

*Candler Hills East Community  
Development District*

*Agenda*

*August 17, 2021*

# AGENDA

# *Candler Hills East*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

August 10, 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, August 17, 2021, at 9:00 a.m., or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cultural Center, 8395 SW 80<sup>th</sup> Street, Ocala, Florida 34481.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Notice for Meeting
- IV. Approval of Minutes of the May 18, 2021 Meeting
- V. Public Hearing
  - A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll
- VI. Ratification of Work Authorization with Dewberry for Annual Engineer's Report
- VII. Staff Reports
  - A. Attorney
  - B. District Manager
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Approval of Fiscal Year 2022 Meeting Schedule
- VIII. Other Business
- IX. Supervisors Requests
- X. 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 approval of the minutes from the May 18, 2021 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business opens the public hearing. Section A is consideration of resolution 2021-06 adopting the Fiscal Year 2022 budget and relating to the annual appropriations. A copy of the resolution is enclosed for your review. Section B is consideration of resolution 2021-07

imposing special assessments and certifying an assessment roll. A copy of the resolution is enclosed for your review.

The sixth order of business is ratification of work authorization with Dewberry for Annual Engineer's Report. A copy of the work authorization is enclosed for your review.

The seventh 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. Section 3 is approval of Fiscal Year 2022 meeting schedule.

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

Publication Date  
2021-08-03

Subcategory  
Miscellaneous Notices

CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; AND  
NOTICE OF REGULAR BOARD OF  
SUPERVISORS MEETING

The Board of Supervisors (Board) of the Candler Hills East Community Development District (District) will hold a public hearing on August 17, 2021 at 9:00 a.m. or as shortly thereafter as reasonably possible, at Circle Square Commons, Cultural Center, 8395 SW 80th Street, Ocala, FL 34481 for the purpose of hearing comments and objections on the adoption of the proposed budget (Proposed Budget) of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (Fiscal Year 2021/2022). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 (District Managers Office), during normal business hours.

The public hearing and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meeting. 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), for aid in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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

District Manager

Governmental Management Services Central Florida, LLC

July 27, Aug 3, 2021 No. 6087721

## SECTION IV

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, May 18, 2021 at 9:00 a.m. at the Circle Square Commons, 8395 SW 80<sup>th</sup> Street, Ocala, Florida.

Present and constituting a quorum were:

Philip J. Moherek	Chairman
Elmer Greene	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
Robert Stepp	On Top Of The World Communities
Lynette Vermillion	On Top Of The World Communities

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Five Board members were present at the meeting and a quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: I don't see any members of the public here. We will move 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 on September 23 and 30 of 2020 in accordance with the statutory noticing requirements.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 16, 2021 Meeting**

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

On MOTION by Mr. Moherek, seconded by Mr. Garvin, with all in favor, the Minutes of the February 16, 2021 Board of Supervisors Meeting, were approved.
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**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04  
Approving the Proposed Budget for Fiscal  
Year 2022 and Setting a Public Hearing**

Mr. Flint: This is something you have to do annually per statutes. Included in your agenda is the resolution suggesting your August meeting for the Public Hearing. The suggestion is August 17<sup>th</sup> at 9:00 a.m. in this location. Attached to the resolution as exhibit 'A' is the proposed budget. This is not binding on the Board, so it is just the start of the process. It is preliminary. The Board can make changes to this up until the Public Hearing in August if you need to. It contemplates the per unit assessment amounts remain the same at \$93 per home per year. The annual assessments are \$55,051. The expenses overall are about \$500 more on the administrative. We have broken out the mulch on a separate line item. As you can see, that is about \$6,000 a year. We have been paying it out of contingency. There were some additional expenses in the current year associated with the repairs or work we did in the DRAs. If you remember, you approved an agreement for a contractor to dig out and level the areas on the outfalls and then resod. That is what is showing up there in your contingency line for the current year. This is a pretty straightforward budget. As you know, the HOA, through an agreement with the CDD, maintains the landscaping. The only obligation the CDD has is for the mulch. Any questions or comments on the resolution or the exhibit?

Mr. Scherff: I would like to ask Mr. Hisey a question.

Mr. Hisey: Yes sir.

Mr. Scherff: Phil do you know of anything that we would have to pay for extra within the gated retention areas? Is there anything coming up that we might have a problem with?

Mr. Hisey: I can't think of anything off the top of my head. I know the work that has been done to repair the structures has been completed and is being monitored closely now to make sure we do not have that issue again. Over time that sediment build up is just a natural thing we have to deal with. As of right now no I don't believe so.

Mr. Scherff: When that main broke, it drained into one of the retention areas didn't it?

Mr. Hisey: It drained into the drainage retention area right by the Candler Hills neighborhood. That is not one of the CDDs. Any other questions?

Mr. Flint: On your balance sheet we have currently \$170,000 in the investment account. You do have some funds available if some repairs are needed, they are not appropriated in this budget. Mr. Bain did you have a question?

Mr. Bain: Just a clarification, I see this on the budget every year. In November, the first figure, is that money in the bank? What is that?

Mr. Flint: On page 6?

Mr. Bain: Yes, down there before you get to the totals. At the bottom you've got November the 1<sup>st</sup> 2022. What is that number?

Mr. Flint: Because there are debt service payments on November 1 and May 1 this is demonstrating that we have enough money to pay the November 1 payment. You need to carry forward funds from the prior fiscal year to make the November 1 payment.

Mr. Bain: Thank you, I just needed clarification.

Mr. Flint: Yes, that is why that is there. It is showing that we have the funds available to make that first payment on November 1.

Mr. Bain: Also on that page, the number of units involved stayed the same as previously. Does that mean that we didn't have any payoffs until this year?

Mr. Flint: Yes, at the time this is put together we don't have all of the information. On June 1 we get an assessment roll from the county, and then we adjust this number for your public hearing. There may have been some prepayments but for purposes of this preliminary budget we are just showing the same amount. That number will likely change for the August meeting.

Mr. Bain: I have another question on the budget. Not a lot of money, but the percentage went up. Information technology went up 30%, and the website maintenance went up 50%, from \$400 to \$600.

Mr. Flint: Yes, and that is related to there now being ADA requirements on websites. As a result of those additional requirements, our efforts have gone up. We are trying to play catch up on a couple of these line items where we were underfunded. Those line items have pretty much been level for 10 years plus. We are recommending an adjustment on those as a result of the new requirements. Any other questions? If not, is there a motion to approve Resolution 2021-04?

Mr. Bain: I will make a motion.

Mr. Flint: Will the maker of the motion please read the short title I would appreciate it.

Mr. Bain: Okay, where am I reading from?

Mr. Flint: The top of the resolution, the short title.

Mr. Bain: I move that we approve Resolution 2021-04, a resolution of the Board of Supervisors of the Candler Hills community development district, approving the proposed budget for the fiscal year 2021-2022 and setting a public hearing thereon, presuming to the Florida law, addressing transmittal posting and publication requirement and providing an effective date.

On MOTION by Mr. Bain, seconded by Mr. Scherff, with all in favor, the Resolution 2021-04 Approving the Proposed Budget for Fiscal Year 2022 and setting a Public Hearing for August 17, 2022 at 9:00 a.m., was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Proposal with AMTEC to Provide Arbitrage Rebate Calculation Services**

Mr. Flint: We included a proposal from AMTEC to provide arbitrage calculation services. This is a minor expense but we do have a small budget and AMTEC can perform those services for about \$150 a year less than your previous provider who I believe was Grau and Associates. We have included a proposal from AMTEC. It is a 5-year agreement at \$450 a year. This is an IRS requirement that we demonstrate we are not earning more interest than we are paying on the bond issue. Any questions on the AMTEC proposal or agreement? If not, is there a motion to approve it?

On MOTION by Mr. Garvin, seconded by Mr. Scherff, with all in favor, the Proposal with AMTEC to Provide Arbitrage Rebate Calculation Services, was approved.

**SEVENTH ORDER OF BUSINESS****Review and Acceptance of Fiscal Year 2020 Audit Report**

Mr. Flint: You went through a RFQ process prescribed by the statutes and you selected Burger Tombs as your independent auditor. They have prepared the report, which has been provided to you. It is a clean audit. There are no current or prior year findings or recommendations. They have found we have met the prevision of the auditor general that they are required to review. Were there any questions or comments about the audit?

Mr. Scherff: On page 26 at the very bottom, it says the District considers any decline in share value for certain investments to be temporary. What does that mean?

Mr. Flint: It means that from a credit perspective our investments are very conservative. To the extent, if there is any decline in value, we wouldn't believe it would be a long-term reduction. Your primary investment is the State Board of Administration, which is an investment pool that is operated by the Governor and Cabinet and it is in accordance to the investment policy, which basically limits the types of investments that you can utilize. There is a lot of auditor language in this document. Any other questions or comments on the audit? If not, is there a motion to accept it and authorize it to be transmitted to the state?

On MOTION by Mr. Scherff, seconded by Mr. Moherek, with all in favor, the Review and Acceptance of Fiscal Year 2020 Audit Report, was approved.

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

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

Mr. Colen: I don't have anything to report at this time.

**B. District Manager's Report****1. Approval of Check Register**

Mr. Flint: You have the Check Register in your agenda from February 10<sup>th</sup> through May 11<sup>th</sup>. It totals \$231,398.28 and the detailed register is behind the summary. Are there any questions?

Most of this Check Register is just moving debt service assessment revenue to the trustee. Any questions on the Check Register? If not, is there a motion to approve it?

On MOTION by Mr. Moherek, seconded by Mr. Scherff, with all in favor, the Check Register totaling \$231,398.28, was approved.

**2. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financial statements through March 31<sup>st</sup>. There is no action required. If the Board has any questions or comments we can discuss those. Hearing none,

**3. Presentation of Number of Registered Voters - 944**

Mr. Flint: Each year we are required to announce the number of registered voters as of April 15<sup>th</sup>. You can see the letter from the letter from the Supervisor of Elections indicating there are 944 registered voters. That is all we had on the agenda. Yes, Mr. Scherff?

Mr. Scherff: I think it is interesting to note that comes to 1.5 persons per household for registered voters.

Mr. Flint: Right, and this is not population but it is people who are registered to vote. If you have anybody that this is a second home for them, they would not be reflected here. 1.5 is about the right number for that community. It is probably lower than occupied housing just because you are not capturing any people that may live up north more than 6 months.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Is there any other business or Supervisor's request? Hearing none,

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

The meeting was adjourned.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# SECTION A



## **RESOLUTION 2021-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Candler Hills East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 17, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Candler Hills East Community Development District for the Fiscal Year Ending September 30, 2022," as adopted by the Board of Supervisors on August 17, 2021.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Candler Hills East Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S) – SERIES 2006A/2016	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than

\$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 17<sup>th</sup> day of August, 2021.

ATTEST:

**CANDLER HILLS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

***Candler Hills East***  
***Community Development District***

***Proposed Budget***  
***FY 2022***

**GMS**

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**Candler Hills East**  
Community Development District  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenue s</b>					
Maintenance Assessments	\$ 55,051	\$ 55,125	\$ -	\$ 55,125	\$ 55,051
Interest	\$ 25	\$ 8	\$ 6	\$ 14	\$ 25
Carry Forward Surplus	\$ -	\$ 4,878	\$ -	\$ 4,878	\$ -
<b>Total Revenue s</b>	<b>\$ 55,076</b>	<b>\$ 60,011</b>	<b>\$ 6</b>	<b>\$ 60,017</b>	<b>\$ 55,076</b>

**Expenditure s**

General & Administrative

Supervisor Fees	\$ 4,000	\$ 3,000	\$ 1,000	\$ 4,000	\$ 4,000
FICA Expense	\$ 306	\$ 138	\$ 77	\$ 214	\$ 306
Engineering	\$ 2,200	\$ -	\$ 2,200	\$ 2,200	\$ 2,200
Trustee Fees	\$ 2,050	\$ 2,020	\$ 30	\$ 2,050	\$ 2,050
Dissemination	\$ 3,500	\$ 3,125	\$ 875	\$ 4,000	\$ 3,500
Arbitrage	\$ 600	\$ 600	\$ -	\$ 600	\$ 450
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Attorney	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Annual Audit	\$ 3,325	\$ 3,325	\$ -	\$ 3,325	\$ 3,415
Management Fees	\$ 7,461	\$ 5,596	\$ 1,865	\$ 7,461	\$ 7,685
Information Technology	\$ 600	\$ 450	\$ 150	\$ 600	\$ 800
Website Maintenance	\$ 400	\$ 300	\$ 100	\$ 400	\$ 600
Telephone	\$ 50	\$ -	\$ 13	\$ 13	\$ 50
Postage	\$ 1,000	\$ 103	\$ 250	\$ 353	\$ 1,000
Printing & Binding	\$ 600	\$ 147	\$ 150	\$ 297	\$ 300
Insurance	\$ 6,850	\$ 6,503	\$ -	\$ 6,503	\$ 7,153
Legal Advertising	\$ 700	\$ -	\$ 700	\$ 700	\$ 700
Other Current Charges	\$ 475	\$ 246	\$ 81	\$ 327	\$ 400
Office Supplies	\$ 150	\$ 84	\$ 38	\$ 121	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 45,442</b>	<b>\$ 30,811</b>	<b>\$ 13,527</b>	<b>\$ 44,338</b>	<b>\$ 45,934</b>

Operations & Maintenance

Mulch	\$ -	\$ 3,023	\$ 3,023	\$ 6,045	\$ 6,045
Contingency	\$ 9,634	\$ -	\$ 9,634	\$ 9,634	\$ 3,097
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 9,634</b>	<b>\$ 3,023</b>	<b>\$ 12,657</b>	<b>\$ 15,679</b>	<b>\$ 9,142</b>
<b>Total Expenditures</b>	<b>\$ 55,076</b>	<b>\$ 33,833</b>	<b>\$ 26,184</b>	<b>\$ 60,017</b>	<b>\$ 55,076</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 26,178</b>	<b>\$ (26,178)</b>	<b>\$ -</b>	<b>\$ -</b>

	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>
Net Assessments	\$55,051	\$55,051	\$55,051	\$55,051
Discounts & Collections (6%)	\$3,514	\$3,514	\$3,514	\$3,514
Gross Assessments	\$58,565	\$58,565	\$58,565	\$58,565
Total Units	628	628	628	628
Assessments per Unit	\$93	\$93	\$93	\$93

**Candler Hills East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2022

**REVENUES:**

**Maintenance Assessments**

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the Fiscal Year.

**Interest**

The District receives interest earnings from its cash balance in the SunTrust operating account.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. This amount is based on 5 Supervisors attending 4 monthly meetings.

**FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**Engineering**

The District's engineer will be providing general engineering services to the District, e.g., attendance and preparation for monthly meetings, reviewing invoices, and various projects assigned as directed by the Board of Supervisors. The District currently has an agreement with Dewberry Engineers, Inc.

**Trustee Fees**

The District issued Series 2016 Special Assessment Refunding Bonds that are administered by a Trustee at US Bank.

**Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services – CF, LLC is contracted for this service.

**Arbitrage**

The District has contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Refunding Bonds.

**Candler Hills East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2022

**Assessment Roll**

Governmental Management Services – Central Florida, LLC serves as the District’s collection agent and certifies the District’s non-ad valorem assessments with the Marion County Tax Collector’s Office.

**Attorney**

The District’s legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. The District currently has an agreement with Colen & Wagoner, P.A.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

**Information Technology**

Represents costs related to the District’s information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Website Maintenance**

Represents the costs associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

Telephone and fax machine.

**Postage**

Mailing of Board Meeting agenda packages, overnight deliveries, checks for vendors and any other required correspondence.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.



**Candler Hills East**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2022

**Insurance**

The District's general liability & public officials liability insurance policy is with Florida Insurance Alliance. The Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. The District does most of its legal advertising with Ocala Star-Banner.

**Other Current Charges**

Bank charges and any other miscellaneous expenses that are incurred during the year.

**Office Supplies**

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**MAINTENANCE:**

**Mulch**

Costs related to mulch installed in the District.

**Contingencies**

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

**Candler Hills East**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserves Fund**

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Interest Income	\$ 1,500	\$ 209	\$ 60	\$ 269	\$ 240
Carryforward Surplus	\$ 169,748	\$ 169,700	\$ -	\$ 169,700	\$ 159,269
<b>Total Revenues</b>	<b>\$ 171,248</b>	<b>\$ 169,909</b>	<b>\$ 60</b>	<b>\$ 169,969</b>	<b>\$ 159,509</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ 10,700	\$ -	\$ 10,700	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 10,700</b>	<b>\$ -</b>	<b>\$ 10,700</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 171,248</b>	<b>\$ 159,209</b>	<b>\$ 60</b>	<b>\$ 159,269</b>	<b>\$ 159,509</b>

**Carder Hills East**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2016**

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Assessments - Tax Roll	\$ 221,663	\$ 221,860	\$ -	\$ 221,860	\$ 221,663
Assessments - Prepayments	\$ -	\$ 72,543	\$ -	\$ 72,543	\$ -
Interest Income	\$ 100	\$ 13	\$ 6	\$ 19	\$ -
Carry Forward Surplus	\$ 414,776	\$ 264,588	\$ -	\$ 264,588	\$ 240,773
<b>Total Revenues</b>	<b>\$ 636,539</b>	<b>\$ 559,004</b>	<b>\$ 6</b>	<b>\$ 559,010</b>	<b>\$ 462,436</b>

**Expenditures**

**General & Administrative:**

Special Call - 11/1	\$ 55,000	\$ 65,000	\$ -	\$ 65,000	\$ 45,000
Interest - 11/1	\$ 49,700	\$ 49,700	\$ -	\$ 49,700	\$ 46,588
Principal - 5/1	\$ 130,000	\$ 125,000	\$ -	\$ 125,000	\$ 125,000
Special Call - 5/1	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
Interest - 5/1	\$ 49,700	\$ 48,538	\$ -	\$ 48,538	\$ 46,588
<b>Total Expenditures</b>	<b>\$ 284,400</b>	<b>\$ 318,238</b>	<b>\$ -</b>	<b>\$ 318,238</b>	<b>\$ 263,175</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 352,139</b>	<b>\$ 240,767</b>	<b>\$ 6</b>	<b>\$ 240,773</b>	<b>\$ 199,261</b>

Nov 1, 2022 \$45,181

Net Assessments	\$221,663
Discounts & Collections (6%)	\$14,149
Gross Assessments	\$235,812

Total Units	429
Assessments per Unit	\$550

**Card ler Hills East**  
**Community Development District**  
**Series 2016 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/21	\$ 2,555,000.00	\$ -	\$ 46,587.50	
11/01/21	\$ 2,555,000.00	\$ -	\$ 46,587.50	\$ 93,175.00
05/01/22	\$ 2,555,000.00	\$ 125,000.00	\$ 46,587.50	
11/01/22	\$ 2,430,000.00	\$ -	\$ 45,181.25	\$ 216,768.75
05/01/23	\$ 2,430,000.00	\$ 130,000.00	\$ 45,181.25	
11/01/23	\$ 2,300,000.00	\$ -	\$ 43,556.25	\$ 218,737.50
05/01/24	\$ 2,300,000.00	\$ 135,000.00	\$ 43,556.25	
11/01/24	\$ 2,165,000.00	\$ -	\$ 41,700.00	\$ 220,256.25
05/01/25	\$ 2,165,000.00	\$ 90,000.00	\$ 41,700.00	
11/01/25	\$ 2,075,000.00	\$ -	\$ 40,350.00	\$ 172,050.00
05/01/26	\$ 2,075,000.00	\$ 140,000.00	\$ 40,350.00	
11/01/26	\$ 1,935,000.00	\$ -	\$ 37,725.00	\$ 218,075.00
05/01/27	\$ 1,935,000.00	\$ 145,000.00	\$ 37,725.00	
11/01/27	\$ 1,790,000.00	\$ -	\$ 35,006.25	\$ 217,731.25
05/01/28	\$ 1,790,000.00	\$ 150,000.00	\$ 35,006.25	
11/01/28	\$ 1,640,000.00	\$ -	\$ 32,193.75	\$ 217,200.00
05/01/29	\$ 1,640,000.00	\$ 155,000.00	\$ 32,193.75	
11/01/29	\$ 1,485,000.00	\$ -	\$ 29,287.50	\$ 216,481.25
05/01/30	\$ 1,485,000.00	\$ 160,000.00	\$ 29,287.50	
11/01/30	\$ 1,325,000.00	\$ -	\$ 26,287.50	\$ 215,575.00
05/01/31	\$ 1,325,000.00	\$ 170,000.00	\$ 26,287.50	
11/01/31	\$ 1,155,000.00	\$ -	\$ 23,100.00	\$ 219,387.50
05/01/32	\$ 1,155,000.00	\$ 175,000.00	\$ 23,100.00	
11/01/32	\$ 980,000.00	\$ -	\$ 19,600.00	\$ 217,700.00
05/01/33	\$ 980,000.00	\$ 180,000.00	\$ 19,600.00	
11/01/33	\$ 800,000.00	\$ -	\$ 16,000.00	\$ 215,600.00
05/01/34	\$ 800,000.00	\$ 190,000.00	\$ 16,000.00	
11/01/34	\$ 610,000.00	\$ -	\$ 12,200.00	\$ 218,200.00
05/01/35	\$ 610,000.00	\$ 195,000.00	\$ 12,200.00	
11/01/35	\$ 415,000.00	\$ -	\$ 8,300.00	\$ 215,500.00
05/01/36	\$ 415,000.00	\$ 205,000.00	\$ 8,300.00	
11/01/36	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 217,500.00
05/01/37	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ 214,200.00
		\$ 2,555,000.00	\$ 969,137.50	\$ 3,524,137.50

## SECTION B

## **RESOLUTION 2021-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Candler Hills East Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

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

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform method, as indicated on Exhibits "A" and "B."

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Candler Hills East Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any

amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Candler Hills East Community Development District.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of August, 2021.

ATTEST:

**CANDLER HILLS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_



## SECTION VI



Dewberry Engineers Inc. | 407.843.5120  
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax  
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: gflint@gmscfl.com

June 18, 2021

Mr. George Flint  
Candler Hills East Community Development District  
219 East Livingston Street  
Orlando, Florida 32801

Subject: **Work Authorization Number 2021-1  
Candler Hills East Community Development District  
Annual Engineer's Report 2021**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. ("Engineer"), is pleased to submit this Work Authorization to provide professional consulting engineering services for the Candler Hills East Community Development District (CDD). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows:

**I. Scope of Work**

We will provide the Annual Engineer's Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

**II. Fees**

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$1,300, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

Rey Malavé, P.E.  
Dewberry Engineers Inc.  
Associate Vice President

June 18, 2021

Date

APPROVED AND ACCEPTED

By:   
Authorized Representative of  
Candler Hills East  
Community Development District

6/18/21  
Date

## STANDARD HOURLY BILLING RATE SCHEDULE

### Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
<b><u>Professional</u></b>	
Engineer I, II, III	\$110.00, \$120.00, \$135.00
Engineer IV, V, VI	\$150.00, \$170.00, \$200.00
Engineer VII, VIII, IX	\$220.00, \$235.00, \$250.00
Environmental Specialist I, II, III	\$95.00, \$115.00, \$135.00
Senior Environmental Scientist IV, V, VI	\$155.00, \$170.00, \$185.00
Planner I, II, III	\$95.00, \$115.00, \$135.00
Senior Planner IV, V, VI	\$155.00, \$170.00, \$185.00
Landscape Designer I, II, III	\$95.00, \$115.00, \$135.00
Senior Landscape Architect IV, V, VI	\$155.00, \$170.00, \$185.00
Principal	\$299.00
<b><u>Technical</u></b>	
CADD Technician I, II, III, IV	\$75.00, \$90.00, \$105.00, \$125.00
Designer I, II, III	\$100.00, \$120.00, \$140.00
Designer IV, V, VI	\$155.00, \$175.00, \$200.00
<b><u>Construction</u></b>	
Construction Professional II, III	\$145.00, \$165.00
Construction Professional IV, V, VI	\$185.00, \$210.00, \$235.00
<b><u>Survey</u></b>	
Surveyor I, II, III	\$60.00, \$75.00, \$90.00
Surveyor IV, V, VI	\$105.00, \$115.00, \$130.00
Surveyor VII, VIII, IX	\$150.00, \$170.00, \$195.00
Senior Surveyor IX	\$240.00
Fully Equipped 2, 3, 4 Person Field Crew	\$155.00, \$190.00, \$225.00
<b><u>Administration</u></b>	
Administrative Professional I, II, III, IV	\$70.00, \$90.00, \$110.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**\*\* Company Confidential and Proprietary**

Revised 8-01-20\Subject to Revision\Standard Hourly Billing Rate Schedule

## SECTION VII

## SECTION B

# SECTION 1

# Candler Hills East Community Development District

## Summary of Invoices

May 12, 2021 to August 9, 2021

Fund	Date	Check No.'s	Amount
General Fund	5/28/21	1038	\$ 1,014.90
	6/16/21	1039	\$ 1,090.52
	6/25/21	1040	\$ 1,121.94
	7/27/21	1041	\$ 996.75
			<hr/> \$ 4,224.11
Payroll	<u>May 2021</u>		
	Elmer Greene	50243	\$ 184.70
	John Bain	50244	\$ 184.70
	Larry Garvin	50245	\$ 200.00
	Philip Moherek	50246	\$ 200.00
	Robert Scherff	50247	\$ 184.70
			<hr/> \$ 954.10
			<hr/> \$ 5,178.21

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/28/21	00019	5/01/21 219	202105 310-51300-34000	MANAGEMENT FEES - MAY21							*	621.75	
		5/01/21 219	202105 310-51300-35100	TECHNOLOGY FEES - MAY21							*	83.33	
		5/01/21 219	202105 310-51300-31300	DISSEMINATION SVC - MAY21							*	291.67	
		5/01/21 219	202105 310-51300-51000	OFFICE SUPPLIES							*	.06	
		5/01/21 219	202105 310-51300-42000	POSTAGE							*	18.09	
GOVERNMENTAL MANAGEMENT SERVICES													1,014.90 001038
6/16/21	00019	6/01/21 220	202106 310-51300-34000	MANAGEMENT FEES JUNE21							*	621.75	
		6/01/21 220	202106 310-51300-35100	INFORMATION TEC JUNE21							*	83.33	
		6/01/21 220	202106 310-51300-31300	DISSEMINATION JUNE21							*	291.67	
		6/01/21 220	202106 310-51300-51000	OFFICE SUPPLIES							*	27.74	
		6/01/21 220	202106 310-51300-42000	POSTAGE							*	4.08	
		6/01/21 220	202106 310-51300-42500	COPIES							*	61.95	
GOVERNMENTAL MANAGEMENT SERVICES													1,090.52 001039
6/25/21	00033	6/25/21 06252021	202106 300-20700-10200	ASSESSMENT TXFER - S2016							*	1,121.94	
CANDLER HILLS EAST CDD C/O USBANK													1,121.94 001040
7/27/21	00019	7/01/21 221	202107 310-51300-34000	MANAGEMENT FEES JULY21							*	621.75	
		7/01/21 221	202107 310-51300-35100	INFORMATION TEC JULY21							*	83.33	
		7/01/21 221	202107 310-51300-31300	DISSEMINATION SERV JULY21							*	291.67	
GOVERNMENTAL MANAGEMENT SERVICES													996.75 001041
TOTAL FOR BANK A												4,224.11	
TOTAL FOR REGISTER												4,224.11	

CAND CANDLER HILLS MBYINGTON



## SECTION 2

***Candler Hills East***  
***Community Development District***

***Unaudited Financial Reporting***  
***June 30, 2021***

**GMS**

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1	<u>Balance Sheet</u>
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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**  
June 30, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserves Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash				
Operating Account	\$ 55,858	\$ -	\$ -	\$ 55,858
Series 2016				
Reserve	\$ -	\$ 112,681	\$ -	\$ 112,681
Revenue	\$ -	\$ 194,110	\$ -	\$ 194,110
Prepayment	\$ -	\$ 45,263	\$ -	\$ 45,263
Investment				
State Board Administration	\$ -	\$ -	\$ 169,909	\$ 169,909
Due From Capital Reserve	\$ 10,700	\$ -	\$ -	\$ 10,700
<b>Total Assets</b>	<b>\$ 66,558</b>	<b>\$ 352,054</b>	<b>\$ 169,909</b>	<b>\$ 588,520</b>
<b>Liabilities:</b>				
Due To General Fund	\$ -	\$ -	\$ 10,700	\$ 10,700
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,700</b>	<b>\$ 10,700</b>
<b>Fund Balance:</b>				
Unassigned	\$ 66,558	\$ -	\$ -	\$ 66,558
Assigned:				
Debt Service	\$ -	\$ 352,054	\$ -	\$ 352,054
Capital Reserve	\$ -	\$ -	\$ 159,209	\$ 159,209
<b>Total Fund Balances</b>	<b>\$ 66,558</b>	<b>\$ 352,054</b>	<b>\$ 159,209</b>	<b>\$ 577,820</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 66,558</b>	<b>\$ 352,054</b>	<b>\$ 169,909</b>	<b>\$ 588,520</b>

**Candler Hills East**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 55,051	\$ 55,051	\$ 55,125	\$ 74
Interest	\$ 25	\$ 19	\$ 8	\$ (11)
<b>Total Revenues</b>	<b>\$ 55,076</b>	<b>\$ 55,070</b>	<b>\$ 55,133</b>	<b>\$ 63</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 4,000	\$ 3,000	\$ 3,000	\$ -
FICA Expense	\$ 306	\$ 230	\$ 138	\$ 92
Engineering	\$ 2,200	\$ 1,650	\$ -	\$ 1,650
Trustee Fees	\$ 2,050	\$ 2,050	\$ 2,020	\$ 30
Dissemination	\$ 3,500	\$ 2,625	\$ 3,125	\$ (500)
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 6,000	\$ 4,500	\$ -	\$ 4,500
Annual Audit	\$ 3,325	\$ 3,325	\$ 3,325	\$ -
Management Fees	\$ 7,461	\$ 5,596	\$ 5,596	\$ -
Information Technology	\$ 600	\$ 450	\$ 450	\$ 0
Website Maintenance	\$ 400	\$ 300	\$ 300	\$ 0
Telephone	\$ 50	\$ 38	\$ -	\$ 38
Postage	\$ 1,000	\$ 750	\$ 103	\$ 647
Printing & Binding	\$ 600	\$ 450	\$ 147	\$ 303
Insurance	\$ 6,850	\$ 6,850	\$ 6,503	\$ 347
Legal Advertising	\$ 700	\$ 525	\$ -	\$ 525
Other Current Charges	\$ 475	\$ 356	\$ 246	\$ 111
Office Supplies	\$ 150	\$ 113	\$ 84	\$ 29
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 45,442</b>	<b>\$ 38,582</b>	<b>\$ 30,811</b>	<b>\$ 7,771</b>
<b><u>Operation and Maintenance</u></b>				
Contingency	\$ 9,634	\$ 9,634	\$ 3,023	\$ 6,612
<b>Total O&amp;M Expenses:</b>	<b>\$ 9,634</b>	<b>\$ 9,634</b>	<b>\$ 3,023</b>	<b>\$ 6,612</b>
<b>Total Expenditures</b>	<b>\$ 55,076</b>	<b>\$ 48,216</b>	<b>\$ 33,833</b>	<b>\$ 14,382</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 21,300</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 45,258</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 66,558</b>	

**Candler Hills East**  
**Community Development District**  
**Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2021**

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 221,663	\$ 221,663	\$ 221,860	\$ 197
Assessments - Prepayment	\$ -	\$ -	\$ 72,543	\$ 72,543
Interest Income	\$ 100	\$ 75	\$ 13	\$ (62)
<b>Total Revenues</b>	<b>\$ 221,763</b>	<b>\$ 221,738</b>	<b>\$ 294,417</b>	<b>\$ 72,679</b>
<b>Expenditures:</b>				
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	\$ 130,000	\$ 125,000	\$ 5,000
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Interest - 5/1	\$ 49,700	\$ 49,700	\$ 48,538	\$ 1,163
<b>Total Expenditures</b>	<b>\$ 284,400</b>	<b>\$ 284,400</b>	<b>\$ 318,238</b>	<b>\$ (33,838)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (62,637)</b>		<b>\$ (23,821)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 414,776</b>		<b>\$ 375,875</b>	
<b>Fund Balance - Ending</b>	<b>\$ 352,139</b>		<b>\$ 352,054</b>	

**Candler Hills East**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2021**

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
<b>Revenues:</b>				
Interest Income	\$ 1,500	\$ 1,125	\$ 209	\$ (916)
<b>Total Revenues</b>	<b>\$ 1,500</b>	<b>\$ 1,125</b>	<b>\$ 209</b>	<b>\$ (916)</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 10,700	\$ (10,700)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,700</b>	<b>\$ (10,700)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,500</b>		<b>\$ (10,491)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 169,748</b>		<b>\$ 169,700</b>	
<b>Fund Balance - Ending</b>	<b>\$ 171,248</b>		<b>\$ 159,209</b>	

**Candler Hills East**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 16,326	\$ 15,179	\$ 19,274	\$ 1,547	\$ 1,252	\$ 1,262	\$ 191	\$ 94	\$ -	\$ -	\$ -	\$ 55,125
Interest	\$ 0	\$ 0	\$ 1	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ 8
<b>Total Revenues</b>	<b>\$ 0</b>	<b>\$ 16,327</b>	<b>\$ 15,180</b>	<b>\$ 19,276</b>	<b>\$ 1,549</b>	<b>\$ 1,253</b>	<b>\$ 1,263</b>	<b>\$ 191</b>	<b>\$ 95</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,133</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020
Dissemination	\$ 542	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 542	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ 3,125
Arbitrage	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,325
Management Fees	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ 622	\$ -	\$ -	\$ -	\$ 5,596
Information Technology	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ -	\$ -	\$ -	\$ 300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 1	\$ 1	\$ 16	\$ -	\$ 52	\$ 10	\$ 18	\$ 4	\$ -	\$ -	\$ -	\$ 103
Printing & Binding	\$ -	\$ -	\$ 56	\$ -	\$ -	\$ 29	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ -	\$ 147
Insurance	\$ 6,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,503
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 27	\$ 25	\$ 26	\$ 27	\$ 26	\$ 27	\$ 27	\$ 26	\$ 35	\$ -	\$ -	\$ -	\$ 246
Office Supplies	\$ 0	\$ 0	\$ 28	\$ 0	\$ -	\$ 28	\$ -	\$ 0	\$ 28	\$ -	\$ -	\$ -	\$ 84
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 12,953</b>	<b>\$ 1,023</b>	<b>\$ 4,174</b>	<b>\$ 1,640</b>	<b>\$ 1,023</b>	<b>\$ 2,177</b>	<b>\$ 4,608</b>	<b>\$ 2,087</b>	<b>\$ 1,126</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,811</b>
<b>Operation and Maintenance</b>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 3,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,023
<b>Total O&amp;M Expenses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,023</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,023</b>
<b>Total Expenditures</b>	<b>\$ 12,953</b>	<b>\$ 1,023</b>	<b>\$ 4,174</b>	<b>\$ 1,640</b>	<b>\$ 4,045</b>	<b>\$ 2,177</b>	<b>\$ 4,608</b>	<b>\$ 2,087</b>	<b>\$ 1,126</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,833</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (12,953)</b>	<b>\$ 15,304</b>	<b>\$ 11,006</b>	<b>\$ 17,636</b>	<b>\$ (2,496)</b>	<b>\$ (923)</b>	<b>\$ (3,346)</b>	<b>\$ (1,896)</b>	<b>\$ (1,031)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,300</b>



# 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	\$111,288	
RESERVE FUND BALANCE	\$112,681	
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)
LESS: PRINCIPAL PAYMENT 5/1/21		(\$125,000)
LESS: SPECIAL CALL 5/1/21		(\$30,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,555,000</b>

## 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
1/8/21	ACH	\$ 12,265.65	\$ 245.31	\$ -	\$ -	\$12,020.34
1/13/21	ACH	\$ 4,387.00	\$ 87.74	\$ -	\$ -	\$4,299.26
1/22/21	ACH	\$ 3,014.87	\$ 60.30	\$ -	\$ -	\$2,954.57
2/3/21	ACH	\$ -	\$ -	\$ -	\$ 13.32	\$13.32
2/25/21	ACH	\$ 1,565.13	\$ 31.30	\$ -	\$ -	\$1,533.83
3/12/21	ACH	\$ 1,277.64	\$ 25.55	\$ -	\$ -	\$1,252.09
4/2/21	ACH	\$ 276.99	\$ 5.54	\$ -	\$ -	\$271.45
4/23/21	ACH	\$ 1,010.74	\$ 20.21	\$ -	\$ -	\$990.53
5/13/21	ACH	\$ -	\$ -	\$ -	\$ 2.27	\$2.27
5/26/21	ACH	\$ 192.11	\$ 3.84	\$ -	\$ -	\$188.27
6/18/21	ACH	\$ 96.06	\$ 1.92	\$ -	\$ -	\$94.14
<b>Total Collected</b>		<b>\$ 56,234.25</b>	<b>\$ 1,124.67</b>	<b>\$ -</b>	<b>\$ 15.59</b>	<b>\$ 55,125.17</b>
<b>Percentage Collected</b>						<b>100%</b>

### 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
1/8/21	ACH	\$ 56,364.47	\$ 1,127.29	\$ -	\$ -	\$55,237.18
1/13/21	ACH	\$ 19,008.10	\$ 380.16	\$ -	\$ -	\$18,627.94
1/22/21	ACH	\$ 12,873.29	\$ 257.47	\$ -	\$ -	\$12,615.82
2/3/21	ACH	\$ -	\$ -	\$ -	\$ 52.92	\$52.92
2/25/21	ACH	\$ 6,826.24	\$ 136.52	\$ -	\$ -	\$6,689.72
3/12/21	ACH	\$ 6,457.07	\$ 129.14	\$ -	\$ -	\$6,327.93
4/2/21	ACH	\$ 1,633.50	\$ 32.67	\$ -	\$ -	\$1,600.83
4/23/21	ACH	\$ 4,983.04	\$ 99.66	\$ -	\$ -	\$4,883.38
5/13/21	ACH	\$ -	\$ -	\$ -	\$ 11.56	\$11.56
5/26/21	ACH	\$ 566.52	\$ 11.33	\$ -	\$ -	\$555.19
6/18/21	ACH	\$ 566.52	\$ 11.33	\$ -	\$ -	\$555.19
<b>Total Collected</b>		<b>\$ 226,322.22</b>	<b>\$ 4,526.43</b>	<b>\$ -</b>	<b>\$ 64.48</b>	<b>\$ 221,860.27</b>
<b>Percentage Collected</b>						<b>100%</b>

## SECTION 3

**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 2022** at **9:00 AM, or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cultural Center, 8395 SW 80<sup>th</sup> Street, Ocala, FL 34476** as follows:

**November 16, 2021**

**February 15, 2022**

**May 17, 2022**

**August 16, 2022**

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.candlerhillseastcdd.com](http://www.candlerhillseastcdd.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