Quail Roost
Community Development District

February 21, 2020

Quail Roost
Community Development District

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

February 13, 2020

Board of Supervisors
Quail Roost
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Quail Roost Community Development District** will be held on **February 21, 2020 at 10:30 a.m. at Lennar Homes, 730 NW 107th Avenue Suite 300, Miami, Florida.** Following is the advance agenda:

1. Roll Call

2. Approval of Minutes of the December 20, 2019 Meeting

3. Consideration of **Resolution #2020-02** Approving the Proposed Fiscal Year 2021 Budget and Setting the Public Hearing

4. Staff Reports
   A. Attorney

   B. Engineer

   C. Manager

5. Financial Reports
   A. Approval of Check Run Summary

   B. Combined Balance Sheet

6. Supervisors Requests and Audience Comments

7. Adjournment

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

MINUTES OF MEETING
QUAIL ROOST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Quail Roost Community Development District was held on Friday, December 20, 2019 at 10:30 a.m. at Lennar Homes, 730 NW 107th Avenue, Suite 300, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Vice Chairman
Raisa Krause	Assistant Secretary
Carmen Orozco	Assistant Secretary
Vanessa Perez	Assistant Secretary

Also present were:

Michael Pawelczyk	District Counsel (by phone)
Luis Hernandez	District Manager

FIRST ORDER OF BUSINESS Roll Call

Mr. Hernandez called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS Approval of Minutes of the October 18, 2019 Meeting

Mr. Hernandez: Moving on, the second item on the agenda is the approval of the minutes of the October 18, 2019 meeting. This would be the time to make any changes, corrections, additions or deletions. If there are none, a motion to approve would be in order.

> On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the Minutes of the October 18, 2019 Meeting were approved.

THIRD ORDER OF BUSINESS Consideration of Resolution #2020-01 Authorizing District Counsel and District Staff to File a Petition with Miami-Dade County to Expand the Boundaries of the District

Mr. Hernandez: Moving on we have consideration of resolution #2020-01 which is going to authorize the District counsel and District staff to file a petition with Miami-Dade County to expand the boundaries of the District. Mike, anything that you want to indicate in regard to that resolution?

Mr. Pawelczyk: No, we've been through this a number of times, this authorizes us to move forward with the petition process which I believe is ready to go, subject to this resolution to expand the boundaries of the District approximately 55.81 acres. Then the exhibit is the description of the Caple North and South parcels which I believe are being added to the District.

Mr. Hernandez: Perfect.

Ms. Baluja: Perfect.

Mr. Pawelczyk: So that's all I have unless anyone has any questions, a motion adopting the resolution would be in order.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, Resolution #2020-01 authorizing District Counsel and District Staff to file a petition with Miami-Dade County to Expand the boundaries of the District was approved.

FOURTH ORDER OF BUSINESS Staff Reports

Mr. Hernandez: Moving on, staff reports, Mike anything else you need to report at this time?

A. Attorney

Mr. Pawelczyk: Nothing from me, other than to request that you send us a copy of that resolution once it's signed so Ginger can file the petition.

Mr. Hernandez: You will have it within the next hour.

B. Engineer

Mr. Hernandez: Moving on, the engineer has nothing to report at this time, unless you have any questions, he is available by phone.

C. Manager

Mr. Hernandez: As for the manager, I have nothing further to report, unless anyone from the Board has any questions.

FIFTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Combined Balance Sheet

Mr. Hernandez: Moving on, you will find financials in section 5, tab A contains the check run summary, and tab B has the combined balance sheet. Unless anyone has any questions in regard to the financials, a motion to approve the financials would be in order.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the Check Run Summary and Combined Balance Sheet were approved.

SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Hernandez: Are there any Supervisors requests? Hearing none, I just want to indicate for the record that we have no audience today.

SEVENTH ORDER OF BUSINESS Adjournment

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

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

_____ _____

Secretary /Assistant Secretary Chairman / Vice Chairman

Proposed Budget
Fiscal Year 2021

Quail Roost
Community Development District

February 21, 2020

Quail Roost

Community Development District

General Fund

FY2021

Description	Adopted Budget FY2020	Actual Thru 1/31/2020	Projected Next 8 Months	Projected thru 9/30/2020	Proposed Budget FY2021
Revenues					
Maintenance Assessments - Net	$68,000	$61,732	$6,268	$68,000	$ 68,000
Developer Contributions	$1,770	$1,770	$0	$1,770	$0
Total Revenues	**$69,770**	**$63,502**	**$6,268**	**$69,770**	**$68,000**
Expenditures					
Administrative					
Engineering Fees	$1,500	$890	$611	$1,500	$2,000
Arbitrage	$600	$0	$600	$600	$600
Dissemination Agent	$1,200	$400	$800	$1,200	$1,200
Attorney Fees	$7,500	$1,689	$5,811	$7,500	$7,500
Annual Audit	$3,300	$0	$3,300	$3,300	$3,400
Trustee Fees	$3,750	$4,041	$0	$4,041	$4,100
Management Fees	$24,000	$8,000	$16,000	$24,000	$24,000
Postage	$200	$52	$148	$200	$200
Printing & Binding	$175	$97	$78	$175	$300
Insurance	$5,500	$5,125	$0	$5,125	$5,500
Legal Advertising	$750	$0	$750	$750	$750
Other Current Charges	$6,220	$132	$6,088	$6,220	$3,375
Website Compliance	$1,000	$333	$667	$1,000	$1,000
Office Supplies	$100	$38	$62	$100	$100
Dues, Licenses & Subscriptions	$175	$175	$0	$175	$175
Maintenance					
Landscape Maintenance	$12,000	$4,500	$7,500	$12,000	$12,000
Wall Maintenance	$1,800	$0	$1,800	$1,800	$1,800
TOTAL EXPENDITURES	**$69,770**	**$25,471**	**$44,214**	**$69,686**	**$68,000**
Assigned Fund Balance	**$0**	**$38,031**	**($37,947)**	**$84**	**$0**

Net Assessments	$ 68,000.38
Plus Collection Fees (5%)	$ 3,578.97
Gross Assessments	$ 71,579.35
No. of Units	85
Net Per Unit Assessment	$ 800.00
Gross Per Unit Assessment	$ 842.11

Quail Roost
Community Development District

General Fund

REVENUES:

Maintenance Assessments - Net
The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay the operating expenses for the Fiscal Year in accordance with the adopted budget. The proposed assessment for Operations and Maintenance is $842.11 per unit.

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

EXPENDITURES:

Administrative:

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

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

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

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

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

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

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

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

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

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

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

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

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

Office Supplies
Miscellaneous office supplies.

Administrative: (continued)

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

Discount & Collections
These are a percentage of the annual assessment; 1% for the tax collector and 4% for early payment discounts.

Maintenance:

Landscape Maintenance
The District will contract with a landscape company to maintain the landscape throughout the District.

Porter Services
This cost represents various cleaning up and maintenance.

Wall Maintenance
The cost is to maintain the walls of the district.

Field Maintenance
The District will contract the operation of the property.

Quail Roost

Community Development District

Debt Service

Series 2018, Special Assessment Bonds

Description	Adopted Budget FY2020	Actual Thru 1/31/2020	Projected Next 8 Months	Projected thru 9/30/2020	Proposed Budget FY2021
Revenues					
Interest Income	$0	$27	$72	$99	$0
Direct Assessments	$0	$84,438	$0	$84,438	$0
Special Assessments	$134,613	$121,995	$12,618	$134,613	$134,613
Carry Forward Surplus [1]	$84,343	$26	$0	$26	$85,979
Total Revenues	**$218,955**	**$206,485**	**$12,690**	**$219,176**	**$220,592**
Expenditures					
Interest Expense - 12/15	$49,438	$49,438	$0	$49,438	$48,759
Principal Expense - 12/15	$35,000	$35,000	$0	$35,000	$37,000
Interest Expense - 6/15	$48,759	$0	$48,759	$48,759	$48,043
Total Expenditures	**$133,197**	**$84,438**	**$48,759**	**$133,197**	**$133,802**
Assigned Fund Balance	**$85,759**	**$122,048**	**($36,069)**	**$85,979**	**$86,790**

[1] Carry forward is net of Reserve.

12/15/21 Interest	$48,043
12/15/21 Principal	$38,000
	$86,043

Land Use	No. Units	Gross Per Unit	Total
Single Family	85	$ 1,667.03	$ 141,697.55
		Gross Assessments	$ 141,697.55
		Less: Comm/Disc	$ (7,085.05)
		Total Net	$ 134,612.50

Quail Roost

Amortization Schedule

Community Development District

Series 2018, Special Assessment Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/2018	$ 2,096,000.00	$ -	$ 31,035.76	$ 31,035.76
6/15/2019	$ 2,096,000.00	$ -	$ 49,437.50	$ 49,437.50
12/15/2019	$ 2,096,000.00	$ 35,000.00	$ 49,437.50	$ 84,437.50
6/15/2020	$ 2,061,000.00	$ -	$ 48,759.38	$ 48,759.38
12/15/2020	$ 2,061,000.00	$ 37,000.00	$ 48,759.38	$ 85,759.38
6/15/2021	$ 2,024,000.00	$ -	$ 48,042.50	$ 48,042.50
12/15/2021	$ 2,024,000.00	$ 38,000.00	$ 48,042.50	$ 86,042.50
6/15/2022	$ 1,986,000.00	$ -	$ 47,306.25	$ 47,306.25
12/15/2022	$ 1,986,000.00	$ 40,000.00	$ 47,306.25	$ 87,306.25
6/15/2023	$ 1,946,000.00	$ -	$ 46,531.25	$ 46,531.25
12/15/2023	$ 1,946,000.00	$ 41,000.00	$ 46,531.25	$ 87,531.25
6/15/2024	$ 1,905,000.00	$ -	$ 45,736.88	$ 45,736.88
12/15/2024	$ 1,905,000.00	$ 43,000.00	$ 45,736.88	$ 88,736.88
6/15/2025	$ 1,862,000.00	$ -	$ 44,903.75	$ 44,903.75
12/15/2025	$ 1,862,000.00	$ 44,000.00	$ 44,903.75	$ 88,903.75
6/15/2026	$ 1,818,000.00	$ -	$ 43,968.75	$ 43,968.75
12/15/2026	$ 1,818,000.00	$ 46,000.00	$ 43,968.75	$ 89,968.75
6/15/2027	$ 1,772,000.00	$ -	$ 42,991.25	$ 42,991.25
12/15/2027	$ 1,772,000.00	$ 48,000.00	$ 42,991.25	$ 90,991.25
6/15/2028	$ 1,724,000.00	$ -	$ 41,971.25	$ 41,971.25
12/15/2028	$ 1,724,000.00	$ 50,000.00	$ 41,971.25	$ 91,971.25
6/15/2029	$ 1,674,000.00	$ -	$ 40,908.75	$ 40,908.75
12/15/2029	$ 1,674,000.00	$ 52,000.00	$ 40,908.75	$ 92,908.75
6/15/2030	$ 1,622,000.00	$ -	$ 39,803.75	$ 39,803.75
12/15/2030	$ 1,622,000.00	$ 55,000.00	$ 39,803.75	$ 94,803.75
6/15/2031	$ 1,567,000.00	$ -	$ 38,497.50	$ 38,497.50
12/15/2031	$ 1,567,000.00	$ 57,000.00	$ 38,497.50	$ 95,497.50
6/15/2032	$ 1,510,000.00	$ -	$ 37,143.75	$ 37,143.75
12/15/2032	$ 1,510,000.00	$ 60,000.00	$ 37,143.75	$ 97,143.75
6/15/2033	$ 1,450,000.00	$ -	$ 35,718.75	$ 35,718.75
12/15/2033	$ 1,450,000.00	$ 63,000.00	$ 35,718.75	$ 98,718.75
6/15/2034	$ 1,387,000.00	$ -	$ 34,222.50	$ 34,222.50
12/15/2034	$ 1,387,000.00	$ 66,000.00	$ 34,222.50	$ 100,222.50
6/15/2035	$ 1,321,000.00	$ -	$ 32,655.00	$ 32,655.00
12/15/2035	$ 1,321,000.00	$ 69,000.00	$ 32,655.00	$ 101,655.00
6/15/2036	$ 1,252,000.00	$ -	$ 31,016.25	$ 31,016.25
12/15/2036	$ 1,252,000.00	$ 72,000.00	$ 31,016.25	$ 103,016.25
6/15/2037	$ 1,180,000.00	$ -	$ 29,306.25	$ 29,306.25
12/15/2037	$ 1,180,000.00	$ 76,000.00	$ 29,306.25	$ 105,306.25
6/15/2038	$ 1,104,000.00	$ -	$ 27,501.25	$ 27,501.25
12/15/2038	$ 1,104,000.00	$ 79,000.00	$ 27,501.25	$ 106,501.25
6/15/2039	$ 1,025,000.00	$ -	$ 25,625.00	$ 25,625.00
12/15/2039	$ 1,025,000.00	$ 80,000.00	$ 25,625.00	$ 105,625.00
6/15/2040	$ 945,000.00	$ -	$ 23,625.00	$ 23,625.00
12/15/2040	$ 945,000.00	$ 85,000.00	$ 23,625.00	$ 108,625.00
6/15/2041	$ 860,000.00	$ -	$ 21,500.00	$ 21,500.00
12/15/2041	$ 860,000.00	$ 90,000.00	$ 21,500.00	$ 111,500.00
6/15/2042	$ 770,000.00	$ -	$ 19,250.00	$ 19,250.00
12/13/2042	$ 770,000.00	$ 95,000.00	$ 19,250.00	$ 114,250.00
6/15/2043	$ 675,000.00	$ -	$ 16,875.00	$ 16,875.00
12/13/2043	$ 675,000.00	$ 100,000.00	$ 16,875.00	$ 116,875.00
6/15/2044	$ 575,000.00	$ -	$ 14,375.00	$ 14,375.00
12/13/2044	$ 575,000.00	$ 105,000.00	$ 14,375.00	$ 119,375.00
6/15/2045	$ 470,000.00	$ -	$ 11,750.00	$ 11,750.00
12/13/2045	$ 470,000.00	$ 110,000.00	$ 11,750.00	$ 121,750.00
6/15/2046	$ 360,000.00	$ -	$ 9,000.00	$ 9,000.00
12/13/2046	$ 360,000.00	$ 115,000.00	$ 9,000.00	$ 124,000.00
6/15/2047	$ 245,000.00	$ -	$ 6,125.00	$ 6,125.00
12/13/2047	$ 245,000.00	$ 120,000.00	$ 6,125.00	$ 126,125.00
6/15/2048	$ 125,000.00	$ -	$ 3,125.00	$ 3,125.00
12/15/2048	$ 125,000.00	$ 125,000.00	$ 3,125.00	$ 128,125.00
Total		$ 2,096,000.00	$ 1,946,380.78	$ 4,042,380.78

RESOLUTION 2020-02

A RESOLUTION OF THE QUAIL ROOST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2021; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2021 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

_____

_____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2020.

_____

Chairman/Vice Chairman

_____

Secretary/Assistant Secretary

QUAIL ROOST
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

Date	***Check Numbers***	***Amount***
12/13/19	55-61	$133,002.90
01/24/20	62-65	$4,464.38
Total		$137,467.28

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/13/19	00003	11/13/19	5328	201910	310	51300-31100				*	669.75		
			OCT 19 - ENGINEERING SVC										
									ALVAREZ ENGINEERS, INC			669.75	000055
12/13/19	00006	10/31/19	159381	201910	310	51300-31500				*	1,189.00		
			OCT 19 - ATTORNEY FEES										
									BILLING COCHRAN LYLES MAURO			1,189.00	000056
12/13/19	00008	12/03/19	68563033	201911	310	51300-42000				*	43.99		
			DELIVERIES THRU 11/26/19										
									FEDEX			43.99	000057
12/13/19	00001	12/09/19	24	201912	310	51300-34000				*	2,000.00		
			DEC 19 - MGMT FEES										
		12/09/19	24	201912	310	51300-31300				*	100.00		
			DEC 19 - DISSEMINATION										
		12/09/19	24	201912	310	51300-49500				*	83.33		
			DEC 19 - WEBSITE ADMIN										
		12/09/19	24	201912	310	51300-51000				*	.15		
			DEC 19 - OFFICE SUPPLIES										
		12/09/19	24	201912	310	51300-42000				*	2.30		
			DEC 19 - POSTAGE										
		12/09/19	24	201912	310	51300-42500				*	1.20		
			DEC 19 - COPIES										
									GMS-SF, LLC			2,186.98	000058
12/13/19	00015	12/13/19	12132019	201912	300	20700-10100				*	13,340.38		
			REFUND FY20 ITEMS-ON ROLL										
									LENNAR HOMES			13,340.38	000059
12/13/19	00014	12/13/19	12132019	201912	300	20700-10000				*	114,072.80		
			TAX RECEIPTS FY2020										
									QUAIL ROOST CDD			114,072.80	000060
12/13/19	00012	12/01/19	39120119	201912	320	53800-46200				*	1,500.00		
			DEC 19 - LAWN SERVICE										
									TONY'S NURSERY & GARDEN			1,500.00	000061
1/24/20	00003	12/09/19	5356	201911	310	51300-31100				*	219.75		
			NOV 19 - ENGINEERING SVC										
									ALVAREZ ENGINEERS, INC			219.75	000062
1/24/20	00006	11/30/19	159755	201911	310	51300-31500				*	500.00		
			NOV 19 - ATTORNEY FEES										
									BILLING COCHRAN LYLES MAURO			500.00	000063

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/24/20	00001	1/01/20	25	202001 310-51300-34000		*	2,000.00		
			JAN 20 - MGMT FEES						
		1/01/20	25	202001 310-51300-31300		*	100.00		
			JAN 20 - DISSEMINATION						
		1/01/20	25	202001 310-51300-49500		*	83.33		
			JAN 20 - WEBSITE ADMIN						
		1/01/20	25	202001 310-51300-51000		*	17.50		
			JAN 20 - OFFICE SUPPLIES						
		1/01/20	25	202001 310-51300-42000		*	3.00		
			JAN 20 - POSTAGE						
		1/01/20	25	202001 310-51300-42500		*	40.80		
			JAN 20 - COPIES						
					GMS-SF, LLC			2,244.63	000064
1/24/20	00012	1/01/20	39010120	202001 320-53800-46200		*	1,500.00		
			JAN 20 - LAWN SERVICES						
					TONY'S NURSERY & GARDEN			1,500.00	000065

TOTAL FOR BANK A 137,467.28

TOTAL FOR REGISTER 137,467.28

Quail Roost

Community Development District
Tax Collections
Fiscal Year Ending September 30, 2020

On Roll Assessments:

Date Received	Gross Tax Received	Discounts/ (Penalties)	Commissions	Interest	Net Amount Received	001.300.363.100 General Fund 33.56%	021.700.363.100 Debt Series 2018 66.44%	Total 100.00%
						$ 67,284.59	**$ 133,195.70**	**$ 200,480.29**
						$ 71,579.35	$ 141,697.55	$ 213,276.90
11/15/2019	$ 10,036.56	$ 401.46	$ 96.35	$ -	$ 9,538.75	$ 3,201.37	$ 6,337.38	$ 9,538.75
11/27/2019	$ 2,509.14	$ 100.37	$ 24.09	$ -	$ 2,384.68	$ 800.34	$ 1,584.34	$ 2,384.68
12/6/2019	$ 168,112.38	$ 6,724.58	$ 1,613.88	$ -	$ 159,773.92	$ 53,622.84	$ 106,151.08	$ 159,773.92
12/19/2019	$ 12,545.70	$ 501.81	$ 120.44		$ 11,923.45	$ 4,001.71	$ 7,921.74	$ 11,923.45
1/23/2020	$ -	$ -	$ -	$ 106.15	$ 106.15	$ 106.15	$ -	$ 106.15
2/5/2020	$ 10,036.56	$ 200.72	$ 98.35	$ -	$ 9,737.49	$ 3,268.07	$ 6,469.42	$ 9,737.49
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					$ -	$ -	$ -	$ -
TOTALS	$ 203,240.34	$ 7,928.94	$ 1,953.11	$ 106.15	$ 193,464.44	$ 65,000.48	$ 128,463.96	$ 193,464.44

				95.29%
YTD gross collections	$ 68,210.91	$ 135,029.43	$ 203,240.34	
Remaining gross to collect	**$ 3,368.44**	**$ 6,668.12**	$ 10,036.56	
Commissions	$ 655.50	$ 1,297.61	$ 1,953.11	
Discount/Penalties	$ 2,661.09	$ 5,267.85	$ 7,928.94	
Interest	$ 35.63	$ 70.52	$ 106.15	
YTD Net Collections	$ 64,929.95	$ 128,534.49	$ 193,464.44	

To Debt Service **V# 14**

Date	Check	Series 2018 Amount
12/13/2019	# 60	$ 114,072.80

	$ 114,072.80
Bal to Transfer	**$ 14,391.16**
001.300.20700.10100	

QUAIL ROOST
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2020

	Governmental Fund Types			Totals Governmental Funds
	General	Debt Service	Capital Projects	
Assets				
Cash	$55,851	---	---	$55,851
Investments:				
Reserve	---	$26,923	---	$26,923
Revenue	---	$114,126	---	$114,126
Acquisition & Construction	---	---	$12,983	$12,983
Cost of Issuance	---	---	$0	$0
Due from General Fund	---	$7,922	---	$7,922
Total Assets	$55,851	$148,970	$12,983	$217,805
Liabilities				
Due to Debt Service	$7,922	---	---	$7,922
Total Liabilities	$7,922	$0	$0	$7,922
Fund Balances				
Unassigned for Debt Service	---	$148,970	---	$148,970
Unassigned for Capital Projects	---	---	$12,983	$12,983
Unassigned	$47,929	---	---	$47,929
Total Liabilities & Fund Balances	$55,851	$148,970	$12,983	$217,805

QUAIL ROOST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
Revenues				
Maintenance Assessments	$68,000	$61,732	$61,732	$0
Developer Contributions	$1,770	$1,770	$1,770	$0
Total Rvenues	**$69,770**	**$63,502**	**$63,502**	**$0**
Expenditures				
Administrative:				
Engineering Fees	$1,500	$500	$890	($390)
Arbitrage	$600	$0	$0	$0
Dissemination	$1,200	$400	$400	$0
Attorney Fees	$7,500	$2,500	$1,689	$811
Annual Audit	$3,300	$3,300	$0	$3,300
Trustee Fees	$3,750	$0	$4,041	($4,041)
Management Fees	$24,000	$8,000	$8,000	$0
Postage	$200	$67	$52	$15
Printing & Binding	$175	$58	$97	($38)
Insurance	$5,500	$5,500	$5,125	$375
Legal Advertising	$750	$250	$0	$250
Other Current Charges	$6,220	$2,073	$132	$1,942
Website Compliance	$1,000	$333	$333	$0
Office Supplies	$100	$33	$38	($5)
Dues, Licenses & Subscriptions	$175	$175	$175	$0
Total Administrative	**$55,970**	**$23,190**	**$20,971**	**$2,219**
Maintenance:				
Landscape Maintenance	$12,000	$4,000	$4,500	($500)
Wall Maintenance	$1,800	$600	$0	$600
Total Maintenance	**$13,800**	**$4,600**	**$4,500**	**$100**
Total Expenditures	**$69,770**	**$27,790**	**$25,471**	**$2,319**
Excess (deficiency) of revenues over (under) expenditures	**$0**	**$35,712**	**$38,031**	**$2,319**
Net change in fund balance	**$0**	**$35,712**	**$38,031**	**$2,319**
Fund Balance - Beginning	**$0**		**$9,898**	
Fund Balance - Ending	**$0**		**$47,929**	

QUAIL ROOST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
Revenues				
Interest Income	$0	$0	$27	$27
Special Assessment	$134,613	$121,995	$121,995	$0
Special Assessment - Direct	$0	$0	$84,438	$84,438
Total Revenues	**$134,613**	**$121,995**	**$206,459**	**$84,465**
Expenditures				
Series 2018				
Interest Expense - 12/15	$49,438	$49,438	$49,438	$0
Principal Expense - 12/15	$35,000	$35,000	$35,000	$0
Interest Expense - 06/15	$48,759	$0	$0	$0
Total Expenditures	**$133,197**	**$84,438**	**$84,438**	**$0**
Excess (deficiency) of revenues over (under) expenditures	$1,416	$37,557	$122,022	$84,465
Net change in fund balance	$1,416	$37,557	$122,022	$84,465
Fund Balance - Beginning	$84,343		$26,949	
Fund Balance - Ending	$85,759		$148,970	

QUAIL ROOST

COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
Revenues				
Interest Income	$0	$0	$7	$7
Total Revenues	**$0**	**$0**	**$7**	**$7**
Expenditures				
Capital Outlay	$0	$0	$0	$0
Total Expenditures	**$0**	**$0**	**$0**	**$0**
Excess (deficiency) of revenues over (under) expenditures	$0	$0	$7	$7
Other Sources/(Uses)				
Interfund Transfer In/(Out)	$0	$0	$0	$0
Total Other Financing Sources/(Uses)	**$0**	**$0**	**$0**	**$0**
Net change in fund balance	$0	$0	$7	$7
Fund Balance - Beginning	$0		$12,977	
Fund Balance - Ending	$0		$12,983	

QUAIL ROOST
COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	**Series 2018 Special Assessment Bonds**	
Original Issue Amount:	**$2,096,000**	
Interest Rate:	3.88%	$234,000.00
Maturity Date:	December 15, 2024	
Interest Rate:	4.35%	$240,000.00
Maturity Date:	December 15, 2029	
Interest Rate:	4.750%	$597,000.00
Maturity Date:	December 15, 2038	
Interest Rate:	5.000%	$1,025,000.00
Maturity Date:	December 15, 2048	
Reserve Fund Requirement:	25% of Âax Annual Debt Service	
Bonds outstanding - 9/30/18	$2,096,000	
Less:		
Current Bonds Outstanding:	**$2,096,000**	