

Candler Hills East

Community Development District

Meeting Agenda

May 20, 2025

AGENDA

Candler Hills East

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

May 13, 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, May 20, 2025, at 9:00 a.m., or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cypress Hall, 8395 SW 80th Street, Ocala, Florida 34481.** Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 18, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-03 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
5. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Consideration of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Registered Voters- 1,018
6. Supervisor's Requests
 - A. Discussion of Candler Hills East CDD Expenses
7. Other Business
8. 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

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, February 18, 2025** at 9:00 a.m. at the Circle Square Commons, 8395 SW 80th Street, Ocala, Florida.

Present and constituting a quorum were:

John Bain
George Hill
Elmer Greene
Robert Scherff
Paul Jenkins

Chairman
Vice Chairman
Appointed as Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Robert Szozda
Rachel Wagoner
Brandon Sites
Bryan Schmalz
Robert Stepp

District Manager
Field Manager
District Counsel
Colen Builts
BLCDD
Colen Built

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called roll. We have all four Board members present and we do have a quorum.

Mr. Flint: We need to swear in Mr. Jenkins. This is the first meeting since he was elected last November unopposed. Mr. Jenkins, I provided you with the oath of office form. As a citizen of the state of Florida and of the United States of America and as an officer of the Candler Hills East Community Development District and recipient of public funds as such officer, do you hereby solemnly swear of affirm you will support the Constitution of the United States and the state of Florida.

Mr. Jenkins: Yes, I will.

Mr. Flint: If you would put your name at the top and sign where it says Board Supervisor, I can notarize that for you. Attached to the packet of information I provided you, as a Board member you are entitled to compensation of \$200 a meeting for a maximum of \$4,800 a year. In order to process that, there is a W4 and I9 form in your agenda that need to be filled out. You can either scan or email those to my office, or you can mail them to my office. This will allow us to process the Board compensation. When you qualified and ran for office, you filed a Form -1 statement of financial disclosure. You do not need to do that again now that you are sworn in but you will need to do it in June. June of every year that gets filed again. It is done now electronically. It used to be done through the Supervisor of Elections. I think you were on a CDD Board in another community so you probably recall. They have changed that now; it is all done online. The Commission on Ethics will email you directly with a link and you file that online. There is also now a requirement that you do 4-hours of ethics training annually. CDD Board members used to be exempt from that requirement but that now applies to CDD Board members. There are some free sources on the Attorney Generals website and Commission on Ethics website. That is something that when you file your Form-1, you will need to confirm that you have done that.

SECOND ORDER OF BUSINESS**Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS**Organizational Matters****A. Review of Resume for Vacancy in Seat #3**

Mr. Flint: Seat#3 is currently vacant. I did receive a resume from Mr. Greene. It is up to the Board how you want to handle appointment to that vacancy. Whenever there is a vacancy created during the term of office, the remaining Board members appointment the replacement through the end of that term. Mr. Greene has provided a resume and letter of interest. That is the only official information we provided. We did have an email from one other resident but she never followed up with any backup information for the agenda and I don't believe she is here today.

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

Mr. Flint: What is the Board's pleasure on the vacancy?

Mr. Scherff: I would like to nominate Elmer Greene to fill the vacancy.

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, the Appointment of Elmer Greene to Fulfill Board Vacancy in Seat #3, was approved.

Mr. Flint: Congratulations Mr. Greene. Do you want to come on up and join the Board? We will need to do the oath of office for you.

C. Administration of Oath of Office to Newly Elected Supervisor

Mr. Flint: Mr. Greene as a citizen of the state of Florida and of the United States of America and as an officer of the Candler Hills East Community Development District and a recipient of public funds as such officer, do you hereby solemnly swear or affirm you will support the Constitution of the United States and of the state of Florida.

Mr. Greene: Yes, I do.

Mr. Flint: If you wouldn't mind printing your name and signing that oath form and passing it down, I will notarize that for you.

D. Election of Officers

E. Consideration of Resolution 2025-02 Electing Officers

Mr. Flint: We had two vacancies the Board filled so we went ahead and put the resolution electing officers back on the agenda. It is Resolution 2025-02. Currently, Mr. Bain is Chairman, Mr. Hill is Vice Chairman, the other two Board members are Assistant Secretaries. I am Secretary, Jill Burns in my office is Treasurer and Katie Costa is Assistant Treasurer. You can choose to keep the same and make Mr. Greene an Assistant Secretary or if you want to modify the offices, you can do that as well.

Mr. Scherff: I would like to make a motion to keep the officers as they are – Mr. Bain as Chairman, Mr. Hill as Vice Chairman, Mr. Flint as Secretary, Mr. Scherff, Mr. Jenkins and Mr. Greene as Assistant Secretaries, Ms. Burns as Treasurer, and Ms. Costa as Assistant Treasurer.

On MOTION by Mr. Scherff, seconded by Mr. Hill, with all in favor, Resolution 2025-02 Electing Officers – keeping same slate of officers adding Mr. Greene as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 19, 2024 Meetings

A. November 19, 2024 Audit Committee Meeting

B. November 19, 2024 Board of Supervisors Meeting

Mr. Flint: Next is approval of the Board minutes from November 19, 2024 and the audit committee meeting minutes from November 19, 2024. Did the Board have any comments or corrections to either sets of minutes?

Mr. Bain: Just the one minor one. I think on page 2, it says noone instead of no one.

Mr. Flint: It's the first line of section B under the Third Order, it should say no one instead of noone there. Any other comments or corrections? If not, is there a motion to approve the minutes as amended.

On MOTION by Mr. Bain, seconded by Mr. Scherff, with all in favor, the Minutes of the November 19, 2024 Board of Supervisor & the November 19, 2024 Audit Committee Meeting, were approved as amended.
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FIFTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter

Mr. Flint: You all went through an RFQ process per the statutes to select your independent auditor and you selected Grau. This is to audit fiscal year 2024 which ended on September 30, 2024. In an effort to get the audit started because you have to finish this by the end of the June, I executed the engagement letter. The fees that they are proposing are consistent with the proposal they submitted. It is a not to exceed of \$3,200. Is there a motion to ratify the engagement letter?

On MOTION by Mr. Bain, seconded by Mr. Hill, with all in favor, the Audit Engagement Letter, was ratified.
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SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Reports

Mr. Flint: The IRS requires we demonstrate that we are not earning more interest than we are paying. You have engaged AMTEC to prepare that calculation. The report is in the agenda. It indicates a negative rebatable arbitrage of \$40,216.68. If there are any questions on the report, we can discuss those. If not, I ask for a motion to accept the report.

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, Accepting the Arbitrage Reports, was approved

SEVENTH ORDER OF BUSINESS

Staff Report

A. Attorney

Ms. Wagoner: I have nothing to report at this time.

B. District Manager

i. Consideration of Check Register

Mr. Flint: You have the check register in your agenda for the general fund and the Board compensation that totals \$6,613.53. The register is behind the summary if the Board has any questions. Is there a motion to approve the check register?

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

ii. Balance Sheet and Income Statement

Mr. Flint: We have the unaudited financials through December 31, 2024. This is the first three months of FY25. You can see the balance sheet with the general fund, debt service and capital reserve fund and then the statements of revenue and expenditures for each of the funds. Any questions on the financials?

Mr. Jenkins: I never got the booklet. Is there a booklet I can look at?

Mr. Flint: We will make sure we get that.

Mr. Jenkins: That will be appreciated.

Mr. Flint: I don't have an extra book with me, but if you have any questions on the financials, I am happy to get with you separately as well. There is no action on the financial statements. I know you had some questions on what the District owns and maintains and again I will be happy to meet with you on that Mr. Jenkins. Candler Hills East CDD has very limited responsibilities and its primarily the stormwater system and the dry retention areas. The CDD entered into an agreement with the Candler Hills HOA to actually maintain the landscaping and the dry retention areas. You have Candler Hills East and Candler Hills West. The HOA is maintaining all of the dry retention areas in the CDD and outside of the CDD and that is included in your HOA fees. There are some limited expenses in the CDD's budget for maintenance. It is

primarily administration. We have the debt service and the bonds that are outstanding. Mulch is the one thing that the HOA doesn't have included in their price. It is limited and that is indicative of the annual assessment as well that you see on your tax bill is very low from them.

Mr. Jenkins: Okay, so you have the mulch for what areas?

Mr. Scherff: The retention areas.

Mr. Hill: Where ever there are plantings or gardens planted at the edges of it, there is pine mulch to go on it.

Mr. Flint: It is pine straw. The District was created and issued bonds that funded primarily the stormwater system and the District continues to exist until those bonds are paid off and it would continue to exist after that. Its main purpose is to serve as the debt. The District is ultimately responsible for those dry retention areas although through an agreement with the HOA, the HOA is included in their budget and they are doing the maintenance. It is fairly limited. We meet four times a year and they are 10-15 minutes long. It is not a very complicated District and doesn't have a lot of responsibilities. I am happy to get with you separately and discuss anything you like.

Mr. Jenkins: Okay.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Are there any other comments or Supervisor's requests from the Board?

Mr. Bain: The 24% is what we collected in our taxes, is that typical for this time of year?

Mr. Flint: We typically don't get any disbursements until December. The tax bills come out on November 1st. We started getting some disbursements through November and then there were two in December but that is not unusual at this point. Sometimes the tax collector likes to hold on to that money a little longer to earn interest on it before they send it to us but that is not unusual at this point.

Mr. Bain: Did we have one payoff?

Mr. Flint: I am not sure about the payoff.

Mr. Bain: Prepayment on page 3.

Mr. Flint: It looks like we did get one prepayment. What will happen is on May 1st when we pay the debt service payment on May 1st, there will be a special call on that amount to pay those bonds down.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Candler Hills East Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 19, 2025

HOUR: 9:00 a.m.

LOCATION: Circle Square Commons, Cultural Center
8395 SW 80th Street
Ocala, FL 34481

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Marion County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2025.

ATTEST:

**CANDLER HILLS EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Candler Hills East
Community Development District

Proposed Budget
FY 2026



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Candler Hills East
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Maintenance Assessments	\$ 55,051	\$ 53,317	\$ 1,734	\$ 55,051	\$ 55,051
Interest	\$ -	\$ 4	\$ -	\$ 4	\$ -
Carry Forward Surplus	\$ 14,447	\$ 55,813	\$ -	\$ 55,813	\$ 14,135
Total Revenues	\$ 69,498	\$ 109,134	\$ 1,734	\$ 110,868	\$ 69,186
Expenditures					
<u>General & Administrative</u>					
Supervisor Fees	\$ 4,000	\$ 2,600	\$ 1,400	\$ 4,000	\$ 4,000
FICA Expense	\$ 306	\$ 184	\$ 107	\$ 291	\$ 306
Engineering	\$ 4,000	\$ -	\$ 2,000	\$ 2,000	\$ 4,000
Trustee Fees	\$ 2,050	\$ 337	\$ 1,713	\$ 2,050	\$ 2,255
Dissemination	\$ 2,783	\$ 1,492	\$ 1,392	\$ 2,884	\$ 2,866
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Roll	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Attorney	\$ 6,500	\$ 4,730	\$ 1,770	\$ 6,500	\$ 6,500
Annual Audit	\$ 3,515	\$ 3,200	\$ -	\$ 3,200	\$ 3,300
Management Fees	\$ 9,836	\$ 4,918	\$ 4,920	\$ 9,838	\$ 10,131
Information Technology	\$ 1,050	\$ 525	\$ 528	\$ 1,053	\$ 1,082
Website Maintenance	\$ 788	\$ 394	\$ 396	\$ 790	\$ 812
Telephone	\$ 50	\$ -	\$ 50	\$ 50	\$ 50
Postage	\$ 625	\$ 72	\$ 100	\$ 172	\$ 625
Printing & Binding	\$ 300	\$ 94	\$ 100	\$ 194	\$ 250
Insurance	\$ 8,278	\$ 6,750	\$ -	\$ 6,750	\$ 7,425
Legal Advertising	\$ 700	\$ 447	\$ 253	\$ 700	\$ 700
Other Current Charges	\$ 860	\$ 498	\$ 516	\$ 1,014	\$ 860
Office Supplies	\$ 150	\$ 31	\$ 50	\$ 81	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 51,981	\$ 32,460	\$ 15,296	\$ 47,756	\$ 51,669
<u>Operations & Maintenance</u>					
Mulch	\$ 7,920	\$ 3,770	\$ 4,150	\$ 7,920	\$ 7,920
Contingency	\$ 3,097	\$ -	\$ 1,549	\$ 1,549	\$ 3,097
Stormwater	\$ 6,500	\$ -	\$ 3,250	\$ 3,250	\$ 6,500
Total Operations & Maintenance:	\$ 17,517	\$ 3,770	\$ 8,949	\$ 12,719	\$ 17,517
Total Expenditures	\$ 69,498	\$ 36,230	\$ 24,244	\$ 60,474	\$ 69,186
Excess Revenues/(Expenditures)	\$ -	\$ 72,904	\$ (22,510)	\$ 50,394	\$ -

	FY2022	FY2023	FY2024	FY2025	FY2026
Net Assessments	\$55,051	\$55,051	\$55,051	\$55,051	\$55,051
Discounts & Collections (6%)	\$3,514	\$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>	<u>\$58,565</u>
Total Units	628	628	628	628	628
Assessments per Unit	<u>\$93</u>	<u>\$93</u>	<u>\$93</u>	<u>\$93</u>	<u>\$93</u>

Candler Hills East
Community Development District
General Fund Budget

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 Truist 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

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 Grau & Associates 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

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
Adopted Budget
Debt Service Fund Series 2016

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 206,154	\$ 198,932	\$ 7,221	\$ 206,154	\$ 206,154
Assessments - Prepayments	\$ -	\$ 19,310	\$ -	\$ 19,310	\$ -
Interest Income	\$ 8,881	\$ 7,184	\$ 3,592	\$ 10,776	\$ 5,388
Carry Forward Surplus	\$ 213,355	\$ 226,311	\$ -	\$ 226,311	\$ 279,001
Total Revenues	\$ 428,390	\$ 451,738	\$ 10,813	\$ 462,551	\$ 490,543
Expenditures					
<i>General & Administrative:</i>					
Special Call - 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest - 11/1	\$ 39,469	\$ 39,081	\$ -	\$ 39,081	\$ 36,944
Principal - 5/1	\$ 90,000	\$ -	\$ 90,000	\$ 90,000	\$ 130,000
Interest - 5/1	\$ 39,469	\$ -	\$ 39,469	\$ 39,469	\$ 36,944
Total Expenditures	\$ 168,938	\$ 54,081	\$ 129,469	\$ 183,550	\$ 203,888
Excess Revenues/(Expenditures)	\$ 259,453	\$ 397,657	\$ (118,655)	\$ 279,001	\$ 286,655

Interest - Nov 1, 2026 \$ 34,506

Net Assessments	\$206,154
Discounts & Collections (6%)	\$13,159
Gross Assessments	\$219,313

Total Units	398.75
Assessments per Unit	\$550

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

Date		Balance	Principal		Interest		Total
11/01/25	\$	1,900,000.00	\$	-	\$	36,943.75	
05/01/26	\$	1,900,000.00	\$	130,000.00	\$	36,943.75	\$ 203,887.50
11/01/26	\$	1,770,000.00	\$	-	\$	34,506.25	
05/01/27	\$	1,770,000.00	\$	135,000.00	\$	34,506.25	\$ 204,012.50
11/01/27	\$	1,635,000.00	\$	-	\$	31,975.00	
05/01/28	\$	1,635,000.00	\$	135,000.00	\$	31,975.00	\$ 198,950.00
11/01/28	\$	1,500,000.00	\$	-	\$	29,443.75	
05/01/29	\$	1,500,000.00	\$	140,000.00	\$	29,443.75	\$ 198,887.50
11/01/29	\$	1,360,000.00	\$	-	\$	26,818.75	
05/01/30	\$	1,360,000.00	\$	150,000.00	\$	26,818.75	\$ 203,637.50
11/01/30	\$	1,210,000.00	\$	-	\$	24,006.25	
05/01/31	\$	1,210,000.00	\$	155,000.00	\$	24,006.25	\$ 203,012.50
11/01/31	\$	1,055,000.00	\$	-	\$	21,100.00	
05/01/32	\$	1,055,000.00	\$	160,000.00	\$	21,100.00	\$ 202,200.00
11/01/32	\$	895,000.00	\$	-	\$	17,900.00	
05/01/33	\$	895,000.00	\$	165,000.00	\$	17,900.00	\$ 200,800.00
11/01/33	\$	730,000.00	\$	-	\$	14,600.00	
05/01/34	\$	730,000.00	\$	170,000.00	\$	14,600.00	\$ 199,200.00
11/01/34	\$	560,000.00	\$	-	\$	11,200.00	
05/01/35	\$	560,000.00	\$	180,000.00	\$	11,200.00	\$ 202,400.00
11/01/35	\$	380,000.00	\$	-	\$	7,600.00	
05/01/36	\$	380,000.00	\$	185,000.00	\$	7,600.00	\$ 200,200.00
11/01/36	\$	195,000.00	\$	-	\$	3,900.00	
05/01/37	\$	195,000.00	\$	195,000.00	\$	3,900.00	\$ 202,800.00
			\$	1,900,000.00	\$	519,987.50	\$ 2,419,987.50

Candler Hills East
Community Development District
Adopted Budget
Capital Reserves Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Interest Income	\$ 4,473	\$ 4,219	\$ 1,055	\$ 5,274	\$ 2,637
Carry Forward Surplus	\$ 177,461	\$ 178,090	\$ -	\$ 178,090	\$ 183,364
Total Revenues	\$ 181,934	\$ 182,309	\$ 1,055	\$ 183,364	\$ 186,001
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 181,934	\$ 182,309	\$ 1,055	\$ 183,364	\$ 186,001

SECTION V

SECTION B

SECTION 1

Candler Hills East

Community Development District

Summary of Invoices

February 5, 2025 to May 9, 2025

Fund	Date	Check No.'s	Amount
General Fund	2/5/25	1168-1169	\$ 138,857.12
	2/13/25	1170	\$ 1,210.95
	2/19/25	1171	\$ 1,730.00
	3/6/25	1172	\$ 3,200.00
	3/13/25	1173-1174	\$ 55,399.29
	4/17/25	1175-1176	\$ 1,329.29
			<hr/> \$ 201,726.65
<u>Supervisor Fees - February 2025</u>			
	Elmer L. Greene	50318	\$ 184.70
	George C. Hill	50319	\$ 184.70
	Paul H. Jenkins	50320	\$ 184.70
	John D. Bain	50321	\$ 184.70
	Robert H. Scherff	50322	\$ 184.70
			<hr/> \$ 923.50
Total Amount			\$ 202,650.15

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		3/01/25 273	202503 310-51300-51000		*	.06	
		OFFICE SUPPLIES MAR25					
		3/01/25 273	202503 310-51300-42000		*	47.01	
		POSTAGE MAR25					
		3/01/25 273	202503 310-51300-42500		*	91.80	
		COPIES MAR25					
GOVERNMENTAL MANAGEMENT SERVICES-CF							1,343.63 001174
4/17/25 00047		4/15/25 13	202504 310-51300-31300		*	100.00	
		AMORT SCHEDULE SER2016					
DISCLOSURE SERVICES LLC							100.00 001175
4/17/25 00019		4/01/25 274	202504 310-51300-34000		*	819.67	
		MANAGEMENT FEES APR25					
		4/01/25 274	202504 310-51300-35200		*	65.67	
		WEBSITE ADMIN AP25					
		4/01/25 274	202504 310-51300-35100		*	87.50	
		INFORMATION TECH APR25					
		4/01/25 274	202504 310-51300-31300		*	231.92	
		DISSEMINATION SVCS APR25					
		4/01/25 274	202504 310-51300-51000		*	.03	
		OFFICE SUPPLIES APR25					
		4/01/25 274	202504 310-51300-42000		*	24.50	
		POSTAGE APR25					
GOVERNMENTAL MANAGEMENT SERVICES-CF							1,229.29 001176
TOTAL FOR BANK A						201,726.65	
TOTAL FOR REGISTER						201,726.65	

CAND CANDLER HILLS KCOSTA

SECTION 2

Candler Hills East
Community Development District

Unaudited Financial Reporting
March 31, 2025



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Candler Hills East
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 82,694	\$ -	\$ -	\$ 82,694
<u>Investments:</u>				
State Board of Administration Series 2016	\$ -	\$ -	\$ 182,309	\$ 182,309
Reserve	\$ -	\$ 104,200	\$ -	\$ 104,200
Revenue	\$ -	\$ 368,347	\$ -	\$ 368,347
Prepayment	\$ -	\$ 19,520	\$ -	\$ 19,520
Due from General Fund	\$ -	\$ 9,790	\$ -	\$ 9,790
Total Assets	\$ 82,694	\$ 501,857	\$ 182,309	\$ 766,860
Liabilities:				
Due to Debt Service	\$ 9,790	\$ -	\$ -	\$ 9,790
Total Liabilities	\$ 9,790	\$ -	\$ -	\$ 9,790
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 182,309	\$ 182,309
Restricted for:				
Debt Service 2016	\$ -	\$ 501,857	\$ -	\$ 501,857
Unassigned	\$ 72,904	\$ -	\$ -	\$ 72,904
Total Fund Balances	\$ 72,904	\$ 501,857	\$ 182,309	\$ 757,070
Total Liabilities & Fund Balance	\$ 82,694	\$ 501,857	\$ 182,309	\$ 766,860

Candler Hills East
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$ 55,051	\$ 53,317	\$ 53,317	\$ -
Interest	\$ -	\$ -	\$ 4	\$ 4
Total Revenues	\$ 55,051	\$ 53,317	\$ 53,321	\$ 4
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,000	\$ 2,000	\$ 2,600	\$ (600)
FICA Expense	\$ 306	\$ 153	\$ 184	\$ (31)
Engineering	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Trustee Fees	\$ 2,050	\$ 337	\$ 337	\$ -
Dissemination	\$ 2,783	\$ 1,392	\$ 1,492	\$ (100)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Attorney	\$ 6,500	\$ 3,250	\$ 4,730	\$ (1,480)
Annual Audit	\$ 3,515	\$ 3,515	\$ 3,200	\$ 315
Management Fees	\$ 9,836	\$ 4,918	\$ 4,918	\$ (0)
Information Technology	\$ 1,050	\$ 525	\$ 525	\$ -
Website Maintenance	\$ 788	\$ 394	\$ 394	\$ (0)
Telephone	\$ 50	\$ 25	\$ -	\$ 25
Postage	\$ 625	\$ 313	\$ 72	\$ 241
Printing & Binding	\$ 300	\$ 150	\$ 94	\$ 56
Insurance	\$ 8,278	\$ 8,278	\$ 6,750	\$ 1,528
Legal Advertising	\$ 700	\$ 350	\$ 447	\$ (97)
Other Current Charges	\$ 860	\$ 430	\$ 498	\$ (68)
Office Supplies	\$ 150	\$ 75	\$ 31	\$ 44
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 51,981	\$ 34,294	\$ 32,460	\$ 1,834
<u>Operations & Maintenance</u>				
Mulch	\$ 7,920	\$ 3,960	\$ 3,770	\$ 190
Contingency	\$ 3,097	\$ 1,549	\$ -	\$ 1,549
Stormwater	\$ 6,500	\$ 3,250	\$ -	\$ 3,250
Total Operations & Maintenance	\$ 17,517	\$ 8,759	\$ 3,770	\$ 4,989
Total Expenditures	\$ 69,498	\$ 43,052	\$ 36,230	\$ 6,822
Excess (Deficiency) of Revenues over Expenditures	\$ (14,447)		\$ 17,091	
Fund Balance - Beginning	\$ 14,447		\$ 55,813	
Fund Balance - Ending	\$ -		\$ 72,904	

Candler Hills East

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 206,154	\$ 198,932	\$ 198,932	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 19,310	\$ 19,310
Interest	\$ 8,881	\$ 7,184	\$ 7,184	\$ -
Total Revenues	\$ 215,035	\$ 206,116	\$ 225,427	\$ 19,310
Expenditures:				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 168,938	\$ 39,469	\$ 54,081	\$ (14,613)
Excess (Deficiency) of Revenues over Expenditures	\$ 46,097		\$ 171,346	
Fund Balance - Beginning	\$ 213,355		\$ 330,511	
Fund Balance - Ending	\$ 259,453		\$ 501,857	

Candler Hills East
Community Development District
Capital Reserves Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Revenues</u>				
Interest	\$ 4,473	\$ 4,219	\$ 4,219	\$ -
Total Revenues	\$ 4,473	\$ 4,219	\$ 4,219	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,473		\$ 4,219	
Fund Balance - Beginning	\$ 177,461		\$ 178,090	
Fund Balance - Ending	\$ 181,934		\$ 182,309	

Candler Hills East
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 1,996	\$ 11,143	\$ 24,369	\$ 13,410	\$ 2,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,317
Interest	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Total Revenues	\$ 0	\$ 1,996	\$ 11,144	\$ 24,370	\$ 13,411	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,321
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expense	\$ 61	\$ 46	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337
Dissemination	\$ 332	\$ 232	\$ 232	\$ 232	\$ 232	\$ 232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,492
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Attorney	\$ 1,500	\$ 1,500	\$ -	\$ 230	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,730
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Management Fees	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,918
Information Technology	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Website Maintenance	\$ 66	\$ 66	\$ 66	\$ 66	\$ 66	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 3	\$ 11	\$ 2	\$ 6	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72
Printing & Binding	\$ -	\$ -	\$ 2	\$ 0	\$ -	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94
Insurance	\$ 6,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,750
Legal Advertising	\$ 289	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 447
Other Current Charges	\$ 82	\$ 82	\$ 81	\$ 81	\$ 86	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 498
Office Supplies	\$ 0	\$ 0	\$ 30	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 17,066	\$ 4,043	\$ 1,329	\$ 1,518	\$ 5,297	\$ 3,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,460
<u>Operations & Maintenance</u>													
Mulch	\$ -	\$ -	\$ -	\$ 3,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,770
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ 3,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,770
Total Expenditures	\$ 17,066	\$ 4,043	\$ 1,329	\$ 5,288	\$ 5,297	\$ 3,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,230
Excess Revenues (Expenditures)	\$ (17,066)	\$ (2,047)	\$ 9,814	\$ 19,082	\$ 8,114	\$ (806)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,091

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)
Current Bonds Outstanding	\$2,015,000

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
1/3/25	ACH	\$7,520.67	\$150.41	\$0.00	\$0.00	\$7,370.26
1/14/25	ACH	\$13,542.25	\$270.85	\$0.00	\$0.00	\$13,271.40
1/22/25	ACH	\$0.00	\$0.00	\$0.00	\$189.92	\$189.92
1/31/25	ACH	\$3,609.17	\$72.18	\$0.00	\$0.00	\$3,536.99
2/14/25	ACH	\$11,304.12	\$226.08	\$0.00	\$0.00	\$11,078.04
2/28/25	ACH	\$2,379.60	\$47.59	\$0.00	\$0.00	\$2,332.01
3/4/25	ACH	\$1,893.80	\$37.88	\$0.00	\$0.00	\$1,855.92
3/14/25	ACH	\$553.99	\$11.08	\$0.00	\$0.00	\$542.91
Total Collected		\$ 54,210.82	\$ 1,084.22	\$ -	\$ 189.92	\$ 53,316.52
Percentage Collected		97%				

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
1/3/25	ACH	\$29,040.24	\$580.80	\$0.00	\$0.00	\$28,459.44
1/14/25	ACH	\$48,048.24	\$960.96	\$0.00	\$0.00	\$47,087.28
1/22/25	ACH	\$0.00	\$0.00	\$0.00	\$705.49	\$705.49
1/31/25	ACH	\$13,091.26	\$261.83	\$0.00	\$0.00	\$12,829.43
2/14/25	ACH	\$46,464.23	\$929.28	\$0.00	\$0.00	\$45,534.95
2/28/25	ACH	\$8,694.60	\$173.89	\$0.00	\$0.00	\$8,520.71
3/4/25	ACH	\$7,811.52	\$156.23	\$0.00	\$0.00	\$7,655.29
3/14/25	ACH	\$2,177.96	\$43.56	\$0.00	\$0.00	\$2,134.40
Total Collected		\$ 202,272.41	\$ 4,045.43	\$ -	\$ 705.49	\$ 198,932.47
Percentage Collected		97%				

SECTION 3



Wesley Wilcox

Supervisor of Elections, Marion County, FL

Election Center

981 NE 16th ST • Ocala, FL 34470

M PO Box 289 • Ocala, FL 34478-0289

P 352-620-3290

F 352-620-3286

W www.VoteMarion.Gov

April 15, 2025

Re: Florida Statute 190.006 Request

Iman Sakalla, Recording Secretary
219 East Livingston Street
Orlando, Florida 32801

Iman,

In accordance with Florida Statute 190.006 and with reference to your request for the number of registered voters in **Candler Hills East Community Development District**, as of April 15, 2025, our records indicate there are **1,018** active registered voters in the boundaries of the referenced development.


If you have any questions or require any further information, please contact me.

Sincerely,

Charlee Nichols, CERA
Support Services Analyst II
Marion County Election Center
CNichols@VoteMarion.Gov

SECTION VI

SECTION A

From: George Flint gflint@gmscfl.com 
Subject: Fwd: Candler Hills CDD Board Meeting
Date: April 3, 2025 at 12:55 PM
To: Iman Sakalla isakalla@gmscfl.com



Begin forwarded message:

From: Paul Jenkins <Thepauljenkins@outlook.com>
Subject: Candler Hills CDD Board Meeting
Date: March 30, 2025 at 3:44:24 PM EDT
To: George Flint <gflint@gmscfl.com>

Good Afternoon George Flint,

Thank you for sending me the information I requested.

After reviewing the information, I would like to bring before the board at our next board meeting the following list of questions:

I would like to have a discussion on the topic of Candler Hills East CDD expenses and the Candler Hills HOA expenses.

1. It appears to me that we are paying twice for the same items, such as Mulch, Engineering and Legal. These services are the same for CDD and the HOA. It seems to me that residents in Candler Hills East are paying all the expenses as part of the CDD and then again paying the same expenses as part of the HOA dues. I feel these expenses should all be combined into only the HOA and not be duplicated by the CDD.

My thoughts are this would leave the CDD only with the responsibility of collecting the debt repayment from the tax role and paying down the debt. Then we will only have the expense of managing this operation and having a certified audit performed each year. When the CDD debt is paid off the CDD could be dissolved leaving only the HOA.

2. What part of the mulch and engineering costs are being covered by the golf course?
3. What is our annual reoccurring engineering cost?
4. Do we need to have an attorney present at all of our CDD board meetings? Could we direct any legal questions as they arise to an attorney at a contracted hourly rate? Also is there a need for an attorney to review our contracts?

Thank you.