

*Candler Hills East Community
Development District*

Agenda

February 16, 2021

AGENDA

Candler Hills East

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

February 9, 2021

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, February 16, 2021, at 9:00 a.m., or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cultural Center, 8395 SW 80th Street, Ocala, Florida 34481.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Notice for Meeting
- IV. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Board Member
 - B. Appointment of Individual to Fulfill the Board Vacancy in Seat #2 with a term ending November 2024
- V. Approval of Minutes of the November 17, 2020 Meeting
- VI. Consideration of Resolution 2021-03 Re-Designating Registered Agent and Office
- VII. Discussion of E-Verify Requirements and Ratification of Staff Actions Related to the Memorandum of Understanding
- VIII. Staff Reports
 - A. Attorney
 - B. District Manager
 - 1. Approval of Check Register
 - 2. Balance Sheet and Income Statement
- IX. Other Business
- X. Supervisors Requests
- XI. 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 organizational matters. Section A is administration of oath of office to newly elected Board Member. Section B is appointment of individual to fulfill the Board Vacancy in Seat #2 with term ending November 2024.

The fifth order of business is the approval of the minutes from the November 17, 2020 Board of Supervisors meeting. The minutes are enclosed for your review.

The sixth order of business is consideration of resolution 2021-03 re-designating registered agent and office. A copy of the resolution is enclosed for your review.

The seventh order of business is discussion of E-Verify Requirements and Ratification of Staff Actions Related to the Memorandum of Understanding. There is no back-up.

The eighth 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,



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,
Rina Rahemoto 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 2021 at 9:00 AM, or as

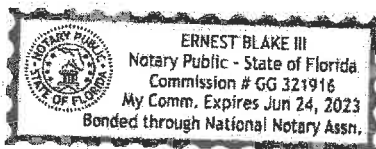
was published in said newspaper in the issues of:

9/23 1x, 9/30 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.

[Signature]

Sworn to and subscribed before me this 30th day of September A.D., 2020



[Signature]
Notary Public
Ernest Blake III

(Print, Type or Stamp Name of Notary Public)

0001

LEGALS

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 2021 at 9:00 AM, or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cultural Center, 8395 SW 80th Street, Ocala, FL 34476 as follows:

November 17, 2020
February 16, 2021
May 16, 2021
August 17, 2021

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: www.candlerhillestd.com.

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) 841-5524 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. Flint
Governmental Management Services -
Central Florida, LLC
District Manager

September 23, 30, 2020
#AD00973561

Ad #: A000973561

MINUTES

MINUTES OF MEETING
CANDLER HILLS EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Candler Hills East Community Development District was held on Tuesday, November 17, 2020 at 9:21 a.m. at the Circle Square Commons, 8395 SW 80th Street, Ocala, Florida.

Present and constituting a quorum were:

Philip J. Moherek	Chairman
Elmer Greene <i>by phone</i>	Vice Chairman
Robert Scherff	Assistant Secretary
John Bain	Assistant Secretary
Larry Garvin	Assistant Secretary

Also present were:

George Flint	District Manager
Gerald Colen	District Counsel
Philip Hisey	On Top Of The World Communities
Bryan Schmalz	On Top Of The World Communities
Patty Soriano	On Top Of The World Communities
Tricia Adams	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were present at the meeting and Mr. Greene was attending by phone, a quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for any members of the public to provide comment to the Candler Hills East CDD Board on anything on the agenda or not on the agenda they would like to provide comment on. It appears we have no public comment.

THIRD ORDER OF BUSINESS

Notice for Meeting

Mr. Flint: The notice of the meeting was included in your agenda package and it was advertised in the Ocala Star-Banner in accordance with the statutory noticing requirements.

FOURTH ORDER OF BUSINESS**Organizational Matters****A. Administration of Oaths of Office to Newly Elected Board Members**

Mr. Flint: We will move the administration of the oath down as the third item on that section. Let me administer the Oath of Office to Mr. Moherek. Mr. Moherek, as a citizen of the State of Florida and of the United States of America, and as an officer of the Candler Hill East Community Development District, and a recipient of public funds as such officer, do you hereby solemnly swear or affirm your support to the Constitution of the United States and the state of Florida?

Mr. Moherek: I do.

B. Consideration of Resolution 2021-01 Declaring a Vacancy in Seats #2 and #3 with terms ending November 2024

Mr. Flint: The first item is going to be Resolution 2021-01 which declares Seats #2 and #3 vacant as of the second Tuesday after the election, which is today. Once that's handled then you can consider appointment to those seats, and if you choose to you can reappoint incumbents to those seats. Is there a motion to approve Resolution 2021-01?

On MOTION by Mr. Bain, seconded by Mr. Scherff, with all in favor, Resolution 2021-01 Declaring a Vacancy in Seat #2 and #3 with Terms Ending November 2021, was approved.

C. Appointment of Individuals to Fulfill the Board Vacancies in Seats #2 and #3 with terms ending November 2024

Mr. Flint: Next is appointment of individuals to fill the vacancy in Seat #2 and #3. What I would recommend, because Mr. Greene is not physically here and I can't administer the oath to him, is that he stays in the seat as a carryover. That way he can participate in this meeting. If you were to appoint him and then I can't swear him in, he wouldn't be able to vote and also wouldn't be able to be compensated as a Board member for the meeting today. What I'd suggest is you deal with Seat #3, which is Mr. Moherek's seat. For Seat #2, Mr. Greene you'll be on the Board

still as a carryover, but then we will put the item on the February agenda for them to reappoint you officially.

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, the Nomination to Fill Seat #3 with Mr. Moherek, was approved.

Mr. Scherff: Philip, you want to be on the Board?

Mr. Moherek: Sure. It's a tough job, but I will handle it.

Mr. Flint: That motion passed 4 to 0 with Mr. Moherek not able to vote.

D. Election of Officers

Mr. Flint: After each election the Board is required to consider officers. Currently, Mr. Moherek is Chairman, Mr. Greene is Vice Chairman, and Mr. Bain, Mr. Garvin, and Mr. Scherff are Assistant Secretaries. I'm the Secretary. The District Accountant, Aerial Lovera, is Treasurer. We can handle each office individually or if a Board member wants to make a motion to elect a slate of officers, we can handle it one motion.

Mr. Scherff: I move that we keep the slate of Officers as they are for another year.

On MOTION by Mr. Scherff, seconded by Mr. Garvin, with all in favor, the Recommendation to Keep all Officers in Current Positions, Mr. Moherek as Chair, Mr. Greene as Vice-Chair, Mr. Bain, Mr. Garvin, and Mr. Scherff as Assistant Secretaries, Mr. Flint as Secretary and Ms. Lovera as Treasurer and District Accountant, was approved.

E. Consideration of Resolution 2021-02 Electing Officers

On MOTION by Mr. Scherff, seconded by Mr. Garvin, with all in favor, the Recommendation to Keep all Officers in Current Positions, Mr. Moherek as Chair, Mr. Greene as Vice-Chair, Mr. Bain, Mr. Garvin, and Mr. Scherff as Assistant Secretaries, Mr. Flint as Secretary and Ms. Lovera as Treasurer and District Accountant, was approved.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the August 18, 2020 Meeting

Mr. Flint: Did the board have any comments or corrections to the minutes? Hearing no changes to minutes I would ask for a motion to approve them.

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, the Minutes of the August 18, 2020 Board of Supervisors Meeting, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2020

Mr. Flint: Next is the Engagement Letter with your independent auditor Berger Toombs. You selected them through a bidding process prescribed by the statutes, and you enter into engagements each year for the specific audits. This is for a not to exceed of \$3,325. Are there any questions on the Engagement Letter?

Mr. Scherff: I went back to last year, November's meeting, and I noticed that we did have a draft of the financial report, the annual report, which we didn't have this year. The other thing I noticed is that they added one little paragraph that says either party may unilaterally terminate this agreement with or without cause or content, etc. I just wondered, was that for any particular reason?

Mr. Flint: They do audits all around the state of Florida for CDDs, and that was a provision of that one of the law firms, Hopping, Green & Sams, requested they add. They now included that as a standard provision, but it's actually to our benefit. If we have a problem, we can terminate it. There was no specific reason driving that. As far as the draft audit, you will probably have them in your February agenda. They have nine months to complete the audit. We have until June 30th. So, it sounds like we were on top of our game last year and actually had you a draft in November, which is a little unusual for them to be completed that quickly. You should have that at your February meeting. Any other questions on the Engagement Letter, if not is there a motion to approve it?

On MOTION by Mr. Moherek, seconded by Mr. Scherff, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines, and Frank to Provide Auditing Services for Fiscal Year 2020, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Attorney's report, Jerry anything for the Board?

Mr. Colen: I don't have anything.

B. District Manager's Report

1. Approval of Check Register

Mr. Flint: You have the Check Register from August 12th through September 30th. It totals \$19,219. And the detailed register is behind the summary. This does include your liability and public official's liability insurance for Fiscal Year 2021. That's \$6,503 of the amount reflected.

Mr. Scherff: That's up \$300 from last year, is that normal?

Mr. Flint: Yes, every year we've seen an insurance slightly creeping up. There's no loss history that's driving that, that's just the cost. The insurer you are with, they insure probably over 300 Community Development Districts. It's a local government insurance pool and the form of their policy and their premiums tend to be the best that you can get. I think that the pricing is competitive even though it has increased slightly.

Mr. Bain: What is the Assessment Roll Certificate?

Mr. Flint: As part of our contract we are the Assessment Administrator for the District, so we maintain the Assessment Roll. We certified it for collection each year to the county. That includes if anyone wants to pay off their debt early, if they have questions that covers any services related to the Assessments.

Mr. Bain: And one other thing, I noticed there was only one Management fee for the three-month period here, and normally there are three.

Mr. Flint: Obviously I want to check on that.

Mr. Flint: I can check to see if we're behind on billing, but it's a fixed monthly fee that's paid.

Mr. Moherek: I have a question related to the assessments. I have one or two neighbors that mentioned about paying off their bill, and this was online. Do they need to come to you?

Mr. Flint: If someone wants to actually pay it off, they need to contact our office. Resident services refers them to us. You could provide them my information directly. My office provides the payoff amount and processes the check and issues the release of the lien. Hearing no other questions, is there a motion to approve the check register?

On MOTION by Mr. Bain, seconded by Mr. Moherek, with all in favor, the Check Register totaling \$19,219, was approved.

2. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited balance sheet and income statement. Does the Board have any questions or comments on those? Hearing none,

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business or Supervisors request?

Mr. Scherff: I only have one. I noticed that all the reports went to one place instead of individually, is it going to be that way all the time?

Mr. Flint: We had talked about that, I thought we had talked about that with both Boards. The issue was brought up about the cost of the overnight mailing of the agendas. The discussion was to send them to one place and then you guys could pick them up from there. That's what we did this time. We can go back to sending them to each one of your homes if you would like. It sounds like they have to do a better job once they arrive here of notifying you that they are available to be picked up. That was an attempt to have one shipping charge versus five.

Mr. Moherek: Well, the only thing I will ask, is if they could get it earlier. It'd be nice if they got here at least by Thursday and have one day when the office is open to pick them up.

Mr. Flint: Right. Normally you should get them earlier in the week prior to the Board meeting. We'll make sure that they get out sooner.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: If there is nothing else is there a motion adjourn?

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, the meeting adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

RESOLUTION 2021-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT RE-
DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE
OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Candler Hills East Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Marion County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. George S. Flint is hereby designated as the Registered Agent for the Candler Hills East Community Development District.

SECTION 2. The District’s Registered Office shall be located at 219 East Livingston Street, Orlando, Florida 32801.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Marion County, and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 16th day of February, 2021.

ATTEST:

**CANDLER HILLS EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

SECTION B

SECTION 1

Candler Hills East Community Development District

Summary of Invoices

October 1, 2020 to February 9, 2021

Fund	Date	Check No.'s		Amount
General Fund	10/12/20	1019	\$	250.00
	10/29/20	1020-1021	\$	11,698.61
	11/6/20	1022	\$	292.04
	11/20/20	1023	\$	175.00
	12/10/20	1024	\$	997.28
	12/11/20	1025	\$	1,081.41
	1/22/21	1026-1027	\$	1,612.97
	1/29/21	1028	\$	2,020.31
			\$	18,127.62
Payroll	<u>November 2020</u>			
	Elmer Greene	50233	\$	184.70
	John Bain	50234	\$	184.70
	Larry Garvin	50235	\$	200.00
	Philip Moherek	50236	\$	200.00
	Robert Scherff	50237	\$	184.70
			\$	954.10
			\$	19,081.72

AP300R

*** CHECK DATES 09/30/2020 - 02/09/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/09/21 PAGE 1

CANDLER HILLS-GENERAL FUND
BANK A CANDLER HILLS CDD

CHECK DATE	VEND#	.....INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/12/20	00047	9/28/20	3A	202010	310-51300-31300				DISCLOSURE SERVICES LLC	*	250.00	250.00	001019
10/29/20	00019	10/01/20	211	202010	310-51300-34000				MANAGEMENT FEE 10/2020	*	621.75	621.75	
		10/01/20	211	202010	310-51300-35100				INFORMATION TECH 10/2020	*	83.33	83.33	
		10/01/20	211	202010	310-51300-31300				DISSEMINATION SRVC 10/20	*	291.67	291.67	
		10/01/20	211	202010	310-51300-51000				OFFICE SUPPLIES	*	.11	.11	
		10/01/20	211	202010	310-51300-42000				POSTAGE	*	1.75	1.75	
10/29/20	00041	10/05/20	5120	202010	320-53800-47000				POND MAINTENANCE	*	10,700.00	10,700.00	
11/06/20	00002	9/21/20	A0009735	202009	310-51300-48000				SHARP SITE SERVICES, LLC	*	292.04	292.04	001021
			NOT OF MEET DATES 9/23/20										
11/20/20	00049	10/01/20	82936	202010	310-51300-54000				OCALA STAR BANNER	*	175.00	175.00	001022
			FY21 SPECIAL DISTRICT FEE										
12/10/20	00019	11/01/20	212	202011	310-51300-34000				DEPARTMENT OF ECONOMIC OPPORTUNITY	*	621.75	621.75	001023
		11/01/20	212	202011	310-51300-35100				MANAGEMENT FEE NOV/2020	*	83.33	83.33	
		11/01/20	212	202011	310-51300-31300				INFORMATION TECH NOV/2020	*	291.67	291.67	
		11/01/20	212	202011	310-51300-51000				DISSEMINATION NOV/2020	*	.03	.03	
		11/01/20	212	202011	310-51300-42000				OFFICE SUPPLIES	*	.50	.50	
			POSTAGE										
12/11/20	00019	12/01/20	213	202012	310-51300-34000				GOVERNMENTAL MANAGEMENT SERVICES	*	621.75	621.75	001024
		12/01/20	213	202012	310-51300-35100				MANAGEMENT FEE DEC/2020	*	83.33	83.33	
		12/01/20	213	202012	310-51300-31300				INFORMATION TECH DEC/20	*	291.67	291.67	
				202012	310-51300-31300				DISSEMINATION DEC/20	*			

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AP300R

*** CHECK DATES 09/30/2020 - 02/09/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/09/21 PAGE 2

CANDLER HILLS-GENERAL FUND
BANK A CANDLER HILLS CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/22/21	00019	12/01/20 213	202012 310-51300-51000			*	27.56	
		12/01/20 213	202012 310-51300-42000			*	1.00	
		12/01/20 213	202012 310-51300-42500			*	56.10	
			COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES				1,081.41 001025
1/01/21	214	202101 310-51300-34000				*	621.75	
1/01/21	214	202101 310-51300-35100				*	83.33	
1/01/21	214	202101 310-51300-31300				*	291.67	
1/01/21	214	202101 310-51300-51000				*	.15	
1/01/21	214	202101 310-51300-42000				*	16.07	
				GOVERNMENTAL MANAGEMENT SERVICES				1,012.97 001026
1/07/21	20403	202101 310-51300-31400				*	600.00	
		ARBITRAGE - SERIES 2016						
				GRAU & ASSOCIATES				600.00 001027
12/24/20	5980373	202012 310-51300-32300				*	2,020.31	
		TRUSTEE FEES FY2021						
				USBANK				2,020.31 001028
				TOTAL FOR BANK A			18,127.62	
				TOTAL FOR REGISTER			18,127.62	

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SECTION 2

Candler Hills East
Community Development District

Unaudited Financial Reporting
December 31, 2020



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1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Month to Month</u>
6	<u>Long-Term Debt</u>
7	<u>Assessment Receipt Schedule</u>

Candler Hills East
Community Development District
Combined Balance Sheet
December 31, 2020

	General Fund	Debt Service Fund	Capital Reserves Fund	Totals Governmental Funds
Assets:				
Cash				
Operating Account	\$ 164,638	\$ -	\$ -	\$ 164,638
Series 2016				
Reserve	\$ -	\$ 115,400	\$ -	\$ 115,400
Revenue	\$ -	\$ 145,778	\$ -	\$ 145,778
Prepayment	\$ -	\$ 6,046	\$ -	\$ 6,046
Investment				
State Board Administration	\$ -	\$ -	\$ 169,799	\$ 169,799
Due From General Fund	\$ -	\$ 114,703	\$ -	\$ 114,703
Total Assets	\$ 164,638	\$ 381,927	\$ 169,799	\$ 716,364
Liabilities:				
Accounts Payable	\$ 2,020	\$ -	\$ -	\$ 2,020
Due To Debt Fund	\$ 114,703	\$ -	\$ -	\$ 114,703
Total Liabilities	\$ 116,723	\$ -	\$ -	\$ 116,723
Fund Balance:				
Unassigned	\$ 47,915	\$ -	\$ -	\$ 47,915
Assigned:				
Debt Service	\$ -	\$ 381,927	\$ -	\$ 381,927
Capital Reserve	\$ -	\$ -	\$ 169,799	\$ 169,799
Total Fund Balances	\$ 47,915	\$ 381,927	\$ 169,799	\$ 599,641
Total Liabilities & Fund Balance	\$ 164,638	\$ 381,927	\$ 169,799	\$ 716,364

Candler Hills East
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2020

	Adopted Budget	Prorated Budget Thru 12/31/20	Actual Thru 12/31/20	Variance
Revenues:				
Assessments - Tax Roll	\$ 55,051	\$ 31,505	\$ 31,505	\$ -
Interest	\$ 25	\$ 6	\$ 2	\$ (4)
Total Revenues	\$ 55,076	\$ 31,511	\$ 31,507	\$ (4)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,000	\$ 1,000	\$ 1,000	\$ -
FICA Expense	\$ 306	\$ 77	\$ 46	\$ 31
Engineering	\$ 2,200	\$ 550	\$ -	\$ 550
Trustee Fees	\$ 2,050	\$ 2,050	\$ 2,020	\$ 30
Dissemination	\$ 3,500	\$ 875	\$ 1,125	\$ (250)
Arbitrage	\$ 600	\$ 600	\$ -	\$ 600
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Annual Audit	\$ 3,325	\$ -	\$ -	\$ -
Management Fees	\$ 7,461	\$ 1,865	\$ 1,865	\$ -
Information Technology	\$ 1,000	\$ 250	\$ 250	\$ 0
Telephone	\$ 50	\$ 13	\$ -	\$ 13
Postage	\$ 1,000	\$ 250	\$ 3	\$ 247
Printing & Binding	\$ 600	\$ 150	\$ 56	\$ 94
Insurance	\$ 6,850	\$ 6,850	\$ 6,503	\$ 347
Legal Advertising	\$ 700	\$ 175	\$ -	\$ 175
Other Current Charges	\$ 475	\$ 119	\$ 78	\$ 40
Office Supplies	\$ 150	\$ 38	\$ 28	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 45,442	\$ 21,536	\$ 18,150	\$ 3,386
Operation and Maintenance				
Contingency	\$ 9,634	\$ 9,634	\$ 10,700	\$ (1,066)
Total O&M Expenses:	\$ 9,634	\$ 9,634	\$ 10,700	\$ (1,066)
Total Expenditures	\$ 55,076	\$ 31,170	\$ 28,850	\$ 2,320
Excess Revenues (Expenditures)	\$ -		\$ 2,657	
Fund Balance - Beginning	\$ -		\$ 45,258	
Fund Balance - Ending	\$ -		\$ 47,915	

Candler Hills East
Community Development District
Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2020

	Adopted Budget	Prorated Budget Thru 12/31/20	Actual Thru 12/31/20	Variance
Revenues:				
Assessments - Tax Roll	\$ 221,663	\$ 114,703	\$ 114,703	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 6,045	\$ 6,045
Interest Income	\$ 100	\$ 25	\$ 4	\$ (21)
Total Revenues	\$ 221,763	\$ 114,728	\$ 120,752	\$ 6,024
Expenditures:				
Special Call - 11/1	\$ 55,000	\$ 55,000	\$ 65,000	\$ (10,000)
Interest - 11/1	\$ 49,700	\$ 49,700	\$ 49,700	\$ -
Principal - 5/1	\$ 130,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 49,700	\$ -	\$ -	\$ -
Total Expenditures	\$ 284,400	\$ 104,700	\$ 114,700	\$ (10,000)
Excess Revenues (Expenditures)	\$ (62,637)		\$ 6,052	
Fund Balance - Beginning	\$ 414,776		\$ 375,875	
Fund Balance - Ending	\$ 352,139		\$ 381,927	

Candler Hills East
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2020

	Adopted Budget	Prorated Budget Thru 12/31/20	Actual Thru 12/31/20	Variance
Revenues:				
Interest Income	\$ 1,500	\$ 375	\$ 99	\$ (276)
Total Revenues	\$ 1,500	\$ 375	\$ 99	\$ (276)
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 1,500		\$ 99	
Fund Balance - Beginning	\$ 169,748		\$ 169,700	
Fund Balance - Ending	\$ 171,248		\$ 169,799	

Candler Hills East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 16,326	\$ 15,179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,505
Interest	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Total Revenues	\$ 0	\$ 16,327	\$ 15,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,507
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expense	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020
Dissemination	\$ 542	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 622	\$ 622	\$ 622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,865
Information Technology	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Printing & Binding	\$ -	\$ -	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56
Insurance	\$ 6,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,503
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 27	\$ 25	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78
Office Supplies	\$ 0	\$ 0	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 12,953	\$ 1,023	\$ 4,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,150
Operation and Maintenance													
Contingency	\$ 10,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,700
Total O&M Expenses:	\$ 10,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,700
Total Expenditures	\$ 23,653	\$ 1,023	\$ 4,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,850
Excess Revenues (Expenditures)	\$ (23,653)	\$ 15,304	\$ 11,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,657

Candler Hills East

Community Development District

LONG TERM DEBT REPORT

SERIES 2016, SPECIAL ASSESSMENT BONDS		
INTEREST RATE:	2.531%, 3.750%, 4.000%	
MATURITY DATE:	5/1/2037	
RESERVE FUND DEFINITION	50% of Maximum Annual Debt Service	
RESERVE FUND REQUIREMENT	\$117,000	
RESERVE FUND BALANCE	\$116,700	
BONDS OUTSTANDING - 11/17/16		\$3,380,000
LESS: PRINCIPAL PAYMENT 5/1/17		(\$55,000)
LESS: SPECIAL CALL 5/1/17		(\$55,000)
LESS: SPECIAL CALL 11/1/17		(\$55,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$125,000)
LESS: SPECIAL CALL 5/1/18		(\$10,000)
LESS: SPECIAL CALL 11/1/18		(\$25,000)
LESS: PRINCIPAL PAYMENT 5/1/19		(\$105,000)
LESS: SPECIAL CALL 5/1/19		(\$15,000)
LESS: SPECIAL CALL 11/1/19		(\$25,000)
LESS: PRINCIPAL PAYMENT 5/1/20		(\$125,000)
LESS: SPECIAL CALL 5/1/20		(\$10,000)
LESS: SPECIAL CALL 11/1/20		(\$65,000)
CURRENT BONDS OUTSTANDING		\$2,710,000

Candler Hills East

COMMUNITY DEVELOPMENT DISTRICT

Assessment Receipt Schedule FY2021

MAINTENANCE

Gross Assessments	\$58,565.00
Certified Net Assessments	\$55,051.00
	100%

Date	ACH	Gross Assessment Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/3/20	ACH	\$ 1,170.27	\$ 23.41	\$ -	\$ -	\$1,146.86
11/20/20	ACH	\$ 2,238.33	\$ 44.77	\$ -	\$ -	\$2,193.56
11/25/20	ACH	\$ 13,250.71	\$ 265.01	\$ -	\$ -	\$12,985.70
12/11/20	ACH	\$ 13,787.69	\$ 275.75	\$ -	\$ -	\$13,511.94
12/18/20	ACH	\$ 1,701.06	\$ 34.02	\$ -	\$ -	\$1,667.04
Total Collected		\$ 32,148.06	\$ 642.96	\$ -	\$ -	\$ 31,505.10
Percentage Collected		57%				

DEBT SERVICE

Gross Assessments	\$235,812.00
Certified Net Assessments	\$221,663.28
	100%

Date	ACH	Gross Assessment Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/3/20	ACH	\$ 5,107.03	\$ 102.14	\$ -	\$ -	\$5,004.89
11/20/20	ACH	\$ 6,336.05	\$ 126.72	\$ -	\$ -	\$6,209.33
11/25/20	ACH	\$ 45,936.17	\$ 918.72	\$ -	\$ -	\$45,017.45
12/11/20	ACH	\$ 53,328.17	\$ 1,066.56	\$ -	\$ -	\$52,261.61
12/18/20	ACH	\$ 6,336.05	\$ 126.72	\$ -	\$ -	\$6,209.33
Total Collected		\$ 117,043.47	\$ 2,340.86	\$ -	\$ -	\$ 114,702.61
Percentage Collected		52%				