



Rizzetta & Company

Portico Community Development District

**Board of Supervisors' Meeting
May 18, 2023**

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.porticocdd.org

PORTICO COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

Board of Supervisors	Chris Hasty	Chairman
	Barry Ernst	Vice Chairman
	Scott Edwards	Assistant Secretary
	Lamar Cummings	Assistant Secretary
	VACANT	Board Supervisor
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Kutak Rock, LLP
District Engineer	Brent Burford	Johnson Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

PORTICO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.porticocdd.org

May 11, 2023

Board of Supervisors
**Portico Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Portico Community Development District will be held on **Thursday, May 18, 2023 at 10:00 a.m.**, at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on February 16, 2023..... Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures for the Months of August 2022 through March 2023 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Acquisition Phase 3B and 3C Stormwater Improvements..... Tab 3
 - B. Consideration of Earth Tech Environmental Proposal for Preserve Maintenance..... Tab 4
 - C. Acceptance of Arbitrage Rebate Report for Series 2020-1 and 2020-2 for Annual Period Ended March 15, 2023 Tab 5
 - D. Presentation of the Proposed Budget for Fiscal Year 2023/2024 Tab 6
 - E. Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon..... Tab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 8
 1. Presentation of Registered Voter Count Tab 9
 2. Presentation of April 2023, 1st Quarter Website Audit..... Tab 10
- 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,
Belinda Blandon
Belinda Blandon
District Manager

cc: Tucker Mackie, Kutak Rock, LLP

Tab 1

MINUTES OF MEETING

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

PORTICO COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Portico Community Development District was held on **Thursday, February 16, 2023 at 10:03 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Barry Ernst	Board Supervisor, Vice Chairman
Scott Edwards	Board Supervisor, Assistant Secretary
Chris Hasty	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Kutak Rock, LLP
	(via speaker phone)
Brent Burford	District Engineer, Johnson Engineering, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
November 17, 2022**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on November 17, 2022 and asked if there were any questions or comments related to the minutes. There were none.

On a Motion by Mr. Ernst, seconded by Mr. Edwards, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 17, 2022, for the Portico Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Declaring Vacancies**

Ms. Mackie provided an overview of the resolution and responded to questions from the Board.

On a Motion by Mr. Hasty, seconded by Mr. Edwards, with all in favor, the Board Adopted Resolution 2023-01, Declaring Vacancies, for the Portico Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resignation of
Board Supervisor, Russell Smith**

Ms. Blandon advised that she received a letter of resignation from Mr. Smith, as contained within the agenda, and asked if there were any questions. There were none.

On a Motion by Mr. Edwards, seconded by Mr. Ernst, with all in favor, the Board Accepted the Resignation of Board Supervisor, Russell Smith, for the Portico Community Development District.

SIXTH ORDER OF BUSINESS

**Appointment of Board Supervisor to
Fill Seat #5, with a Term to Expire
November 2026**

Ms. Blandon asked if the Board would like to make an appointment to seat 5.

On a Motion by Mr. Edwards, seconded by Mr. Ernst, with all in favor, the Board Appointed Mr. Lamar Cummings to Seat #5, with a Term to Expire November 2026, for the Portico Community Development District.

Ms. Blandon administered the Oath of Office to Mr. Cummings and asked if he would like to accept or waive his right to Supervisor Compensation. Mr. Cummings waived his right to Supervisor Compensation.

Ms. Mackie provided an overview of Sunshine laws and Ethics rules for Mr. Cummings.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Redesignating Officers of the District**

Ms. Blandon provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Edwards, seconded by Mr. Ernst, with all in favor, the Board Redesignated Offices of the District as Follows: Mr. Chris Hasty to Serve as Chairman, Mr. Barry Ernst to Serve as Vice Chairman, and Mr. Scott Edward, Mr. Lamar Cummings, Ms. Belinda Blandon, Ms. Melissa Dobbins, and Mr. Matthew Huber to Serve as Assistant Secretaries, for the Portico Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Lake Water Quality and Aeration

Ms. Blandon advised that water quality tests have been ordered.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie advised that she had no report.

B. District Engineer

Mr. Burford advised that he had no report.

C. District Manager

Ms. Blandon provided an overview of the 2023 fourth quarter website audit as contained within the agenda and asked if there were any questions. There were none. She advised that the next meeting of the Board of Supervisors' is scheduled for Thursday, May 18, 2023 at 10:00 a.m.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon opened the floor for Supervisor requests or comments. There were none.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Blandon advised there is no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Edwards, seconded by Mr. Hasty, with all in favor, the Board adjourned the meeting at 10:24 a.m. for the Portico Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 2

PORTICO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.porticocdd.org

Operation and Maintenance Expenditures August 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2022 through August 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,018.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Portico Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson Engineering, Inc.	100001	20055880-006-5	Engineering Services Through 07/17/22	\$ 435.00
News-Press Media Group	100002	4819011	Legal Advertising 07/22	\$ 2,510.60
Rizzetta & Company, Inc.	100000	INV0000070154	District Management Fees 08/22	\$ 4,246.09
Superior Waterway Services, Inc.	100003	82442	Service Fountain Repairs 08/22	<u>\$ 826.80</u>
Report Total				<u>\$ 8,018.49</u>

PORTICO COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures September 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2022 through September 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,836.50**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Portico Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2022 Through September 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	100008	16552	Policy #100122230 10/01/2022-10/01/2023	\$ 6,968.00
Florida Power & Light Company		Portico Monthly Summary 08/22	Portico Monthly Summary 08/22	\$ 1,046.69
Johnson Engineering, Inc.	100006	20055880-001-147	Engineering Services Through 08/14/22	\$ 1,000.00
Rizzetta & Company, Inc.	100005	INV0000071167	District Management Fees 09/22	\$ 4,246.09
Solitude Lake Management, LLC	100004	PI-A00868355	Lake & Pond Management Services 08/22	\$ 4,632.00
Superior Waterway Services, Inc.	100007	81943	Service Fountain Repairs 07/22	<u>\$ 3,943.72</u>
Report Total				<u>\$ 21,836.50</u>

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Operation and Maintenance Expenditures October 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2022 through October 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$6,914.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Portico Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2022 Through October 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	100009	Portico Monthly Sun	Portico Monthly Summary 09/22	\$ 1,004.67
Innersync Studio, Ltd	100010	20854	Web Hosting Quarterly Service 10/22	\$ 384.38
Kutak Rock, LLP	100011	3110985	Legal Services through 08/22	\$ 1,117.00
Rizzetta & Company, Inc.	100012	INV0000071763	District Management Fees 10/22	<u>\$ 4,408.92</u>
Report Total				<u>\$ 6,914.97</u>

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Operation and Maintenance Expenditures November 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,213.33**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Portico Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Earth Tech Environmental, LLC	100019	8604	Preserve Maintenance 09/22	\$ 3,750.00
Florida Department of Economic O	100014	86893	Special District Fee FY22-23	\$ 175.00
Florida Power & Light Company	100013	Portico Monthly Sun Portico Monthly Summary 10/22		\$ 969.34
Johnson Engineering, Inc.	100015	20055880-001-148	Engineering Services Through 09/18/22	\$ 485.00
Johnson Engineering, Inc.	100020	20055880-001-149	Engineering Services Through 10/16/22	\$ 125.00
Kutak Rock, LLP	100021	3124656	Legal Services 09/22	\$ 181.62
Rizzetta & Company, Inc.	100016	INV0000071911	Assessment Roll FY 22-23	\$ 5,463.12
Rizzetta & Company, Inc.	100017	INV0000072599	District Management Fees 11/22	\$ 4,408.92
Solitude Lake Management, LLC	100022	21867	Midge Control 10/22	\$ 687.00
Solitude Lake Management, LLC	100022	26320	Lake & Pond Management Services 11/22	\$ 4,632.00
Solitude Lake Management, LLC	100018	PSI-12412	Lake & Pond Management Services 09/22	\$ 4,632.00
Solitude Lake Management, LLC	100022	PSI-19867	Lake & Pond Management Services 10/22	\$ 4,632.00
Solitude Lake Management, LLC	100022	PSI-21958	Midge Control 10/22	\$ 1,072.33
Report Total				<u>\$ 31,213.33</u>

PORTICO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.porticocdd.org

Operation and Maintenance Expenditures December 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,983.64**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Portico Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	100023	Portico Monthly Summary 11/22	Portico Monthly Summary 11/22	\$ 952.70
Johnson Engineering, Inc.	100026	20055880-001-150	Engineering Services Through 11/13/22	\$ 1,160.00
Johnson Engineering, Inc.	100026	20055880-005-3	Engineering Services Through 11/13/22	\$ 140.00
Lee County Property Appraiser	100024	11003	2022-23 Non Ad Valorem Roll	\$ 1,408.00
News-Press Media Group	100029	5148604	Legal Advertising 11/22	\$ 267.68
Rizzetta & Company, Inc.	100025	INV0000073245	District Management Fees 12/22	\$ 4,408.92
Solitude Lake Management, LLC	100030	PSI-29981	MIDGE CONTROL 11/22	\$ 687.00
Solitude Lake Management, LLC	100028	PSI-29983	MIDGE CONTROL 11/22	\$ 1,072.34
Solitude Lake Management, LLC	100030	PSI-29989	MIDGE CONTROL 12/22	\$ 687.00
Superior Waterway Services, Inc.	100027	84108	Quarterly Aeration Maintenance 11/22	<u>\$ 1,200.00</u>
Report Total				<u>\$ 11,983.64</u>

PORTICO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

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Operation and Maintenance Expenditures

January 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,088.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Portico Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Earth Tech Environmental, LLC	100035	8805	Preserve Maintenance 12/22	\$ 3,750.00
Florida Power & Light Company	100041	Portico Monthly Summary 01/23	Portico Monthly Summary 01/23	\$ 1,197.15
Florida Power & Light Company	100031	Portico Monthly Summary 12/22	Portico Monthly Summary 12/22	\$ 1,043.94
Innersync Studio, Ltd	100039	21036	Web Hosting Quarterly Service 01/23	\$ 384.38
Johnson Engineering, Inc.	100036	20055880-001-151	Engineering Services Through 12/11/22	\$ 262.50
Kutak Rock, LLP	100032	3140899	Legal Services through 10/22	\$ 1,474.50
Kutak Rock, LLP	100037	3155704	Legal Services through 11/22	\$ 602.66
Rizzetta & Company, Inc.	100034	INV0000074683	District Management Fees 01/23	\$ 4,408.92
Rizzetta & Company, Inc.	100040	INV0000074884	Annual Dissemination Services 01/23	\$ 2,500.00
Solitude Lake Management, LLC	100033	PSI-32970	Lake & Pond Management Services 12/22	\$ 4,632.00
Solitude Lake Management, LLC	100042	PSI-42773	Lake & Pond Management Services 01/23	\$ 4,632.00
Superior Waterway Services, Inc.	100038	82089	Quarterly Aeration Maintenance 09/22	\$ <u>1,200.00</u>
Report Total				<u>\$ 26,088.05</u>

PORTICO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
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Operation and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,250.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Portico Community Development
District
Check Register**

Company Name: Portico Community Development District
Report Name: Check Register
Created on: 03/09/2023
Location: 412--Portico

	Account	Payment date	Vendor name	Document/check n	Payment Amount
412TRUISTOP					
	412TRUISTOP	02/10/2023	Johnson Engineering, Inc.	100044	\$975.00
	412TRUISTOP	02/16/2023	Kutak Rock, LLP	100045	\$699.00
	412TRUISTOP	02/03/2023	Rizzetta & Company, Inc.	100043	\$4,408.92
	412TRUISTOP	02/16/2023	Solitude Lake Management, I	100046	\$4,632.00
	412TRUISTOP	02/16/2023	Superior Waterway Services,	100047	\$535.50
					\$11,250.42

PORTICO COMMUNITY DEVELOPMENT DISTRICT

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Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
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Operation and Maintenance Expenditures March 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,040.22**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Portico Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Andrea Scheriau	100049	030223 Scheriau	Refuend of over payment 10/22	\$ 553.09
Florida Power & Light Company	100054	Portico Monthly Sun	Portico Monthly Summary 02/23	\$ 1,133.94
Johnson Engineering, Inc.	100050	20055880-001-153	Engineering Services Through 02/12/23	\$ 1,050.00
Johnson Engineering, Inc.	100055	20055880-001-154	Engineering Services Through 03/12/23	\$ 1,650.00
Johnson Engineering, Inc.	100050	20055880-005-5	Engineering Services Through 02/12/23	\$ 150.00
Kutak Rock, LLP	100051	3182124	Legal Services through 01/23	\$ 538.57
Kutak Rock, LLP	100056	3194636	Legal Services through 02/23	\$ 1,046.50
News-Press Media Group	100057	5408690	Legal Advertising 02/23	\$ 297.20
Rizzetta & Company, Inc.	100048	INV0000078031	District Management Fees 03/23	\$ 4,408.92

Portico Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Andrea Scheriau	100049	030223 Scheriau	Refuend of over payment 10/22	\$ 553.09
Solitude Lake Management, LLC	100052	PSI-52367	Enhanced Water Body Assessment 02/23	\$ 2,380.00
Solitude Lake Management, LLC	100052	PSI-59296	Lake & Pond Management Services 03/23	\$ 4,632.00
Superior Waterway Services, Inc.	100053	85300	Quarterly Aeration Maintenance 03/23	<u>\$ 1,200.00</u>
Report Total				<u>\$ 19,040.22</u>

**Portico Community Development
District
Check Register**

Company Name: Portico Community Development District
Report Name: Check Register
Created on: 04/06/2023
Location: 412--Portico

	Account	Payment date	Vendor name	Document/ check no	Payment Amount
412TRUISTOP					
	412TRUISTOP	03/20/2023	Andrea Scheriau	100049	\$553.09
	412TRUISTOP	03/30/2023	Florida Power & Light Company	100054	\$1,133.94
	412TRUISTOP	03/20/2023	Johnson Engineering, Inc.	100050	\$1,200.00
	412TRUISTOP	03/30/2023	Johnson Engineering, Inc.	100055	\$1,650.00
	412TRUISTOP	03/20/2023	Kutak Rock, LLP	100051	\$538.57
	412TRUISTOP	03/30/2023	Kutak Rock, LLP	100056	\$1,046.50
	412TRUISTOP	03/30/2023	News-Press Media Group	100057	\$297.20
	412TRUISTOP	03/01/2023	Rizzetta & Company, Inc.	100048	\$4,408.92
	412TRUISTOP	03/20/2023	Solitude Lake Management, LLC	100052	\$7,012.00
	412TRUISTOP	03/20/2023	Superior Waterway Services, Inc.	100053	<u>\$1,200.00</u>
					<u>\$19,040.22</u>

Tab 3

April 17th, 2023

Portico Community Development District
c/o Belinda Blandon, District Manager
Rizzetta & Company, Inc.
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

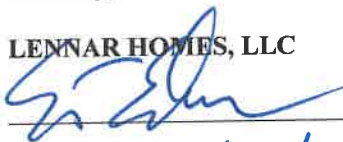
Re: Portico Community Development District
Acquisition of Phase 3B & 3C Stormwater Improvements Described in Exhibit "A"

Dear Belinda:

Pursuant to the *Agreement by and between the District and Developer, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property*, dated March 16, 2020, you are hereby notified that Lennar Homes, LLC, has completed and wishes to convey to the Portico Community Development District (the "**District**") those certain improvements described in Exhibit "A" attached hereto (the "**Improvements**"), which were included in the District's *Engineer's Report*, dated February 2006, as amended by the *Amended Engineer's Report*, dated May 2008, as amended by the *Amended Engineer's Report*, dated January 2020 (collectively, the "**Engineer's Report**").

Sincerely,

LENNAR HOMES, LLC



By: Scott Edwards
Its: Vice President

cc: Tucker F. Mackie, District Counsel
Andrew D. Tilton, P.E., District Engineer

Exhibit "A"

Description of Improvements to be Acquired by CDD:

All pond/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, and related stormwater facilities in and for the development of Portico Phase IIIB and Phase IIIC, all located in drainage easements, road right-of-way tract RD-1, lake maintenance easements, and lake tract LK-C3B, LK-C3C, LK-C3D, LK-C3E, LK-C3F, LK-C3G, and LK-C3H AS SHOWN ON THE PLAT KNOWN AS PORTICO PHASE IIIB, RECORDED IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA AT INSTRUMENT NO. 2021000273091.

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **LENNAR HOMES, LLC**, a Florida limited liability company, whose address for purposes hereof is 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966 (“**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **PORTICO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”) whose address is 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All pond/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, and related stormwater facilities in and for the development of Portico Phase IIIB and Phase IIIC, all located in drainage easements, road right-of-way tract RD-1, lake maintenance easements, and lake tract LK-C3B, LK-C3C, LK-C3D, LK-C3E, LK-C3F, LK-C3G, and LK-C3H AS SHOWN ON THE PLAT KNOWN AS PORTICO PHASE IIIB, RECORDED IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA AT INSTRUMENT NO. 2021000273091.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that Seller is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 17th day of

April, 2023.

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC,
a Florida limited liability company

Witnessed:

Ashley Kingston
Print Name: Ashley Kingston

Walter Fluegel
Print Name: Walter Fluegel

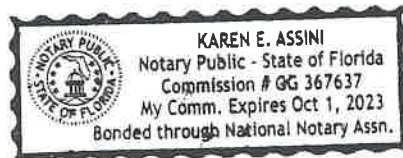
By:

Scott Edwards
Print Name: Scott Edwards
Print Title: VP of Land Development

STATE OF Florida
COUNTY OF LEE

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared SCOTT EDWARDS as V.P. of Lennar Homes, LLC, a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 17th day of April, 2023.



Karen E. Assini
Notary Public

Personally known: _____
Produced Identification: _____
Type of Identification: _____

**CERTIFICATE OF CONSULTING ENGINEER TO
PORTICO COMMUNITY DEVELOPMENT DISTRICT REGARDING
CERTAIN PHASE 3B AND 3C STORMWATER IMPROVEMENTS**

Board of Supervisors
Portico Community Development District

Re: Portico Community Development District
Phase 3B and 3C Stormwater Acquisition

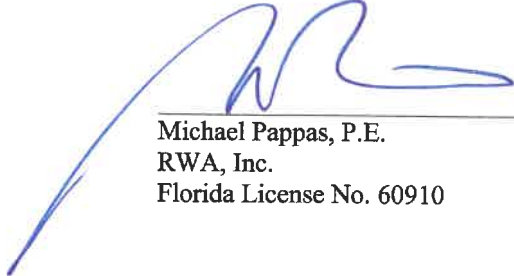
Ladies and Gentlemen:

The undersigned, a representative of RWA, Inc. ("**Consulting Engineer**"), as Consulting Engineer for WCI Communities, LLC ("**Developer**"), hereby makes the following certifications in connection with an acquisition by the Portico Community Development District of certain improvements ("**Improvements**"), as described in those construction plans titled "Site Construction Plans for Portico Phase IIIB and IIIC," prepared by RWA, Inc. In consideration of good and valuable consideration, and an additional payment of \$10.00, the receipt and adequacy of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Improvements, including but not limited to, the forms of agreement, plans, schedules, invoices, and other documents.
2. The Improvements were installed in accordance with their specifications and are capable of performing the functions for which they were intended.
3. All known plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.
4. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.


Michael Pappas, P.E.
RWA, Inc.
Florida License No. 60910

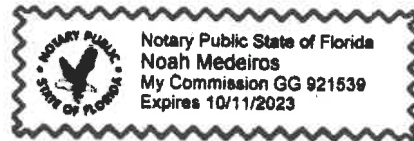
STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 18 day of April, 2023, by Michael Pappas, P.E., an authorized representative of RWA, Inc., who ☒ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)


Notary Public Signature

NOAH MEDEIROS
(Name typed, printed or stamped)
Notary Public, State of FL
Commission No. 66921539
My Commission Expires: 10/11/23



**JOHNSON ENGINEERING, INC., CERTIFICATION TO
PORTICO COMMUNITY DEVELOPMENT DISTRICT REGARDING
PHASE 3B & 3C STORMWATER IMPROVEMENTS**

STATE OF FLORIDA
COUNTY OF HENDRY


BEFORE ME, the undersigned, personally appeared Andrew D. Tilton, P.E., of Johnson Engineering, Inc., who, after being first duly sworn, deposes and says:

I, Andrew D. Tilton, am a Professional Engineer registered in the State of Florida. I have reviewed certain documentation, including, but not limited to, permitted plans and specifications, as-builts and applicable permits. I, or my authorized agent, have conducted on-site observations of the Phase 3B & 3C stormwater improvements (the "Improvements"), as described in **Exhibit A**.

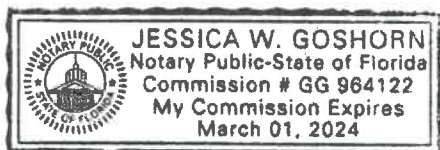
I hereby certify to the Portico Community Development District (the "District") the below listed matters:

- 1) The Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications.
- 2) The Improvements are free from obstruction and are functional for their intended purpose.

FURTHER AFFIANT SAYETH NOT.


Andrew D. Tilton, P.E., Florida License No. 33258
Johnson Engineering, Inc., Registry No. 0642
251 W. Hickpochee Ave., LaBelle, FL 33901
863-612-0594

The foregoing instrument was acknowledged and subscribed before me this 5th day of April, 2023, by Andrew D. Tilton, P.E., who has produced personally known as identification and has taken an oath.



Jessica W Goshorn
Notary Public

Jessica W Goshorn
Name of officer taking acknowledgment

Commission Expires:

March 01, 2024

EXHIBIT A

All pond/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, and related stormwater facilities in and for the development of Portico Phase IIIB and Phase IIIC, all located in drainage easements, road right-of-way tract RD-1, lake maintenance easements, and lake tract LK-C3B, LK-C3C, LK-C3D, LK-C3E, LK-C3F, LK-C3G, and LK-C3H AS SHOWN ON THE PLAT KNOWN AS PORTICO PHASE IIIB, RECORDED IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA AT INSTRUMENT NO. 2021000273091.

WARRANTY AND RELEASE OF RESTRICTIONS ON THE PORTICO COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS

THIS WARRANTY AND RELEASE is made the 18 day of April, 2023, by **RWA, Inc.**, whose address is 6610 Willow Park Drive, Suite 200, Naples, Florida 34109 ("Professional"), in favor of the **Portico Community Development District** ("District"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

SECTION 1. DESCRIPTION OF SCOPE OF SERVICES. Professional has provided work product in connection with the construction/installation of certain infrastructure improvements for WCI Communities, LLC, a landowner within the District ("Landowner"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("Work Product").

SECTION 2. USE OF WORK PRODUCT. Professional acknowledges that the Landowner may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

SECTION 3. WARRANTY. Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for any and all purposes, including the purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.

SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

SECTION 5. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Landowner and/or the District for the Work Product identified in **Exhibit A**.

SECTION 6. EFFECTIVE DATE. This Warranty and Release shall take effect upon execution.

WITNESSES



Honorata Deserrano

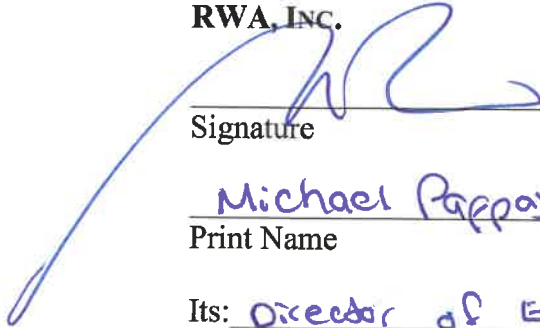
[print name]



STEPHEN C. FEHLHABER

[print name]

RWA, INC.



Signature

Michael Pappas

Print Name

Its: Director of Engineering

EXHIBIT A

Site Construction Plans for Portico Phase IIIB and IIIC

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE
IMPROVEMENTS AND THE RIGHT TO RELY UPON ANY WARRANTIES AND
CONTRACT TERMS FOR THE CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 4th day of April, 2023, by **J.P. Murphy, Inc.**, having offices located at 16751 Old US 41, Fort Myers, Florida 33912 ("Contractor"), in favor of the **Portico Community Development District** ("District"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices located 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

SECTION 1. DESCRIPTION OF CONTRACTOR'S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the "Improvements") for Lennar Homes, LLC, a Florida limited liability company, and developer of lands within the District (the "Developer"). A copy of the contract for the construction of said Improvements is attached as **Exhibit A** ("Construction Contract"). The Improvements constructed and acquired are more generally described in the attached **Exhibit B**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as Exhibit A, from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit B** because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibit B**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit B**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

J.P. MURPHY, INC.

Mark Higginson
Mark Higginson
[print name]

Nilany Hanford
Nilany Hanford
[print name]

J.P. MURPHY INC.
By: James P. Murphy
Its: President

Exhibit A
Construction Contract

Exhibit B
Description of Improvements

All pond/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, and related stormwater facilities in and for the development of Portico Phase IIIB and Phase IIIC, all located in drainage easements, road right-of-way tract RD-1, lake maintenance easements, and lake tract LK-C3B, LK-C3C, LK-C3D, LK-C3E, LK-C3F, LK-C3G, and LK-C3H AS SHOWN ON THE PLAT KNOWN AS PORTICO PHASE IIIB, RECORDED IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA AT INSTRUMENT NO. 2021000273091.

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN INFRASTRUCTURE
IMPROVEMENTS AND THE RIGHT TO RELY UPON ANY WARRANTIES AND
CONTRACT TERMS FOR THE CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the 4 day of MAY, 2023, by **Tomahawk Construction, LLC**, having offices located at 16651 Old US 41, Fort Myers, Florida 33912 ("Contractor"), in favor of the **Portico Community Development District** ("District"), which is a local unit of special-purpose government situated in Lee County, Florida, and having offices located 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

SECTION 1. DESCRIPTION OF CONTRACTOR'S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the "Improvements") for Lennar Homes, LLC, a Florida limited liability company, and developer of lands within the District (the "Developer"). A copy of the contract for the construction of said Improvements is attached as **Exhibit A** ("Construction Contract"). The Improvements constructed and acquired are more generally described in the attached **Exhibit B**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as Exhibit A, from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.


SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.


SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit B** because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibit B**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit B**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST


Megan Sprague
[print name]


DAVID L. SIES
[print name]

TOMAHAWK CONSTRUCTION, LLC

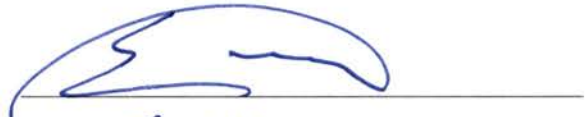

By: Scott Lyons
Its: Managing Member

Exhibit A
Construction Contract

Exhibit B
Description of Improvements

Stormwater management improvements including, concrete curb and asphalt pavement in and for the development of Portico Phase IIIB and IIIC, all located in road right-of-way tract RD-1, AS SHOWN ON THE PLAT KNOWN AS PORTICO PHASE IIIB, RECORDED IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA AT INSTRUMENT NO. 2021000273091.

Tab 4

**EARTH TECH ENVIRONMENTAL**

10600 Jolea Avenue
Bonita Springs, FL 34135 US
(239) 304-0030
www.etefflorida.com

Proposal

ADDRESS

Portico CDD
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912

PROPOSAL # 2951**DATE** 05/02/2023**PROJECT**

PORTICO CDD - APRIL

PROJECT MANAGER

donnb@etefflorida.com

PROJECT NO.

160403.0

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Preserve Maintenance Quarterly Task 2.0 September & December 2023 Preserve Maintenance: Earth Tech Environmental LLC will perform two (2) preserve maintenance event within 37.31 acres of preserve areas (see attached preserve exhibit) at Portico CDD. This task will consist of herbicidal treatment on all FLEPPC category I & II exotic species and selective invasive species within the designated areas. Eradication methods will consist of (1) cutting and stump treatment of all woody exotic/nuisance species; (3) foliar treatment of all saplings and/or herbaceous exotic/nuisance species; and (4) hand pulling material. All treated material will remain within the preserve area. This task will be supervised by a qualified project manager licensed to apply herbicide in aquatic and natural areas will supervise all work.	2	3,750.00	7,500.00

Earth Tech Environmental LLC will perform the above-listed environmental services within the designated areas at Portico CDD. If you agree to these services please send a signed copy back to donnb@etefflorida.com for work to be scheduled.

TOTAL

\$7,500.00

Accepted By

Accepted Date

" Land, Water and the Environment ... Protecting what's important "

Office : 239-304-0030 Fax: 239-324-0054

**EARTH TECH ENVIRONMENTAL**

10600 Jolea Avenue
Bonita Springs, FL 34135 US
(239) 304-0030
www.eteflorida.com

Proposal

ADDRESS

Portico CDD
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912

PROPOSAL # 2932**DATE** 03/08/2023**PROJECT**

PORTICO CDD - APRIL

PROJECT MANAGER

donnb@eteflorida.com

PROJECT NO.

160403.0

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Preserve Maintenance Quarterly Task 1.0 APRIL 2023 Preserve Maintenance: Earth Tech Environmental LLC will perform one (1) preserve maintenance event within 37.31 acres of preserve areas (see attached preserve exhibit) at Portico CDD. This task will consist of herbicidal treatment on all FLEPPC category I & II exotic species and selective invasive species within the designated areas. Eradication methods will consist of (1) cutting and stump treatment of all woody exotic/nuisance species; (3) foliar treatment of all saplings and/or herbaceous exotic/nuisance species; and (4) hand pulling material. All treated material will remain within the preserve area. This task will be supervised by a qualified project manager licensed to apply herbicide in aquatic and natural areas will supervise all work. This quarterly maintenance event will be scheduled for May 2023.	1	3,750.00	3,750.00

Earth Tech Environmental LLC will perform the above-listed environmental services within the designated areas at Portico CDD. If you agree to these services please send a signed copy back to donnb@eteflorida.com for work to be scheduled.

TOTAL**\$3,750.00**

Accepted By

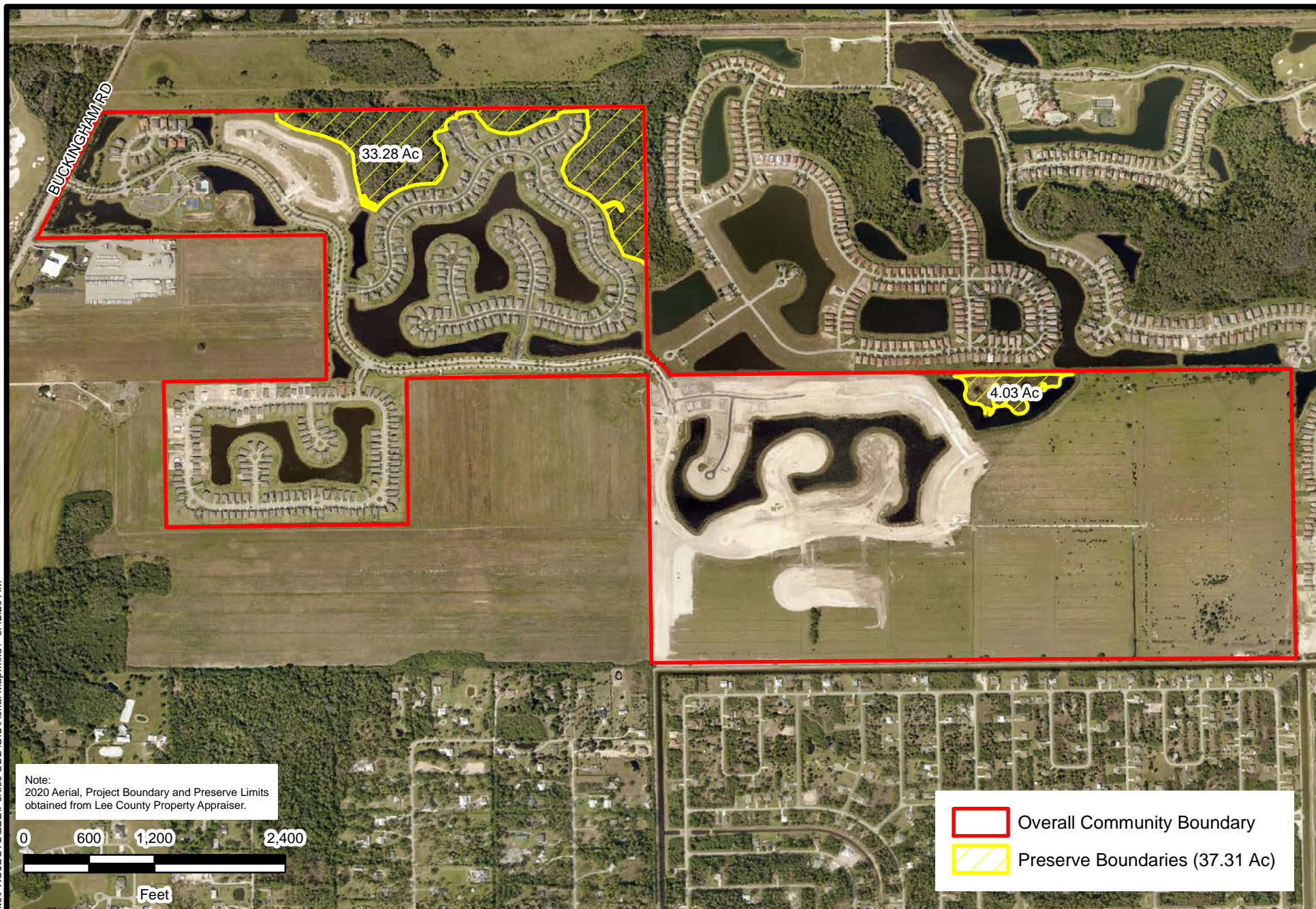
Belinda Blandon

Accepted Date

3/14/2023

" Land, Water and the Environment ... Protecting what's important "

Office : 239-304-0030 Fax: 239-324-0054



Note:
2020 Aerial, Project Boundary and Preserve Limits
obtained from Lee County Property Appraiser.

0 600 1,200 2,400
Feet

- Overall Community Boundary
- Preserve Boundaries (37.31 Ac)

Portico CDD
Lee County, Florida



EARTH TECH ENVIRONMENTAL, LLC
10600 JOLEA AVENUE
BONITA SPRINGS, FLORIDA 34135
PHONE (239) 304-0030 FAX (239) 324-0054
www.eteflorida.com

SHEET NO.
X

Tracking Map

DATE
04/03/20

PROJECT NO.
N/A

SCALE
AS SHOWN

Tab 5



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 6, 2023

Ms. Kelsie Howell
Portico Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

\$12,680,000
Portico Community Development District
Special Assessment Refunding and Improvement Bonds, Series 2020-1
("Bonds")

Dear Ms. Howell:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended March 15, 2023 ("Computation Period"). This report indicates that there is no rebate requirement liability as of March 15, 2023.

The next annual arbitrage rebate calculation date is March 15, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Portico Community Development District

*\$12,680,000 Portico Community Development District
Special Assessment Refunding and Improvement Bonds,
Series 2020-1*

For the period ended March 15, 2023



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 6, 2023

Portico Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: \$12,680,000 Portico Community Development District Special Assessment Refunding and Improvement Bonds, Series 2020-1 ("Bonds")

Portico Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended March 15, 2023 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(121,818.92) at March 15, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 3.3437%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Portico Community Development District

April 6, 2023

\$12,680,000 Special Assessment Refunding and Improvement Bonds, Series 2020-1

For the period ended March 15, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is March 16, 2020.
2. The end of the first Bond Year for the Bonds is March 15, 2021.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Portico Community Development District

April 6, 2023

\$12,680,000 Special Assessment Refunding and Improvement Bonds, Series 2020-1

For the period ended March 15, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The District issued the Series 2021-1 Bonds to provide funds, together with other legally available monies, to (i) refund, on a current refunding basis, all of the District’s Outstanding Capital Improvement Revenue Bonds, Series 2006 originally issued on June 26, 2006, in an aggregate principal amount of \$19,720,000 and currently outstanding in the aggregate principal amount of \$11,250,000, (ii) pay the costs of constructing a portion of the Series 2020 Project, (iii) fund the Series 2020-1 Reserve Account within the Debt Service Reserve Fund in the amount of the Series 2020-1 Reserve Requirement, (iv) pay a portion of the interest until May 1, 2020, and (v) pay the costs of issuance on the Series 2020-1 Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Portico Community Development District

April 6, 2023

\$12,680,000 Special Assessment Refunding and Improvement Bonds, Series 2020-1

For the period ended March 15, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Portico Community Development District

April 6, 2023

\$12,680,000 Special Assessment Refunding and Improvement Bonds, Series 2020-1

For the period ended March 15, 2023

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Portico Community Development District

April 6, 2023

\$12,680,000 Special Assessment Refunding and Improvement Bonds, Series 2020-1

For the period ended March 15, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$12,680,000 PORTICO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2020-1

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

3 / 16 / 2020 ISSUE DATE
3 / 16 / 2020 BEGINNING OF COMPUTATION PERIOD
3 / 15 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.3437%	ALLOWABLE EARNINGS
3 / 16 / 2020	INITIAL DEPOSIT		0.00	491,225.00	542,556.30	51,331.30
4 / 1 / 2020	RESERVE FUND		24.27	0.00	0.00	0.00
4 / 2 / 2020	RESERVE FUND		0.00	(24.27)	(26.77)	(2.50)
5 / 1 / 2020	RESERVE FUND		2.46	0.00	0.00	0.00
5 / 4 / 2020	RESERVE FUND		0.00	(2.46)	(2.71)	(0.25)
6 / 1 / 2020	RESERVE FUND		2.51	0.00	0.00	0.00
6 / 2 / 2020	RESERVE FUND		0.00	(2.51)	(2.75)	(0.24)
7 / 1 / 2020	RESERVE FUND		2.42	0.00	0.00	0.00
7 / 2 / 2020	RESERVE FUND		0.00	(2.42)	(2.65)	(0.23)
8 / 3 / 2020	RESERVE FUND		2.51	0.00	0.00	0.00
8 / 4 / 2020	RESERVE FUND		0.00	(2.51)	(2.74)	(0.23)
9 / 1 / 2020	RESERVE FUND		2.50	0.00	0.00	0.00
9 / 2 / 2020	RESERVE FUND		0.00	(2.50)	(2.72)	(0.22)
10 / 1 / 2020	RESERVE FUND		2.42	0.00	0.00	0.00
10 / 2 / 2020	RESERVE FUND		0.00	(2.42)	(2.63)	(0.21)
11 / 2 / 2020	RESERVE FUND		2.50	0.00	0.00	0.00
11 / 3 / 2020	RESERVE FUND		0.00	(2.50)	(2.70)	(0.20)
12 / 1 / 2020	RESERVE FUND		2.43	0.00	0.00	0.00
12 / 2 / 2020	RESERVE FUND		0.00	(2.43)	(2.62)	(0.19)
1 / 4 / 2021	RESERVE FUND		2.51	0.00	0.00	0.00
1 / 5 / 2021	RESERVE FUND		0.00	(2.51)	(2.70)	(0.19)
2 / 1 / 2021	RESERVE FUND		2.50	0.00	0.00	0.00
2 / 2 / 2021	RESERVE FUND		0.00	(2.50)	(2.68)	(0.18)
3 / 1 / 2021	RESERVE FUND		2.26	0.00	0.00	0.00
3 / 2 / 2021	RESERVE FUND		0.00	(2.26)	(2.42)	(0.16)
4 / 1 / 2021	RESERVE FUND		2.50	0.00	0.00	0.00
4 / 2 / 2021	RESERVE FUND		0.00	(2.50)	(2.67)	(0.17)
5 / 3 / 2021	RESERVE FUND		2.43	0.00	0.00	0.00
5 / 4 / 2021	RESERVE FUND		0.00	(2.43)	(2.58)	(0.15)
6 / 1 / 2021	RESERVE FUND		2.50	0.00	0.00	0.00
6 / 2 / 2021	RESERVE FUND		0.00	(2.50)	(2.65)	(0.15)
7 / 1 / 2021	RESERVE FUND		2.42	0.00	0.00	0.00
7 / 2 / 2021	RESERVE FUND		0.00	(2.42)	(2.56)	(0.14)
8 / 2 / 2021	RESERVE FUND		2.50	0.00	0.00	0.00
8 / 3 / 2021	RESERVE FUND		0.00	(2.50)	(2.64)	(0.14)
9 / 1 / 2021	RESERVE FUND		2.51	0.00	0.00	0.00

\$12,680,000 PORTICO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2020-1

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

3 / 16 / 2020 ISSUE DATE
3 / 16 / 2020 BEGINNING OF COMPUTATION PERIOD
3 / 15 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.3437%	ALLOWABLE EARNINGS
9 / 1 / 2021	RESERVE FUND		0.00	(2.51)	(2.64)	(0.13)
10 / 1 / 2021	RESERVE FUND		2.42	0.00	0.00	0.00
10 / 4 / 2021	RESERVE FUND		0.00	(2.42)	(2.54)	(0.12)
11 / 1 / 2021	RESERVE FUND		2.50	0.00	0.00	0.00
11 / 2 / 2021	RESERVE FUND		0.00	(2.50)	(2.62)	(0.12)
12 / 1 / 2021	RESERVE FUND		2.43	0.00	0.00	0.00
12 / 2 / 2021	RESERVE FUND		0.00	(2.43)	(2.54)	(0.11)
12 / 29 / 2021	RESERVE FUND		0.05	0.00	0.00	0.00
12 / 30 / 2021	RESERVE FUND		0.00	(0.05)	(0.05)	0.00
1 / 3 / 2022	RESERVE FUND		2.50	0.00	0.00	0.00
1 / 4 / 2022	RESERVE FUND		0.00	(2.50)	(2.60)	(0.10)
2 / 1 / 2022	RESERVE FUND		2.50	0.00	0.00	0.00
2 / 2 / 2022	RESERVE FUND		0.00	(2.50)	(2.59)	(0.09)
3 / 1 / 2022	RESERVE FUND		2.26	0.00	0.00	0.00
3 / 2 / 2022	RESERVE FUND		0.00	(2.26)	(2.34)	(0.08)
4 / 1 / 2022	RESERVE FUND		2.52	0.00	0.00	0.00
4 / 4 / 2022	RESERVE FUND		0.00	(2.52)	(2.60)	(0.08)
5 / 2 / 2022	RESERVE FUND		2.42	0.00	0.00	0.00
5 / 3 / 2022	RESERVE FUND		0.00	(2.42)	(2.49)	(0.07)
6 / 1 / 2022	RESERVE FUND		123.83	0.00	0.00	0.00
6 / 2 / 2022	RESERVE FUND		0.00	(123.83)	(127.10)	(3.27)
7 / 1 / 2022	RESERVE FUND		282.77	0.00	0.00	0.00
7 / 5 / 2022	RESERVE FUND		0.00	(282.77)	(289.36)	(6.59)
8 / 1 / 2022	RESERVE FUND		493.68	0.00	0.00	0.00
8 / 2 / 2022	RESERVE FUND		0.00	(493.68)	(503.93)	(10.25)
9 / 1 / 2022	RESERVE FUND		743.67	0.00	0.00	0.00
9 / 2 / 2022	RESERVE FUND		0.00	(743.67)	(757.01)	(13.34)
10 / 3 / 2022	RESERVE FUND		849.53	0.00	0.00	0.00
10 / 4 / 2022	RESERVE FUND		0.00	(849.53)	(862.22)	(12.69)
11 / 1 / 2022	RESERVE FUND		1,112.69	0.00	0.00	0.00
11 / 2 / 2022	RESERVE FUND		0.00	(1,010.00)	(1,022.45)	(12.45)
11 / 2 / 2022	RESERVE FUND		0.00	(1,112.69)	(1,126.41)	(13.72)
12 / 1 / 2022	RESERVE FUND		1,353.29	0.00	0.00	0.00
12 / 2 / 2022	RESERVE FUND		0.00	(1,353.29)	(1,366.19)	(12.90)
1 / 3 / 2023	RESERVE FUND		1,528.84	0.00	0.00	0.00
1 / 4 / 2023	RESERVE FUND		0.00	(1,528.84)	(1,538.87)	(10.03)
2 / 1 / 2023	RESERVE FUND		1,627.83	0.00	0.00	0.00
2 / 2 / 2023	RESERVE FUND		0.00	(1,627.83)	(1,634.29)	(6.46)

\$12,680,000 PORTICO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2020-1

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

3 / 16 / 2020 ISSUE DATE
3 / 16 / 2020 BEGINNING OF COMPUTATION PERIOD
3 / 15 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.3437%	ALLOWABLE EARNINGS
3 / 1 / 2023	RESERVE FUND		1,560.26	0.00	0.00	0.00
3 / 2 / 2023	RESERVE FUND		0.00	(1,560.26)	(1,562.13)	(1.87)
3 / 15 / 2023	INTEREST ACCRUAL		886.82	0.00	0.00	0.00
		491,101.82	10,648.96	480,452.86	531,674.14	51,221.28
3 / 16 / 2020	INITIAL DEPOSIT		0.00	1,348,207.20	1,489,090.16	140,882.96
4 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		66.62	0.00	0.00	0.00
4 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	24.27	26.77	2.50
5 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		6.75	0.00	0.00	0.00
5 / 4 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.46	2.71	0.25
6 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		6.90	0.00	0.00	0.00
6 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.51	2.75	0.24
7 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		6.63	0.00	0.00	0.00
7 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.42	2.65	0.23
8 / 3 / 2020	ACQUISITION AND CONSTRUCTION ACCT		6.88	0.00	0.00	0.00
8 / 4 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.51	2.74	0.23
9 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		6.87	0.00	0.00	0.00
9 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.50	2.72	0.22
10 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		6.63	0.00	0.00	0.00
10 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.42	2.63	0.21
11 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		6.87	0.00	0.00	0.00
11 / 3 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.50	2.70	0.20
12 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		6.66	0.00	0.00	0.00
12 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.43	2.62	0.19
1 / 4 / 2021	ACQUISITION AND CONSTRUCTION ACCT		6.88	0.00	0.00	0.00
1 / 5 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.51	2.70	0.19
2 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		6.86	0.00	0.00	0.00
2 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.50	2.68	0.18
3 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		6.21	0.00	0.00	0.00
3 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.26	2.42	0.16
4 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		6.86	0.00	0.00	0.00
4 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.50	2.67	0.17
5 / 3 / 2021	ACQUISITION AND CONSTRUCTION ACCT		6.67	0.00	0.00	0.00
5 / 4 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.43	2.58	0.15
6 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		6.87	0.00	0.00	0.00
6 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.50	2.65	0.15
7 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		6.63	0.00	0.00	0.00

\$12,680,000 PORTICO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2020-1

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

3 / 16 / 2020 ISSUE DATE
3 / 16 / 2020 BEGINNING OF COMPUTATION PERIOD
3 / 15 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.3437%	ALLOWABLE EARNINGS
7 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.42	2.56	0.14
8 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		6.86	0.00	0.00	0.00
8 / 3 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.50	2.64	0.14
9 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		6.90	0.00	0.00	0.00
9 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.51	2.64	0.13
10 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		6.63	0.00	0.00	0.00
10 / 4 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.42	2.54	0.12
10 / 12 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	(1,348,445.49)	(1,413,694.16)	(65,248.67)
11 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		2.43	0.00	0.00	0.00
11 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.50	2.62	0.12
12 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.43	2.54	0.11
12 / 30 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.05	0.05	0.00
1 / 4 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.50	2.60	0.10
2 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.50	2.59	0.09
3 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.26	2.34	0.08
4 / 4 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.52	2.60	0.08
5 / 3 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.42	2.49	0.07
6 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.01	0.00	0.00	0.00
6 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	123.83	127.11	3.28
7 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.09	0.00	0.00	0.00
7 / 5 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	282.77	289.36	6.59
8 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.42	0.00	0.00	0.00
8 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	493.68	503.93	10.25
9 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		1.40	0.00	0.00	0.00
9 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	743.67	757.01	13.34
10 / 3 / 2022	ACQUISITION AND CONSTRUCTION ACCT		2.87	0.00	0.00	0.00
10 / 4 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	849.53	862.22	12.69
11 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		5.57	0.00	0.00	0.00
11 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	1,112.69	1,126.41	13.72
12 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		10.00	0.00	0.00	0.00
12 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	1,353.29	1,366.19	12.90
1 / 3 / 2023	ACQUISITION AND CONSTRUCTION ACCT		15.52	0.00	0.00	0.00
1 / 4 / 2023	ACQUISITION AND CONSTRUCTION ACCT		0.00	1,528.84	1,538.87	10.03
2 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCT		21.30	0.00	0.00	0.00
2 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCT		0.00	1,627.83	1,634.29	6.46
3 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCT		25.96	0.00	0.00	0.00

\$12,680,000 PORTICO COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS, SERIES 2020-1

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

3 / 16 / 2020 ISSUE DATE
3 / 16 / 2020 BEGINNING OF COMPUTATION PERIOD
3 / 15 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.3437%	ALLOWABLE EARNINGS
3 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCT		0.00	1,560.26	1,562.13	1.87
		<u>9,797.60</u>	<u>273.75</u>	<u>9,523.85</u>	<u>85,255.72</u>	<u>75,731.87</u>
3 / 16 / 2020	INITIAL DEPOSIT		0.00	167,994.90	185,549.78	17,554.88
3 / 16 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(1,500.00)	(1,656.74)	(156.74)
3 / 16 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(2,500.00)	(2,761.24)	(261.24)
3 / 16 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(38,842.75)	(42,901.68)	(4,058.93)
3 / 16 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(47,474.47)	(52,435.39)	(4,960.92)
3 / 16 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(6,000.00)	(6,626.98)	(626.98)
3 / 16 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(30,211.03)	(33,367.98)	(3,156.95)
3 / 18 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(32,800.54)	(36,221.41)	(3,420.87)
3 / 19 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(5,675.00)	(6,266.29)	(591.29)
3 / 20 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(1,000.00)	(1,104.09)	(104.09)
4 / 1 / 2020	COST OF ISSUANCE ACCOUNT		0.93	0.00	0.00	0.00
5 / 1 / 2020	COST OF ISSUANCE ACCOUNT		0.01	0.00	0.00	0.00
6 / 1 / 2020	COST OF ISSUANCE ACCOUNT		0.01	0.00	0.00	0.00
7 / 1 / 2020	COST OF ISSUANCE ACCOUNT		0.01	0.00	0.00	0.00
7 / 30 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(1,992.07)	(2,173.24)	(181.17)
8 / 3 / 2020	COST OF ISSUANCE ACCOUNT		0.01	0.00	0.00	0.00
8 / 4 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(0.01)	(0.01)	0.00
		<u>0.00</u>	<u>0.97</u>	<u>(0.97)</u>	<u>34.73</u>	<u>35.70</u>
		<u>500,899.42</u>	<u>10,923.68</u>	<u>489,975.74</u>	<u>616,964.59</u>	<u>126,988.85</u>
	ACTUAL EARNINGS		10,923.68			
	ALLOWABLE EARNINGS		<u>126,988.85</u>			
	REBATE REQUIREMENT		(116,065.17)			
	FUTURE VALUE OF 3/15/2021 COMPUTATION DATE CREDIT		(1,902.05)			
	FUTURE VALUE OF 3/15/2022 COMPUTATION DATE CREDIT		(1,891.70)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(121,818.92)</u>			



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 6, 2023

Ms. Kelsie Howell
Portico Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

\$2,010,000
Portico Community Development District
Special Assessment Improvement Bonds, Series 2020-2
("Bonds")

Dear Ms. Howell:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended March 15, 2023 ("Computation Period"). This report indicates that there is no rebate requirement liability as of March 15, 2023.

The next annual arbitrage rebate calculation date is March 15, 2024. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Portico Community Development District

*\$2,010,000 Portico Community Development District
Special Assessment Improvement Bonds, Series 2020-2*

For the period ended March 15, 2023



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

April 6, 2023

Portico Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: \$2,010,000 Portico Community Development District Special Assessment Improvement Bonds,
Series 2020-2 ("Bonds")

Portico Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended March 15, 2023 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(147,981.19) at March 15, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 3.7408%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Portico Community Development District

April 6, 2023

\$2,010,000 Special Assessment Improvement Bonds, Series 2020-2

For the period ended March 15, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is March 16, 2020.
2. The end of the first Bond Year for the Bonds is March 15, 2021.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Portico Community Development District

April 6, 2023

\$2,010,000 Special Assessment Improvement Bonds, Series 2020-2

For the period ended March 15, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The District is issuing the Series 2020-2 Bonds to provide funds to (i) pay the costs of constructing a portion of the Series 2020 Project, (ii) fund the Series 2020-2 Reserve Account within the Debt Service Reserve Fund in the amount of the Series 2020-2 Reserve Requirement, (iii) find interest on the Series 2020-2 Bonds to May 1, 2020, and (iv) pay the costs of issuance on the Series 2020-2 Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Portico Community Development District

April 6, 2023

\$2,010,000 Special Assessment Improvement Bonds, Series 2020-2

For the period ended March 15, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Portico Community Development District

April 6, 2023

\$2,010,000 Special Assessment Improvement Bonds, Series 2020-2

For the period ended March 15, 2023

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Portico Community Development District

April 6, 2023

\$2,010,000 Special Assessment Improvement Bonds, Series 2020-2

For the period ended March 15, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$2,010,000 PORTICO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
IMPROVEMENT BONDS, SERIES 2020-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

3 / 16 / 2020 ISSUE DATE
3 / 16 / 2020 BEGINNING OF COMPUTATION PERIOD
3 / 15 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.7408%	ALLOWABLE EARNINGS
3 / 16 / 2020	INITIAL DEPOSIT		0.00	57,471.88	64,224.21	6,752.33
4 / 1 / 2020	RESERVE ACCOUNT		2.84	0.00	0.00	0.00
4 / 2 / 2020	RESERVE ACCOUNT		0.00	(2.84)	(3.17)	(0.33)
5 / 1 / 2020	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
5 / 4 / 2020	RESERVE ACCOUNT		0.00	(0.29)	(0.32)	(0.03)
6 / 1 / 2020	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
6 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.29)	(0.32)	(0.03)
7 / 1 / 2020	RESERVE ACCOUNT		0.28	0.00	0.00	0.00
7 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.28)	(0.31)	(0.03)
8 / 3 / 2020	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
8 / 4 / 2020	RESERVE ACCOUNT		0.00	(0.29)	(0.32)	(0.03)
9 / 1 / 2020	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
9 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.29)	(0.32)	(0.03)
10 / 1 / 2020	RESERVE ACCOUNT		0.28	0.00	0.00	0.00
10 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.28)	(0.31)	(0.03)
11 / 2 / 2020	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
11 / 3 / 2020	RESERVE ACCOUNT		0.00	(0.29)	(0.32)	(0.03)
12 / 1 / 2020	RESERVE ACCOUNT		0.28	0.00	0.00	0.00
12 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.28)	(0.30)	(0.02)
1 / 4 / 2021	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
1 / 5 / 2021	RESERVE ACCOUNT		0.00	(0.29)	(0.31)	(0.02)
2 / 1 / 2021	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
2 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.29)	(0.31)	(0.02)
3 / 1 / 2021	RESERVE ACCOUNT		0.26	0.00	0.00	0.00
3 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.26)	(0.28)	(0.02)
4 / 1 / 2021	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
4 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.29)	(0.31)	(0.02)
5 / 3 / 2021	RESERVE ACCOUNT		0.28	0.00	0.00	0.00
5 / 4 / 2021	RESERVE ACCOUNT		0.00	(0.28)	(0.30)	(0.02)
6 / 1 / 2021	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
6 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.29)	(0.31)	(0.02)
7 / 1 / 2021	RESERVE ACCOUNT		0.28	0.00	0.00	0.00
7 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.28)	(0.30)	(0.02)
8 / 2 / 2021	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
8 / 3 / 2021	RESERVE ACCOUNT		0.00	(0.29)	(0.31)	(0.02)
9 / 1 / 2021	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
9 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.29)	(0.31)	(0.02)

\$2,010,000 PORTICO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
IMPROVEMENT BONDS, SERIES 2020-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

3 / 16 / 2020 ISSUE DATE
3 / 16 / 2020 BEGINNING OF COMPUTATION PERIOD
3 / 15 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.7408%	ALLOWABLE EARNINGS
10 / 1 / 2021	RESERVE ACCOUNT		0.28	0.00	0.00	0.00
10 / 4 / 2021	RESERVE ACCOUNT		0.00	(0.28)	(0.30)	(0.02)
11 / 1 / 2021	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
11 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.29)	(0.31)	(0.02)
12 / 1 / 2021	RESERVE ACCOUNT		0.28	0.00	0.00	0.00
12 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.28)	(0.29)	(0.01)
12 / 29 / 2021	RESERVE ACCOUNT		0.01	0.00	0.00	0.00
12 / 30 / 2021	RESERVE ACCOUNT		0.00	(0.01)	(0.01)	0.00
1 / 3 / 2022	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
1 / 4 / 2022	RESERVE ACCOUNT		0.00	(0.29)	(0.30)	(0.01)
2 / 1 / 2022	RESERVE ACCOUNT		0.29	0.00	0.00	0.00
2 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.29)	(0.30)	(0.01)
3 / 1 / 2022	RESERVE ACCOUNT		0.26	0.00	0.00	0.00
3 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.26)	(0.27)	(0.01)
4 / 1 / 2022	RESERVE ACCOUNT		0.30	0.00	0.00	0.00
4 / 4 / 2022	RESERVE ACCOUNT		0.00	(0.30)	(0.31)	(0.01)
5 / 2 / 2022	RESERVE ACCOUNT		0.28	0.00	0.00	0.00
5 / 3 / 2022	RESERVE ACCOUNT		0.00	(0.28)	(0.29)	(0.01)
6 / 1 / 2022	RESERVE ACCOUNT		14.49	0.00	0.00	0.00
6 / 2 / 2022	RESERVE ACCOUNT		0.00	(14.49)	(14.92)	(0.43)
7 / 1 / 2022	RESERVE ACCOUNT		33.08	0.00	0.00	0.00
7 / 5 / 2022	RESERVE ACCOUNT		0.00	(33.08)	(33.94)	(0.86)
8 / 1 / 2022	RESERVE ACCOUNT		57.76	0.00	0.00	0.00
8 / 2 / 2022	RESERVE ACCOUNT		0.00	(57.76)	(59.10)	(1.34)
9 / 1 / 2022	RESERVE ACCOUNT		87.01	0.00	0.00	0.00
9 / 2 / 2022	RESERVE ACCOUNT		0.00	(87.01)	(88.76)	(1.75)
10 / 3 / 2022	RESERVE ACCOUNT		99.39	0.00	0.00	0.00
10 / 4 / 2022	RESERVE ACCOUNT		0.00	(99.39)	(101.05)	(1.66)
11 / 1 / 2022	RESERVE ACCOUNT		130.18	0.00	0.00	0.00
11 / 2 / 2022	RESERVE ACCOUNT		0.00	(130.18)	(131.97)	(1.79)
12 / 1 / 2022	RESERVE ACCOUNT		158.65	0.00	0.00	0.00
12 / 2 / 2022	RESERVE ACCOUNT		0.00	(158.65)	(160.34)	(1.69)
1 / 3 / 2023	RESERVE ACCOUNT		179.24	0.00	0.00	0.00
1 / 4 / 2023	RESERVE ACCOUNT		0.00	(179.24)	(180.55)	(1.31)
2 / 1 / 2023	RESERVE ACCOUNT		190.84	0.00	0.00	0.00
2 / 2 / 2023	RESERVE ACCOUNT		0.00	(190.84)	(191.69)	(0.85)
3 / 1 / 2023	RESERVE ACCOUNT		182.92	0.00	0.00	0.00

\$2,010,000 PORTICO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
IMPROVEMENT BONDS, SERIES 2020-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

3 / 16 / 2020	ISSUE DATE					
3 / 16 / 2020	BEGINNING OF COMPUTATION PERIOD					
3 / 15 / 2023	COMPUTATION DATE					
DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.7408%	ALLOWABLE EARNINGS
3 / 2 / 2023	RESERVE ACCOUNT		0.00	(182.92)	(183.16)	(0.24)
3 / 15 / 2023	INTEREST ACCRUAL		103.97	0.00	0.00	0.00
		<u>57,575.85</u>	<u>1,247.50</u>	<u>56,328.35</u>	<u>63,067.92</u>	<u>6,739.57</u>
3 / 16 / 2020	INITIAL DEPOSIT		0.00	1,891,883.77	2,114,159.79	222,276.02
4 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		93.48	0.00	0.00	0.00
4 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	2.84	3.17	0.33
5 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		9.47	0.00	0.00	0.00
5 / 4 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.32	0.03
6 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		9.68	0.00	0.00	0.00
6 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.32	0.03
7 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		9.31	0.00	0.00	0.00
7 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.28	0.31	0.03
8 / 3 / 2020	ACQUISITION AND CONSTRUCTION ACCT		9.65	0.00	0.00	0.00
8 / 4 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.32	0.03
9 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		9.64	0.00	0.00	0.00
9 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.32	0.03
10 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		9.31	0.00	0.00	0.00
10 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.28	0.31	0.03
11 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		9.64	0.00	0.00	0.00
11 / 3 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.32	0.03
12 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCT		9.34	0.00	0.00	0.00
12 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.28	0.30	0.02
1 / 4 / 2021	ACQUISITION AND CONSTRUCTION ACCT		9.65	0.00	0.00	0.00
1 / 5 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.31	0.02
2 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		9.62	0.00	0.00	0.00
2 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.31	0.02
3 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		8.72	0.00	0.00	0.00
3 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.26	0.28	0.02
4 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		9.62	0.00	0.00	0.00
4 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.31	0.02
5 / 3 / 2021	ACQUISITION AND CONSTRUCTION ACCT		9.37	0.00	0.00	0.00
5 / 4 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.28	0.30	0.02
6 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		9.64	0.00	0.00	0.00
6 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.31	0.02
7 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		9.31	0.00	0.00	0.00
7 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.28	0.30	0.02
8 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		9.62	0.00	0.00	0.00

\$2,010,000 PORTICO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
IMPROVEMENT BONDS, SERIES 2020-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

3 / 16 / 2020 ISSUE DATE
3 / 16 / 2020 BEGINNING OF COMPUTATION PERIOD
3 / 15 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.7408%	ALLOWABLE EARNINGS
8 / 3 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.31	0.02
9 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		9.68	0.00	0.00	0.00
9 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.31	0.02
10 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		9.31	0.00	0.00	0.00
10 / 4 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.28	0.30	0.02
10 / 12 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	(1,384,377.63)	(1,459,457.34)	(75,079.71)
11 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		5.08	0.00	0.00	0.00
11 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.31	0.02
12 / 1 / 2021	ACQUISITION AND CONSTRUCTION ACCT		2.51	0.00	0.00	0.00
12 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.28	0.29	0.01
12 / 29 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.05	0.00	0.00	0.00
12 / 30 / 2021	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.01	0.01	0.00
1 / 3 / 2022	ACQUISITION AND CONSTRUCTION ACCT		2.58	0.00	0.00	0.00
1 / 4 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.30	0.01
2 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		2.58	0.00	0.00	0.00
2 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.29	0.30	0.01
3 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		2.33	0.00	0.00	0.00
3 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.26	0.27	0.01
4 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	(5,017.50)	(5,198.38)	(180.88)
4 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		2.61	0.00	0.00	0.00
4 / 4 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.30	0.31	0.01
5 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		2.47	0.00	0.00	0.00
5 / 3 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	0.28	0.29	0.01
6 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		126.74	0.00	0.00	0.00
6 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	14.49	14.92	0.43
7 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		289.50	0.00	0.00	0.00
7 / 5 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	33.08	33.94	0.86
8 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		505.72	0.00	0.00	0.00
8 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	57.76	59.10	1.34
8 / 18 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	(501,833.17)	(512,642.46)	(10,809.29)
8 / 18 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	(909.00)	(928.58)	(19.58)
8 / 18 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	(1,068.00)	(1,091.00)	(23.00)
9 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		410.46	0.00	0.00	0.00
9 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	87.01	88.76	1.75
10 / 3 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.84	0.00	0.00	0.00
10 / 4 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	99.39	101.05	1.66
11 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		1.33	0.00	0.00	0.00

\$2,010,000 PORTICO COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT
IMPROVEMENT BONDS, SERIES 2020-2

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

3 / 16 / 2020 ISSUE DATE
3 / 16 / 2020 BEGINNING OF COMPUTATION PERIOD
3 / 15 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.7408%	ALLOWABLE EARNINGS
11 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	130.18	131.97	1.79
12 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCT		2.00	0.00	0.00	0.00
12 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCT		0.00	158.65	160.34	1.69
1 / 3 / 2023	ACQUISITION AND CONSTRUCTION ACCT		2.76	0.00	0.00	0.00
1 / 4 / 2023	ACQUISITION AND CONSTRUCTION ACCT		0.00	179.24	180.55	1.31
2 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCT		3.50	0.00	0.00	0.00
2 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCT		0.00	190.84	191.69	0.85
3 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCT		4.01	0.00	0.00	0.00
3 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCT		0.00	182.92	183.16	0.24
		<u>1,453.13</u>	<u>1,631.13</u>	<u>(178.00)</u>	<u>135,998.32</u>	<u>136,176.32</u>
3 / 16 / 2020	INITIAL DEPOSIT		0.00	9,206.25	10,287.89	1,081.64
4 / 1 / 2020	INTEREST ACCOUNT		0.45	0.00	0.00	0.00
4 / 2 / 2020	INTEREST ACCOUNT		0.00	(0.45)	(0.50)	(0.05)
5 / 1 / 2020	INTEREST ACCOUNT		0.01	0.00	0.00	0.00
5 / 1 / 2020	INTEREST ACCOUNT		0.00	(9,206.26)	(10,240.35)	1,081.59
		<u>0.00</u>	<u>0.46</u>	<u>(0.46)</u>	<u>47.04</u>	<u>2,163.18</u>
3 / 16 / 2020	INITIAL DEPOSIT		0.00	26,630.10	29,758.85	3,128.75
3 / 16 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(6,157.25)	(6,880.66)	(723.41)
3 / 16 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(7,525.53)	(8,409.70)	(884.17)
3 / 16 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(4,788.97)	(5,351.62)	(562.65)
3 / 18 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(5,199.46)	(5,809.14)	(609.68)
3 / 19 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(2,750.00)	(3,072.15)	(322.15)
4 / 1 / 2020	COST OF ISSUANCE ACCOUNT		0.18	0.00	0.00	0.00
7 / 30 / 2020	COST OF ISSUANCE ACCOUNT		0.00	(209.07)	(230.43)	(21.36)
		<u>0.00</u>	<u>0.18</u>	<u>(0.18)</u>	<u>5.15</u>	<u>5.33</u>
		<u>59,028.98</u>	<u>2,879.27</u>	<u>56,149.71</u>	<u>199,118.43</u>	<u>145,084.40</u>
	ACTUAL EARNINGS		2,879.27			
	ALLOWABLE EARNINGS		<u>145,084.40</u>			
	REBATE REQUIREMENT		(142,205.13)			
	FUTURE VALUE OF 3/15/2021 COMPUTATION DATE CREDIT		(1,916.96)			
	FUTURE VALUE OF 3/15/2022 COMPUTATION DATE CREDIT		(1,899.10)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(147,981.19)</u>			

Tab 6



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Portico Community Development District

www.porticocdd.org

Proposed Budget for Fiscal Year 2023/2024

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Proposed Budget
Portico Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 02/28/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 232,627	\$ 232,627	\$ 232,560	\$ 67	\$ 232,560	\$ (0)	
7			\$ -		\$ -	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 232,627	\$ 232,627	\$ 232,560	\$ 67	\$ 232,560	\$ (0)	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 232,627	\$ 232,627	\$ 232,560	\$ 67	\$ 232,560	\$ (0)	
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
21	Financial & Administrative							
22	Administrative Services	\$ 2,049	\$ 4,918	\$ 4,917	\$ (1)	\$ 5,113	\$ 196	
23	District Management	\$ 8,650	\$ 20,760	\$ 20,760	\$ -	\$ 21,590	\$ 830	
24	District Engineer	\$ 2,662	\$ 6,389	\$ 20,000	\$ 13,611	\$ 20,000	\$ -	
25	Disclosure Report	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	
26	Trustees Fees	\$ 3,502	\$ 3,502	\$ 3,502	\$ -	\$ 3,502	\$ -	
27	Assessment Roll	\$ 5,463	\$ 5,463	\$ 5,463	\$ -	\$ 5,682	\$ 219	
28	Financial & Revenue Collections	\$ 2,276	\$ 5,462	\$ 5,463	\$ 1	\$ 5,682	\$ 219	
29	Accounting Services	\$ 8,195	\$ 19,668	\$ 19,667	\$ (1)	\$ 20,454	\$ 787	
30	Auditing Services	\$ -	\$ 4,558	\$ 4,600	\$ 42	\$ 4,700	\$ 100	
31	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 650	\$ 650	\$ 650	\$ -	
32	Miscellaneous Mailings	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ -	
33	Public Officials Liability Insurance	\$ 3,098	\$ 2,882	\$ 3,458	\$ 576	\$ 3,718	\$ 260	As per Egis' estimate
34	Legal Advertising	\$ 268	\$ 643	\$ 300	\$ (343)	\$ 300	\$ -	Costs of legal advertising
35	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Department of Economic Opportunity Filing Fee
36	Tax Collector /Property Appraiser Fees	\$ 1,408	\$ 1,408	\$ 890	\$ (518)	\$ 1,408	\$ 518	Lee County Property Appraiser fees \$ 1.00 per parcel
37	Website Hosting, Maintenance, Backup (and Email)	\$ 1,643	\$ 3,943	\$ 3,653	\$ (291)	\$ 3,953	\$ 300	Includes ADA Website Remediation
38	Legal Counsel							
39	District Counsel	\$ 2,958	\$ 7,099	\$ 14,000	\$ 6,901	\$ 14,000	\$ -	
40								
41	Administrative Subtotal	\$ 44,847	\$ 89,370	\$ 114,298	\$ 20,927	\$ 117,726	\$ 3,429	
42								
43	EXPENDITURES - FIELD OPERATIONS							
44								
45	Electric Utility Services							
46	Utility-Fountains/Aerators	\$ 5,297	\$ 12,713	\$ 12,000	\$ (713)	\$ 12,800	\$ 800	Est.
47	Stormwater Control				\$ -			
48	Aquatic Maintenance	\$ 25,560	\$ 61,344	\$ 57,636	\$ (3,708)	\$ 59,941	\$ 2,305	
49	Fountain Service Repairs & Maintenance	\$ 535	\$ 1,284	\$ 5,720	\$ 4,436	\$ 9,800	\$ 4,080	New Agreement with Superior Waterways
50	Wetland Monitoring & Maintenance	\$ 7,956	\$ 19,094	\$ 17,500	\$ (1,594)	\$ 15,000	\$ (2,500)	As per Earth Tech's Proposal 4 events @ \$ 3, 750.00 each.
51	Aquatic Plant Replacement	\$ -	\$ -	\$ 11,102	\$ 11,102	\$ 2,648	\$ (8,454)	
52	Other Physical Environment				\$ -			
53	General Liability Insurance	\$ 3,207	\$ 3,207	\$ 3,580	\$ 373	\$ 3,848	\$ 268	As per Egis' estimate
54	Property Insurance	\$ 663	\$ 663	\$ 724	\$ 61	\$ 796	\$ 72	As per Egis' estimate
55	Contingency							
56	Miscellaneous Contingency	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
57					\$ -			
58	Field Operations Subtotal	\$ 43,218	\$ 98,305	\$ 118,262	\$ 19,957	\$ 114,833	\$ (3,429)	
59								
60	Contingency for County TRIM Notice							
61								
62	TOTAL EXPENDITURES	\$ 88,065	\$ 187,676	\$ 232,560	\$ 40,884	\$ 232,560	\$ (0)	
63								
64	EXCESS OF REVENUES OVER EXPENDITURES	\$ 144,562	\$ 44,951	\$ 0	\$ 40,951	\$ -	\$ -	

Portico Community Development District

2

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2020	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$1,105,801.41	\$1,105,801.41
TOTAL REVENUES	\$1,105,801.41	\$1,105,801.41
EXPENDITURES		
Administrative		
Debt Service Obligation	\$1,105,801.41	\$1,105,801.41
Administrative Subtotal	\$1,105,801.41	\$1,105,801.41
TOTAL EXPENDITURES	\$1,105,801.41	\$1,105,801.41
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Early Payment Discounts:

\$46,075.06

Gross assessments:

\$1,151,876.47

Notes:

Tax roll collection costs and early payment discounts are budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

PORTICO COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$232,559.54
Early Payment Discounts	4%	\$9,689.98
2023/2024 Total		\$242,249.52
2022/2023 O&M Budget		\$232,559.62
2023/2024 O&M Budget		\$232,559.54
Total Difference		-\$0.08

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2020 Debt Service - Townhome ⁽¹⁾	\$621.57	\$621.57	\$0.00	0.00%
Operations/Maintenance - Townhome	\$91.80	\$91.80	\$0.00	0.00%
Total	\$713.37	\$713.37	\$0.00	0.00%
Series 2020 Debt Service - Single Family 50' ⁽¹⁾	\$731.26	\$731.26	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$166.91	\$166.91	\$0.00	0.00%
Total	\$898.17	\$898.17	\$0.00	0.00%
Series 2020 Debt Service - Single Family 60' ⁽¹⁾	\$950.63	\$950.63	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$196.95	\$196.95	\$0.00	0.00%
Total	\$1,147.58	\$1,147.58	\$0.00	0.00%
Series 2020 Debt Service - Single Family 70' ⁽¹⁾	\$1,170.01	\$1,170.01	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$227.00	\$227.00	\$0.00	0.00%
Total	\$1,397.01	\$1,397.01	\$0.00	0.00%

⁽¹⁾ Lee County collection costs increased from \$1.45 per parcel/line to \$1.84 per parcel / line and are included in the debt service assessment.

PORTICO COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$232,559.54
EARLY PAYMENT DISCOUNTS @	4.0%	\$9,689.98
TOTAL O&M ASSESSMENT		<u>\$242,249.52</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2020-1 DEBT SERVICE ⁽¹⁾	SERIES 2020-2 DEBT SERVICE ⁽¹⁾	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2020-1 DEBT SERVICE ⁽²⁾	SERIES 2020-2 DEBT SERVICE ⁽²⁾	TOTAL ^{(3) (4) (5)}
TOWNHOME	162	162	0	89.10	6.14%	\$14,871.66	\$91.80	\$621.57	\$0.00	\$713.37
SINGLE FAMILY 50 SERIES	704	703	0	704.00	48.51%	\$117,504.49	\$166.91	\$731.26	\$0.00	\$898.17
SINGLE FAMILY 60 SERIES	438	305	132	516.84	35.61%	\$86,265.65	\$196.95	\$950.63	\$950.63	\$1,147.58
SINGLE FAMILY 70 SERIES	104	104	0	141.44	9.75%	\$23,607.72	\$227.00	\$1,170.01	\$0.00	\$1,397.01
Total Community	1408	1274	132	1451.38	100.00%	\$242,249.52				

Less Lee County Early Payment Discounts (4%)

(\$9,689.98)

Net Revenue to be Collected

\$232,559.54

(1) Reflects the number of total lots with Series 2020 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2020 bond issue. Annual assessment includes principal, interest, county collection costs and early payment discounts.

(3) Annual assessment that will appear on November 2023 Lee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

(4) Lee County collection costs are \$1.84 per parcel / line and are included in the debt service assessment.

(5) Lee County collection costs changed from \$1.45 per parcel/line to \$1.84 per parcel/line.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



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Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.



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Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.



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Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 7

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PORTICO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 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 Portico Community Development District ("**District**") prior to June 15, 2023, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 17, 2023
HOUR:	10:00 a.m.
LOCATION:	Rizzetta & Company, Inc. 9530 Marketplace Road Suite 206 Fort Myers, Florida 33912

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments 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 18th DAY OF MAY 2023.

ATTEST:

**PORTICO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Fiscal Year 2023/2024 Proposed Budget

Tab 8



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 17, 2023
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023
- **Next Election (Seats 1,2 & 3):** November 5, 2024

**District
Manager's
Report**

May 9

2023

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FINANCIAL SUMMARY

3/31/2023

General Fund Cash & Investment Balance	\$163,085
Debt Service Fund Investment Balance	\$1,667,668
Capital Projects Fund Investment Balance	\$11,251
Total Cash and Investment Balances	\$1,842,004
General Fund Expense Variance:	\$15,878 Under budget



Rizzetta & Company

Preserve Maintenance – Earth Tech completed the preserve maintenance in April.

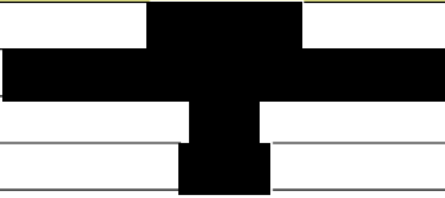

Tab 9

RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #206
FORT MYERS FL 33912

Lee County – Community Development Districts
FLORIDA

04/15/2023

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2023
	
Portico	1,499

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: Kari Hardwick Khardwick@Rizzetta.Com Phone: 239-936-0913
Cc: Belinda Blandon: Bblandon@Rizzetta.com

Tab 10



Quarterly Compliance Audit Report

Portico

Date: April 2023 - 1st Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

19%

of population has a disability.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web