

*Candler Hills East*  
*Community Development District*

*Meeting Agenda*

*August 15, 2023*

# AGENDA

# *Candler Hills East*

## *Community Development District*

---

219 East Livingston Street, Orlando, Florida 32801

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

August 8, 2023

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 15, 2023, 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 16, 2023 Meeting
- V. Public Hearing
  - A. Consideration of Resolution 2023-07 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll
- VI. Consideration of Resolution 2023-09 Designating an Assistant Treasurer of the District
- VII. Ratification of Dewberry Work Authorization for Annual Engineer's Report
- VIII. Review and Acceptance of Annual Engineer's Report
- IX. Staff Reports
  - A. Attorney
  - B. District Manager
    1. Approval of Check Register
    2. Balance Sheet and Income Statement
    3. Approval of Fiscal Year 2024 Meeting Schedule
- X. Other Business
- XI. Supervisors Requests
- XII. Adjournment

Sincerely,

*George Flint*

George S. Flint  
District Manager

## SECTION III

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Monica Virgen  
Candler Hills East Cdd-Gms-Cf  
219 E Livingston ST  
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

07/25/2023, 08/02/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/02/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$334.40

Order No: 9077482

Customer No: 536676

PO #:

# of Copies:  
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY  
Notary Public  
State of Wisconsin

CANDLER HILLS EAST  
COMMUNITY DEVELOPMENT  
DISTRICT

NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2023/2024  
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 15, 2023 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, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). 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 Manager's 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 Manager's 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 Manager's 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  
9077482

# 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, May 16, 2023** 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, Sr.	Chairman
Elmer Greene	Vice Chairman
Robert Scherff	Assistant Secretary
John Bain	Assistant Secretary
George C. Hill	Assistant Secretary

Also present were:

George Flint	District Manager
Guy Woolbright	OTOW
Andy Jorgenson	OTOW
Kristin Finger	Colen Built
Bo Stepp	Colen Built

**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.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: It looks like we just have staff and Board members here, so we will move on to notice of the meeting.

**THIRD ORDER OF BUSINESS**

**Notice for Meeting**

Mr. Flint: As you can see, they noted the affidavit of publication from the Ocala Star Banner in your agenda. It was advertised on September 15<sup>th</sup>, 2022.

**FOURTH ORDER OF BUSINESS****Approval of Minutes of the February 21, 2023 Meeting**

Mr. Flint: Next is approval of the minutes from the February 21, 2023 meeting. Did the Board have any comments or corrections to the minutes? It's a little confusing in the minutes because Mr. Garvin started the meeting as constituting the quorum and then Mr. Hill was appointed and replaced Mr. Garvin. I think the way that we have it is adequate as far as how we show the attendance at the meeting. Any questions?

On MOTION by Mr. Bain, seconded by Mr. Scherff, with all in favor, the Minutes of the February 21<sup>st</sup>, 2023 Meeting, were approved.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2023-05  
Approving the Proposed Fiscal Year 2024  
Budget and Setting a Public Hearing**

Mr. Flint: We are recommending your August 15<sup>th</sup>, 2023 meeting at 9:00 a.m. at this location. Exhibit A that is attached to the Resolution is the proposed budget. The primary changes are insurance and also the management-related line items. We are asking for an increase in those. You are not approving that at this point, but you can make changes to this if you choose to. The total budget has gone up by about \$4,600. We are using about \$11,722 or carry-forward to balance the budget to keep the per unit assessments at \$93 per unit, per year. There are adequate reserves to be able to use that \$11,000 to balance in lieu of any increase in your assessments.

Mr. Bain: I've got a question. Engineering going up to \$3,000—that's because of the new requirement, isn't it?

Mr. Flint: We've been underbudgeting it at \$1,200 because the trust indenture for the bonds requires the Engineer to do an annual inspection. It's different than the statutory requirement where we have to do the report every five years. But the trust indenture for the bonds requires the Engineer to come out and inspect the stormwater system and that has to be done annually. That cost is about \$2,000 just for that. They are actually out today; they are going to be doing Indigo's and Candler's today. They borrow a golf cart at the golf course and drive through annually to do so. We might be able to cut that down a little bit, but you can see in the current year we are projecting \$2,075. If it's not incurred, the money will just roll forward, and because we are using



cash to balance this we will use just that much less. Any other questions or comments on the proposed budget?

Mr. Bain: The increase in insurance is for what?

Mr. Flint: They have told us to anticipate an increase in both liability and the property insurance. We are just budgeting it based on our insurer telling us that there is likely going to be one. There's not a lot of options for us for insurance, so it's an estimate at this point. Any other questions or comments? If not, is there a motion to approve.

On MOTION by Mr. Greene, seconded by Mr. Moherek, with all in favor, Resolution 2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2023-06 Establishing Bank Account Signatories**

Mr. Flint: This is just documenting our current practice and our current signers, and it indicates that the Treasurer, Assistant Treasurer, and Secretary are appointed as signers for the District's operating account. Any questions on the resolution? Hearing none,

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, Resolution 2023-06 Establishing Bank Account Signatories, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: We lost our attorney on the line, but I don't think he had anything to report.

#### **B. District Manager**

##### **1. Approval of Check Register**

Mr. Flint: You have the check register from February 14<sup>th</sup>, 2023 through May 4<sup>th</sup>, 2023 that totals \$129,071.72 and you will see that most of that is transferring your debt service assessment revenue to the trustee, US Bank.

Mr. Bain: The last item on the Check Register, just to reflect what happened, we have an Indigo East CDD charge there.

Mr. Flint: I'll check on that. I would ask that you approve the check register subject to verification for the trustee fees. Any other questions? If not, is there a motion to approve?

On MOTION by Mr. Scherff, seconded by Mr. Greene, with all in favor, the Check Register for \$129,071.72 was approved.

## **2. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through March 31<sup>st</sup>. If the Board has any questions, we can discuss those. You currently have about \$89,000 in your operating account. You see your debt service fund and your capital reserve fund there. The general fund is under the prorated budget, the actuals are \$34,390. Our prorated is \$36,412.

## **3. Presentation of Number of Registered Voters: 943**

Mr. Flint: Each year, we are required to announce the number of registered voters as of April 15<sup>th</sup>. The supervisor of elections has provided us with a letter indicating that there are 943 active registered voters within the boundaries of the District. There is no action required.

## **EIGHTH ORDER OF BUSINESS**

### **Other Business**

Mr. Flint: Was there any other business? Hearing no comments,

## **NINTH ORDER OF BUSINESS**

### **Supervisors Requests**

Mr. Flint: Supervisors Requests? Hearing no comments,

## **TENTH ORDER OF BUSINESS**

### **Adjournment**

The meeting was adjourned.

On MOTION by Mr. Moherrek, seconded by Mr. Greene, with all in favor, the meeting adjourned.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION V

# SECTION A

## **RESOLUTION 2023-07**

### **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, 2023, AND ENDING SEPTEMBER 30, 2024.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, 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 15, 2023, 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 2023 and/or revised projections for Fiscal Year 2024.

- 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, 2024," as adopted by the Board of Supervisors on August 15, 2023.

## **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, 2023, and ending September 30, 2024, 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 15<sup>th</sup> day of August, 2023.

ATTEST:

**CANDLER HILLS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

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

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

***Proposed Budget***  
***FY 2024***





# Table of Contents

1	<u>General Fund</u>
2-4	<u>General Fund Narrative</u>
5	<u>Debt Service Fund - Series 2016</u>
6	<u>Amortization Schedule - Series 2016</u>
7	<u>Capital Reserves Fund</u>

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Maintenance Assessments	\$ 55,051	\$ 50,237	\$ 4,814	\$ 55,051	\$ 55,051
Interest	\$ 25	\$ 5	\$ -	\$ 5	\$ -
Carry Forward Surplus	\$ 6,983	\$ 51,396	\$ -	\$ 51,396	\$ 11,722
<b>Total Revenues</b>	<b>\$ 62,059</b>	<b>\$ 101,638</b>	<b>\$ 4,814</b>	<b>\$ 106,452</b>	<b>\$ 66,773</b>
<b>Expenditures</b>					
<u>General &amp; Administrative</u>					
Supervisor Fees	\$ 4,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 4,000
FICA Expense	\$ 306	\$ 107	\$ 107	\$ 214	\$ 306
Engineering	\$ 1,200	\$ 775	\$ 1,300	\$ 2,075	\$ 3,000
Trustee Fees	\$ 2,050	\$ 1,347	\$ 703	\$ 2,050	\$ 2,050
Dissemination	\$ 2,500	\$ 1,250	\$ 1,250	\$ 2,500	\$ 2,650
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Attorney	\$ 6,000	\$ 3,110	\$ 3,000	\$ 6,110	\$ 6,500
Annual Audit	\$ 3,515	\$ 3,415	\$ -	\$ 3,415	\$ 3,515
Management Fees	\$ 8,069	\$ 4,035	\$ 4,035	\$ 8,069	\$ 8,553
Information Technology	\$ 1,000	\$ 500	\$ 500	\$ 1,000	\$ 1,000
Website Maintenance	\$ 750	\$ 375	\$ 375	\$ 750	\$ 750
Telephone	\$ 50	\$ -	\$ 25	\$ 25	\$ 50
Postage	\$ 625	\$ 235	\$ 313	\$ 548	\$ 625
Printing & Binding	\$ 300	\$ 279	\$ 150	\$ 429	\$ 300
Insurance	\$ 7,572	\$ 7,236	\$ -	\$ 7,236	\$ 8,321
Legal Advertising	\$ 700	\$ -	\$ 700	\$ 700	\$ 700
Other Current Charges	\$ 400	\$ 409	\$ 420	\$ 829	\$ 860
Office Supplies	\$ 150	\$ 56	\$ 75	\$ 131	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 44,812</b>	<b>\$ 30,753</b>	<b>\$ 14,952</b>	<b>\$ 45,705</b>	<b>\$ 49,256</b>
<u>Operations &amp; Maintenance</u>					
Mulch	\$ 7,650	\$ -	\$ 7,650	\$ 7,650	\$ 7,920
Contingency	\$ 3,097	\$ 3,637	\$ -	\$ 3,637	\$ 3,097
Stormwater	\$ 6,500	\$ -	\$ 6,500	\$ -	\$ 6,500
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 17,247</b>	<b>\$ 3,637</b>	<b>\$ 14,150</b>	<b>\$ 11,287</b>	<b>\$ 17,517</b>
<b>Total Expenditures</b>	<b>\$ 62,059</b>	<b>\$ 34,390</b>	<b>\$ 29,102</b>	<b>\$ 56,992</b>	<b>\$ 66,773</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 67,248</b>	<b>\$ (24,289)</b>	<b>\$ 49,459</b>	<b>\$ -</b>

	FY2021	FY2022	FY2023	FY2024
Net Assessments	\$55,051	\$55,051	\$55,051	\$55,051
Discounts & Collections (6%)	\$3,514	\$3,514	\$3,514	\$3,514
Gross Assessments	<u>\$58,565</u>	<u>\$58,565</u>	<u>\$58,565</u>	<u>\$58,565</u>
Total Units	628	628	628	628
Assessments per Unit	<u>\$93</u>	<u>\$93</u>	<u>\$93</u>	<u>\$93</u>

# **Candler Hills East**

## **Community Development District**

General Fund Budget  
Fiscal Year 2024

### **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.

---

### **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, Dewberry Engineers, Inc., 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 2024

**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, Colen and Wagoner P. A., provides general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

**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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Governmental Management Services-Central Florida, LLC, provides these services.

**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. Governmental Management Services-Central Florida, LLC, provides these services.

**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 2024

### **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.

### **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**

Represents costs related to mulch installed in the District.

#### **Contingency**

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

#### **Stormwater**

Represent cost for stormwater expenses in the District.

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments - Tax Roll	\$ 210,807	\$ 191,988	\$ 18,819	\$ 210,807	\$ 209,773
Assessments - Prepayments	\$ -	\$ 5,453	\$ -	\$ 5,453	\$ -
Interest Income	\$ -	\$ 2,884	\$ -	\$ 2,884	\$ -
Carry Forward Surplus	\$ 201,133	\$ 215,090	\$ -	\$ 215,090	\$ 197,321
<b>Total Revenues</b>	<b>\$ 411,939</b>	<b>\$ 415,415</b>	<b>\$ 18,819</b>	<b>\$ 434,233</b>	<b>\$ 407,094</b>
<b>Expenditures</b>					
<b><i>General &amp; Administrative:</i></b>					
Special Call - 11/1	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
Interest - 11/1	\$ 44,075	\$ 43,688	\$ -	\$ 43,688	\$ 41,663
Principal - 5/1	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 125,000
Interest - 5/1	\$ 44,075	\$ -	\$ 43,225	\$ 43,225	\$ 41,663
<b>Total Expenditures</b>	<b>\$ 213,150</b>	<b>\$ 68,688</b>	<b>\$ 168,225</b>	<b>\$ 236,913</b>	<b>\$ 208,325</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 198,789</b>	<b>\$ 346,727</b>	<b>\$ (149,406)</b>	<b>\$ 197,321</b>	<b>\$ 198,769</b>

Interest - Nov 1, 2024 \$39,944

Net Assessments \$209,773  
Discounts & Collections (6%) \$13,390  
Gross Assessments \$223,163

Total Units 405.75  
Assessments per Unit \$550

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

Date		Balance	Principal		Interest		Total
11/01/23	\$	2,200,000.00	\$	-	\$	41,662.50	
05/01/24	\$	2,200,000.00	\$	125,000.00	\$	41,662.50	\$ 208,325.00
11/01/24	\$	2,075,000.00	\$	-	\$	39,943.75	
05/01/25	\$	2,075,000.00	\$	90,000.00	\$	39,943.75	\$ 169,887.50
11/01/25	\$	1,985,000.00	\$	-	\$	38,593.75	
05/01/26	\$	1,985,000.00	\$	135,000.00	\$	38,593.75	\$ 212,187.50
11/01/26	\$	1,850,000.00	\$	-	\$	36,062.50	
05/01/27	\$	1,850,000.00	\$	140,000.00	\$	36,062.50	\$ 212,125.00
11/01/27	\$	1,710,000.00	\$	-	\$	33,437.50	
05/01/28	\$	1,710,000.00	\$	145,000.00	\$	33,437.50	\$ 211,875.00
11/01/28	\$	1,565,000.00	\$	-	\$	30,718.75	
05/01/29	\$	1,565,000.00	\$	150,000.00	\$	30,718.75	\$ 211,437.50
11/01/29	\$	1,415,000.00	\$	-	\$	27,906.25	
05/01/30	\$	1,415,000.00	\$	155,000.00	\$	27,906.25	\$ 210,812.50
11/01/30	\$	1,260,000.00	\$	-	\$	25,000.00	
05/01/31	\$	1,260,000.00	\$	160,000.00	\$	25,000.00	\$ 210,000.00
11/01/31	\$	1,100,000.00	\$	-	\$	22,000.00	
05/01/32	\$	1,100,000.00	\$	165,000.00	\$	22,000.00	\$ 209,000.00
11/01/32	\$	935,000.00	\$	-	\$	18,700.00	
05/01/33	\$	935,000.00	\$	175,000.00	\$	18,700.00	\$ 212,400.00
11/01/33	\$	760,000.00	\$	-	\$	15,200.00	
05/01/34	\$	760,000.00	\$	180,000.00	\$	15,200.00	\$ 210,400.00
11/01/34	\$	580,000.00	\$	-	\$	11,600.00	
05/01/35	\$	580,000.00	\$	185,000.00	\$	11,600.00	\$ 208,200.00
11/01/35	\$	395,000.00	\$	-	\$	7,900.00	
05/01/36	\$	395,000.00	\$	195,000.00	\$	7,900.00	\$ 210,800.00
11/01/36	\$	200,000.00	\$	-	\$	4,000.00	
05/01/37	\$	200,000.00	\$	200,000.00	\$	4,000.00	\$ 208,000.00
			\$	2,200,000.00	\$	705,450.00	\$ 2,905,450.00

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b><u>Revenues</u></b>					
Interest Income	\$ 240	\$ 3,435	\$ 3,600	\$ 7,035	\$ 1,500
Carry Forward Surplus	\$ 159,269	\$ 160,619	\$ -	\$ 160,619	\$ 167,654
<b>Total Revenues</b>	<b>\$ 159,509</b>	<b>\$ 164,054</b>	<b>\$ 3,600</b>	<b>\$ 167,654</b>	<b>\$ 169,154</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 159,509</b>	<b>\$ 164,054</b>	<b>\$ 3,600</b>	<b>\$ 167,654</b>	<b>\$ 169,154</b>



## SECTION B

## **RESOLUTION 2023-08**

### **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 2023-2024 (“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 2023-2024; 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 15<sup>th</sup> day of August, 2023.

ATTEST:

**CANDLER HILLS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

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

***Proposed Budget***  
***FY 2024***



# Table of Contents

<b>1</b>	<b><u>General Fund</u></b>
<b>2-4</b>	<b><u>General Fund Narrative</u></b>
<b>5</b>	<b><u>Debt Service Fund - Series 2016</u></b>
<b>6</b>	<b><u>Amortization Schedule - Series 2016</u></b>
<b>7</b>	<b><u>Capital Reserves Fund</u></b>

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Maintenance Assessments	\$ 55,051	\$ 50,237	\$ 4,814	\$ 55,051	\$ 55,051
Interest	\$ 25	\$ 5	\$ -	\$ 5	\$ -
Carry Forward Surplus	\$ 6,983	\$ 51,396	\$ -	\$ 51,396	\$ 11,722
<b>Total Revenues</b>	<b>\$ 62,059</b>	<b>\$ 101,638</b>	<b>\$ 4,814</b>	<b>\$ 106,452</b>	<b>\$ 66,773</b>
<b>Expenditures</b>					
<u>General &amp; Administrative</u>					
Supervisor Fees	\$ 4,000	\$ 2,000	\$ 2,000	\$ 4,000	\$ 4,000
FICA Expense	\$ 306	\$ 107	\$ 107	\$ 214	\$ 306
Engineering	\$ 1,200	\$ 775	\$ 1,300	\$ 2,075	\$ 3,000
Trustee Fees	\$ 2,050	\$ 1,347	\$ 703	\$ 2,050	\$ 2,050
Dissemination	\$ 2,500	\$ 1,250	\$ 1,250	\$ 2,500	\$ 2,650
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Attorney	\$ 6,000	\$ 3,110	\$ 3,000	\$ 6,110	\$ 6,500
Annual Audit	\$ 3,515	\$ 3,415	\$ -	\$ 3,415	\$ 3,515
Management Fees	\$ 8,069	\$ 4,035	\$ 4,035	\$ 8,069	\$ 8,553
Information Technology	\$ 1,000	\$ 500	\$ 500	\$ 1,000	\$ 1,000
Website Maintenance	\$ 750	\$ 375	\$ 375	\$ 750	\$ 750
Telephone	\$ 50	\$ -	\$ 25	\$ 25	\$ 50
Postage	\$ 625	\$ 235	\$ 313	\$ 548	\$ 625
Printing & Binding	\$ 300	\$ 279	\$ 150	\$ 429	\$ 300
Insurance	\$ 7,572	\$ 7,236	\$ -	\$ 7,236	\$ 8,321
Legal Advertising	\$ 700	\$ -	\$ 700	\$ 700	\$ 700
Other Current Charges	\$ 400	\$ 409	\$ 420	\$ 829	\$ 860
Office Supplies	\$ 150	\$ 56	\$ 75	\$ 131	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 44,812</b>	<b>\$ 30,753</b>	<b>\$ 14,952</b>	<b>\$ 45,705</b>	<b>\$ 49,256</b>
<u>Operations &amp; Maintenance</u>					
Mulch	\$ 7,650	\$ -	\$ 7,650	\$ 7,650	\$ 7,920
Contingency	\$ 3,097	\$ 3,637	\$ -	\$ 3,637	\$ 3,097
Stormwater	\$ 6,500	\$ -	\$ 6,500	\$ -	\$ 6,500
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 17,247</b>	<b>\$ 3,637</b>	<b>\$ 14,150</b>	<b>\$ 11,287</b>	<b>\$ 17,517</b>
<b>Total Expenditures</b>	<b>\$ 62,059</b>	<b>\$ 34,390</b>	<b>\$ 29,102</b>	<b>\$ 56,992</b>	<b>\$ 66,773</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 67,248</b>	<b>\$ (24,289)</b>	<b>\$ 49,459</b>	<b>\$ -</b>

	FY2021	FY2022	FY2023	FY2024
Net Assessments	\$55,051	\$55,051	\$55,051	\$55,051
Discounts & Collections (6%)	\$3,514	\$3,514	\$3,514	\$3,514
Gross Assessments	<u>\$58,565</u>	<u>\$58,565</u>	<u>\$58,565</u>	<u>\$58,565</u>
Total Units	628	628	628	628
Assessments per Unit	<u>\$93</u>	<u>\$93</u>	<u>\$93</u>	<u>\$93</u>

# **Candler Hills East**

## **Community Development District**

General Fund Budget  
Fiscal Year 2024

### **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.

---

### **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, Dewberry Engineers, Inc., 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 2024

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, Colen and Wagoner P. A., provides general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Governmental Management Services-Central Florida, LLC, provides these services.

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. Governmental Management Services-Central Florida, LLC, provides these services.

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 2024

**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.

**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**

Represents costs related to mulch installed in the District.

**Contingency**

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

**Stormwater**

Represent cost for stormwater expenses in the District.

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments - Tax Roll	\$ 210,807	\$ 191,988	\$ 18,819	\$ 210,807	\$ 209,773
Assessments - Prepayments	\$ -	\$ 5,453	\$ -	\$ 5,453	\$ -
Interest Income	\$ -	\$ 2,884	\$ -	\$ 2,884	\$ -
Carry Forward Surplus	\$ 201,133	\$ 215,090	\$ -	\$ 215,090	\$ 197,321
<b>Total Revenues</b>	<b>\$ 411,939</b>	<b>\$ 415,415</b>	<b>\$ 18,819</b>	<b>\$ 434,233</b>	<b>\$ 407,094</b>
<b>Expenditures</b>					
<b><i>General &amp; Administrative:</i></b>					
Special Call - 11/1	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
Interest - 11/1	\$ 44,075	\$ 43,688	\$ -	\$ 43,688	\$ 41,663
Principal - 5/1	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 125,000
Interest - 5/1	\$ 44,075	\$ -	\$ 43,225	\$ 43,225	\$ 41,663
<b>Total Expenditures</b>	<b>\$ 213,150</b>	<b>\$ 68,688</b>	<b>\$ 168,225</b>	<b>\$ 236,913</b>	<b>\$ 208,325</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 198,789</b>	<b>\$ 346,727</b>	<b>\$ (149,406)</b>	<b>\$ 197,321</b>	<b>\$ 198,769</b>

Interest - Nov 1, 2024 \$39,944

Net Assessments \$209,773  
Discounts & Collections (6%) \$13,390  
Gross Assessments \$223,163

Total Units 405.75  
Assessments per Unit \$550

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

Date		Balance	Principal		Interest		Total
11/01/23	\$	2,200,000.00	\$	-	\$	41,662.50	
05/01/24	\$	2,200,000.00	\$	125,000.00	\$	41,662.50	\$ 208,325.00
11/01/24	\$	2,075,000.00	\$	-	\$	39,943.75	
05/01/25	\$	2,075,000.00	\$	90,000.00	\$	39,943.75	\$ 169,887.50
11/01/25	\$	1,985,000.00	\$	-	\$	38,593.75	
05/01/26	\$	1,985,000.00	\$	135,000.00	\$	38,593.75	\$ 212,187.50
11/01/26	\$	1,850,000.00	\$	-	\$	36,062.50	
05/01/27	\$	1,850,000.00	\$	140,000.00	\$	36,062.50	\$ 212,125.00
11/01/27	\$	1,710,000.00	\$	-	\$	33,437.50	
05/01/28	\$	1,710,000.00	\$	145,000.00	\$	33,437.50	\$ 211,875.00
11/01/28	\$	1,565,000.00	\$	-	\$	30,718.75	
05/01/29	\$	1,565,000.00	\$	150,000.00	\$	30,718.75	\$ 211,437.50
11/01/29	\$	1,415,000.00	\$	-	\$	27,906.25	
05/01/30	\$	1,415,000.00	\$	155,000.00	\$	27,906.25	\$ 210,812.50
11/01/30	\$	1,260,000.00	\$	-	\$	25,000.00	
05/01/31	\$	1,260,000.00	\$	160,000.00	\$	25,000.00	\$ 210,000.00
11/01/31	\$	1,100,000.00	\$	-	\$	22,000.00	
05/01/32	\$	1,100,000.00	\$	165,000.00	\$	22,000.00	\$ 209,000.00
11/01/32	\$	935,000.00	\$	-	\$	18,700.00	
05/01/33	\$	935,000.00	\$	175,000.00	\$	18,700.00	\$ 212,400.00
11/01/33	\$	760,000.00	\$	-	\$	15,200.00	
05/01/34	\$	760,000.00	\$	180,000.00	\$	15,200.00	\$ 210,400.00
11/01/34	\$	580,000.00	\$	-	\$	11,600.00	
05/01/35	\$	580,000.00	\$	185,000.00	\$	11,600.00	\$ 208,200.00
11/01/35	\$	395,000.00	\$	-	\$	7,900.00	
05/01/36	\$	395,000.00	\$	195,000.00	\$	7,900.00	\$ 210,800.00
11/01/36	\$	200,000.00	\$	-	\$	4,000.00	
05/01/37	\$	200,000.00	\$	200,000.00	\$	4,000.00	\$ 208,000.00
			\$	2,200,000.00	\$	705,450.00	\$ 2,905,450.00

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b><u>Revenues</u></b>					
Interest Income	\$ 240	\$ 3,435	\$ 3,600	\$ 7,035	\$ 1,500
Carry Forward Surplus	\$ 159,269	\$ 160,619	\$ -	\$ 160,619	\$ 167,654
<b>Total Revenues</b>	<b>\$ 159,509</b>	<b>\$ 164,054</b>	<b>\$ 3,600</b>	<b>\$ 167,654</b>	<b>\$ 169,154</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 159,509</b>	<b>\$ 164,054</b>	<b>\$ 3,600</b>	<b>\$ 167,654</b>	<b>\$ 169,154</b>

## SECTION VI

**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

**SECTION 1.** Darrin Mossing, Sr. is appointed Assistant Treasurer.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of August 2023.

ATTEST:

**CANDLER HILLS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors

## SECTION VII





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**

May 16, 2023

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

Subject: **Work Authorization Number 2023-1  
Candler Hills East Community Development District  
Annual Engineer's Report 2023**

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

May 16, 2023

Date

APPROVED AND ACCEPTED

By:

Authorized Representative of  
Candler Hills East  
Community Development District

5/16/23  
Date

## SECTION VIII



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 22, 2023

Mr. George S. Flint  
District Manager  
Candler Hills East Community Development District  
135 West Central Boulevard  
Suite #320  
Orlando, Florida 32801

Subject: **District Engineers Report - 2023  
Candler Hills East Community Development District  
Section 9.21 of the Master Trust Indenture**

Dear Mr. Flint:

In accordance with Section 9.21 of the Master Trust Indenture for the Candler Hills East Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonable good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2024 and believe that it is sufficient for the proper operation and maintenance of the Candler Hills East CDD.

In addition, and in accordance with this Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (321) 354-9656.

Sincerely,

A handwritten signature in blue ink, appearing to read "RM", with a long horizontal flourish extending to the right.

Reinardo Malavé, P.E.  
District Engineer  
Candler Hills East Community Development District

RM:ap  
3OT42/Admin/District Engineer's Report 2023 - 06-22-2023

c: Correspondence File

## SECTION IX

## SECTION B

# SECTION 1

# Candler Hills East

## Community Development District

### Summary of Invoices

May 5, 2023 to July 27, 2023

Fund	Date	Check No.'s	Amount
General Fund	5/11/23	1106	\$ 1,083.52
	5/23/23	1107	\$ 17,361.30
	6/14/23	1108-1109	\$ 2,734.89
	6/28/23	1110	\$ 2,100.00
	7/13/23	1111	\$ 1,095.10
			<hr/> \$ 24,374.81
Total Amount			\$ 24,374.81





CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/01/23	251	202307	310-51300-35100	INFORMATION TECH JUL23	*	83.33	
7/01/23	251	202307	310-51300-31300	DISSEMINATION SVCS JUL23	*	208.33	
7/01/23	251	202307	310-51300-42000	POSTAGE JUL23	*	68.52	
GOVERNMENTAL MANAGEMENT SERVICES							1,095.10 001111
TOTAL FOR BANK A						24,374.81	
TOTAL FOR REGISTER						24,374.81	

CAND CANDLER HILLS CWRIGHT

## SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2023***



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund Series 2016</u>
4	<u>Capital Reserve Fund</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>
7	<u>Assessment Receipt Schedule</u>

**Candler Hills East**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 64,912	\$ -	\$ -	\$ 64,912
<u>Investments:</u>				
State Board of Administration Series 2016	\$ -	\$ -	\$ 166,192	\$ 166,192
Reserve	\$ -	\$ 106,200	\$ -	\$ 106,200
Revenue	\$ -	\$ 195,157	\$ -	\$ 195,157
Prepayment	\$ -	\$ 18,158	\$ -	\$ 18,158
Prepaid Expenses	\$ 673	\$ -	\$ -	\$ 673
<b>Total Assets</b>	<b>\$ 65,586</b>	<b>\$ 319,516</b>	<b>\$ 166,192</b>	<b>\$ 551,294</b>
<b>Liabilities:</b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance:</b>				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 166,192	\$ 166,192
Nonspendable:				
Deposits and Prepaid Items	\$ 673	\$ -	\$ -	\$ 673
Restricted for:				
Debt Service 2016	\$ -	\$ 319,516	\$ -	\$ 319,516
Unassigned	\$ 64,912	\$ -	\$ -	\$ 64,912
<b>Total Fund Balances</b>	<b>\$ 65,586</b>	<b>\$ 319,516</b>	<b>\$ 166,192</b>	<b>\$ 551,294</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 65,586</b>	<b>\$ 319,516</b>	<b>\$ 166,192</b>	<b>\$ 551,294</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<b><u>Revenues:</u></b>				
Maintenance Assessments	\$ 55,051	\$ 55,051	\$ 55,243	\$ 192
Interest	\$ 25	\$ 19	\$ 7	\$ (12)
<b>Total Revenues</b>	<b>\$ 55,076</b>	<b>\$ 55,070</b>	<b>\$ 55,249</b>	<b>\$ 179</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 4,000	\$ 3,000	\$ 3,000	\$ -
FICA Expense	\$ 306	\$ 168	\$ 168	\$ -
Engineering	\$ 1,200	\$ 900	\$ 2,875	\$ (1,975)
Trustee Fees	\$ 2,050	\$ 1,347	\$ 1,347	\$ -
Dissemination	\$ 2,500	\$ 1,875	\$ 1,875	\$ 0
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 6,000	\$ 4,500	\$ 3,110	\$ 1,390
Annual Audit	\$ 3,515	\$ 3,515	\$ 3,415	\$ 100
Management Fees	\$ 8,069	\$ 6,052	\$ 6,052	\$ 0
Information Technology	\$ 1,000	\$ 750	\$ 750	\$ 0
Website Maintenance	\$ 750	\$ 563	\$ 563	\$ -
Telephone	\$ 50	\$ 38	\$ -	\$ 38
Postage	\$ 625	\$ 469	\$ 383	\$ 86
Printing & Binding	\$ 300	\$ 225	\$ 344	\$ (119)
Insurance	\$ 7,572	\$ 7,572	\$ 7,236	\$ 336
Legal Advertising	\$ 700	\$ 525	\$ -	\$ 525
Other Current Charges	\$ 400	\$ 300	\$ 624	\$ (324)
Office Supplies	\$ 150	\$ 113	\$ 56	\$ 56
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 44,812</b>	<b>\$ 37,535</b>	<b>\$ 37,422</b>	<b>\$ 113</b>
<b><u>Operations &amp; Maintenance</u></b>				
Mulch	\$ 7,650	\$ 5,738	\$ -	\$ 5,738
Contingency	\$ 3,097	\$ 2,323	\$ 3,637	\$ (1,314)
Stormwater	\$ 6,500	\$ 4,875	\$ -	\$ 4,875
<b>Total Operations &amp; Maintenance</b>	<b>\$ 17,247</b>	<b>\$ 8,060</b>	<b>\$ 3,637</b>	<b>\$ 4,423</b>
<b>Total Expenditures</b>	<b>\$ 62,059</b>	<b>\$ 45,596</b>	<b>\$ 41,059</b>	<b>\$ 4,536</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (6,983)</b>		<b>\$ 14,190</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 6,983</b>		<b>\$ 51,396</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 65,586</b>	

# Candler Hills East

## Community Development District

### Debt Service Fund Series 2016

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 210,807	\$ 210,807	\$ 210,989	\$ 182
Assessments - Prepayment	\$ -	\$ -	\$ 16,358	\$ 16,358
Interest	\$ -	\$ -	\$ 6,098	\$ 6,098
<b>Total Revenues</b>	<b>\$ 210,807</b>	<b>\$ 210,807</b>	<b>\$ 233,444</b>	<b>\$ 22,638</b>
<b>Expenditures:</b>				
Special Call - 11/1	\$ -	\$ -	\$ 25,000	\$ (25,000)
Interest - 11/1	\$ 44,075	\$ 44,075	\$ 42,838	\$ 1,238
Principal - 5/1	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Interest - 5/1	\$ 44,075	\$ 44,075	\$ 44,075	\$ -
<b>Total Expenditures</b>	<b>\$ 213,150</b>	<b>\$ 213,150</b>	<b>\$ 236,913</b>	<b>\$ (23,763)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,343)</b>		<b>\$ (3,468)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 201,133</b>		<b>\$ 322,984</b>	
<b>Fund Balance - Ending</b>	<b>\$ 198,789</b>		<b>\$ 319,516</b>	

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<b><u>Revenues</u></b>				
Interest	\$ 240	\$ 180	\$ 5,574	\$ 5,394
<b>Total Revenues</b>	<b>\$ 240</b>	<b>\$ 180</b>	<b>\$ 5,574</b>	<b>\$ 5,394</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 240</b>		<b>\$ 5,574</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 159,504</b>		<b>\$ 160,619</b>	
<b>Fund Balance - Ending</b>	<b>\$ 159,744</b>		<b>\$ 166,192</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>													
Maintenance Assessments	\$ -	\$ 1,442	\$ 20,268	\$ 7,169	\$ 15,969	\$ 5,390	\$ 4,589	\$ 416	\$ -	\$ -	\$ -	\$ -	\$ 55,243
Interest	\$ 0	\$ -	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ 7
<b>Total Revenues</b>	<b>\$ 0</b>	<b>\$ 1,442</b>	<b>\$ 20,269</b>	<b>\$ 7,171</b>	<b>\$ 15,970</b>	<b>\$ 5,391</b>	<b>\$ 4,590</b>	<b>\$ 417</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,249</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering	\$ -	\$ -	\$ 720	\$ 55	\$ -	\$ -	\$ -	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ 2,875
Trustee Fees	\$ -	\$ -	\$ -	\$ 1,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,347
Dissemination	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ -	\$ -	\$ -	\$ 1,875
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ -	\$ 1,500	\$ 110	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,110
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,415
Management Fees	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ 672	\$ -	\$ -	\$ -	\$ 6,052
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ 563
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 36	\$ 1	\$ 145	\$ -	\$ 8	\$ 46	\$ 87	\$ 57	\$ 3	\$ -	\$ -	\$ -	\$ 383
Printing & Binding	\$ 5	\$ -	\$ 65	\$ 88	\$ -	\$ 120	\$ -	\$ -	\$ 65	\$ -	\$ -	\$ -	\$ 344
Insurance	\$ 7,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,236
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 68	\$ 65	\$ 70	\$ 70	\$ 70	\$ 66	\$ 77	\$ 68	\$ 71	\$ -	\$ -	\$ -	\$ 624
Office Supplies	\$ 28	\$ 0	\$ 28	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 56
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 13,574</b>	<b>\$ 4,088</b>	<b>\$ 2,164</b>	<b>\$ 2,587</b>	<b>\$ 2,604</b>	<b>\$ 5,736</b>	<b>\$ 1,191</b>	<b>\$ 4,312</b>	<b>\$ 1,166</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,422</b>
<b><u>Operations &amp; Maintenance</u></b>													
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 3,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,637
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,637</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,637</b>
<b>Total Expenditures</b>	<b>\$ 13,574</b>	<b>\$ 4,088</b>	<b>\$ 5,801</b>	<b>\$ 2,587</b>	<b>\$ 2,604</b>	<b>\$ 5,736</b>	<b>\$ 1,191</b>	<b>\$ 4,312</b>	<b>\$ 1,166</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,059</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (13,574)</b>	<b>\$ (2,646)</b>	<b>\$ 14,468</b>	<b>\$ 4,584</b>	<b>\$ 13,366</b>	<b>\$ (345)</b>	<b>\$ 3,399</b>	<b>\$ (3,895)</b>	<b>\$ (1,166)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,190</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	\$106,200
Reserve Fund Balance	\$106,200
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)
Less: Special Call 11/1/21	(\$60,000)
Less: Principal Payment 5/1/22	(\$125,000)
Less: Special Call 5/1/22	(\$20,000)
Less: Special Call 11/1/22	(\$25,000)
Less: Principal Payment 5/1/23	(\$125,000)
<b>Current Bonds Outstanding</b>	<b>\$2,200,000</b>

**CANDLER HILLS EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL ASSESSMENTS FY2023 RECEIPTS**

**MAINTENANCE**

Gross Assessments \$58,567.28  
Certified Net Assessments \$55,053.24  
100%

Date	ACH	Gross Assessments Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/4/22	ACH	\$1,112.95	\$22.26	\$0.00	\$0.00	\$1,090.69
11/23/22	ACH	\$358.12	\$7.16	\$0.00	\$0.00	\$350.96
12/16/22	ACH	\$11,191.42	\$223.83	\$0.00	\$0.00	\$10,967.59
12/23/22	ACH	\$9,490.26	\$189.81	\$0.00	\$0.00	\$9,300.45
1/5/23	ACH	\$7,162.43	\$143.25	\$0.00	\$0.00	\$7,019.18
1/30/23	ACH	\$0.00	\$0.00	\$0.00	\$150.26	\$150.26
2/9/23	ACH	\$11,012.30	\$220.25	\$0.00	\$0.00	\$10,792.05
2/27/23	ACH	\$5,282.31	\$105.65	\$0.00	\$0.00	\$5,176.66
3/7/23	ACH	\$4,163.71	\$83.27	\$0.00	\$0.00	\$4,080.44
3/28/23	ACH	\$1,335.86	\$26.72	\$0.00	\$0.00	\$1,309.14
4/4/23	ACH	\$392.62	\$7.85	\$0.00	\$0.00	\$384.77
4/4/23	ACH	\$1,297.98	\$25.96	\$0.00	\$0.00	\$1,272.02
4/4/23	ACH	\$1,644.29	\$32.89	\$0.00	\$0.00	\$1,611.40
4/28/23	ACH	\$1,347.74	\$26.95	\$0.00	\$0.00	\$1,320.79
5/1/23	ACH	\$0.00	\$0.00	\$0.00	\$133.81	\$133.81
5/26/23	ACH	\$288.18	\$5.76	\$0.00	\$0.00	\$282.42
<b>Total Collected</b>		\$ 56,080.17	\$ 1,121.61	\$ -	\$ 284.07	\$ 55,242.63
Percentage Collected						100%

**DEBT SERVICE**

Gross Assessments \$223,712.50  
Certified Net Assessments \$210,289.75  
100%

Date	ACH	Gross Assessments Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/4/22	ACH	\$4,775.73	\$95.51	\$0.00	\$0.00	\$4,680.22
						\$0.00
12/16/22	ACH	\$36,300.23	\$726.00	\$0.00	\$0.00	\$35,574.23
12/16/22	ACH	\$36,960.21	\$739.20	\$0.00	\$0.00	\$36,221.01
1/5/23	ACH	\$29,040.13	\$580.80	\$0.00	\$0.00	\$28,459.33
1/30/23	ACH	\$0.00	\$0.00	\$0.00	\$572.40	\$572.40
2/9/23	ACH	\$45,936.27	\$918.73	\$0.00	\$0.00	\$45,017.54
2/29/23	ACH	\$22,704.14	\$454.08	\$0.00	\$0.00	\$22,250.06
3/7/23	ACH	\$14,389.60	\$287.79	\$0.00	\$0.00	\$14,101.81
3/28/23	ACH	\$5,215.69	\$104.31	\$0.00	\$0.00	\$5,111.38
4/4/23	ACH	\$544.49	\$10.89	\$0.00	\$0.00	\$533.60
4/4/23	ACH	\$4,320.48	\$86.41	\$0.00	\$0.00	\$4,234.07
4/4/23	ACH	\$7,395.83	\$147.92	\$0.00	\$0.00	\$7,247.91
4/28/23	ACH	\$5,454.82	\$109.10	\$0.00	\$0.00	\$5,345.72
5/1/23	ACH	\$0.00	\$0.00	\$0.00	\$529.58	\$529.58
5/26/23	ACH	\$1,132.99	\$22.66	\$0.00	\$0.00	\$1,110.33
<b>Total Collected</b>		\$ 214,170.61	\$ 4,283.40	\$ -	\$ 1,101.98	\$ 210,989.19
Percentage Collected						100%

## SECTION 3

## **CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT**

### **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 2024 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 21, 2023**

**February 20, 2024**

**May 21, 2024**

**August 20, 2024**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager, at 219 E. Livingston Street, Orlando, FL32801. 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