

*Candler Hills East
Community Development District*

Agenda

November 15, 2016

AGENDA

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Candler Hills East

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

November 8, 2016

Board of Supervisors
Candler Hills East Community
Development District

The Board of Supervisors of the Candler Hills East Community Development District will meet on **Tuesday, November 15, 2016 at 9:00 a.m., or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cultural Center, 8395 SW 80th Street, Ocala, FL.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Notice for Meeting
- IV. Status Report on Sale and Closing of Series 2016 Refunding Bonds
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 1. Approval of Check Register
 2. Balance Sheet and Income Statement
- VI. Other Business
- VII. Supervisors Requests
- VIII. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

Enclosed under the third order of business is the affidavit of publication associated with the public notice for this meeting.

The fourth order of business is the status report on the sale and closing of the Series 2016 Refunding Bonds. This is an open discussion item and no back-up material is available.

The fifth order of business is Staff Reports. Section 1 of the District Managers Report includes the check register for approval and Section 2 includes the balance sheet and income statement for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. S. Flint', with a long horizontal flourish extending to the right.

George S. Flint
District Manager

Cc: Gerald Colen, District Counsel
Ken Colen, On Top of the World
Guy Woolbright, On Top of the World
Lynette Vermillion, On Top of the World
Darrin Mossing, GMS

SECTION III

AFFIDAVIT OF PUBLICATION

Star-Banner
Published - Daily
Ocala, Marion County, Florida

STATE OF FLORIDA
COUNTY OF MARION

Before the undersigned, a Notary Public of Said County and State, [Signature] who on oath says that they are an authorized employee of the Star-Banner, a daily newspaper published at Ocala, in Marion County, Florida; that the attached copy of advertisement, being a notice in the matter of

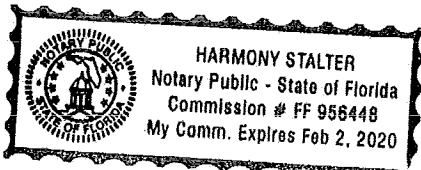
NOTICE OF MEETING DATES CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of the Candler Hills East Community Development District will hold their regularly scheduled public meetings for the Fiscal Year 2017 at 9:00 AM, or as sh

was published in said newspaper in the issues of:

11/4 1x

Affiant further says that the said STAR-BANNER is a daily newspaper published at Ocala, in said Marion County, Florida, and that the said newspaper has heretofore been continuously published in said Marion County, Florida, daily, and has been entered as second class mail matter at the post office in Ocala in said Marion County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the person of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 4 day of November, A.D., 20 16



[Signature]
Notary Public
HARMONY STALTER
(Print, Type or Stamp Name of Notary Public)

NOTICE OF MEETING DATES CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Candler Hills East Community Development District will hold their regularly scheduled public meetings for the Fiscal Year 2017 at 9:00 AM, or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cultural Center, 6395 SW 80th Street, Ocala, FL 34476, as follows:

November 15, 2016
February 21, 2017
May 16, 2017
August 15, 2017

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager, at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-6524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Fliri
Governmental Management Services -
Central Florida, LLC
District Manager

November 4, 2016
#A000899304

Ad #: A000899304

SECTION V

Candler Hills East Community Development District

Summary of Invoices

October 18, 2016 to November 7, 2016

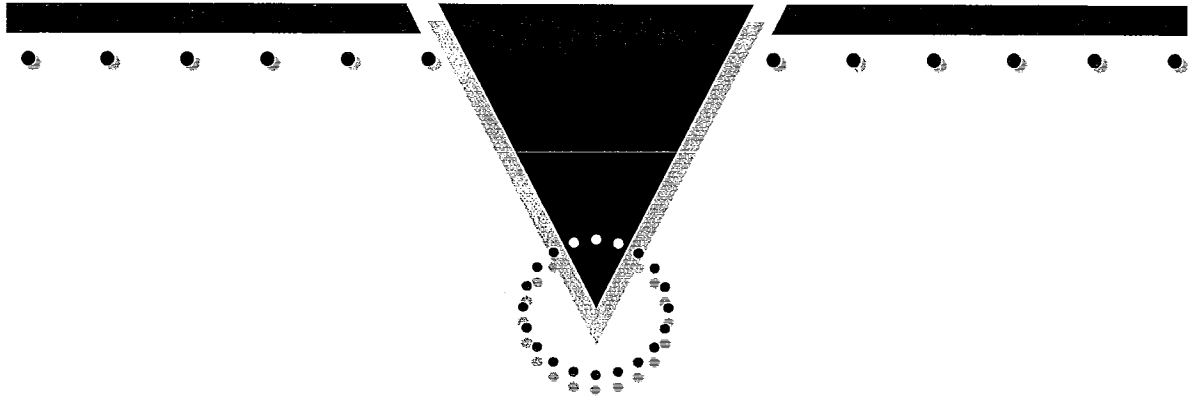
Fund	Date	Check No.'s	Amount
General Fund	10/19/16	793	\$ 796.56
	10/26/16	794	\$ 119.61
	10/27/16	795-797	\$ 4,452.36
	11/3/16	798-799	\$ 1,647.00
			\$ 7,015.53
Payroll	<u>October 2016</u>		
	Elmer Greene	50154	\$ 184.70
	John Bain	50155	\$ 184.70
	Larry Garvin	50156	\$ 200.00
	Philip Moherek	50157	\$ 200.00
	Robert Scherff	50158	\$ 184.70
			\$ 954.10
			\$ 7,969.63

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #	
10/19/16	00019	10/03/16 155	201610 310-51300-34000	MANAGEMENT FEES OCT16	*	603.67		
		10/03/16 155	201610 310-51300-35100	INFORMATION TECH OCT16	*	83.33		
		10/03/16 155	201610 310-51300-31300	DISSEMINATION FEE OCT16	*	104.16		
		10/03/16 155	201610 310-51300-51000	OFFICE SUPPLIES OCT16	*	.18		
		10/03/16 155	201610 310-51300-42000	POSTAGE OCT16	*	2.82		
		10/03/16 155	201610 310-51300-42500	COPIES OCT16	*	2.40		
GOVERNMENTAL MANAGEMENT SERVICES							796.56	000793
10/26/16	00033	10/26/16 10262016	201610 300-20700-10200	FY16 DEBT SERVICE ASSESS	*	119.61		
CANDLER HILLS EAST CDD C/O USBANK							119.61	000794
10/27/16	00005	10/11/16 38995	201610 310-51300-54000	REIMB. SPEC.DIST FEE-FY17	*	175.00		
COLEN & WAGONER P.A.							175.00	000795
10/27/16	00002	10/17/16 A898246	201610 310-51300-48000	NOT. OF MEETING-10/17/16	*	111.08		
OCALA STAR BANNER							111.08	000796
10/27/16	00041	10/24/16 2719	201610 320-53800-47000	POND MOWING-OCT16	*	4,166.28		
SHARP FENCE CONSTRUCTION, LLC							4,166.28	000797
11/03/16	00005	10/25/16 10252016	201610 310-51300-31500	PREP/ATTEND CDD MEETING	*	1,500.00		
COLEN & WAGONER P.A.							1,500.00	000798
11/03/16	00004	10/25/16 5-588-61	201610 310-51300-42000	DELIVERY 10/18/16	*	147.00		
FEDEX							147.00	000799
TOTAL FOR BANK A						7,015.53		
TOTAL FOR REGISTER						7,015.53		

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Candler Hills East Community Development District

Unaudited Financial Reporting
October 31, 2016



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Candler Hills East
Community Development District
Combined Balance Sheet
For the Period Ended October 31, 2016

	<u>Governmental Fund Types</u>				Totals (Memorandum Only) 2017
	General Fund	Debt Service	Capital Projects	Capital Reserves	
ASSETS:					
CASH	\$27,940	---	---	---	\$27,940
INVESTMENT					
RESERVE	---	\$253,932	---	---	\$253,932
REVENUE	---	\$205,442	---	---	\$205,442
PREPAYMENTS	---	\$130,293	---	---	\$130,293
CONSTRUCTION	---	---	\$12,362	---	\$12,362
CUSTODY ACCOUNT	---	---	---	\$158,851	\$158,851
DUE FROM GENERAL FUND	---	\$6,888	---	---	\$6,888
TOTAL ASSETS	\$27,940	\$596,555	\$12,362	\$158,851	\$795,708
LIABILITIES:					
ACCOUNTS PAYABLE	\$1,647	---	---	---	\$1,647
DUE TO DEBT SERVICE	\$6,888	---	---	---	\$6,888
CONTRACTS PAYABLE	---	---	\$12,361	---	\$12,361
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE	---	\$596,555	---	---	\$596,555
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$1	---	\$1
ASSIGNED	---	---	---	\$158,851	\$158,851
UNASSIGNED	\$19,405	---	---	---	\$19,405
TOTAL LIABILITIES & FUND EQUITY	\$27,940	\$596,555	\$12,362	\$158,851	\$795,708

Candler Hills East

COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues & Expenditures

For the Period Ended October 31, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/16	ACTUAL THRU 10/31/16	VARIANCE
<u>REVENUES:</u>				
MAINTENANCE ASSESSMENTS	\$105,046	\$8,754	\$2,348	(\$6,406)
INTEREST	\$100	\$8	\$1	(\$7)
TOTAL REVENUES	105,146	\$8,762	\$2,348	(\$6,414)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$4,000	\$1,000	\$1,000	\$0
FICA EXPENSE	\$306	\$61	\$46	\$15
ENGINEERING	\$2,200	\$183	\$0	\$183
TRUSTEE FEES	\$2,050	\$0	\$0	\$0
DISSEMINATION	\$3,500	\$292	\$104	\$188
ARBITRAGE	\$600	\$0	\$0	\$0
ASSESSMENT ROLL	\$5,000	\$5,000	\$5,000	\$0
ATTORNEY	\$6,000	\$1,500	\$1,500	\$0
ANNUAL AUDIT	\$3,800	\$0	\$0	\$0
MANAGEMENT FEES	\$7,244	\$604	\$604	\$0
INFORMATION TECHNOLOGY	\$1,000	\$83	\$83	\$0
TELEPHONE	\$100	\$8	\$0	\$8
POSTAGE	\$800	\$67	\$150	(\$83)
PRINTING & BINDING	\$700	\$58	\$2	\$56
INSURANCE	\$6,515	\$6,515	\$6,042	\$473
LEGAL ADVERTISING	\$700	\$58	\$111	(\$53)
OTHER CURRENT CHARGES	\$311	\$26	\$27	(\$1)
OFFICE SUPPLIES	\$150	\$13	\$0	\$12
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$45,151	\$15,643	\$14,844	\$799
<u>MAINTENANCE:</u>				
RETENTION PONDS/OWL PRESERVE DRA	\$49,995	\$4,166	\$4,166	\$0
CONTINGENCIES	\$10,000	\$833	\$0	\$833
TOTAL MAINTENANCE	\$59,995	\$5,000	\$4,166	\$833
TOTAL EXPENDITURES	\$105,146	\$20,643	\$19,010	\$1,632
EXCESS REVENUES (EXPENDITURES)	(\$0)		(\$16,662)	
FUND BALANCE - BEGINNING	\$0		\$36,067	
FUND BALANCE - ENDING	(\$0)		\$19,405	

Candler Hills East
Community Development District
Debt Service Fund
For the Period Ended October 31, 2016

	ADOPTED BUDGET	PRORATED THRU 10/31/16	ACTUAL THRU 10/31/16	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$285,337	\$23,778	\$6,888	(\$16,890)
PREPAYMENTS	\$0	\$0	\$7,361	\$7,361
INTEREST	\$100	\$8	\$47	\$39
TOTAL REVENUES	\$285,437	\$23,786	\$14,297	(\$9,490)
<u>EXPENDITURES:</u>				
SPECIAL CALL 11/1	\$100,000	\$0	\$0	\$0
INTEREST EXPENSE 11/1	\$97,691	\$0	\$0	\$0
PRINCIPAL 5/1	\$95,000	\$0	\$0	\$0
INTEREST EXPENSE 5/1	\$97,691	\$0	\$0	\$0
TOTAL EXPENDITURES	\$390,383	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$104,946)		\$14,297	
FUND BALANCE - BEGINNING	\$281,004		\$582,258	
FUND BALANCE - ENDING	\$176,058		\$596,555	

Candler Hills East
Community Development District
Capital Projects Fund
For the Period Ended October 31, 2016

	ADOPTED BUDGET	PRORATED THRU 10/31/16	ACTUAL THRU 10/31/16	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$1	
FUND BALANCE - BEGINNING	\$0		\$0	
FUND BALANCE - ENDING	\$0		\$1	

Candler Hills East
Community Development District
Capital Reserves Fund
For the Period Ended October 31, 2016

	ADOPTED BUDGET	PRORATED THRU 10/31/16	ACTUAL THRU 10/31/16	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$400	\$33	\$116	\$82
TOTAL REVENUES	\$400	\$33	\$116	\$82
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$400		\$116	
FUND BALANCE - BEGINNING	\$164,704		\$158,735	
FUND BALANCE - ENDING	\$165,104		\$158,851	

Candler Hills East
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Month to Month Detail

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
REVENUES:													
MAINTENANCE ASSESSMENTS	\$2,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,348
INTEREST	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
TOTAL REVENUES	\$2,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,348
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEE	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ROLL	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
ATTORNEY	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$604	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$604
INFORMATION TECHNOLOGY	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
PRINTING & BINDING	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
INSURANCE	\$6,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,042
LEGAL ADVERTISING	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111
OTHER CURRENT CHARGES	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL ADMINISTRATIVE	\$14,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,844
MAINTENANCE:													
RETENTION PONDS/OWL PRESERVE DRA	\$4,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,166
CONTINGENCIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL MAINTENANCE	\$4,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,166
TOTAL EXPENDITURES	\$19,010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,010
EXCESS REVENUES (EXPENDITURES)	(\$16,662)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$16,662)

Candler Hills East
Community Development District
LONG TERM DEBT REPORT

SERIES 2006A, SPECIAL ASSESSMENT BONDS	
INTEREST RATE:	5.45%
MATURITY DATE:	5/1/2037
RESERVE FUND DEFINITION	6.816% of Outstanding Bonds
RESERVE FUND REQUIREMENT	\$244,354
RESERVE FUND BALANCE	\$253,932
BONDS OUTSTANDING - 9/30/13	\$4,600,000
LESS: PRINCIPAL PAYMENT 11/1/13 (Prepayment)	(\$235,000)
LESS: PRINCIPAL PAYMENT 5/1/14 (Mandatory)	(\$95,000)
LESS: PRINCIPAL PAYMENT 5/1/14 (Prepayment)	(\$110,000)
LESS: PRINCIPAL PAYMENT 11/1/14 (Prepayment)	(\$70,000)
LESS: PRINCIPAL PAYMENT 5/1/15 (Mandatory)	(\$95,000)
LESS: PRINCIPAL PAYMENT 5/1/15 (Prepayment)	(\$105,000)
LESS: PRINCIPAL PAYMENT 11/1/15 (Prepayment)	(\$170,000)
LESS: PRINCIPAL PAYMENT 5/1/16 (Mandatory)	(\$95,000)
LESS: PRINCIPAL PAYMENT 5/1/16 (Prepayment)	(\$40,000)
CURRENT BONDS OUTSTANDING	\$3,585,000

