

**RULES OF THE
SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
CHAPTER IV**

**ESTABLISHING RATES, FEES AND CHARGES AND OPERATING
POLICIES AND PROCEDURES RELATING TO THE RECREATIONAL,
COMMUNITY WATCH AND FACILITIES LOCATED WITHIN THE
BOUNDARIES OF THE DISTRICT AND BY INTERLOCAL
GOVERNMENTAL AGREEMENT, OUTSIDE THE BOUNDARIES OF
THE DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE OF THE
RULE.**

**PART I - GENERAL PROVISIONS AND DEFINITIONS APPLICABLE TO THE SUMTER
LANDING COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL, COMMUNITY
WATCH SERVICES AND OTHER SERVICES.**

SECTION 1. Recreational, Community Watch and other services shall be provided by the District in accordance with the operating policy of the District which is attached hereto and made a part hereof and the rates attached as Schedule A shall be applicable to the services provided.

SECTION 2. CONTENTS:

SECTION 3	Purposes
SECTION 4	Necessity
SECTION 5	Definitions
SECTION 6	General
SECTION 7	Parking on District Property
SECTION 8	Provision of Services
SECTION 9	Billing and Enforcement Procedure
SECTION 10	Application of Payments
SECTION 11	Procedure for Contesting Charges
SECTION 12	District Adjustment of Bills
SECTION 13	Change in Occupancy; Change in Address
SECTION 14	Protection of District Property
SECTION 15	Continuity of Service
SECTION 16	Amendments and restatements to Rate Schedule
SECTION 17	Effective Date

SECTION 3. PURPOSE: The purpose of this Rule is to establish certain rates, fees, charges, and operating policies for the property and facilities located within and outside of the boundaries of the District for the District to provide recreational, Community Watch and other services, generate sufficient revenues from users benefiting from said services to pay

operating expenses and debt service requirements of the Recreational Revenue Bond; to provide an effective date.

SECTION 4. NECESSITY: To establish uniform and comprehensive rates, fees, charges and operating policies pertaining to recreational, Community Watch and other services within and outside of the boundaries of the District, as allowed by law, rule or agreement.

SECTION 5. DEFINITIONS: The following terms and phrases, when used herein, shall have the meaning ascribed to them in this Section, except where the context clearly indicates a different meaning. Words used in the present terms shall include the future, and the singular number includes the plural, and the plural the singular.

5.1 Act: Chapter 190, Florida Statutes, as amended.

5.2 Board of Supervisors: The Board of the Sumter Landing Community Development District, as constituted pursuant to Chapter 190, Florida Statutes.

5.3 Finance Director: The appointed head of the Finance Department of the District, or their authorized representative.

5.4 Customer: Any person owning or renting property within or outside the boundaries of the District who receives or is capable of receiving the amenities and services furnished by the District.

5.5 District: The Sumter Landing Community Development District, as constituted pursuant to Chapter 190, Florida Statutes.

5.6 District Manager: The manager (or authorized representative) of the District as designated by the Board of Supervisors.

5.7 District Property:

(a) District Parking Lots: All improved and unimproved areas owned or operated by the District which are designated for use for vehicular parking, such as parking lots adjacent to recreational facilities, neighborhood swimming pools, executive golf courses, parks, postal pickup facilities, or other District owned properties, within or outside of the District boundaries.

(b) District Roadways: All improved roadways owned or maintained by the District, regardless of whether those roadways have been dedicated to the use of any other party.

5.8 Rate Schedule: The schedule of rates, fees, and charges for services provided by the District.

5.9 Services: Shall include, but are not limited to, the provision of recreational, Community Watch services and other services to the customers within the District and outside the District by interlocal agreement.

5.10 Sumter Landing Community Development District: A local unit of special-purpose government of the State of Florida created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended.

SECTION 6. GENERAL: In the absence of specific written agreement to the contrary entered into prior to the effective date of this Rule, these regulations apply without modification or change to each and every consumer to whom the District renders service.

SECTION 7. PARKING ON DISTRICT PROPERTY: Parking of vehicles on or in District Parking Lots shall be restricted to those persons utilizing adjacent or nearby District facilities. Persons shall be restricted to parking for not more than four hours duration without the express approval of the District Manager. Vehicles are prohibited from parking on roadways which have been designated as transportation paths with the appropriate diamond markings. Vehicles may park within District rights of way with appropriate parallel or diagonal striping, as long as those areas are not designated as transportation paths, for periods not to exceed four hours in duration. The District retains the right to remove vehicles improperly parked in violation of this Rule in accordance with State Law at the vehicle owner's expense, pursuant to the order of the District Manager, or their designee.

SECTION 8. PROVISION OF SERVICES: The District shall provide, as authorized by the Act, particularly Sections 190.012(a) and (d), the operations and maintenance systems and facilities for parks and outdoor recreation, cultural and educational uses and Community Watch, including but not limited to, guard houses, fences, gates, electronic intrusion detection systems, and patrol cars, and such other services as may be provided by law, rule, or agreement.

SECTION 9. BILLING AND ENFORCEMENT PROCEDURES: The following subsections provide the basis by which the Finance Director bills for each service activity and the procedure for enforcing payment of delinquent accounts.

9.1 Amenity Fees: Amenity fees shall be billed monthly in advance and shall become delinquent if not paid within twenty (20) days from the billing date. A penalty of five percent (5%) will be imposed on any balance due five (5) calendar days after the expressed due date of the bill. The additional five (5) calendar days is to ensure that accounts are not inadvertently penalized because of any processing delays. If payment is not received within the five (5) calendar days grace period of the bill due date, a past

due balance plus the five percent (5%) late payment charge will be indicated on the next regular billing. If payment has not been received within forty-five (45) days of the original billing date, a delinquent reminder notice will be mailed to the property owner. If payment has not been received within eighty (80) days from the date of the original billing, a final ten (10) day notice will be mailed using certified mail. If payment is not received within ninety (90) days from the original billing, a lien, as specified in the Declaration of Restrictions, shall be filed. Foreclosure of liens shall be in accordance with the provisions contained in the Declaration of Restrictions applicable to each unit.

9.2 Recreational Vehicle (RV) Storage Fees: All RV storage fees shall be billed monthly in advance as part of the District's regular billing process. Nonpayment of the RV storage fees will result in the same notice provisions and late payment charges as stated in Section 9.1, excluding placement of a lien. RV storage fees that are delinquent and past due beyond ninety (90) days will result in the renter being denied access to the RV storage area. RV storage fees that are delinquent beyond one hundred and 20 days (120) may result in the removal of the vehicle or other such property from the rental space and stored in a proprietary storage facility at the owner's expense. Such property shall be considered abandoned by the owner and shall, at the District's discretion, be disposed of as provided in the RV storage agreement. Transitional storage spaces at the Alhambra facility shall be used for the purpose of preparation and loading for outbound trips and for unloading and cleaning in preparation for storage on short-term bases in accordance with the times and at the rates established in Schedule A.

9.3 Special Groups, Meetings and Banquets: A deposit may be collected prior to any event that shall cover the estimated cost for cleaning, repair, overhead and rental of any special equipment. If damage to the meeting room property and related equipment (carpet, walls, tables, etc.) occur and such cost of repair is in excess of the deposit, the Group or Group sponsor shall be liable for such additional costs. Groups may select to provide their own cleanup after an event; however, this may not relieve the Group from the initial deposit, if required. If a Group elects to provide their own cleaning and other such site maintenance after an event, then prior to the event, the meeting room shall be inspected by a representative of the Group and a representative of the District. There shall be a second inspection after the cleanup is complete. Deposit amounts, inspection procedure and other rules and regulations governing use of the various District facilities shall be established by the District Manager from time to time as provided for by Administrative Policy.

SECTION 10. APPLICATION OF PAYMENT: All payments for services received by the Sumter Landing Community Development District shall be applied in the following order of priority:

- (1) All penalties, late fees and interest
- (2) All past due balances
- (3) All current balances

Deposits, if applied, shall be applied in the same manner and order of priority as payment for services.

SECTION 11. PROCEDURE FOR CONTESTING CHARGES: Any customer of District services contesting any statement of billing shall first present the same to the Finance Director with a statement of explanation of contest in writing prior to the bill becoming delinquent. If the matter is not resolved, the Finance Director shall, within seven (7) days, advise the customer in writing that the matter will be heard before a panel consisting of the Finance Director and the District Manager. Notice shall be given to the aggrieved customer at least seven (7) days prior to the scheduled hearing by mailing said notice to the address that appears in the billing or by leaving a copy of said notice at such address. The hearing shall be conducted during normal business hours at the noticed location or at such other mutually convenient location and time. All bills under protest shall be paid on or before the due date. If during the hearing process an adjustment to the billing is made, a refund to the customer shall be rendered either by check or as a credit to the customer's active account with seven (7) days as determined by the Finance Director. If, after the hearing, the matter is not resolved, then the customer may request an appearance before the Board of Supervisors, in which event all documents, transcripts, findings, and statements shall be transmitted forthwith to the District Manager for further disposition. It shall be the duty of the District Manager to notify the customer of the public hearing at which the customer is to appear before the Board of Supervisors, by mail or delivery of a notice as provided herein.

SECTION 12. DISTRICT ADJUSTMENT OF BILLS: When a customer is determined by the District to have been overcharged or undercharged as a result of incorrect applications of the rates, fees, and charges schedule or mistake in billing, the amount so determined may be respectively credited or billed to the customer. The adjustment shall be accomplished over a period of ninety (90) days, unless otherwise directed by the District Manager. Such adjustment shall be noticed to the customer within seven (7) days of the discovery of the error.

SECTION 13. CHANGE OF OCCUPANCY: CHANGE IN ADDRESS: It shall be the obligation of the customer to notify the District of any change in occupancy, address or circumstance which would alter the destination of a bill or statement.

SECTION 14. PROTECTION OF DISTRICT PROPERTY: In the event of any damage to District property beyond normal wear which may arise out of any act of customer or agents, employees or independent contractors upon the premises, the cost of repairs or replacement

shall be the responsibility of the customer, agent or independent contractor and full payment or reimbursement to District therefore may be imposed by the District.

SECTION 15: CONTINUITY OF SERVICE: The District will at all times use reasonable diligence to provide continuous service, and having used reasonable diligence, shall not be liable to the customer, agent, or independent contractor for failure or interruption of continuous service. The District shall not be liable for any cost or omission caused directly or indirectly by strikes, labor troubles, accident, litigations, breakdowns, shutdowns for repairs or adjustments, acts of sabotage, enemies of the United States, wars, governmental interference, acts of God or other causes beyond its control.

SECTION 16: AMENDMENTS AND RESTATEMENTS TO RATE SCHEDULE: Rate schedules are attached hereto as exhibits, being identified as: "Schedule A – A Schedule of Rates, Fees and Charges." These rate schedules and charges may be amended and restated from time to time by rule of the Board of Supervisors upon public notice and at least one public hearing. Rules amending and restating rate schedules shall be entitled: "A Rule of the District Amending and Restating Chapter " _____ " relating to amenity rates, fees, charges and operating policies and procedures relating to the recreational, Community Watch, and facilities located within the boundaries of the District; providing an effective date. When enacted, these rates shall become exhibits to this Rule.

SECTION 17: EFFECTIVE DATE: This Rule shall become effective upon its approval by the Board of Supervisors of the Sumter Landing Community Development District.

SPECIFIC AUTHORITY: 190.012(3)
190.011(5)
190.035
120.054
713.78
715.07

HOW IMPLEMENTED: Chapter 190.011, 190.012, 190.35, 120.54, 713.78, 715.07 Florida Statutes

History: Adopted 2005
Amended and Restated 9/12/08
Amended and Restated 6/14/2012
Amended and Restated 5/1/2017
Amended and Restated 4/11/2022

SCHEDULE A
SCHEDULE OF RATES, FEES AND CHARGES
AMENDED AND RESTATED 4/11/2022

1. Contractual Amenity Fees – Adjustment per declaration of Restrictive Covenants ~~2017~~ 2022 Developer Prevailing Rate \$179.00.
2. Golf Fees

A. Trail Pass Options - Residents Only (application form is required)			Executive Golf Course Owners shall work together in good faith to establish a uniform charge for Trail Passes, together with annual increases thereto equal to the cumulative change in the Consumer Price Index for All Urban Consumers over the twelve-month period that is between three and fifteen months prior to the annual increase.
I.)	Annual	\$132.00	Plus Sales Tax. Trail Pass Fee covers the use of golf carts on the Executive Golf Courses for a 12-month period from the date of purchase.
II.)	Six Month	\$99.00	Plus Sales Tax. Trail Pass Fee covers use of golf carts on the Executive Golf Courses for a 6-month period from the date of purchase.
III.)	Monthly	\$20.00	Plus Sales Tax. Trail Pass Fee covers the use of golf carts on the Executive Golf Courses for a 1-month period from the date of purchase.
III.) Priority Member Household			75% of the above rates plus Sales Tax. If a household has a priority membership for one person, executive trail fees are 75 per cent for the six or twelve month fee, plus sales tax, for one other member of the same household.
B. Guest Play Card			Seasonal as Posted. Sales Tax included.
Four rounds of Guest Play. The card includes both Green Fees and Trail Pass Fees.			January 1-May 31
Four rounds of Guest Play. The card includes both Green Fees and Trail Pass Fees.			June 1 – December 31
C. Daily Golf Fees			Seasonal as Posted. Sales Tax included.
I.)	Daily	\$4.00	Daily Trail Pass Fee - use of golf carts on Executive Course if annual or six months not purchased.
II.)			Executive Green Fees for guests with valid Guest Pass.
	Daily	\$11.00	November 1 - April 30 January 1-May 31
	Daily	\$7.00	May 1 - October 31 June 1 – December 31
III.) Pull Cart Rental		\$1.00	
IV.) Rain Refund Policy			Golfers who have paid a daily Trail Pass Fee and/or Greens Fee will be eligible for a refund provided they have not teed off the fifth hole. Golfers teeing off on the fifth hole will not be eligible for any refund.

3. RV Storage Space Fees (monthly):

(a)	20 Foot Space	\$32.00 + sales tax
(b)	25 Foot Space	\$35.00 + sales tax
(c)	30 Foot Space	\$40.00 + sales tax
(d)	40 Foot Space	\$43.00 + sales tax
(e)	50 Foot Space	\$49.00 + sales tax
(f)	Daily, if less than 30 days	\$6.00 per day + sales tax
(g)	Transitional Spaces	\$16.00 per day + sales tax with a 2-day maximum

4. Resident ID Card Replacement
(damaged, lost, name change, stolen, etc.)

\$15.00

5. Lost, Additional and Employee Gate Card

\$15.00

6. Contractor Gate Card
(Per Card per one year period with application)

\$100.00 + sales tax

7. Village Street Maps

\$5.00 + sales tax

8. NSF Charge (per item):

\$30.00

The VCCDD may assess a fee not to exceed the service fees authorized under Florida Statute 832.08(5) or 5% of the face amount of the check, draft or order, whichever is greater for the collection of the dishonored check, draft, or other order for the payment of money to VCCDD. The service fee shall be in addition to all other penalties imposed by law. Proceeds from this fee shall be retained by VCCDD.

9. Lifestyle Events

a. Global

Cost per event – per contract as advertised; Refunds issued for recreation cancelation or documented medical issues.

b. General

\$1.00-\$5.00 per event or as advertised; Refunds issued for recreation cancelation or documented medical issues.

10. Meetings and Banquet Room Charges

As defined on Exhibit 1 and may be adjusted annually based on the August Consumer Price Index

11.	Office and Storage Space Rental and terms of agreement	Cost per square foot																		
12.	Paradise Tennis Court Lights	\$.50 per 40-minute period; Sales tax included																		
13.	Other Travel League Rental	\$10.00 + sales tax; per day, per user, per event (i.e. billiards, shuffleboard etc.)																		
14.	Fitness Clubs	<table> <tr> <th></th><th><u>Single</u></th><th><u>Couple</u></th></tr> <tr> <td>1 mo.</td><td>\$44.39</td><td>\$85.98</td></tr> <tr> <td>3 mos.</td><td>119.16</td><td>\$200.00</td></tr> <tr> <td>6 mos.</td><td>210.28</td><td>\$411.22</td></tr> <tr> <td>9 mos.</td><td>294.39</td><td>\$574.77</td></tr> <tr> <td>12 mos.</td><td>363.49</td><td>\$710.28</td></tr> </table> <p>Plus sales tax on all fees</p> <p>Daily Pass \$5.00 (including sales tax)</p> <ul style="list-style-type: none"> • Special Seasonal Rates As advertised + sales tax and approved by District Manager • Merchandise: Headsets \$7.00 + sales tax • Weekly Rate for Resident/Guest Member \$18.69 + sales tax • Merchandise: Other As advertised + sales tax 		<u>Single</u>	<u>Couple</u>	1 mo.	\$44.39	\$85.98	3 mos.	119.16	\$200.00	6 mos.	210.28	\$411.22	9 mos.	294.39	\$574.77	12 mos.	363.49	\$710.28
	<u>Single</u>	<u>Couple</u>																		
1 mo.	\$44.39	\$85.98																		
3 mos.	119.16	\$200.00																		
6 mos.	210.28	\$411.22																		
9 mos.	294.39	\$574.77																		
12 mos.	363.49	\$710.28																		
15.	Special Events Staff Support	The average Special Events staff total salary and 1.50 multiplier; a minimum of 2 hours.																		
16.	Community Watch Staff Support	The average Community Watch staff total salary and 1.50 multiplier; a minimum of 2 hours.																		
17.	Educational Programs:																			
	As advertised and approved by the District Manager. Refunds as advertised per class/event.																			
18.	CPR Certification Class																			
	a. Standard Class	\$25.00																		
	b. Pro Class	\$30.00																		

	c. Group Rate	\$125.00
19.	First Aid Certification Class	\$30.00
20.	Charges for standby of Public Safety personnel shall be 1.5 times the average hourly rate, effective October 1 st of each fiscal year, for the position utilized. e.g. Firefighter/Paramedic, Lieutenant, Battalion Chief; a minimum of 4 hours.	
21.	Charges for standby of Public Safety equipment shall be equivalent to reimbursement rates present in the FEMA rate charges on October 1 st of each Year; a minimum of 4 hours.	
22.	Softball Field Rental	
	Travel League Rentals	\$30.00 + sales tax; non-resident, per team, per game; field will be lined and dragged, use of scoreboard and microphone.
	Practice	\$20.00 + sales tax; non-resident, per team, per field for a 2-hour period. No field prep included.
	Tournament/League	\$100 + sales tax, per field, per day (sunrise to dusk). Field will be lined and dragged prior to the first game and when the groundskeeper deems necessary. Includes support staff. Janitorial fee required.
	Janitorial – required with tournaments	\$50.00 per day, per complex regardless of the number of fields rented.
23.	Other Tournaments:	
	Bocce, Tennis, Shuffleboard, and Misc. Courts	\$15.00 + sales tax, per hour, per court; usage of up to four courts; a minimum of two hours.
	Pickleball Courts	\$15.00 + sales tax per hour, per court; usage of up to six courts; a minimum of two hours.
24.	House Check Program – Administrative Fee	\$5.00 per week or part thereof
25.	IS Support Service – i.e. Internet, cable, hook-up	\$70.00 set-up fee*

- 10mb bandwidth from 8:00a.m.- 6:00p.m. \$100.00
- 50mb bandwidth from 8:00a.m.- 6:00p.m. \$200.00
- 100mb bandwidth from 8:00a.m.- 6:00p.m. \$300.00

*If IS Bandwidth is required past 6:00 p.m. there will be an additional \$35.00 flat rate fee regardless of previously contracted Bandwidth.

26.	Sport Pool – Sunday Rental Only	Residents: \$15.00 per hour + sales tax Non-residents: \$25.00 per hour + sales tax; may be adjusted annually based on August Consumer Price Index.
27.	Gate Arm Repair / Replacement	\$250.00
28.	Lake Sumter Line Tours	\$2.00/ person sales tax included
	After Hours Lake Sumter Line Tour Groups	\$20.00 per ½ hour; sales tax Included
	Fishing Pontoon Trip (1-4 people) w/ fishing guide	\$250.00 for 2 hour trip; sales tax included
	Nature Pontoon Tour (1-4 people)	\$100.00 for 2 hour trip; sales tax included
	Guided Kayaking Excursion (max 8 people)	1 hour trip \$25.00 per person 2 hour trip \$35.00 per person; Sales tax included
	Special Excursions on various boats	As advertised
29.	Recreation Merchandise/Supplies	As advertised + sales tax
30.	Memorial Bench	\$1400.00 sales tax included*
	Replacement Plaque for Memorial Bench	\$20.00 sales tax included

- * The cost of the Memorial Bench includes the bench, freight, concrete slab, initial plaque, installation and ongoing maintenance. Residents who are listed on Attachment 'A' will be eligible to purchase a Memorial Bench at the cost of \$675.00 following the amendment and restatement of the Rule. They are currently on a waiting list for final approval of their requested bench location.

SPECIFIC AUTHORITY: 190.012(3),190.011(5),190.035,120.054,713.78,715.07

Exhibit 2

**AMENDED AND RESTATED 4/9/2022
EQUIPMENT/SERVICE CHARGES**

EQUIPMENT	DESCRIPTION	FEE PER EVENT
*TV/DVD	32"	\$40.00
*SCREEN	5'	\$40.00
*PROJECTOR	Multi-Media LCD Projector	\$40.00
*EASELS		\$5.00
STAGING	8' X 8'	\$35.00
	4' X 8'	\$35.00
*PORTABLE DANCE FLOOR (For use in the Savannah Center only)	33' x 33'	\$375.00
*TENTS		Security Deposit \$100.00 per tent. Amount to be returned based on condition after use (partial or full replacement), renter responsible for setup.
*Portable Loop System	Assisted Listening Device	Only available to RLVGs.

*Provided to Resident Lifestyle Volunteer Groups (RLVG) at no additional charge.
Security deposit for all per contractual stipulations.

STATEMENT OF PURPOSE

The Sumter Landing Community Development District proposes an amendment and restatement of Chapter IV of its Rules to amend certain rates, fees, and charges, and providing additional categories for the purpose of offsetting the cost of operating and maintaining those facilities, and for other lawful purposes.

ECONOMIC IMPACT STATEMENT

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT PROPOSED RULE AMENDMENT AND RESTATEMENT CHAPTER IV

A RULE OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING CHAPTER IV RELATING TO SCHEDULE A, AMENDING AND RESTATING CERTAIN RATES, FEES AND CHARGES; AND PROVIDING FOR AN EFFECTIVE DATE OF THE AMENDMENT AND RESTATEMENT.

1.0 Introduction

This Economic Impact Statement was prepared pursuant to Chapter 120.54, F.S. to support the rule making action of the Sumter Landing Community Development District rates, fees, and charges for its recreational vehicle storage and recreation facilities.

The District has acquired recreational, Community Watch and other services as well as the right to receive certain Contractual Amenity Fees pursuant to the provision of those facilities. The rates, fees and charges that are proposed to be adopted by this rule will generate revenue to pay the operating and maintenance expenses associated with these facilities and is consistent with the District's existing land covenants.

The sections below track the requirements of Chapter 120.54, F.S. concerning economic impact statements.

2.0 Estimated Costs to the District to Implement the Proposed Rule Amendment

2.1 The proposed rule will have little if any cost impact on any federal, state or local agency outside of the District. The cost to the District in terms of paper work and similar processing fees is considered to be an insignificant amount when compared to the benefit realized by the residents and the overall capital and operating costs of the District.

District costs to enact the proposed rule include:

1. Attorney's Fees
2. Advertising Costs, associated with the adoption of the rule as required by law.
3. Copying costs for any interested persons requesting the Rule, Economic Impact Statement or the notices of the adoption of said rule amendment.

2.2 Operations and Maintenance Expense

The direct costs of operating and maintaining the District's recreational amenity facilities and services are estimated in the budget which the

adoption of this rule and the establishment of the rates, fees and charges are meant to address.

2.3 Findings of Fact

- 2.3.1 The holdings and responsibilities include a substantial number of Executive Golf Courses, Community Watch, a Park, and Indoor and Outdoor Recreation Facilities and Programs for which the District has Operational and Maintenance Expenses.
- 2.3.2 The maintenance costs, repair and replacement costs and rehabilitation costs of the facilities described in Section 2.3.1 have increased over time.
- 2.3.3 The District has undertaken an aggressive preventative maintenance program for facilities, fixtures and features as reflected in its adopted general revenue budget.
- 2.3.4 The operating costs and maintenance expenses reflected in the adopted budget of the Sumter Landing Community Development District require an increase in the contractual Amenity Fee and in the rental and use fees of the referenced structures, facilities and services consistent with the marketplace and the costs related to operation and maintenance of those facilities and services.
- 2.3.5 The District is required to comply with, and benefits from compliance with, the statutory requirements for purchasing materials and services, and realizes economic benefit through access to state contracts for purchase and economies of scale through joint bidding with other governmental entities.

3.0 Economic Costs and Benefits to all Affected Parties

- 3.1 Factors governing economic impacts through the imposition of rates, fees and charges.

The rates, fees and charges associated with the Contractual Amenity Fees and fees for services are a clear form of fee for service provided. Through the adoption of the rule the District will be able to provide those services to properties located within the District and by governmental interlocal agreements to properties outside the District which will permit the utilization of said facilities to their highest and best use. The economic benefit exceeds the costs that are anticipated to be incurred through the adoption of this Rule and the establishment of rates, fees and charges.

- 3.2 Impacts on Visitors, Citizens of Florida, and Local Residents and Business.

The development of properties within the Sumter Landing Community Development District will enhance the area's economy. In so doing, visitors, citizens, local residents and business should benefit. The monetary amount

of these benefits is difficult to measure but they are real and are believed to be significant and positive.

4.0 Impact on Competition and the Open Market for Employment

The adoption of the rule and the implementation of the rates, fees and charges will have a positive impact on competition and the open market for employment. The utilization of properties within the District for commercial and community facility activities will stimulate the local economy creating jobs and income.

5.0 Small Business Impacts

There is no estimated adverse impact on small business as defined in the Florida Small and Minority Business Assistance Act of 1985.

6.0 Data and Methodology

A detailed statement of the data and method used in preparing the Economic Impact Statement is available at the offices of the Sumter Landing Community Development District located at 984 Old Mill Run, The Villages, Florida.