDITURES			
Current:			
General government	71,831		71,831
Debt service:			
Principal	-	20,000	20,000
Interest	-	101,638	101,638
Total expenditures	<u>71,831</u>	<u>121,638</u>	<u>193,469</u>
Excess (deficiency) of revenues over (under) expenditures	14,128	3,388	17,516
Fund balances - beginning	<u>19,401</u>	<u>222,943</u>	<u>242,344</u>
Fund balances - ending	<u>\$ 33,529</u>	<u>\$ 226,331</u>	<u>\$ 259,860</u>

See notes to the financial statements

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$	17,516
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(121,759)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		20,000
Bond discounts are amortized over the lives of the bonds in the statement of activities, but are not recorded as expenditures in the governmental funds.		(449)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.		<u>569</u>
Change in net position of governmental activities	\$	<u>(84,123)</u>

See notes to the financial statements

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Osprey Oaks Community Development District ("District") was established effective January 15, 2008 by Ordinance 2008-001 of the Board of County Commissioners of Palm Beach County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (operating-type special assessments for maintenance and debt service are treated as charges for services) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20-30
Other improvements	10-20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Wells Fargo Advantage 100% Treasury Money Market Fund	\$ 225,602	S&P AAAM	Weighted average of the fund portfolio: 36 days
Total Investments	<u>\$ 225,602</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 2,312,247	\$ -	\$ -	\$ 2,312,247
Total capital assets, not being depreciated	2,312,247	-	-	2,312,247
Capital assets, being depreciated				
Infrastructure - roadways and other	2,094,817	-	-	2,094,817
Infrastructure - water control and other	1,557,971	-	-	1,557,971
Total capital assets, being depreciated	3,652,788	-	-	3,652,788
Less accumulated depreciation for:				
Infrastructure - roadways and other	285,127	69,827	-	354,954
Infrastructure - water control and other	212,056	51,932	-	263,988
Total accumulated depreciation	497,183	121,759	-	618,942
Total capital assets, being depreciated, net	3,155,605	(121,759)	-	3,033,846
Governmental activities capital assets, net	\$ 5,467,852	\$ (121,759)	\$ -	\$ 5,346,093

Depreciation was changed to maintenance and operations.

NOTE 6 – LONG-TERM LIABILITIES

On January 27, 2012, the District issued \$1,650,000 of Special Assessment Bonds, Series 2012 consisting of \$265,000 Term Bonds Series 2012 due on November 1, 2022 with a fixed interest rate of 5.70%, \$480,000 Term Bonds Series 2012 due in November 1, 2032 with a fixed interest rate of 6.15%, and \$905,000 Term Bonds Series 2012 due in November 1, 2042 with a fixed interest rate of 7.15%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2013 through November 1, 2042.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

The Series 2012 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2012 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

<u>Governmental activities</u>	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2012	\$ 1,525,000	\$ -	\$ 20,000	\$ 1,505,000	\$ 20,000
Less: Original issue discount	10,774	-	449	10,325	
Total	\$ 1,514,226	\$ -	\$ 19,551	\$ 1,494,675	\$ 20,000

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

	Governmental Activities		
	Principal	Interest	Total
2019	\$ 20,000	\$ 100,498	\$ 120,498
2020	25,000	99,215	124,215
2021	25,000	97,790	122,790
2022	25,000	96,365	121,365
2023	25,000	94,940	119,940
2024-2028	205,000	441,156	646,156
2029-2033	275,000	367,664	642,664
2034-2038	375,000	241,134	616,134
2039-2043	530,000	119,047	649,047
Total	\$ 1,505,000	\$ 1,657,809	\$ 3,162,809

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt & Associates, LLC to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – MAINTENANCE SERVICE AGREEMENT

On February 5, 2014, the District entered into a five year maintenance service agreement with Osprey Oaks Home Association, Inc. ("the Association"). The agreement shall automatically renew after 5 years. The Association shall provide, and be solely responsible for all costs and liabilities that are associated with or arise out of, the maintenance services and materials relating to the Improvements as set forth in the agreement. The improvements include the storm water management system and drainage improvement.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

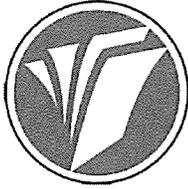
	Budgeted Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 85,736	\$ 85,934	\$ 198
Interest	-	25	25
Total revenues	85,736	85,959	223
EXPENDITURES			
Current:			
General government	85,736	71,831	13,905
Total expenditures	85,736	71,831	13,905
Excess (deficiency) of revenues over (under) expenditures	\$ -	14,128	\$ 14,128
Fund balance - beginning		19,401	
Fund balance - ending		\$ 33,529	

See notes to required supplementary information

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
PALM BEACH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Osprey Oaks Community Development District
Palm Beach County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Osprey Oaks Community Development District, Palm Beach County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 8, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

B *Law & Associates*

April 8, 2019



Grau & Associates
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Osprey Oaks Community Development District
Palm Beach County, Florida

We have examined Osprey Oaks Community Development District, Palm Beach County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

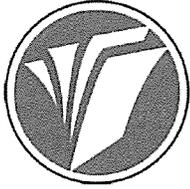
Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Osprey Oaks Community Development District, Palm Beach County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

April 8, 2019



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Osprey Oaks Community Development District
Palm Beach County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Osprey Oaks Community Development District ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated April 8, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 8, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Osprey Oaks Community Development District, Palm Beach County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Osprey Oaks Community Development District, Palm Beach County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

April 8, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2018;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT;

1. The Audited Financial Report for Fiscal Year 2018, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2018, for the period ending September 30, 2018; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2018 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this ___ day of _____, 2019.

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 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 Osprey Oaks Community Development District ("District") prior to June 15, 2019, a proposed operating budget for Fiscal Year 2019/2020; 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 OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 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: September 12, 2019

HOUR: 6:30 P.M.

**LOCATION: Clubhouse of Osprey Oaks
7054 Muscovy Court
Lake Worth, Florida 33463**

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 Palm Beach County and the City of Boynton Beach 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 _____ DAY OF _____, 2019.

ATTEST:

**BOARD OF SUPERVISORS OF THE OSPREY
OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: FY 2019/2020 Proposed Budget

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2020
PREPARED APRIL 18, 2019**

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
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Assessment Summary	6

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual Through 3/31/2019	Projected Through 9/30/2019		
REVENUES					
Assessment levy: on-roll - gross	\$ 96,442				\$ 96,442
Allowable discounts (4%)	(3,858)				(3,858)
Assessment levy: on-roll - net	92,584	\$ 88,635	\$ 3,949	\$ 92,584	92,584
Interest	-	25	-	25	-
Total revenues	92,584	88,660	3,949	92,609	92,584
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	2,000	4,000	6,000	12,000
Management/accounting/recording ¹	42,680	17,340	17,340	34,680	43,374
Legal	9,000	2,080	6,920	9,000	9,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	4,500	2,000	2,500	4,500	4,500
Arbitrage rebate calculation*	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	3,500	-	3,500	3,500	3,500
Telephone	100	50	50	100	100
Postage	500	26	474	500	500
Printing & binding	250	125	125	250	250
Legal advertising	1,000	116	884	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,183	5,621	-	5,621	6,183
Contingencies/bank charges	6,000	301	5,699	6,000	5,051
Website maintenance	650	635	-	635	705
Website ADA compliance	-	139	-	139	200
Property appraiser	462	-	462	462	462
Information system services	420	420	-	420	420
Tax collector	964	-	964	964	964
Total expenditures	92,584	31,528	46,618	78,146	92,584
Net increase/(decrease) of fund balance	-	57,132	(42,669)	14,463	-
Fund balance - beginning (unaudited)	35,554	33,530	90,662	33,530	47,993
Fund balance - ending (projected)					
Assigned					
3 months working capital	-	-	-	-	27,427
Unassigned	35,554	33,530	90,662	33,530	20,566
Fund balance - ending (projected)	\$ 35,554	\$ 90,662	\$ 47,993	\$ 47,993	\$ 47,993

¹The Wrathell, Hunt & Associates management fee will be \$35,374 based on a maximum of six meetings. Any meetings beyond six will be billed at a rate of \$1,333 per meeting.

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,000
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.</p>	
Management/accounting/recording ¹	43,374
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	9,000
<p>The firm of Billing, Cochran, Heath, Lyles, Mauro & Anderson, P.A., provides on-going general counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	2,000
<p>The District has entered into an agreement for engineering services with Schnars Engineering. They provide construction and consulting services, which assists the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	1,200
<p>To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	3,500
<p>Annual fee paid to Wells Fargo for the service provided as trustee, paying agent and registrar.</p>	
Telephone	100
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	250
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,183
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	5,051
Bank charges and other miscellaneous expenses incurred during the year.	
Website maintenance	705
Website ADA compliance	200
Property appraiser	462
Information system services	420
Tax collector	964
Total expenditures	<u>\$ 92,584</u>

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2012
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual Through 3/31/2019	Projected Through 9/30/2019	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll	\$ 126,840				\$ 130,105
Allowable discounts (4%)	(5,074)				(5,204)
Net assessment levy - on-roll	121,766	\$ 116,586	\$ 5,180	\$ 121,766	124,901
Assessment prepayments	-	9,045	-	9,045	-
Interest	-	1,637	-	1,637	-
Total revenues	121,766	127,268	5,180	132,448	124,901
EXPENDITURES					
Debt service					
Principal	20,000	20,000	-	20,000	25,000
Principal prepayment	-	-	10,000	10,000	-
Interest	100,498	50,534	49,964	100,498	98,600
Tax collector	1,268	1,165	103	1,268	1,301
Total expenditures	121,766	71,699	60,067	131,766	124,901
Excess/(deficiency) of revenues over/(under) expenditures	-	55,569	(54,887)	682	-
Beginning fund balance (unaudited)	223,721	226,332	281,901	226,332	227,014
Ending fund balance (projected)	<u>\$ 223,721</u>	<u>\$ 281,901</u>	<u>\$ 227,014</u>	<u>\$ 227,014</u>	<u>227,014</u>
Use of fund balance:					
Debt service reserve account balance (required)					(132,155)
Principal expense - November 1, 2020					(25,000)
Interest expense - November 1, 2020					(48,944)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 20,915</u>

Osprey Oaks

Community Development District

Series 2012, Special Assessment Revenue Bonds

\$1,650,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	25,000.00	5.700%	49,656.25	74,656.25
05/01/2020	-	-	48,943.75	48,943.75
11/01/2020	25,000.00	5.700%	48,943.75	73,943.75
05/01/2021	-	-	48,231.25	48,231.25
11/01/2021	25,000.00	5.700%	48,231.25	73,231.25
05/01/2022	-	-	47,518.75	47,518.75
11/01/2022	25,000.00	5.700%	47,518.75	72,518.75
05/01/2023	-	-	46,806.25	46,806.25
11/01/2023	35,000.00	6.150%	46,806.25	81,806.25
05/01/2024	-	-	45,730.00	45,730.00
11/01/2024	40,000.00	6.150%	45,730.00	85,730.00
05/01/2025	-	-	44,500.00	44,500.00
11/01/2025	40,000.00	6.150%	44,500.00	84,500.00
05/01/2026	-	-	43,270.00	43,270.00
11/01/2026	40,000.00	6.150%	43,270.00	83,270.00
05/01/2027	-	-	42,040.00	42,040.00
11/01/2027	45,000.00	6.150%	42,040.00	87,040.00
05/01/2028	-	-	40,656.25	40,656.25
11/01/2028	50,000.00	6.150%	40,656.25	90,656.25
05/01/2029	-	-	39,118.75	39,118.75
11/01/2029	50,000.00	6.150%	39,118.75	89,118.75
05/01/2030	-	-	37,581.25	37,581.25
11/01/2030	55,000.00	6.150%	37,581.25	92,581.25
05/01/2031	-	-	35,890.00	35,890.00
11/01/2031	55,000.00	6.150%	35,890.00	90,890.00
05/01/2032	-	-	34,198.75	34,198.75
11/01/2032	60,000.00	6.150%	34,198.75	94,198.75
05/01/2033	-	-	32,353.75	32,353.75
11/01/2033	65,000.00	7.150%	32,353.75	97,353.75
05/01/2034	-	-	30,030.00	30,030.00
11/01/2034	70,000.00	7.150%	30,030.00	100,030.00
05/01/2035	-	-	27,527.50	27,527.50
11/01/2035	75,000.00	7.150%	27,527.50	102,527.50
05/01/2036	-	-	24,846.25	24,846.25
11/01/2036	80,000.00	7.150%	24,846.25	104,846.25
05/01/2037	-	-	21,986.25	21,986.25
11/01/2037	85,000.00	7.150%	21,986.25	106,986.25
05/01/2038	-	-	18,947.50	18,947.50
11/01/2038	90,000.00	7.150%	18,947.50	108,947.50
05/01/2039	-	-	15,730.00	15,730.00
11/01/2039	100,000.00	7.150%	15,730.00	115,730.00
05/01/2040	-	-	12,155.00	12,155.00
11/01/2040	105,000.00	7.150%	12,155.00	117,155.00
05/01/2041	-	-	8,401.25	8,401.25
11/01/2041	115,000.00	7.150%	8,401.25	123,401.25
05/01/2042	-	-	4,290.00	4,290.00
11/01/2042	120,000.00	7.150%	4,290.00	124,290.00
Total	\$1,475,000.00		\$1,551,161.25	\$3,026,161.25

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2020**

Number of Units	Unit Type	Projected Fiscal Year 2020			FY 19 Assessment
		GF	DSF	GF & DSF	
37	MF	463.67	-	463.67	463.67
126	SF 65'	463.67	767.49	1,231.16	1,207.26
25	SF 85'	463.67	811.07	1,274.74	1,249.48
20	SF 100'	463.67	854.66	1,318.33	1,291.72
<u>208</u>					

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

6

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2019**

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2019**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash	\$ 96,464	\$ -	\$ 96,464
Investments			
Reserve	-	132,155	132,155
Interest	-	2	2
Revenue	-	133,569	133,569
Prepayment	-	11,486	11,486
Sinking	-	1	1
Due from general fund	-	4,688	4,688
Total assets	<u>\$ 96,464</u>	<u>\$ 281,901</u>	<u>\$ 378,365</u>
 LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 2,000	\$ -	\$ 2,000
Due to debt service fund	4,688	-	4,688
Total liabilities	<u>6,688</u>	<u>-</u>	<u>6,688</u>
 Fund balances:			
Restricted for:			
Debt service	-	281,901	281,901
Unassigned	89,776	-	89,776
Total fund balances	<u>89,776</u>	<u>281,901</u>	<u>371,677</u>
Total liabilities and fund balances	<u>\$ 96,464</u>	<u>\$ 281,901</u>	<u>\$ 378,365</u>

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 2,078	\$ 88,635	\$ 92,584	96%
Interest and miscellaneous	3	25	-	N/A
Total revenues	<u>2,081</u>	<u>88,660</u>	<u>92,584</u>	96%
EXPENDITURES				
Professional & administrative				
Supervisors	-	2,000	12,000	17%
Management/accounting/recording	2,890	17,340	42,680	41%
Legal	400	2,080	9,000	23%
Engineering	-	-	2,000	0%
Audit	-	2,000	4,500	44%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	3,500	0%
Telephone	8	50	100	50%
Postage	9	26	500	5%
Printing & binding	21	125	250	50%
Legal advertising	-	116	1,000	12%
Annual special district fee	-	175	175	100%
Insurance	-	5,621	6,183	91%
Contingencies/bank charges	27	301	6,000	5%
ADA website maintenance	-	139	-	N/A
Website	-	635	650	98%
Information system services	-	420	420	100%
Total professional & administrative	<u>3,438</u>	<u>31,528</u>	<u>91,158</u>	35%
Other fees & charges				
Property appraiser	-	-	462	0%
Tax collector	21	886	964	92%
Total other fees & charges	<u>21</u>	<u>886</u>	<u>1,426</u>	62%
Total expenditures	<u>3,459</u>	<u>32,414</u>	<u>92,584</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(1,378)	56,246	-	
Fund balances - beginning	91,154	33,530	35,554	
Fund balances - ending	<u>\$ 89,776</u>	<u>\$ 89,776</u>	<u>\$ 35,554</u>	

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED MARCH 31, 2019**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment - on roll	\$ 2,733	\$ 116,586	\$ 121,766	96%
Assessment prepayments	-	9,045	-	N/A
Interest	271	1,637	-	N/A
Total revenues	<u>3,004</u>	<u>127,268</u>	<u>121,766</u>	105%
EXPENDITURES				
Debt service				
Principal	-	20,000	20,000	100%
Interest	-	50,534	100,498	50%
Total debt service	<u>-</u>	<u>70,534</u>	<u>120,498</u>	59%
Other fees & charges				
Tax collector	28	1,165	1,268	92%
Total other fees and charges	<u>28</u>	<u>1,165</u>	<u>1,268</u>	92%
Total expenditures	<u>28</u>	<u>71,699</u>	<u>121,766</u>	
Excess/(deficiency) of revenues over/(under) expenditures	2,976	55,569	-	
Fund balances - beginning	<u>278,925</u>	<u>226,332</u>	<u>223,721</u>	
Fund balances - ending	<u>\$ 281,901</u>	<u>\$ 281,901</u>	<u>\$ 223,721</u>	

Osprey Oaks CDD
Check Detail
 March 2019

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2719	03/07/2019	BILLING COCHRAN,LYLES , MAURO RAM...	101.001 · Suntrust -...		-400.00
Bill	154369	03/06/2019		514.310 · Legal Fees	-400.00	400.00
TOTAL					-400.00	400.00
Bill Pmt -Check	2720	03/07/2019	FEDEX	101.001 · Suntrust -...		-8.90
Bill	6-451-81430	03/06/2019		519.410 · Postage	-8.90	8.90
TOTAL					-8.90	8.90
Bill Pmt -Check	2721	03/07/2019	WRATHELL, HUNT & ASSOC LLC	101.001 · Suntrust -...		-3,002.50
Bill	2017-12153	03/06/2019		512.311 · Managem...	-2,890.00	2,890.00
				513.312 · Dissemina...	-83.34	83.34
				519.411 · Telephone	-8.33	8.33
				519.470 · Printing an...	-20.83	20.83
TOTAL					-3,002.50	3,002.50

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Page: 1
01/31/2019
Account No: 861-064670
Statement No: 154369

Attn: CRAIG WRATHELL

OSPREY OAKS CDD

514,310
001

Fees

Monthly minimum billing for general/routine legal services provided for in CDD
Engagement Letter, including, but not limited to:
Communications with District Manager and District Staff re: routine operations of the CDD;
Communications with State and local government agencies re: CDD matters, requests for
information, audits, etc.; Update and maintain CDD records, notices, filings, etc.;
Scheduling matters involving the CDD and Agendas re Meetings of Board of Supervisors;
Monitoring litigation matters, receiving and processing all notices, service of process, etc.;
as Registered Agent of the CDD; Reviewing and reporting upon changes in legislation and
regulatory measures affecting the CDD

For Current Services Rendered	400.00
Previous Balance	\$1,280.00
Total Current Work	400.00

Payments

01/25/2019	PAYMENT RECEIVED - THANK YOU	-400.00
02/19/2019	PAYMENT RECEIVED - THANK YOU	-880.00
	Total Payments	-1,280.00
	Balance Due	<u>\$400.00</u>

514,310

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046



Invoice Number	Invoice Date	Account Number	Page
6-451-81430	Feb 05, 2019		1 of 2

FedEx Tax ID: 71-0427007

Billing Address:
 OSPREY OAKS CDD
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556

Shipping Address:
 OSPREY OAKS CDD
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556

Invoice Questions?
Contact FedEx Revenue Services
 Phone: 800.645.9424
 M-F 7-5 (CST)
 Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$8.90
TOTAL THIS INVOICE	USD	\$8.90

Other discounts may apply.

519.410
001

FEB 05 REC'D

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
6-451-81430	USD \$8.90	

Remittance Advice

Your payment is due by Mar 22, 2019

6451814302000000&904423597224900000000000000000&9040

0003095 01 AV 0.380 **AUTO T6 1 1035 33431-855643 -C01-P03098-11



OSPREY OAKS CDD
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556



FedEx
 P.O. Box 371461
 Pittsburgh PA 15250-7461



60025350008746

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
3/1/2019	2017-12153

Bill To:
Osprey Oaks CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management 512.311	2,890.00
Dissemination Agent 513.312	83.34
Telephone 519.411	8.33
Printing & Binding 519.470	20.83
001	
<i>Building client relationships one step at a time ...</i>	Total \$3,002.50

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

6A

Osprey Oaks CDD Check Detail October 2018 through March 2019

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2686	10/09/2018	BILLING COCHRA...		101.001 · Suntrust -...		-2,145.00
Bill	151793	09/30/2018			514.310 · Legal Fees	-2,145.00	2,145.00
TOTAL						-2,145.00	2,145.00
Bill Pmt -Check	2687	10/09/2018	BOARD OF COUNT...		101.001 · Suntrust -...		-420.00
Bill	490-0...	10/05/2018			513.316 · Informatio...	-420.00	420.00
TOTAL						-420.00	420.00
Bill Pmt -Check	2688	10/09/2018	EGIS INSURANCE ...		101.001 · Suntrust -...		-5,621.00
Bill	7747	10/05/2018			519.450 · Insurance	-5,621.00	5,621.00
TOTAL						-5,621.00	5,621.00
Bill Pmt -Check	2689	10/09/2018	FEDEX		101.001 · Suntrust -...		-14.61
Bill	6-303-...	09/30/2018			519.410 · Postage	-8.13	8.13
Bill	6-318-...	09/30/2018			519.410 · Postage	-6.48	6.48
TOTAL						-14.61	14.61
Bill Pmt -Check	2690	10/09/2018	SCHNARS ENGINE...		101.001 · Suntrust -...		-192.50
Bill	7992	09/30/2018			519.320 · Engineering	-192.50	192.50
TOTAL						-192.50	192.50
Bill Pmt -Check	2691	10/09/2018	THE STRANGE ZO...		101.001 · Suntrust -...		-635.00
Bill	2018-...	10/05/2018			519.413 · Website M...	-635.00	635.00
TOTAL						-635.00	635.00
Bill Pmt -Check	2692	10/09/2018	WRATHELL, HUNT ...		101.001 · Suntrust -...		-3,669.17
Bill	2017-...	10/05/2018			512.311 · Managem...	-3,556.67	3,556.67
					513.312 · Dissemina...	-83.34	83.34
					519.411 · Telephone	-8.33	8.33
					519.470 · Printing an...	-20.83	20.83

Osprey Oaks CDD Check Detail October 2018 through March 2019

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
TOTAL						-3,669.17	3,669.17
Bill Pmt -Check	2693	11/07/2018	ALM MEDIA, LLC		101.001 · Suntrust -...		-116.51
Bill	100003...	11/05/2018			519.480 · Legal Adv...	-116.51	116.51
TOTAL						-116.51	116.51
Bill Pmt -Check	2694	11/07/2018	FLORIDA DEPT. OF...		101.001 · Suntrust -...		-175.00
Bill	72710	11/05/2018			519.540 · Annual Di...	-175.00	175.00
TOTAL						-175.00	175.00
Bill Pmt -Check	2695	11/07/2018	WRATHELL, HUNT ...		101.001 · Suntrust -...		-3,669.17
Bill	2017-...	11/05/2018			512.311 · Managem...	-3,556.67	3,556.67
					513.312 · Dissemina...	-83.34	83.34
					519.411 · Telephone	-8.33	8.33
					519.470 · Printing an...	-20.83	20.83
TOTAL						-3,669.17	3,669.17
Check	2696	12/18/2018	MEREDITH SARA N...		101.001 · Suntrust -...		-200.00
					511.110 · Supervisor...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2697	12/18/2018	JEFFREY K. FUCHS		101.001 · Suntrust -...		-200.00
					511.110 · Supervisor...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2698	12/18/2018	JOHN STEVEN FLA...		101.001 · Suntrust -...		-200.00
					511.110 · Supervisor...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2699	12/18/2018	STEVE RATKOWSKI		101.001 · Suntrust -...		-200.00

Osprey Oaks CDD Check Detail

October 2018 through March 2019

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					511.110 · Supervisor...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2700	12/18/2018	KENNETH REVILLA		101.001 · Suntrust -...		-200.00
					511.110 · Supervisor...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2701	12/19/2018	OSPREY OAKS CDD		101.001 · Suntrust -...		-729.48
					207.201 · Due to De...	-729.48	729.48
TOTAL						-729.48	729.48
Bill Pmt -Check	2702	12/19/2018	BILLING COCHRA...		101.001 · Suntrust -...		-2,417.50
Bill	15225...	09/30/2018			514.310 · Legal Fees	-2,017.50	2,017.50
Bill	153002	12/18/2018			514.310 · Legal Fees	-400.00	400.00
TOTAL						-2,417.50	2,417.50
Bill Pmt -Check	2703	12/19/2018	FEDEX		101.001 · Suntrust -...		-8.34
Bill	6-394-...	12/18/2018			519.410 · Postage	-8.34	8.34
TOTAL						-8.34	8.34
Bill Pmt -Check	2704	12/19/2018	SAFEGUARD BUSI...		101.001 · Suntrust -...		-139.14
Bill	03311...	12/18/2018			519.490 · Contingen...	-139.14	139.14
TOTAL						-139.14	139.14
Bill Pmt -Check	2705	12/19/2018	WRATHELL, HUNT ...		101.001 · Suntrust -...		-1,669.16
Bill	2017-...	12/18/2018			512.311 · Managem...	-1,606.62	2,890.00
					513.312 · Dissemina...	-46.33	83.34
					519.411 · Telephone	-4.63	8.33
					519.470 · Printing an...	-11.58	20.83
TOTAL						-1,669.16	3,002.50

Osprey Oaks CDD Check Detail October 2018 through March 2019

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2706	01/18/2019	BILLING COCHRA...		101.001 · Suntrust -...		-400.00
Bill	153395	01/16/2019			514.310 · Legal Fees	-400.00	400.00
TOTAL						-400.00	400.00
Bill Pmt -Check	2707	01/18/2019	FEDEX		101.001 · Suntrust -...		-8.95
Bill	6-417-...	01/16/2019			519.410 · Postage	-8.95	8.95
TOTAL						-8.95	8.95
Bill Pmt -Check	2708	01/18/2019	GRAU AND ASSOC...		101.001 · Suntrust -...		0.00
TOTAL						0.00	0.00
Bill Pmt -Check	2709	01/18/2019	WRATHELL, HUNT ...		101.001 · Suntrust -...		-3,002.50
Bill	2017-...	01/16/2019			512.311 · Managem...	-2,890.00	2,890.00
					513.312 · Dissemina...	-83.34	83.34
					519.411 · Telephone	-8.33	8.33
					519.470 · Printing an...	-20.83	20.83
TOTAL						-3,002.50	3,002.50
Check	2710	02/11/2019	MEREDITH SARA N...		101.001 · Suntrust -...		-200.00
					511.110 · Supervisor...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2711	02/11/2019	JEFFREY K. FUCHS		101.001 · Suntrust -...		-200.00
					511.110 · Supervisor...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2712	02/11/2019	KENNETH REVILLA		101.001 · Suntrust -...		-200.00
					511.110 · Supervisor...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2713	02/11/2019	JOHN STEVEN FLA...		101.001 · Suntrust -...		-200.00

Osprey Oaks CDD Check Detail October 2018 through March 2019

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					511.110 · Supervisor...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2714	02/11/2019	STEVE RATKOWSKI		101.001 · Suntrust -...		-200.00
					511.110 · Supervisor...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2715	02/11/2019	OSPREY OAKS CDD		101.001 · Suntrust -...		-110,732.29
					207.201 · Due to De...	-110,732.29	110,732.29
TOTAL						-110,732.29	110,732.29
Bill Pmt -Check	2716	02/11/2019	ADA SITE COMPLI...		101.001 · Suntrust -...		-138.60
Bill	409	02/07/2019			519.414 · ADA WEB...	-138.60	138.60
TOTAL						-138.60	138.60
Bill Pmt -Check	2717	02/11/2019	BILLING COCHRA...		101.001 · Suntrust -...		-880.00
Bill	153953	02/07/2019			514.310 · Legal Fees	-880.00	880.00
TOTAL						-880.00	880.00
Bill Pmt -Check	2718	02/11/2019	WRATHELL, HUNT ...		101.001 · Suntrust -...		-3,002.50
Bill	2017-...	02/07/2019			512.311 · Managem...	-2,890.00	2,890.00
					513.312 · Dissemina...	-83.34	83.34
					519.411 · Telephone	-8.33	8.33
					519.470 · Printing an...	-20.83	20.83
TOTAL						-3,002.50	3,002.50
Bill Pmt -Check	2719	03/07/2019	BILLING COCHRA...		101.001 · Suntrust -...		-400.00
Bill	154369	03/06/2019			514.310 · Legal Fees	-400.00	400.00
TOTAL						-400.00	400.00

Osprey Oaks CDD
Check Detail
 October 2018 through March 2019

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2720	03/07/2019	FEDEX		101.001 · Suntrust -...		-8.90
Bill	6-451-...	03/06/2019			519.410 · Postage	-8.90	8.90
TOTAL						-8.90	8.90
Bill Pmt -Check	2721	03/07/2019	WRATHELL, HUNT ...		101.001 · Suntrust -...		-3,002.50
Bill	2017-...	03/06/2019			512.311 · Managem...	-2,890.00	2,890.00
					513.312 · Dissemina...	-83.34	83.34
					519.411 · Telephone	-8.33	8.33
					519.470 · Printing an...	-20.83	20.83
TOTAL						-3,002.50	3,002.50

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

6Bi

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Page: 1
08/31/2018
Account No: 861-064670
Statement No: 151793

Attn: CRAIG WRATHELL

OSPREY OAKS CDD

Fees

		Hours
08/01/2018		
GEW	TELEPHONE CONFERENCE WITH CINDY CERBONE AND JEFF SCHNARS	0.80
MJP	TELEPHONE CONFERENCE WITH LINDSEY BLACKBURN RE: DEFEO LITIGATION	0.10
08/06/2018		
GEW	TELEPHONE CONFERENCE WITH CINDY CERBONE	0.20
GEW	CORRESPONDENCE TO CINDY CERBONE WITH ATTACHMENT	0.20
GEW	PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	3.60
08/07/2018		
GEW	CORRESPONDENCE TO ATTY. ROPER AND CINDY CERBONE	0.10
08/09/2018		
GEW	PREPARE PORTER SERVICES AGREEMENT	0.60
GEW	REVIEW AND UPDATE FILE RE: DEFEO	0.20
08/13/2018		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM LINDSEY BLACKBURN RE: DEFEO LITIGATION WITH ATTACHMENTS	0.10
08/15/2018		
GEW	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. ROPER'S OFFICE WITH ATTACHMENTS (DEFEO)	0.20
08/20/2018		
GEW	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM CINDY CERBONE	0.20

OSPREY OAKS CDD

			Hours		
08/21/2018					
	GEW	TELEPHONE CONFERENCE WITH CINDY CERBONE	0.20		
	GEW	RECEIPT AND REVIEW OF CORRESPONDENCE FROM CINDY CERBONE (X2)	0.30		
	GEW	CORRESPONDENCE TO CINDY CERBONE	0.20		
08/22/2018					
	GEW	RECEIPT AND REVIEW OF CORRESPONDENCE FROM CINDY CERBONE	0.10		
08/24/2018					
	GEW	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM CINDY CERBONE	0.20		
08/30/2018					
	GEW	TELEPHONE CONFERENCE WITH CINDY CERBONE	0.30		
	GEW	CORRESPONDENCE TO ATTY. LAURA MANNING	0.20		
		For Current Services Rendered	7.80	2,145.00	

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GINGER E. WALD	7.60	\$275.00	\$2,090.00
MICHAEL J. PAWELCZYK	0.20	275.00	55.00

Previous Balance \$3,025.00

Total Current Work 2,145.00

Payments

08/20/2018	PAYMENT RECEIVED - THANK YOU	-1,062.50
09/10/2018	PAYMENT RECEIVED - THANK YOU	-1,962.50
	Total Payments	-3,025.00
	Balance Due	<u>\$2,145.00</u>

PLEASE MAKE CHECKS PAYABLE TO
 BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
 IRS NO. 59-1756046



Invoice

Invoice Number: 490-0717180000000002175

Acct. Number: VC0000155745-30DYS

SEP 25 REC'D

Amount Due By 10-18-18	Amount Enclosed
\$420.00	

Make checks payable to: Board of County Commissioner

Mail Payment to:
 Palm Beach County
 Finance Department
 PO Box 3977
 West Palm Beach FL 33402

Osprey Oaks Community Development District
 ATTN: Craig A. Wrathell, District Manager
 2300 Glades Road, Suite 410W
 Boca RaƧon FL 33431

Check box for change of address

Customer

Osprey Oaks Community Development District

Account Number

VC0000155745-30DYS

Due Date

10-18-18

Invoice Amount

\$420.00

Invoice Number

490-0717180000000002175

Invoice Date

09-18-18

Invoice Charges

Description	Charges
1 Osprey Oaks C.D.D. N-ADV Property Data Prep - 2018	\$420.00

Total Invoice Charges	\$420.00
Credit/Payment Applied	\$0.00
Total Amount Due By 10-18-18	\$420.00

Important Customer Information

If you have any questions regarding this invoice, please contact Veronica Yopez at 561-355- 6873 or via e-mail at vyepez@pbcgov.org.

513.316
001



INVOICE

Customer	Osprey Oaks Community Development District
Acct #	388
Date	09/12/2018
Customer Service	Michelle Thomas
Page	1 of 1

Osprey Oaks Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

Payment Information	
Invoice Summary	\$ 5,621.00
Payment Amount	
Payment for:	Invoice#7747
100118091	

Thank You

Please detach and return with payment



Customer: Osprey Oaks Community Development District

Invoice	Effective	Transaction	Description	Amount
7747	10/01/2018	Renew policy	Policy #100118091 10/01/2018-10/01/2019 Florida Insurance Alliance GL,POL,EPLI,HNO - Renew policy Due Date: 10/12/2018	5,621.00
Total				\$ 5,621.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	(321)320-7665	Date
	cbitner@egisadvisors.com	09/12/2018

Invoice Number	Invoice Date	Account Number	Page
6-303-35194	Sep 11, 2018		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 06, 2018 **Cust. Ref.:** Osprey Oaks **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.
- Distance Based Pricing, Zone 5

Automation	INET	Sender	Recipient	
Tracking ID	773149611930	Katherine Vemeyer	Mary Dallatore	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wells Fargo Bank	
Package Type	FedEx Envelope	2300 Glades Road	123 S. Broad Street, Suite 150	
Zone	05	BOCA RATON FL 33431 US	PHILADELPHIA PA 19109 US	
Packages	1			
Rated Weight	N/A			
Delivered	Sep 07, 2018 09:58			
Svc Area	A1	Transportation Charge		7.60
Signed by	L.MITCHELL	Fuel Surcharge		0.53
FedEx Use	000000000/48462/_	Total Charge	USD	\$8.13

Third Party Subtotal	USD	\$8.13
Total FedEx Express	USD	\$8.13



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FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Invoice Number 6-318-37750	Invoice Date Sep 25, 2018	Account Number	Page 1 of 2
--------------------------------------	-------------------------------------	-----------------------	----------------

FedEx Tax ID: 71-0427007

Billing Address:

OSPREY OAKS CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:

OSPREY OAKS CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$6.48
TOTAL THIS INVOICE	USD	\$6.48

Other discounts may apply.

FedEx News!

Your FedEx invoice has been enhanced to provide you additional details and make it easier to read. For more information regarding the changes, please go to fedex.com/invoiceupdates. If you have any questions, please contact the FedEx Revenue Services Department at 1.800.622.1147. Thank you for using FedEx. - FedEx Revenue Services Department. If you need to request a billing adjustment for any reason, please go to fedex.com/billingadjustment.

OCT 01 RECD

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number 6-318-37750	Invoice Amount USD \$6.48	Account Number
--------------------------------------	-------------------------------------	-----------------------

Remittance Advice

Your payment is due by Nov 09, 2018

63183775010000006486423597224900000000000000000064860

0003268 01 AV 0.375 **AUTO T6 0 1267 33431-855643 -C01-P03271-11



OSPREY OAKS CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



60017670008625

Invoice Number	Invoice Date	Account Number	Page
6-318-37750	Sep 25, 2018		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 14, 2018 **Cust. Ref.:** OOCDD TC Agreement **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	773196944177	Craig Wrathell	Lucy Jacques	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Palm Beach County Tax Collecto	
Package Type	FedEx Envelope	2300 GLADES ROAD	301 North Olive Avenue	
Zone	02	BOCA RATON FL 33431 US	WEST PALM BEACH FL 33401 US	
Packages	1			
Rated Weight	N/A			
Delivered	Sep 17, 2018 09:23			
Svc Area	A1	Transportation Charge		6.06
Signed by	R.BREWSTER	Fuel Surcharge		0.42
FedEx Use	000000000/48459/_	Total Charge	USD	\$6.48
			Third Party Subtotal	USD \$6.48
			Total FedEx Express	USD \$6.48



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FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



2018 - 25 Year Anniversary

Jeffrey T. Schnars, P.E.
President

James W. Mahannah, P.E.
Vice President

SEP 26 11:01

Osprey Oaks Community Development District
Craig Wrathell
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Invoice number 7992
Date 09/17/2018

Project 10124 Osprey Oaks Community
Development District

Professional Services through 08/31/2018

Invoice Summary

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
ENGINEERING SERVICES	0.00	0.00	4,502.50	4,310.00	192.50
REIMBURSABLE EXPENSES	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	4,502.50	4,310.00	192.50

Engineering Services

Professional Fees

	Hours	Rate	Billed Amount
Principal Professional Engineer <i>8/1 conf call with Manager and Attorney.</i>	1.10	175.00	192.50

Invoice total **192.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
7992	09/17/2018	192.50	192.50				
	Total	192.50	192.50	0.00	0.00	0.00	0.00

Strange Zone, Inc.

260 NW 67th Street
Apt. 108
Boca Raton, FL 33487

Invoice

Date	Invoice #
10/01/2018	2018-0065

Bill To
Osprey Oaks CDD C.O: Daphne Gillyard 2300 Glades Road, Suite 410W Boca Raton, FL 33431

AUG 29 2018

Description	Amount
Website maintenance + Hosting (Yearly Contract) October 2018 to October 2019 Maintenance includes posting of minutes, meeting agendas, audits, scheduled meetings, budgets, general documents, and any other content update needed. Creation of new pages will be a separate fee of \$50/ Page. Please allow up to 48 hours for updates to be posted. Hosting service includes 5 e-mail accounts with 2GB of space for each account.	600.00
Website Domain name renewal	35.00
Total	\$635.00

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
10/1/2018	2017-11710

Bill To:
Osprey Oaks CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management	3,556.67
Dissemination Agent	83.34
Telephone	8.33
Printing & Binding	20.83
<i>Building client relationships one step at a time ...</i>	Total \$3,669.17

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

6Bii



Discover. Connect. Compete.

ALM Media, LLC
PO Box 936174
Atlanta, GA 31193-6174

Please Remit To:

Daily Business Review

Palm Beach

Customer No: 9018015

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
Attention To: DAPHNE GILLYARD
STE 410W
2300 GLADES RD
BOCA RATON, FL 33431

Invoice #:	10000354637-1022
Invoice Date:	10/22/2018
Due Date:	Due Upon Receipt
AMOUNT DUE:	\$116.51

Amount Remitted

PLEASE RETURN THIS SECTION WITH PAYMENT

TEAR HERE

Daily Business Review

Palm Beach

Invoice Date: 10/22/2018	Customer #: 9018015
--------------------------	---------------------

Invoice #	Description	Amount
I0000354637-1022	Placement/Position: Other Notices/Miscellaneous / Other Notices Run Dates: 10/22/2018 Ad Size: 8.03 Inches	\$116.51
	OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT - NOTICE OF FISCAL YEAR 2019 REGULAR MEETINGS - THE BOARD OF SUPERVISORS ("BOARD") OF THE OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") WILL HOLD REGULAR MEETINGS, ETC.	
	Subtotal	\$116.51
	Total Due	\$116.51

OCT 25 RECD

Visit our online payment portal at <http://almpaymentcenter.com> to pay via credit card

For billing questions, please email: ALMcollection@alm.com.



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PALM BEACH DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
West Palm Beach, Palm Beach County, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared JOSHUA HENRY, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Palm Beach Daily Business Review f/k/a Palm Beach Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT - NOTICE OF FISCAL YEAR 2019 REGULAR MEETINGS - THE BOARD OF SUPERVISORS ("BOARD") OF THE OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") WILL HOLD REGULAR MEETINGS, ETC.

in the XXXX Court,
was published in said newspaper in the issues of

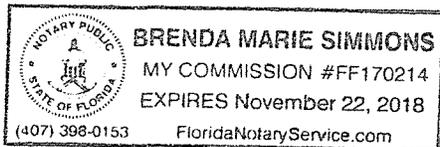
10/22/2018

Affiant further says that the said Palm Beach Daily Business Review is a newspaper published at Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in West Palm Beach in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
22 day of OCTOBER, A.D. 2018

(SEAL)

JOSHUA HENRY personally known to me



OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2019 REGULAR MEETINGS

The Board of Supervisors ("Board") of the Osprey Oaks Community Development District ("District") will hold Regular Meetings for Fiscal Year 2019 at 6:30 p.m., at the Clubhouse of Osprey Oaks, located at 7054 Muscovy Court, Lake Worth, Florida 33463 on the following dates:

- November 5, 2018
- December 3, 2018
- January 7, 2019
- February 4, 2019
- March 4, 2019
- April 1, 2019
- May 6, 2019
- June 3, 2019
- July 1, 2019
- August 5, 2019
- September 12, 2019

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any persons requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting.

If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting 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.

District Manager
Osprey Oaks CDD
10/22 18-01/0000354637P

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2018/2019 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72710			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Osprey Oaks Community Development District
 Mr. Dennis Lyles
 SunTrust Center, Sixth Floor
 515 East Las Olas Boulevard
 Ft. Lauderdale, FL 33301

- 2. Telephone: (954) 764-7150
- 3. Fax: (954) 764-7279
- 4. Email: dlyles@bclmr.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.ospreyoakscdd.net
- 8. County(ies): Palm Beach
- 9. Function(s): Community Development
- 10. Boundary Map on File: 04/17/2008
- 11. Creation Document on File: 04/17/2008
- 12. Date Established: 01/15/2008
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Palm Beach County
- 15. Creation Document(s): County Ordinance 2008-001
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/24/2017

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Dennis E. Lyles Date 10/01/18

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
11/1/2018	2017-11821

Bill To:
Osprey Oaks CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management	3,556.67
Dissemination Agent	83.34
Telephone	8.33
Printing & Binding	20.83
<i>Building client relationships one step at a time ...</i>	
Total	\$3,669.17

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

6Biii

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

09/30/18

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Page: 1
09/30/2018
Account No: 861-064670
Statement No: 152259

Attn: CRAIG WRATHELL

OSPREY OAKS CDD

514310
001

Fees

	Hours
09/06/2018	
DEL RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 9/13/18 MEETING OF BOARD OF SUPERVISORS	0.50
GEW RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM ATTY. MANNING	0.20
09/10/2018	
GEW RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM CINDY CERBONE	0.20
GEW TELEPHONE CONFERENCE WITH ATTY. MANNING	0.50
09/11/2018	
GEW CORRESPONDENCE TO CINDY CERBONE	0.10
09/13/2018	
GEW TELEPHONE CONFERENCE WITH CINDY CERBONE	0.20
GEW PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	4.10
09/14/2018	
GEW RECEIPT AND REVIEW OF CORRESPONDENCE FROM ELIZABETH LEWIS WITH ATTACHMENTS (DEFEO)	0.20
09/20/2018	
GEW REVIEW AMENDED AND RESTATED MAINTENANCE AGREEMENT	0.30
VTS PREPARATION OF AMENDED AND RESTATED MAINTENANCE AGREEMENT WITH HOMEOWNERS' ASSOCIATION	0.90

OSPREY OAKS CDD

09/21/2018

Hours

MJP	CORRESPONDENCE TO DISTRICT MANAGER	0.10	
GEW	CORRESPONDENCE TO ATTY. MANNING WITH ATTACHMENT	0.20	
		----	-----
	For Current Services Rendered	7.50	2,017.50

Recapitulation

Timekeeper	Hours	Rate	Total
DENNIS E. LYLES	0.50	\$275.00	\$137.50
VANESSA T. STEINERTS	0.90	225.00	202.50
GINGER E. WALD	6.00	275.00	1,650.00
MICHAEL J. PAWELCZYK	0.10	275.00	27.50

Total Current Work 2,017.50

Balance Due \$2,017.50
=====

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Page: 1
10/31/2018
Account No: 861-064670
Statement No: 153002

Attn: CRAIG WRATHELL

OSPREY OAKS CDD

Fees

Monthly minimum billing for general/routine legal services provided for in CDD
Engagement Letter, including, but not limited to:
Communications with District Manager and District Staff re routine operations of the CDD;
Communications with State and local government agencies re CDD matters, requests for
information, audits, etc.; Update and maintain CDD records, notices, filings, etc.;
Scheduling matters involving the CDD and Agendas re Meetings of Board of Supervisors;
Monitoring litigation matters, receiving and processing all notices, service of process, etc.
as Registered Agent of the CDD; and Reviewing and reporting upon changes in legislation
and regulatory measures affecting the CDD

For Current Services Rendered	400.00
Previous Balance	\$4,300.00
Total Current Work	400.00

Payments

10/19/2018	PAYMENT RECEIVED - THANK YOU	-2,145.00
	Balance Due	<u>\$2,555.00</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046



Invoice Number	Invoice Date	Account Number
6-394-76587	Dec 11, 2018	

FedEx Tax ID: 71-0427007

Billing Address:

OSPREY OAKS CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:

OSPREY OAKS CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$8.34
TOTAL THIS INVOICE	USD	\$8.34

Other discounts may apply.

FedEx News!

Dash through the holidays with no additional holiday residential surcharges on packages. Visit the Holiday Help Hub for more ways we can help you during your busy holiday season. smallbusiness.fedex.com/holiday
Other surcharges/fees may apply.
Go to fedex.com/surcharge for further information. To request a billing adjustment for any reason, please go to fedex.com/billingadjustment.

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
6-394-76587	USD \$8.34	

Remittance Advice

Your payment is due by Jan 25, 2019

63947658760000008342423597224900000000000000000000083420

0001636 01 AV 0.375 **AUTO T9 1 1344 33431-855643 -C01-P01637-11



OSPREY OAKS CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



60007450008686

Invoice Number	Invoice Date	Account Number	Page
6-394-76587	Dec 11, 2018		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 03, 2018 **Cust. Ref.:** Osprey Oaks **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.75% to this shipment.
- Distance Based Pricing, Zone 5

Automation	INET	Sender	Recipient	
Tracking ID	773869378370	Craig Wrathell	Mary Dallatore	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wells Fargo Bank	
Package Type	FedEx Envelope	2300 GLADES ROAD	123 S. Broad Street, Suite 150	
Zone	05	BOCA RATON FL 33431 US	PHILADELPHIA PA 19109 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs			
Delivered	Dec 04, 2018 10:03			
Svc Area	A1	Transportation Charge		7.79
Signed by	L.MITCHELL	Fuel Surcharge		0.55
FedEx Use	000000000/50142/	Total Charge	USD	\$8.34
			Third Party Subtotal	USD
				\$8.34
			Total FedEx Express	USD
				\$8.34

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FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



FRED SEARL
 334 EAST LAKE ROAD #214
 PALM HARBOR FL 34685

STATEMENT/REMINDER

OSPREY OAKS COMMUNITY DEVP.
 STE 410W
 2300 GLADES RD
 BOCA RATON FL 33431-8556

000010



STATEMENT DATE	CONSULTANT NUMBER
11/24/2018	00V9-09
CUSTOMER NUMBER	
PYM20F	

This notice reflects all open transactions as of 11/24/2018. Our records indicate your account is now past due. If you have recently sent in your payment, please disregard this notice and accept our thanks. If you have any questions regarding this notice, please contact your Safeguard Consultant at (866) 888-0990.

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	DESCRIPTION	INVOICE AMOUNT	PAYMENTS/ ADJ.	AMOUNT DUE	
033118831	10/10/2018	11/24/2018	C9TSTK	139.14	0.00	139.14	
LATE CHARGE	11/24/2018	11/24/2018		1.03	0.00	1.03	
						BALANCE DUE	\$140.17

DEC 06 11:00

TO ENSURE PROPER CREDIT, RETURN THIS STUB WITH YOUR REMITTANCE



FRED SEARL
 FOR INQUIRIES CALL (866) 888-0990

CUSTOMER NUMBER	DATE
PYM20F	11/24/2018
AMOUNT DUE	AMOUNT ENCLOSED
\$140.17	

SAFEGUARD BUSINESS SYSTEMS
 PO BOX 88043
 CHICAGO IL 60680-1043



Pay online at gosafeguardpayment.com
 to authorize payment via a debit to your
 checking account for no fee,
 or credit card for a nominal fee.

28
 50
 00
 10
 11
 00

PYM20F 00000000 000014017 8

11/24/2018 11:00

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
12/1/2018	2017-11900

Bill To:
Osprey Oaks CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management	2,890.00
Dissemination Agent	83.34
Telephone	8.33
Printing & Binding	20.83
Management (fee s/b 2,890 not 3,556.67 dif of 666.67 x 2)	-1,333.34
<i>Building client relationships one step at a time ...</i>	Total \$1,669.16

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

6Biv

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES ROAD, SUITE 410W
BOCA RATON FL 33431

Attn: CRAIG WRATHELL

Page: 1
11/30/2018
Account No: 861-064670
Statement No: 153395

OSPREY OAKS CDD

Fees

Monthly minimum billing for general/routine legal services provided for in CDD
Engagement Letter, including, but not limited to:
Communications with District Manager and District Staff re: routine operations of the CDD;
Communications with State and local government agencies re: CDD matters, requests for
information, audits, etc.; Update and maintain CDD records, notices, filings, etc.;
Scheduling matters involving the CDD and Agendas re Meetings of Board of Supervisors;
Monitoring litigation matters, receiving and processing all notices, service of process, etc.;
as Registered Agent of the CDD; Reviewing and reporting upon changes in legislation and
regulatory measures affecting the CDD

For Current Services Rendered	400.00
Previous Balance	\$2,555.00
Total Current Work	400.00
Balance Due	<u>\$2,955.00</u>

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 21, 2018 **Cust. Ref.:** Osprey Oaks **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 8.75% to this shipment.
- Distance Based Pricing, Zone 5

Automation	INET	Sender	Recipient
Tracking ID	774050383880	Katherine Vemeyer	Mary Dallatore
Service Type	FedEx Priority Overnight	Wrathell, Hunt & Associates, L	Wells Fargo Bank
Package Type	FedEx Envelope	2300 Glades Road	123 S. Broad Street, Suite 150
Zone	05	BOCA RATON FL 33431 US	PHILADELPHIA PA 19109 US
Packages	1		
Rated Weight	N/A		
Delivered	Dec 24, 2018 09:11		
Svc Area	A1	Transportation Charge	8.36
Signed by	LMITCHELL	Fuel Surcharge	0.59
FedEx Use	000000000/68670/_	Total Charge	USD \$8.95

Third Party Subtotal	USD	\$8.95
Total FedEx Express	USD	\$8.95

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FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

INVOICE

Date	Invoice #
1/1/2019	2017-11976

Bill To:
Osprey Oaks CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management	2,890.00
Dissemination Agent	83.34
Telephone	8.33
Printing & Binding	20.83
<i>Building client relationships one step at a time ...</i>	Total \$3,002.50

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

6Bv

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
Osprey Oaks CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
409	10/09/2018	\$138.60	10/23/2018	Net 14	

DESCRIPTION	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	138.60
BALANCE DUE	\$138.60

519414
021

JAN 10 2019

BILLING DOCHRAN, LYLES, MAURO & RAMSEY, P.A.
 CONTRUST CENTER, SIXTH FLOOR
 515 EAST LAS OLAS BOULEVARD
 FORT LAUDERDALE, FLORIDA 33301
 (954) 764-7150

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON FL 33431

Page: 1
 12/31/2018
 Account No: 861-064670
 Statement No: 153953

Attn: CRAIG WRATHELL

OSPREY OAKS CDD

514-310
001

Fees

		Hours	
12/03/2018	MJP PREPARE FOR, TRAVEL AND ATTEND BOARD OF SUPERVISORS MEETING	2.70	
12/11/2018	GEW RECEIPT AND REVIEW OF CORRESPONDENCE FROM LINDSEY BLACKMAN WITH ATTACHMENT	0.30	
12/27/2018	DEL RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20	
	For Current Services Rendered	3.20	880.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	0.20	\$275.00	\$55.00
GINGER E. WALD	0.30	275.00	82.50
MICHAEL J. PAWELCZYK	2.70	275.00	742.50

Previous Balance	\$2,817.50
Total Current Work	880.00

Payments

12/26/2018	PAYMENT RECEIVED - THANK YOU	-2,017.50
12/26/2018	PAYMENT RECEIVED - THANK YOU	-400.00
	Total Payments	-2,417.50
	Balance Due	<u>\$1,280.00</u>

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT

OSPREY OAKS CDD

Page: 2
12/31/2018
Account No: 861-064670
Statement No: 153953

PLEASE MAKE CHECKS PAYABLE TO
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
IRS NO. 59-1756046

LAW OFFICES
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
W. TUCKER CRAIG
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
GERALD L. KNIGHT
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DeLUNA
MARK A. RUTLEDGE
GINGER E. WALD
JEFFERY R. LAWLEY

SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
RENEE L. BRANT
CHRISTINE A. BROWN
SCOTT C. COCHRAN
BRAD J. KIMBER
DONNA M. KRUSBE
KELLI F. LAGO
SHAWN B. McKAMEY
VANESSA T. STEINERTS
JOHN C. WEBBER

OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL

STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

December 31, 2018

Mr. Craig A. Wrathell
Osprey Oaks Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

JAN 28 REC'D

**RE: Osprey Oaks Community Development District
Our File No.: 861.06467**

Dear Craig:

We enclose our Interim Statement for legal services rendered in the above-referenced matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,


DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
2/1/2019	2017-12052

Bill To:
Osprey Oaks CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management 512.311	2,890.00
Dissemination Agent 513.312	83.34
Telephone 519.411	8.33
Printing & Binding 519.470	20.83
001	
<i>Building client relationships one step at a time ...</i>	Total \$3,002.50

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

7

DRAFT

**MINUTES OF MEETING
OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Osprey Oaks Community Development District held a Regular Meeting on Monday, February 4, 2019 at 6:30 p.m., at the Clubhouse of Osprey Oaks, located at 7054 Muscovy Court, Lake Worth, Florida 33463.

Present and constituting a quorum were:

Meredith Naim	Chair
Jeffrey Fuchs	Vice Chair
Steve Ratkowski	Assistant Secretary
Kenneth J. Revilla	Assistant Secretary
John Flaherty	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Ginger Wald	District Counsel
Robert Harding	Resident and HOA President

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Naim called the meeting to order at 6:30 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Osprey Oaks Homes Association, Inc., Amended and Restated Maintenance Agreement

Ms. Naim presented the Amended and Restated Maintenance Agreement.

Ms. Cerbone stated that the Amended Agreement reflected the following changes:

Exhibit A, Lines 5 and 6: Insertion of "and roadway improvements" after "meters,"

40 Exhibit B, Last Line: Insertion of “and periodic inspection and repairs of roadway
41 improvements” after “District”

42 Ms. Wald stated that the HOA’s address was also updated.

43 Mr. Flaherty asked about Exhibit C. Ms. Wald stated that the District was added to the
44 policy as an additional insured; Exhibit C had not changed since the prior Agreement.

45

46 **On MOTION by Mr. Ravilla and seconded by Mr. Ratkowski, with all in favor,**
47 **the Osprey Oaks Homes Association, Inc., Amended and Restated Maintenance**
48 **Agreement, was approved.**

49

50

51 **FOURTH ORDER OF BUSINESS**

**Approval of Unaudited Financial
52 Statements as of December 31, 2018**

53

54 Ms. Naim presented the Unaudited Financial Statements as of December 31, 2018.

55 **A. Check Detail**

56 i. **November 2018**

57 ii. **December 2018**

58 **B. Invoices**

59 i. **November 2018**

60 ii. **December 2018**

61 These items were provided for informational purposes.

62

63 **On MOTION by Mr. Flaherty and seconded by Ms. Naim, with all in favor, the**
64 **Unaudited Financial Statements as of December 31, 2018, were approved.**

65

66

67 **FIFTH ORDER OF BUSINESS**

**Approval of December 3, 2018 Regular
68 Meeting Minutes**

69

70 Ms. Cerbone presented the December 3, 2018 Regular Meeting Minutes.

71

72 **On MOTION by Mr. Ratkowski and seconded by Mr. Revilla, with all in favor,**
73 **the December 3, 2018 Regular Meeting Minutes, as presented, were approved.**

74

75 **SIXTH ORDER OF BUSINESS** **Staff Reports**

76

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

78 There being no report, the next item followed.

79 **B. District Engineer: *Schnars Engineering Corporation***

80 There being nothing additional to report, the next item followed.

81 **C. District Manager: *Wrathell, Hunt and Associates, LLC***82 • **NEXT MEETING DATE: March 4, 2019 at 6:30 P.M.**83 The March and April meetings would be canceled. The next meeting will be held on May
84 6, 2019 at 6:30 p.m.85 Ms. Cerbone discussed the proposed Fiscal Year 2020 budget that would be presented
86 at the May meeting and advised the Board to notify her of any potential changes, especially if
87 increases were anticipated. The Board consensus was to budget similarly. Ms. Cerbone noted
88 that insurance could change, depending on the rates. She would also check on the website
89 expense and add a line item for Americans with Disabilities Act (ADA) website compliance work,
90 if necessary.

91

92 **SEVENTH ORDER OF BUSINESS** **Public Comments**

93

94 There being no public comments, the next item followed.

95

96 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests**

97

98 There being no Supervisors' requests, the next item followed.

99

100 **NINTH ORDER OF BUSINESS** **Adjournment**

101

102 There being nothing further to discuss, the meeting adjourned.

103

104 **On MOTION by Mr. Flaherty and seconded by Mr. Revilla, with all in favor, the**
105 **meeting adjourned at 6:44 p.m.**

106

107

108

109

110

111 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

8C



Wendy Sartory Link
Palm Beach County Supervisor of Elections

April 22, 2019

Dennis Lyles
Sun Trust Center, Sixth Floor
515 East Las Olas Blvd.
Fort Lauderdale FL 33301

RE: Osprey Oaks Community Development District

Mr. Lyles:

In accordance with the requirements of Chapter 190(3)(a)(2)(d), we certify that, as of April 15th, 2019, the number of registered voters within the Osprey Oaks Community Development District boundaries is 391.

Should you have any questions or require additional information, please do not hesitate to contact us.

Jodi Bradley
IT/GIS Department

/ams

**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2019 REGULAR MEETINGS**

The Board of Supervisors ("Board") of the Osprey Oaks Community Development District ("District") will hold Regular Meetings for Fiscal Year 2019 at 6:30 p.m., at the Clubhouse of Osprey Oaks, located at 7054 Muscovy Court, Lake Worth, Florida 33463 on the following dates:

November 5, 2018 (*cancelled*)
December 3, 2018
January 7, 2019 (*cancelled*)
February 4, 2019
March 4, 2019
April 1, 2019 (*cancelled*)
May 6, 2019
June 3, 2019
July 1, 2019
August 5, 2019
September 12, 2019

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting 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.

**District Manager
Osprey Oaks CDD**