

*Candler Hills East*

*Community Development District*

*Meeting Agenda*

*February 18, 2025*

# 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

February 11, 2025

Board of Supervisors  
Candler Hills East Community  
Development District

The Board of Supervisors of the Candler Hills East Community Development District will meet on **Tuesday, February 18, 2025, at 9:00 a.m., or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cypress Hall, 8395 SW 80<sup>th</sup> Street, Ocala, Florida 34481.** Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Review of Resume for Vacancy in Seat #3
  - B. Appointment of Individual to Fulfill Board Vacancy in Seat #3
  - C. Administration of Oath of Office to Newly Elected Supervisor
  - D. Election of Officers
  - E. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the November 19, 2024 Meetings
  - A. November 19, 2024 Audit Committee Meeting
  - B. November 19, 2024 Board of Supervisors Meeting
5. Ratification of Audit Engagement Letter
6. Presentation of Arbitrage Reports
7. Staff Reports
  - A. Attorney
  - B. District Manager's Report
    - i. Consideration of Check Register
    - ii. Balance Sheet and Income Statement
8. Supervisor's Requests
9. Other Business
10. Adjournment

Sincerely,

*George Flint*

George S. Flint  
District Manager

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

# SECTION III

# SECTION A

**Elmer L. Greene**  
8461 SW 86<sup>th</sup> Terrace  
Ocala, Florida 34481  
(352) 237-8255

**Objective: The opportunity to serve on the Board of Supervisors for the Candler Hills Community Development District.**

Providing knowledge with my past experience in law enforcement, Community Policing, Security, Solving problems and proven ability to be a team player would help this great Community of Candler Hills.

**Experience:**

**2011- Until present- Retired member Fraternal Order of Police Lodge #145 Marion County position held Executive Board Security.**

**2008 – until present – Volunteer for- Marion County Sheriff Community Patrol**

Executive Board member of OTOW Community Patrol.  
Responsible for patrolling the OTOW community and the strip malls in the area  
Report any problems to the Sheriff Department & OTOW

**2004 - 2/2007 – Volunteer for the Manatee Sheriff Department**

Responsible for patrolling all areas in Manatee County  
Assist in emergency matters delegated by the Sherriff

**1991 - 8/2002- President & Owner of Greene's Gray Glove Limousine -Piscataway New Jersey.**

**1968 – 9/ 1996 - Piscataway Police Department Piscataway, New Jersey**

Patrol all area in Piscataway Middlesex County New Jersey.  
Promoted to the Detective Division  
Work within the Piscataway Schools to keep Schools Safe and Drugs free  
In charge of Comminute Policing Section  
Work with the Community to solve problems and keep Resident Safe

**1960 – 1965 - Served in the United States Marine Corp.  
Honorable Discharge**

**Education:**

**Piscataway High School – New Jersey USA, - Diploma**  
**Middlesex Police Academy – Law Enforcement Training- Graduated**  
**Trenton State Collage Union County, New Jersey - Criminal Justice**

**Skills:**

Strong organizational skills with the ability to handle multiple tasks simultaneously.

# SECTION E

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CANDLER HILLS EAST COMMUNITY DEVELOPMENT  
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**Section 1.** \_\_\_\_\_ is elected Chairperson.

**Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.

**Section 3.** George Flint is elected Secretary.

**Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.

**Section 5.** Jill Burns is elected Treasurer.

**Section 6.** Katie Costa is elected Assistant Treasurer.

Darrin Mossing, Sr. is elected Assistant Treasurer.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of February, 2025.

**ATTEST:**

**CANDLER HILLS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice-Chairperson



# MINUTES

# SECTION A

**MINUTES OF MEETING  
CANDLER HILLS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Candler Hills East Community Development District was held on **Tuesday, November 19, 2024**, at 9:00 a.m. at the Circle Square Commons, 8395 SW 80<sup>th</sup> Street, Ocala, Florida.

Present for the Audit Committee were:

John Bain	Chairman
George Hill	Vice Chairman
Robert Scherff	Assistant Secretary

Also present were:

George Flint	District Manager
Rob Szozda	Field Manager
Jason Showe	GMS
Mary Anne Lynum	Parkway Management
Jerry Colen	District Counsel
Rachel Wagoner	District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Are there any public comments for the audit committee? Hearing no public comments, we will move to the next item.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 15, 2024, Meeting**

Mr. Flint: Did the committee have any comments or corrections to the October 15, 2024 minutes.

Mr. Bain: Just one, I like the name Josh, but my name is John.

Mr. Flint: We will fix that.

On MOTION by Mr. Bain, seconded by Mr. Scherff, with all in favor, the Minutes of the October 12, 2024, Meeting, were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Review and Ranking of Proposals and Selection of an Auditor**

**A. DiBartolomeo, McBee, Hartley & Barnes**

**B. Grau & Associates**

Mr. Flint: You previously approved the selection criteria and a form of a notice. We advertised and sent those out to potential auditors. As a result we received two responses: one from DiBartolomeo, McBee, Hartley, & Barnes and the second one from Grau & Associates. Your current auditor did not respond. The ranking sheets are in your agenda. The selection criteria you approved included: ability of personnel, experience, ability to understand the scope, ability to provide the services, and price. Each criterion is weighted with 20 points. We asked each proposer to respond with 5 years of pricing, and as you can see DiBartolomeo is slightly higher over the 5-year period by \$150. If each Board member wants to fill out the ranking sheet, I can tally those or if you want to develop a consensus ranking, you can approve that.

Mr. Scherff: Mr. Bain has filled out a consensus ranking. On the basis of cost, we will choose Grau & Associates.

Mr. Flint: As far as ranking goes, you have 18 points for DiBartolomeo, 20 for ability of personnel, 16 for their experience, and 20 for both understanding the scope. For price, Grau is 20 and DiBartolomeo is 18 points. That is 100 point for Grau and 91 for DiBartolomeo.

On MOTION by Mr. Scherff, seconded by Mr. Hill, with all in favor, the Ranking of Proposals and Selection of Grau & Associates as the Auditor, was approved.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION B

**MINUTES OF MEETING  
CANDLER HILLS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Candler Hills East Community Development District was held on **Tuesday, November 19, 2024** 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:

John Bain	Chairman
George Hill	Vice Chairman
Robert Scherff	Assistant Secretary

Also present were:

George Flint	District Manager
Rob Szozda	Field Manager
Jason Showe	GMS
Mary Anne Lynum	Parkway Management
Jerry Colen	District Counsel
Rachel Wagoner	District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 9:00 a.m. and called roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Are there are any members of the public that would like to provide comment to the Board? Hearing no comments, we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Elected Supervisor**

Mr. Flint: We do not need to administer the oath to him since he is not here. Mr. Paul Jenkins qualified and ran unopposed; however he is out of town this week. Due to this we do not need to administer the oath of office.

**B. Appointment of Individual to Fulfill Board Vacancy in Seat #3**

Mr. Flint: You also declared Seat 3 vacant as of today. Noone qualified for that seat. That is Mr. Moherek’s seat and he is not here today, so you can defer that for the time being.

Mr. Bain: I think we should defer that to the next meeting.

**C. Election Of Officers**

**D. Consideration of resolution 2025-01 Electing Officers**

Mr. Flint: The next item you have is Resolution 2025-01 Election of Officers. I believe you should deal with this now and you can always change it later. Currently, Mr. Moherek is Chair, Mr. Greene was Vice Chair, and the other three Board members are Assistant Secretaries. I was Secretary, Jill Burns Secretary, Katie Costa is Treasurer and Darrin Mossing is Assistant Treasurer. If a Board member wants to make a motion to elect an officer, we can handle that in one motion or we can take each office individually.

Mr. Scherff: I would like to make a suggestion of electing John Bain as the Chairman and George Hill to be the Vice Chair.

Mr. Flint: Okay and the other three would be Assistant Secretaries?

Mr. Scherff: Yes.

On MOTION by Mr. Scherff, seconded by Mr. Hill, with all in favor, Resolution 2025-01 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 15, 2024, Board of Supervisors Meeting**

Mr. Flint: Mr. Bain, did we spell your name right on those?

Mr. Bain: No, it is still Josh Bain.

Mr. Flint: Okay, we will fix that. Any other comments or corrections?



On MOTION by Mr. Bain, seconded by Mr. Scherff, with all in favor, the Minutes of the October 15, 2024, Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendation and Selection of Number 1 Ranked Firm to Provide Auditing Services**

Mr. Flint: You met as the Audit Committee prior to the Board meeting and ranked Grau & Associates as number one. Is there a motion to accept that ranking?

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, the Audit Committee Recommendation Ranking Grau & Associates #1 and Selection of Number 1 Ranked Firm to Provide Auditing Services, were approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Jerry, do you have anything for the Board?

Mr. Colen: I don't have anything.

**B. District Manager**

**1. Approval of Check Register**

Mr. Flint: You have approval of the check register from October 1<sup>st</sup> through November 1<sup>st</sup> for \$8,031.09. Are there any questions on the check register?

On MOTION by Mr. Bain seconded by Mr. Hill, with all in favor, the Check Register, was approved.

**2. Balance Sheet and Income Statement**

Mr. Flint: Next is the unaudited financial statements. There is no action required by the Board but if the Board has any questions I would be happy to answer those.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Flint: Was there any other business? If you haven't done so, just a reminder of the ethics training due on December 31<sup>st</sup>.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road - Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

November 22, 2024

Board of Supervisors  
Candler Hills East Community Development District  
219 East Livingston Street  
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Candler Hills East Community Development District, Marion County, Florida ("the District") for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Candler Hills East Community Development District as of and for the fiscal year ended September 30, 2024, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

#### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,200 for the September 30, 2024 audit. The fees for the fiscal years 2025, 2026, 2027 and 2028 will not exceed \$3,300, \$3,400, \$3,500 and \$3,600, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.


The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Candler Hills East Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.


Very truly yours,

Grau & Associates

  
\_\_\_\_\_  
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Candler Hills East Community Development District.

By:  \_\_\_\_\_  
Title: District Manager \_\_\_\_\_  
Date: 12/16/24 \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



**Peer Review  
Program**

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

**Review Number: 594791**



# SECTION VI

# **REBATE REPORT**

**\$3,380,000**

**Candler Hills East Community Development District  
Special Assessment Revenue Refunding Bonds  
Series 2016**

**Dated: November 17, 2016  
Delivered: November 17, 2016**

---

**Rebate Report to the Computation Date  
October 31, 2027  
Reflecting Activity Through  
October 31, 2024**



**AMTEC**

## **TABLE OF CONTENTS**

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Arbitrage Rebate Calculation Detail Report – Reserve Account	8
Arbitrage Rebate Calculation Detail Report – Prior Rebate Liability	10
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	11



# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

November 21, 2024

Candler Hills East Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$3,380,000 Candler Hills East Community Development District, Special Assessment Revenue Refunding Bonds, Series 2016

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Candler Hills East Community Development District (the “District”).

The scope of our engagement consisted of preparation of the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of October 31, 2025. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the October 31, 2027 Computation Date  
Reflecting Activity from November 17, 2016 through October 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Reserve Account	2.139625%	9,537.43	(8,219.12)
<b>Totals</b>	<b>2.139625%</b>	<b>\$9,537.43</b>	<b>\$(8,219.12)</b>
<b>Bond Yield</b>	<b>3.686688%</b>		
Prior Rebate Liability			(23,006.47)
Rebate Computation Credits			(8,991.09)
		<b>Net Rebatable Arbitrage</b>	<b>\$(40,216.68)</b>

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from November 17, 2016, the date of the closing, to October 31, 2024, the Computation Period. The activity from November 17, 2016 through October 31, 2020 was taken from the prior consultant's rebate report dated November 20, 2020, which included the following (as reported by the initial consultant):
  - a. Cumulative rebate liability from November 17, 2016 through October 31, 2020 - \$(17,815.29).
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between November 17, 2016 and October 31, 2024, the District made periodic payments into the Revenue, Sinking, Principal and Interest Funds (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.
6. According to the prior consultant's rebate report dated November 20, 2020, the yield on the Bonds is 3.686688%.

## DEFINITIONS

### 7. Computation Date

October 31, 2027.

### 8. Computation Period

The period beginning on November 17, 2016, the date of the closing, and ending on October 31, 2024, the Computation Date.

**9. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on October 31<sup>st</sup>, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

**10. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

**11. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

**12. Issue Price**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

**13. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

**14. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was provided from the District and U.S. Bank National Association, the Trustee, as follows:

<b>Account</b>	<b>Number</b>
Revenue	226226000
Interest	226226001
Sinking	226226002
Principal	226226003
Reserve	226226004
Prepayment	226226005

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest from November 17, 2016 through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of October 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 31, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment Funds at the same yield. The difference between the future values of the two cash flows, on October 31, 2027, is the Rebateable Arbitrage.



\$3,380,000  
 Candler Hills East Community Development District  
 Special Assessment Revenue Refunding Bonds  
 Series 2016  
 Reserve Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.686688%)
10/31/20	Bal	-115,400.00	-149,026.30
11/03/20		0.49	0.63
12/02/20		0.47	0.61
01/05/21		0.49	0.63
02/02/21		0.49	0.63
03/02/21		0.44	0.56
04/02/21		0.49	0.62
05/03/21		2,718.75	3,446.72
05/04/21		0.47	0.60
06/02/21		0.48	0.61
07/02/21		0.46	0.58
08/03/21		0.48	0.60
09/02/21		0.48	0.60
10/04/21		0.46	0.57
11/01/21		1,393.75	1,735.31
11/02/21		0.48	0.60
12/02/21		0.46	0.57
01/04/22		0.47	0.58
02/02/22		0.47	0.58
03/02/22		0.43	0.53
04/04/22		0.47	0.58
05/02/22		2,287.50	2,796.25
05/03/22		0.46	0.56
06/02/22		0.46	0.56
07/05/22		0.45	0.55
08/02/22		0.46	0.56
09/02/22		71.89	86.82
10/04/22		134.38	161.75
11/01/22		1,106.25	1,327.94
11/02/22		164.84	197.85
12/02/22		172.93	206.93
01/04/23		201.60	240.46
02/02/23		214.46	255.07
03/02/23		194.50	230.63
04/04/23		262.49	310.24
05/02/23		327.52	386.00
05/03/23		1,693.75	1,995.97
06/02/23		334.07	392.52
07/05/23		331.69	388.42
08/02/23		342.75	400.28
09/05/23		347.26	404.19
10/03/23		414.61	481.21
11/02/23		482.61	558.49
12/04/23		463.64	534.80
01/03/24		476.50	548.01
02/02/24		472.24	541.52
03/04/24		441.84	505.02
04/02/24		472.43	538.45

\$3,380,000  
 Candler Hills East Community Development District  
 Special Assessment Revenue Refunding Bonds  
 Series 2016  
 Reserve Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.686688%)
05/01/24		800.00	909.11
05/02/24		457.08	519.37
06/04/24		468.75	530.90
07/02/24		453.63	512.32
08/02/24		468.47	527.47
09/04/24		468.39	525.67
10/02/24		436.01	487.94
10/31/24	Bal	105,400.00	117,607.91
10/31/24	Acc	450.54	502.72
-----			
10/31/27	TOTALS:	9,537.43	-8,219.12
-----			

ISSUE DATE:	11/17/16	REBATABLE ARBITRAGE:	-8,219.12
COMP DATE:	10/31/27	NET INCOME:	9,537.43
BOND YIELD:	3.686688%	TAX INV YIELD:	2.139625%

\$3,380,000  
 Candler Hills East Community Development District  
 Special Assessment Revenue Refunding Bonds  
 Series 2016  
 Prior Rebate Liability

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.686688%)
10/31/20		-17,815.29	-23,006.47
-----			
10/31/27	TOTALS:	-17,815.29	-23,006.47
-----			

ISSUE DATE: 11/17/16    REBATABLE ARBITRAGE: -23,006.47  
 COMP DATE: 10/31/27  
 BOND YIELD: 3.686688%

\$3,380,000  
 Candler Hills East Community Development District  
 Special Assessment Revenue Refunding Bonds  
 Series 2016  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.686688%)
10/31/21		-1,780.00	-2,216.21
10/31/22		-1,830.00	-2,196.73
10/31/23		-1,960.00	-2,268.39
10/31/24		-2,070.00	-2,309.76
-----			
10/31/27	TOTALS:	-7,640.00	-8,991.09
-----			

ISSUE DATE: 11/17/16      REBATABLE ARBITRAGE: -8,991.09  
 COMP DATE: 10/31/27  
 BOND YIELD: 3.686688%

# SECTION VII

# SECTION B

# SECTION 1

# Candler Hills East Community Development District

## Summary of Invoices

November 2, 2024 to February 4, 2025

Fund	Date	Check No.'s	Amount
General Fund	11/13/24	1161	\$ 1,207.65
	12/2/24	1162-1164	\$ 2,238.76
	12/19/24	1165-1166	\$ 1,405.64
	1/16/25	1167	\$ 1,207.38
			\$ 6,059.43
<u>Supervisor Fees - November 2024</u>			
	George C. Hill	50315	\$ 184.70
	John D. Bain	50316	\$ 184.70
	Robert H. Scherff	50317	\$ 184.70
			\$ 554.10
<b>Total Amount</b>			<b>\$ 6,613.53</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/13/24	00019	11/01/24	269	202411	310	51300	34000		MANAGEMENT FEES NOV24	*	819.67		
11/01/24	269	202411	310-51300-35200						WEBSITE ADMIN NOV24	*	65.67		
11/01/24	269	202411	310-51300-35100						INFORMATION TECH NOV24	*	87.50		
11/01/24	269	202411	310-51300-31300						DISSEMINATION SVCS NOV24	*	231.92		
11/01/24	269	202411	310-51300-51000						OFFICE SUPPLIES NOV24	*	.12		
11/01/24	269	202411	310-51300-42000						POSTAGE NOV24	*	2.77		
GOVERNMENTAL MANAGEMENT SERVICES-CF											1,207.65	001161	
12/02/24	00051	11/21/24	6675-11-	202411	310	51300	31400		SPECIAL ASSESS BOND S2016	*	450.00		
AMERICAN MUNICIPAL TAX-EXEMPT											450.00	001162	
12/02/24	00005	11/20/24	5438	202411	310	51300	31500		GENERAL COUNSEL NOV24	*	1,500.00		
COLEN & WAGONER PA											1,500.00	001163	
12/02/24	00054	10/31/24	00067454	202410	310	51300	48000		NOT OF AUDITOR SELECT MTG	*	288.76		
GANNETT MEDIA CORP DBA GANNETT											288.76	001164	
12/19/24	00054	11/30/24	00068163	202411	310	51300	48000		NOT AUDIT SELECT MEETING	*	157.94		
GANNETT MEDIA CORP DBA GANNETT											157.94	001165	
12/19/24	00019	12/01/24	270	202412	310	51300	34000		MANAGEMENT FEES DEC24	*	819.67		
12/01/24	270	202412	310-51300-35200						WEBSITE ADMIN DEC24	*	65.67		
12/01/24	270	202412	310-51300-35100						INFORMATION TECH DEC24	*	87.50		
12/01/24	270	202412	310-51300-31300						DISSEMINATION SVCS DEC24	*	231.92		
12/01/24	270	202412	310-51300-51000						OFFICE SUPPLIES DEC24	*	30.09		
12/01/24	270	202412	310-51300-42000						POSTAGE DEC24	*	11.05		
12/01/24	270	202412	310-51300-42500						COPIES DEC24	*	1.80		
GOVERNMENTAL MANAGEMENT SERVICES-CF											1,247.70	001166	

CAND CANDLER HILLS CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/16/25	00019	1/01/25 271	202501 310-51300-34000	MANAGEMENT FEES JAN25	*	819.67	
		1/01/25 271	202501 310-51300-35200	WEBSITE ADMIN JAN25	*	65.67	
		1/01/25 271	202501 310-51300-35100	INFORMATION TECH JAN25	*	87.50	
		1/01/25 271	202501 310-51300-31300	DISSEMINATION SVCS JAN25	*	231.92	
		1/01/25 271	202501 310-51300-51000	OFFICE SUPPLIES JAN25	*	.09	
		1/01/25 271	202501 310-51300-42000	POSTAGE JAN25	*	2.08	
		1/01/25 271	202501 310-51300-42500	COPIES JAN25	*	.45	
GOVERNMENTAL MANAGEMENT SERVICES-CF							1,207.38 001167
-----							
TOTAL FOR BANK A						6,059.43	
TOTAL FOR REGISTER						6,059.43	

# SECTION 2

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

***Unaudited Financial Reporting***  
***December 31, 2024***



# Table of Contents

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

**Candler Hills East**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 92,642	\$ -	\$ -	\$ 92,642
<b>Investments:</b>				
State Board of Administration Series 2016	\$ -	\$ -	\$ 180,285	\$ 180,285
Reserve	\$ -	\$ 104,200	\$ -	\$ 104,200
Revenue	\$ -	\$ 175,885	\$ -	\$ 175,885
Prepayment	\$ -	\$ 4,938	\$ -	\$ 4,938
Due from General Fund	\$ -	\$ 46,005	\$ -	\$ 46,005
<b>Total Assets</b>	<b>\$ 92,642</b>	<b>\$ 331,028</b>	<b>\$ 180,285</b>	<b>\$ 603,955</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 122	\$ -	\$ -	\$ 122
Due to Debt Service	\$ 46,005	\$ -	\$ -	\$ 46,005
<b>Total Liabilities</b>	<b>\$ 46,128</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,128</b>
<b>Fund Balance:</b>				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 180,285	\$ 180,285
Restricted for:				
Debt Service 2016	\$ -	\$ 331,028	\$ -	\$ 331,028
Unassigned	\$ 46,515	\$ -	\$ -	\$ 46,515
<b>Total Fund Balances</b>	<b>\$ 46,515</b>	<b>\$ 331,028</b>	<b>\$ 180,285</b>	<b>\$ 557,828</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 92,642</b>	<b>\$ 331,028</b>	<b>\$ 180,285</b>	<b>\$ 603,955</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$ 55,051	\$ 13,139	\$ 13,139	\$ -
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ 55,051</b>	<b>\$ 13,139</b>	<b>\$ 13,140</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 4,000	\$ 1,000	\$ 1,600	\$ (600)
FICA Expense	\$ 306	\$ 77	\$ 107	\$ (31)
Engineering	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Trustee Fees	\$ 2,050	\$ 337	\$ 337	\$ -
Dissemination	\$ 2,783	\$ 696	\$ 796	\$ (100)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Attorney	\$ 6,500	\$ 1,625	\$ 3,000	\$ (1,375)
Annual Audit	\$ 3,515	\$ -	\$ -	\$ -
Management Fees	\$ 9,836	\$ 2,459	\$ 2,459	\$ (0)
Information Technology	\$ 1,050	\$ 263	\$ 263	\$ -
Website Maintenance	\$ 788	\$ 197	\$ 197	\$ (0)
Telephone	\$ 50	\$ 13	\$ -	\$ 13
Postage	\$ 625	\$ 156	\$ 17	\$ 140
Printing & Binding	\$ 300	\$ 75	\$ 2	\$ 73
Insurance	\$ 8,278	\$ 8,278	\$ 6,750	\$ 1,528
Legal Advertising	\$ 700	\$ 175	\$ 447	\$ (272)
Other Current Charges	\$ 860	\$ 215	\$ 245	\$ (30)
Office Supplies	\$ 150	\$ 38	\$ 30	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 51,981</b>	<b>\$ 22,792</b>	<b>\$ 22,439</b>	<b>\$ 353</b>
<b><u>Operations &amp; Maintenance</u></b>				
Mulch	\$ 7,920	\$ 1,980	\$ -	\$ 1,980
Contingency	\$ 3,097	\$ 774	\$ -	\$ 774
Stormwater	\$ 6,500	\$ 1,625	\$ -	\$ 1,625
<b>Total Operations &amp; Maintenance</b>	<b>\$ 17,517</b>	<b>\$ 4,379</b>	<b>\$ -</b>	<b>\$ 4,379</b>
<b>Total Expenditures</b>	<b>\$ 69,498</b>	<b>\$ 27,171</b>	<b>\$ 22,439</b>	<b>\$ 4,732</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (14,447)</b>		<b>\$ (9,298)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 14,447</b>		<b>\$ 55,813</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 46,515</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 December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 206,154	\$ 46,005	\$ 46,005	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 4,828	\$ 4,828
Interest	\$ 8,881	\$ 3,765	\$ 3,765	\$ -
<b>Total Revenues</b>	<b>\$ 215,035</b>	<b>\$ 49,771</b>	<b>\$ 54,598</b>	<b>\$ 4,828</b>
<b>Expenditures:</b>				
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Interest - 11/1	\$ 39,469	\$ 39,469	\$ 39,081	\$ 388
Principal - 5/1	\$ 90,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 39,469	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 168,938</b>	<b>\$ 39,469</b>	<b>\$ 54,081</b>	<b>\$ (14,613)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 46,097</b>		<b>\$ 517</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 213,355</b>		<b>\$ 330,511</b>	
<b>Fund Balance - Ending</b>	<b>\$ 259,453</b>		<b>\$ 331,028</b>	



# Candler Hills East

## Community Development District

### Capital Reserves Fund

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

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
<b>Revenues</b>				
Interest	\$ 4,473	\$ 2,195	\$ 2,195	\$ -
<b>Total Revenues</b>	<b>\$ 4,473</b>	<b>\$ 2,195</b>	<b>\$ 2,195</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,473</b>		<b>\$ 2,195</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 177,461</b>		<b>\$ 178,090</b>	
<b>Fund Balance - Ending</b>	<b>\$ 181,934</b>		<b>\$ 180,285</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	\$ -	\$ 1,996	\$ 11,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,139
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
<b>Total Revenues</b>	<b>\$ 0</b>	<b>\$ 1,996</b>	<b>\$ 11,144</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,140</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ 61	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337
Dissemination	\$ 332	\$ 232	\$ 232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 796
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Attorney	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 820	\$ 820	\$ 820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,459
Information Technology	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263
Website Maintenance	\$ 66	\$ 66	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 3	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Printing & Binding	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Insurance	\$ 6,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,750
Legal Advertising	\$ 289	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 447
Other Current Charges	\$ 82	\$ 82	\$ 81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Office Supplies	\$ 0	\$ 0	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 17,066</b>	<b>\$ 4,043</b>	<b>\$ 1,329</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,439</b>
<b>Operations &amp; Maintenance</b>													
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 17,066</b>	<b>\$ 4,043</b>	<b>\$ 1,329</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,439</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (17,066)</b>	<b>\$ (2,047)</b>	<b>\$ 9,814</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (9,298)</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	\$103,200	
Reserve Fund Balance	\$104,200	
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)
Less: Special Call 11/1/23		(\$25,000)
Less: Principal Payment 5/1/24		(\$125,000)
Less: Special Call 5/1/24		(\$20,000)
Less: Special Call 11/1/24		(\$15,000)
<b>Current Bonds Outstanding</b>		<b>\$2,015,000</b>

**CANDLER HILLS EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL ASSESSMENTS FY2025 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
11/8/24	ACH	\$1,230.96	\$24.62	\$0.00	\$0.00	\$1,206.34
11/27/24	ACH	\$805.79	\$16.12	\$0.00	\$0.00	\$789.67
12/18/25	ACH	\$5,730.02	\$114.60	\$0.00	\$0.00	\$5,615.42
12/27/24	ACH	\$5,640.45	\$112.81	\$0.00	\$0.00	\$5,527.64
<b>Total Collected</b>		\$ 13,407.22	\$ 268.15	\$ -	\$ -	\$ 13,139.07
Percentage Collected						24%

**DEBT SERVICE**

Gross Assessments      \$218,762.50  
 Certified Net Assessments      \$205,636.75  
 100%

Date	ACH	Gross Assessments Received	Collection Fee	Commissions Paid	Interest Income	Net Assessments Received
11/8/24	ACH	\$5,232.17	\$104.64	\$0.00	\$0.00	\$5,127.53
11/27/24	ACH	\$1,584.00	\$31.68	\$0.00	\$0.00	\$1,552.32
12/18/24	ACH	\$19,008.12	\$380.16	\$0.00	\$0.00	\$18,627.96
12/27/24	ACH	\$21,120.07	\$422.40	\$0.00	\$0.00	\$20,697.67
<b>Total Collected</b>		\$ 46,944.36	\$ 938.88	\$ -	\$ -	\$ 46,005.48
Percentage Collected						22%