

# **PORTICO COMMUNITY DEVELOPMENT DISTRICT**



DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

**PORTICO  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING  
SEPTEMBER 10, 2015**

# PORTICO COMMUNITY DEVELOPMENT DISTRICT AGENDA September 10, 2015 at 10:00 a.m.

At the office of Taylor Morrison, located at 9401 Corkscrew Palms Circle, Estero, Florida 33928.

<b>District Board of Supervisors</b>	John Asher Keith Berg Stephen Reiter Jennifer Sutton Tony Burdett	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Kristen Suit	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lindsay Whelan	Hopping Green & Sams, P.A.
<b>District Engineer</b>	David K. Robson	Johnson Engineering, Inc.

**All Cellular phones and pagers must be turned off while in the meeting room.**

### **The District Agenda is comprised of five different sections:**

The meeting will begin promptly at **10:00 a.m.** with the first section which is called **Public Comment**. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager's office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based.

**PORTICO COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 9530 MARKETPLACE ROAD, SUITE 206, FORT MYERS, FL 33912**

---

September 2, 2015

Board of Supervisors  
**Portico Community  
Development District**

**AGENDA**

Dear Board Members:

The Special meeting of the Board of Supervisors of the Portico Community Development District will be held on **Thursday, September 10, 2015 at 10:00 a.m.**, at the office of Taylor Morrison, located at 9401 Corkscrew Palms Circle, Estero, Florida 33928. The following is the advance agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**  
None
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2015-08, Confirming Assessments and Certifying an Assessment Roll..... Tab 1
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,

*Kristen Suit*

Kristen Suit  
District Manager

cc: Lindsay Whelan, Hopping Green & Sams, P.A.

# Tab 1

## RESOLUTION 2015-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PORTICO COMMUNITY DEVELOPMENT DISTRICT CONFIRMING A PRIOR DETERMINATION OF BENEFIT AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF DEBT SERVICE SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Portico Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, financing certain infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Lee County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

**WHEREAS**, for Fiscal Year 2015/2016, the Board of Supervisors (“**Board**”) of the District has adopted its budgets, including its debt service budgets attached hereto as **Exhibit “A”** and now desires to set forth the method by which debt service special assessments shall be collected and enforced; and

**WHEREAS**, the District has entered into a funding agreement for the purpose of funding its operations and maintenance budget for Fiscal Year 2015/2016 and accordingly is not at this time levying a special assessment to fund its Fiscal Year 2015/2016 operations and maintenance budget; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached hereto as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The Board finds and determines that the District's capital improvement plan, which is funded by the District's debt service special assessments, continues to confer a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments as set forth in **Exhibits "A" and "B."** Additionally, the Board finds and determines that the allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** continues to be fair and reasonable.

**SECTION 2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. Tax Roll Assessments.** The previously levied debt service special assessments levied on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. Direct Bill Assessments.** The previously levied debt service special assessments levied on the Direct Collect Property will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2015; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2015, 25% due no later than February 1, 2016 and 25% due no later than May 1, 2016. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2015/2016, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 3. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the District's Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

**SECTION 5. 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.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of September, 2015.

ATTEST:

**PORTICO COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** Fiscal Year 2015/2016 Budget  
**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

## Exhibit A



**Portico Community Development District  
General Fund  
Fiscal Year 2015/2016**

Adopted August 20, 2015

	Chart of Accounts Classification	Budget for 2015/2016
1		
2	<b>REVENUES</b>	
3		
4	Special Assessments	
5	Tax Roll*	\$ -
6	Off Roll*	\$ -
7	Contributions & Donations from Private Sources	
8	Developer Contributions	\$ 114,195
9		
10	<b>TOTAL REVENUES</b>	<b>\$ 114,195</b>
11		
12	Balance Forward from Prior Year	\$ -
13		
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 114,195</b>
15		
16	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
17		
18	<b>EXPENDITURES - ADMINISTRATIVE</b>	
19		
20	Financial & Administrative	
21	Administrative Services	\$ 4,500
22	District Management	\$ 18,610
23	District Engineer	\$ 7,500
24	Disclosure Report	\$ 1,500
25	Trustees Fees	\$ 3,000
26	Financial Consulting Services	\$ 10,000
27	Accounting Services	\$ 15,300
28	Auditing Services	\$ 3,500
29	Arbitrage Rebate Calculation	\$ 650
30	Public Officials Liability Insurance	\$ 3,094
31	Legal Advertising	\$ 850
32	Dues, Licenses & Fees	\$ 175
33	Tax Collector /Property Appraiser Fees	\$ 380
34	Website Fees & Maintenance	\$ 2,700
35	Legal Counsel	
36	District Counsel	\$ 7,500
37		
38	<b>Administrative Subtotal</b>	<b>\$ 79,259</b>
39		
40	<b>EXPENDITURES - FIELD OPERATIONS</b>	
41		
42	Stormwater Control	
43	Aquatic Maintenance	\$ 11,160
44	Wetland Monitoring & Maintenance	\$ 10,600
45	Mitigation Area Monitoring & Maintenance	\$ 4,500
46	Aquatic Plant Replacement	\$ 500
47	Other Physical Environment	
48	General Liability Insurance	\$ 2,531
50	Contingency	
51	Miscellaneous Contingency	\$ 5,645
52		
53	<b>Field Operations Subtotal</b>	<b>\$ 34,936</b>
54		
55	<b>Contingency for County TRIM Notice</b>	
56		
57	<b>TOTAL EXPENDITURES</b>	<b>\$ 114,195</b>
58		
59	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
60		

**Budget Template**  
**Portico Community Development District**  
**Debt Service**  
**Fiscal Year 2015/2016**

Chart of Accounts Classification	Series 2006	Budget for 2015/2016
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$ 983,239.24	\$ 983,239.24
<b>TOTAL REVENUES</b>	<b>\$ 983,239.24</b>	<b>\$ 983,239.24</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$ -
Debt Service Obligation	\$ 983,239.24	\$ 983,239.24
<b>Administrative Subtotal</b>	<b>\$ 983,239.24</b>	<b>\$ 983,239.24</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 983,239.24</b>	<b>\$ 983,239.24</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>

Collection and Discount % applicable to the county: 4.5%

**Gross assessments \$ 1,029,569.88**

**Notes:**

1. Tax Roll Collection Costs for Lee County is 4.5% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

**Portico Community Development District**

**FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2015/2016 O&M Budget	\$114,195.00
Lee County 4.5% Collection Cost:	<u>\$5,380.92</u>
<b>2015/2016 Total:</b>	<b>\$119,575.92</b>

2014/2015 O&M Budget	\$114,195.00
2015/2016 O&M Budget	\$114,195.00
<b>Total Difference:</b>	<b><u>\$0.00</u></b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016	\$	%
<b>Debt Service - Townhome</b>	\$624.83	\$624.83	\$0.00	0.00%
<b>Operations/Maintenance - Townhome</b>	\$51.85	\$51.85	\$0.00	0.00%
<b>Total</b>	<b>\$676.68</b>	<b>\$676.68</b>	<b>\$0.00</b>	<b>0.00%</b>
<hr/>				
<b>Debt Service - Single Family 55'</b>	\$735.09	\$735.09	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 55'</b>	\$94.28	\$94.28	\$0.00	0.00%
<b>Total</b>	<b>\$829.37</b>	<b>\$829.37</b>	<b>\$0.00</b>	<b>0.00%</b>
<hr/>				
<b>Debt Service - Single Family 65'</b>	\$955.62	\$955.62	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 65'</b>	\$111.25	\$111.25	\$0.00	0.00%
<b>Total</b>	<b>\$1,066.87</b>	<b>\$1,066.87</b>	<b>\$0.00</b>	<b>0.00%</b>
<hr/>				
<b>Debt Service - Single Family 75'</b>	\$1,176.15	\$1,176.15	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 75'</b>	\$128.22	\$128.22	\$0.00	0.00%
<b>Total</b>	<b>\$1,304.37</b>	<b>\$1,304.37</b>	<b>\$0.00</b>	<b>0.00%</b>

**PORTICO**

**FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$114,195.00
COLLECTION COSTS @	4.5%	<u>\$5,380.92</u>
TOTAL O&M ASSESSMENT		<u><u>\$119,575.92</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>			
	<u>SERIES 2006A</u>		<u>EAU FACTOR</u>	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>
	<u>O&amp;M</u>	<u>DEBT SERVICE <sup>(1)</sup></u>		<u>EAU's</u>	<u>EAU's</u>	<u>O&amp;M BUDGET</u>
<b><u>Platted Parcels</u></b>						
SINGLE FAMILY 55	177	177	1.00	177.00	13.96%	\$16,686.85
SINGLE FAMILY 65	117	117	1.18	138.06	10.88%	\$13,015.75
SINGLE FAMILY 75	86	86	1.36	116.96	9.22%	\$11,026.52
<b>Total Platted</b>	<u><b>380</b></u>	<u><b>380</b></u>		<u>432.02</u>	<u>34.06%</u>	<u><b>\$40,729.12</b></u>
<b><u>UNPLATTED LANDS</u></b>						
	<b><u>PLANNED UNITS</u></b>					
TOWNHOME	120	120	0.55	66.00	5.20%	\$6,222.22
SINGLE FAMILY 55	301	301	1.00	301.00	23.73%	\$28,377.08
SINGLE FAMILY 65	241	241	1.18	284.38	22.42%	\$26,810.21
SINGLE FAMILY 75	136	136	1.36	184.96	14.58%	\$17,437.29
<b>Total Unplatted</b>	<u><b>798</b></u>	<u><b>798</b></u>		<u>836.34</u>	<u>65.94%</u>	<u><b>\$78,846.80</b></u>
<b>Total Community</b>	<u><b>1178</b></u>	<u><b>1178</b></u>		<u>1268.36</u>	<u>100.00%</u>	<u><b>\$119,575.92</b></u>

LESS: Lee County Collection Costs and Early Payment Discount Costs (\$5,380.92)

**Net Revenue to be Collected** \$114,195.00

*UNPLAT BY ACREAGE*    257.17    257.17    \$78,846.80

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&amp;M</u>	<u>DEBT SERVICE <sup>(2)</sup></u>	<u>TOTAL <sup>(3)</sup></u>
\$94.28	\$735.09	\$829.37
\$111.25	\$955.62	\$1,066.87
\$128.22	\$1,176.15	\$1,304.37
\$51.85	\$624.83	\$676.68
\$94.28	\$735.09	\$829.37
\$111.25	\$955.62	\$1,066.87
\$128.22	\$1,176.15	\$1,304.37

<u>PER ACRE ASSESSMENTS - UNPLATTED</u>		
<u>O&amp;M</u>	<u>DEBT</u>	<u>TOTAL</u>
\$306.59	\$2,669.45	\$2,976.04

- (1) Reflects the number of total lots with Series 2006A debt outstanding.
- (2) Annual debt service assessment per lot adopted in connection with the Series 2006A bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discount costs.
- (3) Annual assessment that will appear on November 2015 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## Exhibit B



PORTICO COMMUNITY DEVELOPMENT DISTRICT  
2015 ASSESSMENT ROLL (UNIFORM METHOD)

SERIES 2006

Table with columns: STRAP, Owner, Site Address, Legal Description, LU, DEBT SERVICE, O&M, TOTAL. The table lists property assessments for Portico Phase IAS Desc in Insstr #2006-41756L, with rows numbered from 33-43-26-01-0000-0960 to 33-43-26-01-0000-1900. Each row provides details on the owner, site address, legal description, and associated utility and assessment values.







**PORTICO COMMUNITY DEVELOPMENT DISTRICT  
2015 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	Owner	Site Address	Legal Description	SERIES 2006			TOTAL
				LU	DEBT SERVICE	O&M <sup>(1)</sup>	
33-43-26-01-0000A.00CE	PORTICO MASTER PROPERTYOWNERS ASSN INC8430 ENTERPRISE CIR STE 100BRADENTON FL, 34202	PORTICO PHASE I TRACT AFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT A	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000B.0000	TAYLOR WOODROW COMMUNITIEST AT PORTICO LLC501 N CATTLEMEN RD STE 100SARASOTA FL, 34232	PORTICO PHASE I TRACT BFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT B	U	\$0.00	\$0.00	\$0.00
33-43-26-01-0000C.00CE	TAYLOR WOODROW COMMUNITIEST AT PORTICO LLC501 N CATTLEMEN RD STE 100SARASOTA FL, 34232	PORTICO PHASE I TRACT CFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT C	U	\$0.00	\$0.00	\$0.00
33-43-26-01-0000D.00CE	PORTICO MASTER PROPERTYOWNERS ASSN INC8430 ENTERPRISE CIR STE 100BRADENTON FL, 34202	PORTICO PHASE I TRACT DFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT D	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000E.00CE	PORTICO MASTER PROPERTYOWNERS ASSN INC8430 ENTERPRISE CIR STE 100BRADENTON FL, 34202	PORTICO PHASE I TRACT EFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT E	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000F.0000	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	PORTICO PHASE I TRACT FFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT F	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000G.0000	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	PORTICO PHASE I TRACT GFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT G	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000H.00CE	PORTICO MASTER PROPERTYOWNERS ASSN INC8430 ENTERPRISE CIR STE 100BRADENTON FL, 34202	PORTICO PHASE I TRACT HFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT H	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000I.00CE	PORTICO MASTER PROPERTYOWNERS ASSN INC8430 ENTERPRISE CIR STE 100BRADENTON FL, 34202	PORTICO PHASE I TRACT IFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT I	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000J.00CE	PORTICO MASTER PROPERTYOWNERS ASSN INC8430 ENTERPRISE CIR STE 100BRADENTON FL, 34202	PORTICO PHASE I TRACT JFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT J	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000K.0000	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	PORTICO PHASE I TRACT KFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT K	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000L.0000	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	PORTICO PHASE I TRACT LFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT L	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000RD.01CE	PORTICO MASTER PROPERTYOWNERS ASSN INC8430 ENTERPRISE CIR STE 100BRADENTON FL, 34202	RIGHT OF WAYFORT MYERS, FL	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT RD-1	0	\$0.00	\$0.00	\$0.00
33-43-26-01-0000RD.02CE	PORTICO MASTER PROPERTYOWNERS ASSN INC8430 ENTERPRISE CIR STE 100BRADENTON FL, 34202	RIGHT OF WAYFORT MYERS, FL	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT RD-2	0	\$0.00	\$0.00	\$0.00
33-43-26-01-00LKA.0010	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	SUBMERGEDFORT MYERS, FL	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT LK-A1	0	\$0.00	\$0.00	\$0.00
33-43-26-01-00LKA.0020	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	SUBMERGEDFORT MYERS, FL	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT LK-A2	0	\$0.00	\$0.00	\$0.00
33-43-26-01-00LKA.0030	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	SUBMERGEDFORT MYERS, FL	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT LK-A3	0	\$0.00	\$0.00	\$0.00
33-43-26-01-00LKA.0040	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	SUBMERGEDFORT MYERS, FL	PORTICO AS DESC IN INSTR #2006-411756TRACT LK-A4	0	\$0.00	\$0.00	\$0.00
33-43-26-01-00LKA.0050	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	SUBMERGEDFORT MYERS, FL	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT LK-A5	0	\$0.00	\$0.00	\$0.00
33-43-26-01-00LKA.0090	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	SUBMERGEDFORT MYERS, FL	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT LK-A9	0	\$0.00	\$0.00	\$0.00
33-43-26-01-00LKA.0100	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	SUBMERGEDFORT MYERS, FL	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT LK-A10	0	\$0.00	\$0.00	\$0.00
33-43-26-01-00LKB.0010	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	SUBMERGEDFORT MYERS, FL	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT LK-B1	0	\$0.00	\$0.00	\$0.00
33-43-26-01-00LKB.0020	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	SUBMERGEDFORT MYERS, FL	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT LK-B2	0	\$0.00	\$0.00	\$0.00
34-43-26-00-00001.0000	TAYLOR WOODROW COMMUNITIEST AT PORTICO LLC501 N CATTLEMEN RD STE 100SARASOTA FL, 34232	ACCESS UNDETERMINEDALVA, FL	S 1/2 SEC 34 + OR 4107 PG 886LESS INST#2006-260708+LESS SUBD	U	\$0.00	\$0.00	\$0.00
34-43-26-00-00001.0050	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	PORTICO TRACT LK C1FORT MYERS, FL	PARL IN S 1/2 SEC 34AS DESC IN INSTR#2006-260708AKA PORTICO TRACT LK-C1	0	\$0.00	\$0.00	\$0.00
34-43-26-00-00001.0060	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	PORTICO TRACT LK C2FORT MYERS, FL	PARL IN S 1/2 SEC 34AS DESC IN INSTR#2006-260708AKA PORTICO TRACT LK-C2	0	\$0.00	\$0.00	\$0.00
34-43-26-00-00001.0070	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	PORTICO TRACT LK C3FORT MYERS, FL	PARL IN S 1/2 SEC 34AS DESC IN INSTR#2006-260708AKA PORTICO TRACT LK-C3	0	\$0.00	\$0.00	\$0.00
34-43-26-00-00001.0080	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	PORTICO TRACT LK C4FORT MYERS, FL	PARL IN S 1/2 SEC 34AS DESC IN INSTR#2006-260708AKA PORTICO TRACT LK-C4	0	\$0.00	\$0.00	\$0.00
34-43-26-00-00001.0090	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	RESERVED PORTICO CONSERVATION AREAFORT MYERS, FL	PARL IN S 1/2 SEC 34AS DESC IN INSTR#2006-260708AKA PORTICO CONSERVATION AREA	0	\$0.00	\$0.00	\$0.00
34-43-26-00-00001.0100	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	PORTICO TRACT LK C5FORT MYERS, FL	PARL IN S 1/2 SEC 34AS DESC IN INSTR#2006-260708AKA PORTICO TRACT LK-C5	0	\$0.00	\$0.00	\$0.00
34-43-26-00-00001.0110	PORTICO CDDRIZZETTA + CO INC3434 COLWELL AVE STE 200TAMPA FL, 33614	PORTICO TRACT LK C6FORT MYERS, FL	PARL IN S 1/2 SEC 34AS DESC IN INSTR#2006-260708AKA PORTICO TRACT LK-C6	0	\$0.00	\$0.00	\$0.00

<sup>(1)</sup> The Operations & Maintenance Budget for Fiscal Year 2015/2016 will be funded by Developer Contributions.

			<b>\$343,067.37</b>	<b>\$0.00</b>	<b>\$343,067.37</b>
	<b>TOTAL RECORDS</b>	<b>411</b>			
	<b>RECORDS ASSESSED</b>	<b>380</b>			
	<b>RECORDS NOT ASSESSED</b>	<b>31</b>			
	<b>TOTAL ASSESSMENT</b>	<b>\$343,067.37</b>			
			<b>Less Collection Costs and Discounts @ 4.5%</b>	<b>(\$15,438.03)</b>	<b>\$0.00</b>
				<b>Net Expected Assessment Revenue</b>	<b>\$327,629.34</b>
			<b>100.00%</b>	<b>0.00%</b>	<b>100.00%</b>

**PORTICO COMMUNITY DEVELOPMENT DISTRICT  
2015 ASSESSMENT ROLL (DIRECT COLLECT)**

STRAP	Owner	Site Address	Legal Description	SERIES 2006			
				LU	DEBT SERVICE	O&M <sup>(1)</sup>	TOTAL
33-43-26-01-0000B.0000	TAYLOR WOODROW COMMUNITIES AT PORTICO LLC 501 N CATTLEMEN RD STE 100 SARASOTA FL, 34232	PORTICO PHASE I TRACT BFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT B	U	\$40,483.26	\$0.00	\$40,483.26
33-43-26-01-0000C.0000	TAYLOR WOODROW COMMUNITIES AT PORTICO LLC 501 N CATTLEMEN RD STE 100 SARASOTA FL, 34232	PORTICO PHASE I TRACT CFORT MYERS, FL 33905	PORTICO PHASE IAS DESC IN INSTR #2006-411756TRACT C	U	\$24,422.52	\$0.00	\$24,422.52
34-43-26-00-00001.0000	TAYLOR WOODROW COMMUNITIES AT PORTICO LLC 501 N CATTLEMEN RD STE 100 SARASOTA FL, 34232	ACCESS UNDETERMINED ALVA, FL	S 1/2 SEC 34 + OR 4107 PG 886 LESS INSTR #2006-260708+LESS SUBD	U	\$590,703.77	\$0.00	\$590,703.77

<sup>(1)</sup> The Operations & Maintenance Budget for Fiscal Year 2015/2016 will be funded by Developer Contributions.

<b>NET COLLECTIONS</b>	<b>\$655,609.55</b>	<b>\$0.00</b>	<b>\$655,609.55</b>
------------------------	---------------------	---------------	---------------------

TOTAL RECORDS	411
RECORDS ASSESSED	3
RECORDS NOT ASSESSED	408
 TOTAL ASSESSMENT	 \$655,609.55