

*Candler Hills East*

*Community Development District*

*Meeting Agenda*

*August 19, 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

August 12, 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, August 19, 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. Approval of Minutes of the May 20, 2025 Board of Supervisors Meeting
4. Public Hearing
  - A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll
5. Presentation of Fiscal Year 2024 Audit Report
6. Consideration of Engagement Letter for Professional Audit Services from Grau & Associates
7. Staff Reports
  - A. Attorney
  - B. District Manager's Report
    - i. Consideration of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. District Goals & Objectives
      - a. Presentation of Fiscal Year 2025 Authorizing Chair to Execute
      - b. Adoption of Fiscal Year 2026 Goals & Objectives
    - iv. Approval of Fiscal Year 2026 Meeting Schedule
8. Supervisor's Requests
  - A. Supervisor Jenkin's Email and District Manager's Response
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

# MINUTES

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

The regular meeting of the Board of Supervisors of the Candler Hills East Community Development District was held on **Tuesday, May 20, 2025** 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
Elmer Greene	Assistant Secretary
Robert Scherff	Assistant Secretary
Paul Jenkins	Assistant Secretary

Also present were:

George Flint	District Manager
Rachel Wagoner	District Counsel
Gerald Colon	District Counsel
Bryan Schmalz	BLCDD
Robert Stepp	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 five Board members present and we do have a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 18,  
2025 Meeting**

Mr. Flint: Next is approval of the Board minutes from February 18, 2025. Did the Board have any comments or corrections to either sets of minutes?

On MOTION by Mr. Scherff, seconded by Mr. Greene, with all in favor, the Minutes of the February 18, 2025 Board of Supervisor Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-03  
Approving Proposed Fiscal Year 2026  
Budget**

Mr. Flint: This resolution approves a proposed budget and sets the date, place, and time of the public hearing for its final adoption. As you recall, the budget process for the CDD is a two-step process. The first step is approving a proposed budget that has to be done by June 15<sup>th</sup> of each year and is not binding on the Board. It can be amended between now and at the public hearing if needed. It is a statutory requirement that you approve a proposed budget. We are recommending your August 19<sup>th</sup> meeting at 9:00 a.m. in this location for the public hearing. Attached as “Exhibit A” to the resolution is the proposed budget. We are not recommending any changes to the per unit assessment amount. It is \$93 a year per house and the total revenue remains the same. Although the carry forward has changed, the assessment amount did not. Your administrative costs in total have gone down slightly. We have adjusted line items up and some down. Insurance has gone down. I think the adopted number for the current year was higher than where it actually came in. We were told to anticipate an increase in liability insurance each year, and this is an estimate. It will be refined prior to the public hearing. We are asking for a 3% increase in the management fee line items. These are offset by some reductions in other line items, but you are not approving that today. If those are in the budget upon final adoption in August, then they would be approved as part of that budget adoption. We have left the operations and maintenance the same as the current year, and the mulch contingency and the allowance for stormwater repairs. Again, this is preliminary and subject to change between now and the public hearing. Any questions from the Board on the proposed budget?

Mr. Scherff: Yes, under revenues, I notice there’s nothing projected for interest.

Mr. Flint: Yes, we are opening a State Board of Administration account for investment of your operating funds. You will see interest going forward on the general fund.

Mr. Scherff: I also noticed that carry forward this past year of \$55,008. Where does that all come from?

Mr. Flint: If you can see in the carry forward surplus. The \$55,008, that is all cash and is on the balance sheet. It is not appropriated. That is the cash less your operating reserve. As you

know, when we get to the financials, if you look at the balance sheet you will see that there is cash in the account. However, we are not appropriating the entire amount of your cash. We are only appropriating \$14,000 of it to balance the budget. You have a little bit of cushion there and do not want to cut that too close.

Mr. Scherff: Never hurts.

Mr. Flint: Any other questions or comments?

Mr. Jenkins: Yes. At this point, I would like to ask with the CDD and HOA, we are both being assessed for the same engineering mulch and stormwater. Why do we pay for the CDD and the HOA? It seemed like you double dipped.

Mr. Flint: There may be the same line-item descriptions, but they are not the same expenses. We are not double paying for anything.

Mr. Jenkins: But when we pay our HOA fees, we are not getting any credit for what we are paying for. When we pay on the CDD, we are paying all the same amount on the HOA as all the HOA residents outside of the CDD and then we are also paying for our CDD. It looks like we are not getting the same advantage as what they are getting. Do you follow me?

Mr. Bain: I think we are only paying for the maintenance of what this District owns, which is the retention bonds.

Mr. Jenkins: I understand that, but we are paying for all of the area that the CDD or the HOA has for maintenance. We are paying our same amount as everybody else in the HOA, along with the CDD.

Mr. Bain No, we are not paying twice, because the other areas that have maintenance are along the roadsides and everybody in Candler, West and East, is paying into that. It is not the same areas.

Mr. Jenkins: Yes, but they also have areas that are not along the roadside.

Mr. Bain: Yes.

Mr. Jenkins: And we are paying for that portion.

Mr. Bain: They do not have a CDD.

Mr. Jenkins: We have an HOA and a CDD. Now we pay the same amount of HOA fee as everybody, and we pay only for CDD in Candler. We have an engineering expense, a legal expense, engineering, which we are actually getting on both because we are paying the full amount of what they charge for everybody else.

Mr. Bain: It is not on top of it. It is a separate area. We do not pay the same mulch and we don't pay quite the same engineering because we are in control of the retention areas around here. We have to have engineering coverage because every so often they have to submit a report to the state on the engineering for our areas only.

Mr. Jenkins: And in the HOA, you have to do the same thing.

Mr. Bain: Yes, because there are other retention funds we're all sharing in.

Mr. Jenkins: And they are not sharing in ours?

Mr. Bain: They do not own all the retention ponds. That is the problem. A few years ago, we decided to stabilize a little bit because there was no CDD in the west and we had the CDD. They paid a lot more for their lots, I believe, than we did, and what the discrepancy was at that time was some of the mowing charges we were paying in their area. They should have been sharing those with us. They were paying less on their fees as we were. It was equated. Then all the mowing in our area was taken away. We used to pay \$50,000 a year for the maintenance of our water retention ponds and the owl preserve, and now it is down to nothing in there. The agreement at that time was that we would pick up the cost of the bales of pine straw for the mulch in that area, which for all Candler is several thousand bales, and our share is 720 bales.

Mr. Jenkins: Right, but we pay for proportion.

Mr. Bain: Do you not enjoy the mulch and gardens?

Mr. Jenkins: We enjoy everything that we have here, yes. However, we are paying twice.

Mr. Bain: No, you are not.

Mr. Jenkins: Yes, we are.

Mr. Bain: No, you are not.

Mr. Scherff: You're paying twice, but for different areas.

Mr. Jenkins: If we put it all under one budget, we would not be being charged up one proportion and then another proportion. You follow me? Because your engineering cost is for all the retentions in all the area.

Mr. Bain: Yes, anything outside. We are paying a share of looking after retention ponds in other areas. However, they are not. We are in charge of our own area, and we have to do that. Because it is a Community Development District, we have to maintain an engineer and maintain those areas that are under our control.

Mr. Jenkins: Well, can you not put it all under the HOA?

Mr. Bain: No. It was decided at that time about five years ago roughly how it would be handled. We are trying to balance the monthly fees to the HOA between west and east. The amount that we took back they took from us was all of the mowing and left us with just the maintenance and the pine straw. The engineering is a separate issue. We have to maintain our retention ponds as a body district. Statewise, I think that is a statutory requirement, and we have to have inspections not every year, but every other year. We also have to license these.

Mr. Jenkins: Well, both areas have to be inspected and both areas have to file on their maintenance. Is that every five years?

Mr. Bain: Every five years is the big inspection, but there are other checks every year.

Mr. Flint: The bond trust indenture requires that you have an annual inspection, and the CDD is who issued those bonds. There is an indenture requirement that obligates the CDD to have an engineer inspect those ponds annually, review the insurance policy, review the budget, determine that they are adequately maintained, and the District is budgeting accordingly. Then, there is a five-year requirement that was put in place a couple years ago that also the state requires, but those are two different requirements. One is a requirement associated with your bond indenture that will go away once the bonds are paid off and the other one is a state requirement. The CDD is the operating entity under the water management district permit. This means you do have an obligation to make sure all those things are done under those permits.

Mr. Jenkins: Well, I still go back to the HOA area has the same responsibility for five years. Now, I don't know if there is a bond when they develop that or not.

Mr. Bain: There is not.

Mr. Jenkins: So, they do not have a bond requirement, but they do still have the stormwater responsibility. They have to report every five years for the stormwater, and that portion of it is where we are paying for, and we are also paying for ours. It is hard to separate out.

Mr. Flint: That amount that is budgeted in your annual budget is only associated with the annual inspection, not the five year inspection.

Mr. Bain: Every retention pond has to be inspected. They have some that need to be inspected, just the same as ours.

Mr. Jenkins: Just a portion of that is the golf course. How much of ours is being paid by ours and how much is being paid by the golf course?

Mr. Bain: It is my understanding that the golf course, if it is on the golf course, there is some plant areas with mulch on them, that the golf course is covering that.

Mr. Jenkins: Do we know which ones those are?

Mr. Scherff: Do we care?

Mr. Jenkins: Yeah, we care. We want to know what we are paying for. Certainly, we do. And same way with the stormwater management, there have inlets on the golf course retention ponds that back up into the golf course and are surrounded by the golf course and some that are not. How is that divided out?

Mr. Flint: We are only maintaining the structures that are within the dry retention areas that the CDD owns.

Mr. Jenkins: Can you give us the numbers?

Mr. Flint: Yes, I have provided you with all the maps.

Mr. Jenkins: I cannot tell which ones they are.

Mr. Flint: I will be happy to do that, but not right now.

Mr. Jenkins: We can identify which mulch areas and which retention heads that we are maintaining and which ones they are maintaining because the map just shows all of them. It does not show any divided out.

Mr. Bain: At the moment, it is what it is, and if you are debating on whether we should be having it in the budget this year, then that is different.

Mr. Jenkins: I am not debating on the budget. I am just trying to find out some information on how things are going because I am still not convinced that we are not paying for some stuff unfairly because we are in a CDD District versus an HOA to where we are paying all the HOA fees and all the CDD fees.

Mr. Bain: We are not paying all the HOA dues. We are paying our share into them. Not as a body, individuals.

Mr. Jenkins: Everyone in the HOA, which is everyone in Candler, pays the same amount regardless of where they live. But if you live in the CDD District, you also pay an additional amount. That is my contention. Is that being fair?

Mr. Scherff: I think it is what it is.

Mr. Jenkins: I guess it is what it is, but my question is, is it being fair?

Mr. Flint: Mr. Jenkins, all of these are fair questions, and on the Board five years ago, these same issues came up. Mr. Moherek was the Chair at the time, and as Mr. Bain indicated, the CDD was paying a significant amount in mowing costs. An agreement between the CDD and HOA was negotiated at the time, and these issues were discussed then. Now, if there is a desire of the Board to go back and revisit that agreement and renegotiate that agreement, that would be the vehicle for addressing your concerns. You would need to have three votes to do that. If there is a desire of the Board to do that, we can initiate that process. But, you know, this is not a new issue for the Board. It was something that was dealt with, and I have provided you with a copy of the agreement. I think the Board understands and I understand what your concerns are, but there was a significant savings to the CDD back when that agreement was negotiated. The Board at the time felt that that was sufficient to address the issue. For the other things, like engineering costs, the district is the permittee on these permits. The District is the one that issued the bonds, and the CDD ultimately has that responsibility, whether the HOA shares in those costs or not is an issue between the CDD and the HOA. Again, these issues were negotiated five years ago. If there is a desire to revisit this, I will do whatever the Board's desire is.

Mr. Jenkins: I would like to see how much the golf course is paying in mulch and the areas that they are taking care of and how much they are paying in engineering for the stormwater.

Mr. Flint: What the golf course is paying is probably not something we are entitled to, but we can ask them.

Mr. Jenkins: Or which structures?

Mr. Flint: I will be happy to provide you that. I have also provided you the maps. Each structure is labeled on the map.

Mr. Jenkins: It is hard to tell which structure is actually the CDD and which structures is the golf course.

Mr. Flint: Any structures that are in the dry retention area associated with the stormwater system are the CDD's responsibility. However, I can go back and pull those maps again and we can provide that information to you and the rest of the Board members.

Mr. Jenkins: You have some retention areas that are in the golf course only, and then there are some that kind of combine both between the golf course and the CDD backed up to residences. If it is where the storm head comes in, or does it come in on the golf course property or what? It is really hard to determine between which ones is the CDD's and the golf course's.

Mr. Flint: Any structure that is within the dry retention area owned by the CDD and is maintained by the CDD. If there are any inlets and things that are on the golf course, we do not maintain those. If there are outfalls on the CDD property, we maintain that. We make sure that if there is a mitered end that is cracked, that it is repaired. If there is a slit at the end of that mitered end, it is cleared. If there is vegetation, it is cleared. Every year it is inspected, and we respond to that report.

Mr. Jenkins: What's in your SWFWMD report? It's every five years, it takes in both areas.

Mr. Flint: I would have to verify.

Mr. Jenkins: Does it have to go back to the calculations of the amount of retention and the conditions of all the inlets?

Mr. Flint: Yes, I would have to verify that with the District engineer. The report may take into account a larger area because it is subject to that permit. However, we do not maintain that infrastructure outside of the DRAs. We only maintain structure inside the DRAs and Candler is split. In Candler, you have east and west, and we just handle the DRAs in the east part. There are two different permits.

Mr. Bain: So is there more information you would require before August or not?

Mr. Jenkins: Yes, I'd just like go back over what I'd like to see. I would like to see what our responsibility in the areas of mulch is and in the areas of the retention pond, engineering, and then I would like to see the breakout of if we have the same attorney fee as the HOA.

Mr. Bain: It's different. Yes, there is a line item that says attorney fees.

Mr. Jenkins: We have the same one.

Mr. Bain: It is not the same. They have one and we have one.

Mr. Bain: Yeah, but the amount is about the same.

Mr. Flint: I don't even know who the HOA attorney is. The line item that is in here is for legal services associated with the CDD.

Mr. Jenkins: What are those services?

Mr. Flint: We have an agreement in place that has been in place since the District was created. They review all agreements. They provide anything that comes up during the course. They attend the meeting. They provide legal advice. They provide a letter associated with the audit annually. There is a number of things that they do as District Counsel. For the CDD, a lot of it is as needed. I cannot give you a full list of what that might include, because of that.

Mr. Jenkins: Well, I am just going to my past experience on CDD Board is that we had just the attorneys. We did not have them present at the meeting. We had them just answer any questions that came up and the reviewing of the contracts. We only have a contract really for what it seems like all the contracts are just ongoing that we haven't really changed. So, review of contracts is minimal. Now, I do not know if it requires an attorney to review your audit . You got an audit certification of your financials for your bond every year. I don't believe that has to be done, but I don't know. I am not familiar with what your bond requirement is. Ours was not the one that we had before did not require an attorney to certify.

Mr. Flint: There is nothing related to the bond necessarily.

Mr. Jenkins: What are our services that we are actually needing right now?

Mr. Flint: I just explained to you. You also don't know what is going to come up during the course of a meeting under public comment. There are three CDDs that are scheduled back-to-back, and there are some efficiencies in that. There are already two other Board meetings that they are in attendance for. You all need to judge what you think the savings may be as a result of these decisions and determine whether that is something that is significant enough to make a decision on. My company manages 275 CDDs and I would say probably over 95% of them have an attorney at every meeting. The exception to the rule is not having an attorney. Some have attorneys that participate by phone. If there is saving in doing that, that would be something you could consider. Again, there are two other Board meetings that are scheduled in conjunction with this that they are already in attendance for. I also do not know if there are savings there. I do not mean to drive the discussion because it is a Board discussion. Whatever the Board's desire is, I am here. I do not know if District Counsel has any comment or not.

Ms. Wagoner: Rachel Wagoner, District Counsel, to your comment in regards to HOA fees. It is a completely separate fee for attorney's fees. We do not represent the HOA and I do not know what their fees are, but I can tell you they are not the same because they are not represented by our firm. Regarding having counsel present at every meeting, it is the Board's choice. It is not required by law, but I think it is generally recommended to have counsel present to address issues that come up with within meetings. Whether it's Sunshine Law, issues with sovereign immunity, or procedural issues, the District would be protected by having counsel present. However, it is the Board's choosing and we prefer to attend in person. I think we have always attended in person and that has been the desire of the District. We are happy to answer questions if there are questions.

Mr. Bain: The consequences of making a decision at a Board meeting that was not per statute regulations would cause us to have another meeting to sort it out. Is that correct or not?

Mr. Flint: It could.

Ms. Wagoner: It very well could result in another meeting or a misstep by the Board that needs to be corrected.

Mr. Bain: If we made a decision that did not have counsel present and proved to be wrong. What is the Board's liability?

Ms. Wagoner: That depends on the decision.

Mr. Jenkins: What decisions are we making that we would have liabilities on?

Mr. Bain: Contracts.

Mr. Jenkins: We are going to make decisions on budgets. If we have a contract coming up, we could always submit questions on contracts and request. Really most of the contracts are pretty straightforward. I mean, our contracts here are basically ongoing. We use the same engineering firm, and I would recommend we continue using the same engineering firm because if we changed, you would have to recalculate everything and that just does not make any sense. Everything else is just pretty much continuing on. I mean, the information technology, website and so forth, that is all you're providing under your management services?

Mr. Flint: Right.

Mr. Jenkins: And that is just broken out as charges from your company?

Mr. Flint: Yes.

Mr. Jenkins: If we were to look at changing management company, maybe we would want to get an attorney's review on that or have an attorney work with us in writing up the specifications. I do not know if you went out to bid for something, but right now it doesn't look like we are doing that. The mulch is basically just counting the bales. They're just contracted so much per bale. I do not see us getting into a real legal tussle on what we are doing. That is just my opinion, but I would like to hear other's opinions. If I am crazy, you can say it.

Mr. Scherff: I think we all feel more comfortable with the attorneys here representing us and having them back us if we need to, if we need any kind of help on that.

Mr. Bain: I agree. I am not trying to make changes. I am pretty confident on the mulch aspect, and pretty confident on some of the fees that we have here. They have always been there, and I know you are just trying to save us some money.

Mr. Jenkins: I just do not like to spend money on something I think is not unnecessary.

Mr. Bain: Well, that's an opinion.

Mr. Jenkins: The amount of legal liability that I look at here, I do not see it. I cannot see where we got any liability at all. If something did come up, I do not see it being anything drastic that we could not address a letter to get legal clarification before we act.

Mr. Scherff: Would you want us to take a vote on that?

Mr. Flint: It is up to you. The resolution is resolution 2025-03. The question would be whether there are any changes to Exhibit A or change to the date of the public hearing that you guys want to hold the meeting as a result of the discussion.

Mr. Bain: No changes to the date, I do not think.

Mr. Flint: Is there any further discussion on the Exhibit A proposed budget? Is the Board ready to vote?

Mr. Bain: Yes.

On MOTION by Mr. Bain, seconded by Mr. Scherff, with all in favor, Resolution 2025-03 Approving Proposed Fiscal Year 2026 Budget, was approved.

## **FIFTH 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: We have the Check Register in your agenda. Are there any comments or questions on the Check Register? It's from February 5th through May 9th for the general fund checks, 1168 through 1176 and the amount of \$201,726.65. Then you have the Board attendance compensation. Both of those total \$202,650.15. The detailed register is behind the summary. Anywhere you see Candler Hills East CDD, care of U.S. bank, that is the debt service assessment revenue coming into the district and being transferred to the trustee. Any questions? The majority of those expenses are just the debt service revenue being moved to the trustee. Any questions on the check register?

Mr. Bain: Just the one usual one. We have the pine straw. They have stated there is 725 bales. I now understand total bales to the whole of the Candler is thousands, and cost has gone up to about \$5 a bale. Now, it used to be \$2.90 going up every year.

Mr. Flint: That was a long time ago.

Mr. Bain: Well, it is \$5 now, but was \$4 for a while. I check it every year and the quantities are about the same.

Mr. Flint: Is there a motion to approve the check register?

Mr. Hill: I will make a motion.

On MOTION by Mr. Hill 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 March 31, 2025. These are unaudited and require no action. If you have questions, you have the combined balance sheet and then statement of revenue expenditures for each of your funds. We're just about 100% collected on our maintenance assessments. Our administrative costs are actuals are slightly under our prorated budget, and our maintenance costs are under our prorated budget for the general fund. All right, any questions on the financials?

**iii. Presentation of Registered Voters- 1,018**

Mr. Flint: There are currently 1,018 voters registered in the District. There is no action required on that.

Mr. Bain: That has gone up? I think it was at 930 last time. A lot of people moving.

Mr. Flint: Must have more people living in the houses.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

**A. Discussion of Candler Hills East CDD Expenses**

Mr. Flint: We had an email from Mr. Jenkins. Mr. Jenkins, I believe we addressed your email during the budget discussion.

Mr. Jenkins: Yes.

Mr. Flint: Any other business or Supervisors' requests?

Mr. Jenkins: How long does the CDD have to repay the bond? What's their bond payout?

Mr. Bain: In 2037. It is on page six.

Mr. Flint: Yes, May 1, 2037 is the last payment.

Mr. Jenkins: Okay, and after that time, what happens to the CDD?

Mr. Flint: It continues to exist because it owns the stormwater. It owns infrastructure that it is obligated to maintain. However, I understand that your question is can it be dissolved. The statutes do provide that they can be, if there is another entity that will take on the responsibilities of the CDD. It could be dissolved after the bonds are retired.

Mr. Jenkins: So, the land could be transferred to the HOA?

Mr. Flint: Yes, it could. If the HOA was willing to accept it and agree to maintain it and assume the water management district permits, it could be transferred. The District, if it had no responsibilities, it would have to be dissolved by Marion County.

Mr. Jenkins: Now, the SWFWMD permits are the two different permits for the east and west?

Mr. Flint: Yes, and that is fairly typical.

Mr. Bain: Is it per retention pond?

Mr. Flint: It's not per pond, there are two permits.

Mr. Jenkins: There are just two different sides, so two different permits?

Mr. Flint: That's correct.

## **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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May 20, 2025

Candler Hills East CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

## SECTION IV

# SECTION A

## **RESOLUTION 2025-04**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Candler Hills East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the Board set August 19, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

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

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

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Candler Hills East Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on August 19, 2025.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Candler Hills East Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

## **Section 3. Supplemental Appropriations**

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

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

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

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

Introduced, considered favorably, and adopted this 19<sup>th</sup> day of August, 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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Maintenance Assessments	\$ 55,051	\$ 55,555	\$ -	\$ 55,555	\$ 55,051
Interest	\$ -	\$ 159	\$ 119	\$ 278	\$ -
Carry Forward Surplus	\$ 14,447	\$ 55,813	\$ -	\$ 55,813	\$ 14,135
<b>Total Revenues</b>	<b>\$ 69,498</b>	<b>\$ 111,527</b>	<b>\$ 119</b>	<b>\$ 111,646</b>	<b>\$ 69,186</b>
<b>Expenditures</b>					
<u>General &amp; Administrative</u>					
Supervisor Fees	\$ 4,000	\$ 3,600	\$ 2,000	\$ 5,600	\$ 4,000
FICA Expense	\$ 306	\$ 260	\$ 153	\$ 413	\$ 306
Engineering	\$ 4,000	\$ 3,928	\$ 2,000	\$ 5,928	\$ 4,000
Trustee Fees	\$ 2,050	\$ 337	\$ 1,713	\$ 2,050	\$ 2,255
Dissemination	\$ 2,783	\$ 2,287	\$ 696	\$ 2,983	\$ 2,866
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Roll	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Attorney	\$ 6,500	\$ 6,230	\$ 1,500	\$ 7,730	\$ 6,500
Annual Audit	\$ 3,515	\$ 3,200	\$ -	\$ 3,200	\$ 3,300
Management Fees	\$ 9,836	\$ 7,377	\$ 2,460	\$ 9,837	\$ 10,131
Information Technology	\$ 1,050	\$ 788	\$ 264	\$ 1,052	\$ 1,082
Website Maintenance	\$ 788	\$ 591	\$ 198	\$ 789	\$ 812
Telephone	\$ 50	\$ -	\$ 50	\$ 50	\$ 50
Postage	\$ 625	\$ 149	\$ 50	\$ 199	\$ 625
Printing & Binding	\$ 300	\$ 95	\$ 50	\$ 145	\$ 250
Insurance	\$ 8,278	\$ 6,750	\$ -	\$ 6,750	\$ 7,425
Legal Advertising	\$ 700	\$ 447	\$ 253	\$ 700	\$ 700
Other Current Charges	\$ 860	\$ 754	\$ 258	\$ 1,012	\$ 860
Office Supplies	\$ 150	\$ 31	\$ 50	\$ 81	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 51,981</b>	<b>\$ 43,013</b>	<b>\$ 11,696</b>	<b>\$ 54,708</b>	<b>\$ 51,669</b>
<u>Operations &amp; 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
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 17,517</b>	<b>\$ 3,770</b>	<b>\$ 8,949</b>	<b>\$ 12,719</b>	<b>\$ 17,517</b>
<b>Total Expenditures</b>	<b>\$ 69,498</b>	<b>\$ 46,783</b>	<b>\$ 20,644</b>	<b>\$ 67,427</b>	<b>\$ 69,186</b>
<b>Excess Revenues / (Expenditures)</b>	<b>\$ -</b>	<b>\$ 64,744</b>	<b>\$ (20,525)</b>	<b>\$ 44,219</b>	<b>\$ -</b>

	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.

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**Expenditures:**

**Administrative:**

*Supervisor Fees*

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

*FICA Expense*

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

*Engineering*

The District's engineer, 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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - Tax Roll	\$ 206,154	\$ 207,568	\$ -	\$ 207,568	\$ 206,154
Assessments - Prepayments	\$ -	\$ 33,793	\$ -	\$ 33,793	\$ -
Interest Income	\$ 8,881	\$ 11,876	\$ 2,969	\$ 14,844	\$ 7,422
Carry Forward Surplus	\$ 213,355	\$ 226,311	\$ -	\$ 226,311	\$ 274,654
<b>Total Revenues</b>	<b>\$ 428,390</b>	<b>\$ 479,547</b>	<b>\$ 2,969</b>	<b>\$ 482,516</b>	<b>\$ 488,230</b>
<b>Expenditures</b>					
<b>General &amp; Administrative:</b>					
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
Special Call - 5/1	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
Interest - 5/1	\$ 39,469	\$ 38,781	\$ -	\$ 38,781	\$ 36,944
<b>Total Expenditures</b>	<b>\$ 168,938</b>	<b>\$ 207,863</b>	<b>\$ -</b>	<b>\$ 207,863</b>	<b>\$ 203,888</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 259,453</b>	<b>\$ 271,685</b>	<b>\$ 2,969</b>	<b>\$ 274,654</b>	<b>\$ 284,342</b>

Interest - Nov 1, 2026    \$    34,506

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

Total Units	<u>398.75</u>
Assessments per Unit	<u><u>\$550</u></u>

**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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Interest Income	\$ 4,473	\$ 6,262	\$ 1,566	\$ 7,828	\$ 3,914
Carry Forward Surplus	\$ 177,461	\$ 178,090	\$ -	\$ 178,090	\$ 185,918
<b>Total Revenues</b>	<b>\$ 181,934</b>	<b>\$ 184,352</b>	<b>\$ 1,566</b>	<b>\$ 185,918</b>	<b>\$ 189,831</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 181,934</b>	<b>\$ 184,352</b>	<b>\$ 1,566</b>	<b>\$ 185,918</b>	<b>\$ 189,831</b>

## SECTION B

## **RESOLUTION 2025-05**

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

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025-2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2025-2026; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2025.

ATTEST:

**CANDLER HILLS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

Exhibit A

***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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Maintenance Assessments	\$ 55,051	\$ 55,555	\$ -	\$ 55,555	\$ 55,051
Interest	\$ -	\$ 159	\$ 119	\$ 278	\$ -
Carry Forward Surplus	\$ 14,447	\$ 55,813	\$ -	\$ 55,813	\$ 14,135
<b>Total Revenues</b>	<b>\$ 69,498</b>	<b>\$ 111,527</b>	<b>\$ 119</b>	<b>\$ 111,646</b>	<b>\$ 69,186</b>
<b>Expenditures</b>					
<u>General &amp; Administrative</u>					
Supervisor Fees	\$ 4,000	\$ 3,600	\$ 2,000	\$ 5,600	\$ 4,000
FICA Expense	\$ 306	\$ 260	\$ 153	\$ 413	\$ 306
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Assessment Roll	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Attorney	\$ 6,500	\$ 6,230	\$ 1,500	\$ 7,730	\$ 6,500
Annual Audit	\$ 3,515	\$ 3,200	\$ -	\$ 3,200	\$ 3,300
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Website Maintenance	\$ 788	\$ 591	\$ 198	\$ 789	\$ 812
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Legal Advertising	\$ 700	\$ 447	\$ 253	\$ 700	\$ 700
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Office Supplies	\$ 150	\$ 31	\$ 50	\$ 81	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 51,981</b>	<b>\$ 43,013</b>	<b>\$ 11,696</b>	<b>\$ 54,708</b>	<b>\$ 51,669</b>
<u>Operations &amp; 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
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 17,517</b>	<b>\$ 3,770</b>	<b>\$ 8,949</b>	<b>\$ 12,719</b>	<b>\$ 17,517</b>
<b>Total Expenditures</b>	<b>\$ 69,498</b>	<b>\$ 46,783</b>	<b>\$ 20,644</b>	<b>\$ 67,427</b>	<b>\$ 69,186</b>
<b>Excess Revenues / (Expenditures)</b>	<b>\$ -</b>	<b>\$ 64,744</b>	<b>\$ (20,525)</b>	<b>\$ 44,219</b>	<b>\$ -</b>

	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.

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**Expenditures:**

**Administrative:**

*Supervisor Fees*

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

*FICA Expense*

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

*Engineering*

The District's engineer, 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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - Tax Roll	\$ 206,154	\$ 207,568	\$ -	\$ 207,568	\$ 206,154
Assessments - Prepayments	\$ -	\$ 33,793	\$ -	\$ 33,793	\$ -
Interest Income	\$ 8,881	\$ 11,876	\$ 2,969	\$ 14,844	\$ 7,422
Carry Forward Surplus	\$ 213,355	\$ 226,311	\$ -	\$ 226,311	\$ 274,654
<b>Total Revenues</b>	<b>\$ 428,390</b>	<b>\$ 479,547</b>	<b>\$ 2,969</b>	<b>\$ 482,516</b>	<b>\$ 488,230</b>
<b>Expenditures</b>					
<b>General &amp; Administrative:</b>					
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
Special Call - 5/1	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
Interest - 5/1	\$ 39,469	\$ 38,781	\$ -	\$ 38,781	\$ 36,944
<b>Total Expenditures</b>	<b>\$ 168,938</b>	<b>\$ 207,863</b>	<b>\$ -</b>	<b>\$ 207,863</b>	<b>\$ 203,888</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 259,453</b>	<b>\$ 271,685</b>	<b>\$ 2,969</b>	<b>\$ 274,654</b>	<b>\$ 284,342</b>

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 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Interest Income	\$ 4,473	\$ 6,262	\$ 1,566	\$ 7,828	\$ 3,914
Carry Forward Surplus	\$ 177,461	\$ 178,090	\$ -	\$ 178,090	\$ 185,918
<b>Total Revenues</b>	<b>\$ 181,934</b>	<b>\$ 184,352</b>	<b>\$ 1,566</b>	<b>\$ 185,918</b>	<b>\$ 189,831</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 181,934</b>	<b>\$ 184,352</b>	<b>\$ 1,566</b>	<b>\$ 185,918</b>	<b>\$ 189,831</b>

<b>Candler Hills East CDD</b> <b>FY 26 Assessment Roll</b>
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PARCEL	O&M	Debt	Total
3530-0000-07	\$0.00	\$0.00	\$0.00
3530-0000-21	\$0.00	\$0.00	\$0.00
3530-0000-26	\$0.00	\$0.00	\$0.00
3531+003-012	\$0.00	\$0.00	\$0.00
3531+003-029	\$0.00	\$0.00	\$0.00
3531+005-039	\$0.00	\$0.00	\$0.00
3531+009-021	\$0.00	\$0.00	\$0.00
3531+012-013	\$0.00	\$0.00	\$0.00
3531+014-007	\$0.00	\$0.00	\$0.00
3531+019-019	\$0.00	\$0.00	\$0.00
3531-0001-00	\$0.00	\$0.00	\$0.00
3531-0001-01	\$0.00	\$0.00	\$0.00
3531-002-006	\$0.00	\$0.00	\$0.00
3531-0120001	\$0.00	\$0.00	\$0.00
3531-0120002	\$0.00	\$0.00	\$0.00
3531-0120003	\$0.00	\$0.00	\$0.00
3531-0120004	\$0.00	\$0.00	\$0.00
3531-0120005	\$0.00	\$0.00	\$0.00
3531-0120006	\$0.00	\$0.00	\$0.00
3531-0120007	\$0.00	\$0.00	\$0.00
3531-0120008	\$0.00	\$0.00	\$0.00
3531-0120009	\$0.00	\$0.00	\$0.00
3531-0120010	\$0.00	\$0.00	\$0.00
3531-0120011	\$0.00	\$0.00	\$0.00
3531-0120012	\$0.00	\$0.00	\$0.00
3531-0120013	\$0.00	\$0.00	\$0.00
3531-012-002	\$0.00	\$0.00	\$0.00
3531-012-003	\$0.00	\$0.00	\$0.00
3531-012-004	\$0.00	\$0.00	\$0.00
3531-012-006	\$0.00	\$0.00	\$0.00
3531-012-007	\$0.00	\$0.00	\$0.00
3531-012-008	\$0.00	\$0.00	\$0.00
3531-012-009	\$0.00	\$0.00	\$0.00
3531-012-010	\$0.00	\$0.00	\$0.00
3531-012-012	\$0.00	\$0.00	\$0.00
3531-012-013	\$0.00	\$0.00	\$0.00
3531-012-014	\$0.00	\$0.00	\$0.00
3531-012-016	\$0.00	\$0.00	\$0.00
3531-012-017	\$0.00	\$0.00	\$0.00
3531-012-019	\$0.00	\$0.00	\$0.00
3531-012-021	\$0.00	\$0.00	\$0.00
3531-012-022	\$0.00	\$0.00	\$0.00
3531-012-023	\$0.00	\$0.00	\$0.00
3531-012-024	\$0.00	\$0.00	\$0.00

PARCEL	O&M	Debt	Total
3531-012-025	\$0.00	\$0.00	\$0.00
3531-012-026	\$0.00	\$0.00	\$0.00
3531-012-027	\$0.00	\$0.00	\$0.00
3531-012-028	\$0.00	\$0.00	\$0.00
3531-012-029	\$0.00	\$0.00	\$0.00
3531-012-101	\$0.00	\$0.00	\$0.00
3531-012-102	\$0.00	\$0.00	\$0.00
3531-012-111	\$0.00	\$0.00	\$0.00
3531-012-112	\$0.00	\$0.00	\$0.00
3531-012-151	\$0.00	\$0.00	\$0.00
3531-012-152	\$0.00	\$0.00	\$0.00
3531-0122-03	\$93.26	\$550.00	\$643.26
3531-0122-04	\$93.26	\$550.00	\$643.26
3531-0122-05	\$93.26	\$0.00	\$93.26
3531-0122-06	\$93.26	\$550.00	\$643.26
3531-0122-07	\$93.26	\$550.00	\$643.26
3531-0122-08	\$93.26	\$0.00	\$93.26
3531-0122-09	\$93.26	\$550.00	\$643.26
3531-0122-10	\$93.26	\$550.00	\$643.26
3531-0122-11	\$93.26	\$550.00	\$643.26
3531-0122-12	\$93.26	\$550.00	\$643.26
3531-0122-13	\$93.26	\$0.00	\$93.26
3531-0122-14	\$93.26	\$0.00	\$93.26
3531-0122-15	\$93.26	\$0.00	\$93.26
3531-0122-16	\$93.26	\$0.00	\$93.26
3531-0122-17	\$93.26	\$550.00	\$643.26
3531-0122-18	\$93.26	\$0.00	\$93.26
3531-0122-19	\$93.26	\$0.00	\$93.26
3531-0122-20	\$93.26	\$0.00	\$93.26
3531-0122-21	\$93.26	\$0.00	\$93.26
3531-0122-22	\$93.26	\$0.00	\$93.26
3531-0122-23	\$93.26	\$0.00	\$93.26
3531-0122-24	\$93.26	\$0.00	\$93.26
3531-0122-25	\$93.26	\$0.00	\$93.26
3531-0122-26	\$93.26	\$0.00	\$93.26
3531-0122-27	\$93.26	\$0.00	\$93.26
3531-0122-28	\$93.26	\$0.00	\$93.26
3531-0122-29	\$93.26	\$0.00	\$93.26
3531-0122-30	\$93.26	\$0.00	\$93.26
3531-0122-31	\$93.26	\$0.00	\$93.26
3531-0122-32	\$93.26	\$0.00	\$93.26
3531-0122-33	\$93.26	\$0.00	\$93.26
3531-0122-34	\$93.26	\$0.00	\$93.26
3531-0122-35	\$93.26	\$0.00	\$93.26
3531-0122-36	\$93.26	\$0.00	\$93.26
3531-0122-37	\$93.26	\$0.00	\$93.26
3531-0122-38	\$93.26	\$0.00	\$93.26

PARCEL	O&M	Debt	Total
3531-0122-39	\$93.26	\$0.00	\$93.26
3531-0122-40	\$93.26	\$0.00	\$93.26
3531-0123009	\$0.00	\$0.00	\$0.00
3531-0123-01	\$93.26	\$0.00	\$93.26
3531-0123-02	\$93.26	\$0.00	\$93.26
3531-0123-03	\$93.26	\$0.00	\$93.26
3531-0123-04	\$93.26	\$0.00	\$93.26
3531-0123-05	\$93.26	\$0.00	\$93.26
3531-0123-06	\$93.26	\$0.00	\$93.26
3531-0123-07	\$93.26	\$0.00	\$93.26
3531-0123-08	\$93.26	\$550.00	\$643.26
3531-0123-09	\$93.26	\$0.00	\$93.26
3531-0123-10	\$93.26	\$550.00	\$643.26
3531-0123-11	\$93.26	\$0.00	\$93.26
3531-0123-12	\$93.26	\$550.00	\$643.26
3531-0123-13	\$93.26	\$0.00	\$93.26
3531-0123-14	\$93.26	\$550.00	\$643.26
3531-0123-15	\$93.26	\$550.00	\$643.26
3531-0123-16	\$93.26	\$0.00	\$93.26
3531-0123-17	\$93.26	\$550.00	\$643.26
3531-0123-18	\$93.26	\$550.00	\$643.26
3531-0123-19	\$93.26	\$550.00	\$643.26
3531-0123-20	\$93.26	\$550.00	\$643.26
3531-0123-21	\$93.26	\$550.00	\$643.26
3531-0123-22	\$93.26	\$550.00	\$643.26
3531-0123-23	\$93.26	\$0.00	\$93.26
3531-0123-24	\$93.26	\$550.00	\$643.26
3531-0123-25	\$93.26	\$0.00	\$93.26
3531-0123-26	\$93.26	\$550.00	\$643.26
3531-0123-27	\$93.26	\$0.00	\$93.26
3531-0123-28	\$93.26	\$550.00	\$643.26
3531-0123-29	\$93.26	\$0.00	\$93.26
3531-0123-30	\$93.26	\$550.00	\$643.26
3531-0123-31	\$93.26	\$550.00	\$643.26
3531-0123-32	\$93.26	\$0.00	\$93.26
3531-0124-10	\$93.26	\$0.00	\$93.26
3531-0124-11	\$93.26	\$0.00	\$93.26
3531-0124-12	\$93.26	\$0.00	\$93.26
3531-0124-13	\$93.26	\$0.00	\$93.26
3531-0124-14	\$93.26	\$0.00	\$93.26
3531-0124-15	\$93.26	\$550.00	\$643.26
3531-0124-16	\$93.26	\$550.00	\$643.26
3531-0124-17	\$93.26	\$550.00	\$643.26
3531-0124-18	\$93.26	\$550.00	\$643.26
3531-0124-19	\$93.26	\$550.00	\$643.26
3531-0124-20	\$93.26	\$0.00	\$93.26
3531-0124-21	\$93.26	\$0.00	\$93.26

PARCEL	O&M	Debt	Total
3531-012-501	\$0.00	\$0.00	\$0.00
3531-012-502	\$0.00	\$0.00	\$0.00
3531-013-002	\$0.00	\$0.00	\$0.00
3531-013-101	\$0.00	\$0.00	\$0.00
3531-013-102	\$0.00	\$0.00	\$0.00
3531-013-103	\$0.00	\$0.00	\$0.00
3531-0180001	\$0.00	\$0.00	\$0.00
3531-0180002	\$0.00	\$0.00	\$0.00
3531-0201-01	\$93.26	\$550.00	\$643.26
3531-0201-02	\$93.26	\$550.00	\$643.26
3531-0201-03	\$93.26	\$0.00	\$93.26
3531-0201-04	\$93.26	\$550.00	\$643.26
3531-0201-05	\$93.26	\$550.00	\$643.26
3531-0201-06	\$93.26	\$550.00	\$643.26
3531-0201-07	\$93.26	\$550.00	\$643.26
3531-0201-08	\$93.26	\$550.00	\$643.26
3531-0201-09	\$93.26	\$550.00	\$643.26
3531-0201-10	\$93.26	\$0.00	\$93.26
3531-0201-11	\$93.26	\$550.00	\$643.26
3531-0201-12	\$93.26	\$0.00	\$93.26
3531-0201-13	\$93.26	\$0.00	\$93.26
3531-0201-14	\$93.26	\$0.00	\$93.26
3531-0201-15	\$93.26	\$550.00	\$643.26
3531-0201-16	\$93.26	\$0.00	\$93.26
3531-0201-17	\$93.26	\$550.00	\$643.26
3531-0201-18	\$93.26	\$550.00	\$643.26
3531-0201-19	\$93.26	\$550.00	\$643.26
3531-0201-20	\$93.26	\$550.00	\$643.26
3531-0201-21	\$93.26	\$550.00	\$643.26
3531-0201-22	\$93.26	\$0.00	\$93.26
3531-0201-23	\$93.26	\$550.00	\$643.26
3531-0201-24	\$93.26	\$550.00	\$643.26
3531-0201-25	\$93.26	\$550.00	\$643.26
3531-0201-26	\$93.26	\$550.00	\$643.26
3531-0201-27	\$93.26	\$550.00	\$643.26
3531-0201-28	\$93.26	\$0.00	\$93.26
3531-0201-29	\$93.26	\$550.00	\$643.26
3531-0201-30	\$93.26	\$550.00	\$643.26
3531-0201-31	\$93.26	\$0.00	\$93.26
3531-0201-32	\$93.26	\$550.00	\$643.26
3531-0201-33	\$93.26	\$550.00	\$643.26
3531-0201-34	\$93.26	\$0.00	\$93.26
3531-0201-35	\$93.26	\$550.00	\$643.26
3531-0201-36	\$93.26	\$550.00	\$643.26
3531-0201-37	\$93.26	\$550.00	\$643.26
3531-0201-38	\$93.26	\$550.00	\$643.26
3531-0201-39	\$93.26	\$550.00	\$643.26

PARCEL	O&M	Debt	Total
3531-0201-40	\$93.26	\$550.00	\$643.26
3531-0202-01	\$93.26	\$550.00	\$643.26
3531-0202-02	\$93.26	\$550.00	\$643.26
3531-0202-03	\$93.26	\$550.00	\$643.26
3531-0202-04	\$93.26	\$0.00	\$93.26
3531-0202-05	\$93.26	\$550.00	\$643.26
3531-0202-06	\$93.26	\$0.00	\$93.26
3531-0202-07	\$93.26	\$550.00	\$643.26
3531-0202-08	\$93.26	\$550.00	\$643.26
3531-0202-09	\$93.26	\$550.00	\$643.26
3531-0202-10	\$93.26	\$0.00	\$93.26
3531-0202-11	\$93.26	\$550.00	\$643.26
3531-0202-12	\$93.26	\$550.00	\$643.26
3531-0202-13	\$93.26	\$0.00	\$93.26
3531-0202-14	\$93.26	\$550.00	\$643.26
3531-0202-15	\$93.26	\$550.00	\$643.26
3531-0202-16	\$93.26	\$550.00	\$643.26
3531-0202-17	\$93.26	\$550.00	\$643.26
3531-0202-18	\$93.26	\$0.00	\$93.26
3531-0202-19	\$93.26	\$550.00	\$643.26
3531-0202-20	\$93.26	\$550.00	\$643.26
3531-0202-21	\$93.26	\$0.00	\$93.26
3531-0202-22	\$93.26	\$550.00	\$643.26
3531-0202-23	\$93.26	\$550.00	\$643.26
3531-0303-01	\$93.26	\$0.00	\$93.26
3531-0303-02	\$93.26	\$550.00	\$643.26
3531-0303-03	\$93.26	\$0.00	\$93.26
3531-0303-04	\$93.26	\$0.00	\$93.26
3531-0303-05	\$93.26	\$550.00	\$643.26
3531-0303-06	\$93.26	\$550.00	\$643.26
3531-0303-07	\$93.26	\$550.00	\$643.26
3531-0303-08	\$93.26	\$550.00	\$643.26
3531-0303-09	\$93.26	\$550.00	\$643.26
3531-0303-10	\$93.26	\$550.00	\$643.26
3531-0303-11	\$93.26	\$550.00	\$643.26
3531-0303-12	\$93.26	\$550.00	\$643.26
3531-0303-13	\$93.26	\$550.00	\$643.26
3531-0303-14	\$93.26	\$550.00	\$643.26
3531-0303-15	\$93.26	\$550.00	\$643.26
3531-0303-16	\$93.26	\$550.00	\$643.26
3531-0303-17	\$93.26	\$550.00	\$643.26
3531-0303-18	\$93.26	\$0.00	\$93.26
3531-0303-19	\$93.26	\$550.00	\$643.26
3531-0303-20	\$93.26	\$550.00	\$643.26
3531-0303-21	\$93.26	\$0.00	\$93.26
3531-0303-22	\$93.26	\$0.00	\$93.26
3531-0303-23	\$93.26	\$550.00	\$643.26

PARCEL	O&M	Debt	Total
3531-0303-24	\$93.26	\$0.00	\$93.26
3531-0303-25	\$93.26	\$550.00	\$643.26
3531-0303-26	\$93.26	\$0.00	\$93.26
3531-0303-27	\$93.26	\$550.00	\$643.26
3531-0303-28	\$93.26	\$0.00	\$93.26
3531-0303-29	\$93.26	\$0.00	\$93.26
3531-0303-30	\$93.26	\$0.00	\$93.26
3531-0303-31	\$93.26	\$0.00	\$93.26
3531-0303-32	\$93.26	\$0.00	\$93.26
3531-0303-33	\$93.26	\$0.00	\$93.26
3531-0303-34	\$93.26	\$0.00	\$93.26
3531-0303-35	\$93.26	\$550.00	\$643.26
3531-0303-36	\$93.26	\$550.00	\$643.26
3531-0303-37	\$93.26	\$550.00	\$643.26
3531-0303-38	\$93.26	\$550.00	\$643.26
3531-0303-39	\$93.26	\$0.00	\$93.26
3531-0304-01	\$93.26	\$0.00	\$93.26
3531-0304-02	\$93.26	\$0.00	\$93.26
3531-0304-03	\$93.26	\$0.00	\$93.26
3531-0304-04	\$93.26	\$550.00	\$643.26
3531-0304-05	\$93.26	\$550.00	\$643.26
3531-0304-06	\$93.26	\$550.00	\$643.26
3531-0304-07	\$93.26	\$550.00	\$643.26
3531-0304-08	\$93.26	\$0.00	\$93.26
3531-0304-09	\$93.26	\$0.00	\$93.26
3531-0304-10	\$93.26	\$550.00	\$643.26
3531-0304-11	\$93.26	\$550.00	\$643.26
3531-0304-12	\$93.26	\$550.00	\$643.26
3531-0304-13	\$93.26	\$550.00	\$643.26
3531-0304-14	\$93.26	\$0.00	\$93.26
3531-0304-15	\$93.26	\$550.00	\$643.26
3531-0304-16	\$93.26	\$550.00	\$643.26
3531-0304-17	\$93.26	\$550.00	\$643.26
3531-0304-18	\$93.26	\$550.00	\$643.26
3531-0304-19	\$93.26	\$0.00	\$93.26
3531-0304-20	\$93.26	\$550.00	\$643.26
3531-0304-21	\$93.26	\$0.00	\$93.26
3531-0304-22	\$93.26	\$0.00	\$93.26
3531-0304-23	\$93.26	\$550.00	\$643.26
3531-0304-24	\$93.26	\$550.00	\$643.26
3531-0304-25	\$93.26	\$0.00	\$93.26
3531-0304-26	\$93.26	\$550.00	\$643.26
3531-0304-27	\$93.26	\$550.00	\$643.26
3531-0304-28	\$93.26	\$0.00	\$93.26
3531-0304-29	\$93.26	\$550.00	\$643.26
3531-0405-01	\$93.26	\$550.00	\$643.26
3531-0405-02	\$93.26	\$550.00	\$643.26

PARCEL	O&M	Debt	Total
3531-0405-03	\$93.26	\$550.00	\$643.26
3531-0405-04	\$93.26	\$550.00	\$643.26
3531-0405-05	\$93.26	\$550.00	\$643.26
3531-0405-06	\$93.26	\$550.00	\$643.26
3531-0405-07	\$93.26	\$0.00	\$93.26
3531-0405-08	\$93.26	\$550.00	\$643.26
3531-0405-09	\$93.26	\$550.00	\$643.26
3531-0405-10	\$93.26	\$550.00	\$643.26
3531-0405-11	\$93.26	\$550.00	\$643.26
3531-0405-12	\$93.26	\$0.00	\$93.26
3531-0405-13	\$93.26	\$550.00	\$643.26
3531-0405-14	\$93.26	\$0.00	\$93.26
3531-0405-15	\$93.26	\$550.00	\$643.26
3531-0405-16	\$93.26	\$550.00	\$643.26
3531-0405-17	\$93.26	\$550.00	\$643.26
3531-0405-18	\$93.26	\$550.00	\$643.26
3531-0405-19	\$93.26	\$0.00	\$93.26
3531-0405-20	\$93.26	\$0.00	\$93.26
3531-0405-21	\$93.26	\$0.00	\$93.26
3531-0405-22	\$93.26	\$550.00	\$643.26
3531-0405-23	\$93.26	\$550.00	\$643.26
3531-0405-24	\$93.26	\$550.00	\$643.26
3531-0405-25	\$93.26	\$412.50	\$505.76
3531-0405-26	\$93.26	\$0.00	\$93.26
3531-0405-27	\$93.26	\$550.00	\$643.26
3531-0405-28	\$93.26	\$0.00	\$93.26
3531-0405-29	\$93.26	\$550.00	\$643.26
3531-0405-30	\$93.26	\$550.00	\$643.26
3531-0405-31	\$93.26	\$550.00	\$643.26
3531-0405-32	\$93.26	\$0.00	\$93.26
3531-0405-33	\$93.26	\$550.00	\$643.26
3531-0405-34	\$93.26	\$0.00	\$93.26
3531-0405-35	\$93.26	\$550.00	\$643.26
3531-0405-36	\$93.26	\$0.00	\$93.26
3531-0405-37	\$93.26	\$0.00	\$93.26
3531-0405-38	\$93.26	\$550.00	\$643.26
3531-0405-39	\$93.26	\$550.00	\$643.26
3531-0406-01	\$93.26	\$550.00	\$643.26
3531-0406-02	\$93.26	\$550.00	\$643.26
3531-0406-03	\$93.26	\$550.00	\$643.26
3531-0406-04	\$93.26	\$550.00	\$643.26
3531-0406-05	\$93.26	\$550.00	\$643.26
3531-0406-06	\$93.26	\$550.00	\$643.26
3531-0406-07	\$93.26	\$0.00	\$93.26
3531-0406-08	\$93.26	\$0.00	\$93.26
3531-0406-09	\$93.26	\$0.00	\$93.26
3531-0406-10	\$93.26	\$550.00	\$643.26

PARCEL	O&M	Debt	Total
3531-0406-11	\$93.26	\$550.00	\$643.26
3531-0406-12	\$93.26	\$0.00	\$93.26
3531-0406-13	\$93.26	\$550.00	\$643.26
3531-0406-14	\$93.26	\$550.00	\$643.26
3531-0406-15	\$93.26	\$550.00	\$643.26
3531-0406-16	\$93.26	\$0.00	\$93.26
3531-0406-17	\$93.26	\$0.00	\$93.26
3531-0406-18	\$93.26	\$550.00	\$643.26
3531-0507-01	\$93.26	\$0.00	\$93.26
3531-0507-02	\$93.26	\$550.00	\$643.26
3531-0507-03	\$93.26	\$550.00	\$643.26
3531-0507-04	\$93.26	\$0.00	\$93.26
3531-0507-05	\$93.26	\$0.00	\$93.26
3531-0507-06	\$93.26	\$0.00	\$93.26
3531-0507-07	\$93.26	\$550.00	\$643.26
3531-0507-08	\$93.26	\$550.00	\$643.26
3531-0507-09	\$93.26	\$550.00	\$643.26
3531-0507-10	\$93.26	\$550.00	\$643.26
3531-0507-11	\$93.26	\$0.00	\$93.26
3531-0507-12	\$93.26	\$0.00	\$93.26
3531-0507-13	\$93.26	\$0.00	\$93.26
3531-0507-14	\$93.26	\$550.00	\$643.26
3531-0507-15	\$93.26	\$550.00	\$643.26
3531-0507-16	\$93.26	\$550.00	\$643.26
3531-0507-17	\$93.26	\$550.00	\$643.26
3531-0507-18	\$93.26	\$550.00	\$643.26
3531-0507-19	\$93.26	\$550.00	\$643.26
3531-0507-20	\$93.26	\$0.00	\$93.26
3531-0507-21	\$93.26	\$0.00	\$93.26
3531-0507-22	\$93.26	\$550.00	\$643.26
3531-0507-23	\$93.26	\$550.00	\$643.26
3531-0507-24	\$93.26	\$550.00	\$643.26
3531-0507-25	\$93.26	\$0.00	\$93.26
3531-0507-26	\$93.26	\$550.00	\$643.26
3531-0507-27	\$93.26	\$0.00	\$93.26
3531-0507-28	\$93.26	\$550.00	\$643.26
3531-0507-29	\$93.26	\$550.00	\$643.26
3531-0507-30	\$93.26	\$550.00	\$643.26
3531-0507-31	\$93.26	\$0.00	\$93.26
3531-0507-32	\$93.26	\$0.00	\$93.26
3531-0507-33	\$93.26	\$0.00	\$93.26
3531-0507-34	\$93.26	\$550.00	\$643.26
3531-0507-35	\$93.26	\$550.00	\$643.26
3531-0507-36	\$93.26	\$550.00	\$643.26
3531-0507-37	\$93.26	\$550.00	\$643.26
3531-0507-38	\$93.26	\$550.00	\$643.26
3531-0507-39	\$93.26	\$550.00	\$643.26

PARCEL	O&M	Debt	Total
3531-0508-01	\$93.26	\$0.00	\$93.26
3531-0508-02	\$93.26	\$550.00	\$643.26
3531-0508-03	\$93.26	\$0.00	\$93.26
3531-0508-04	\$93.26	\$550.00	\$643.26
3531-0508-05	\$93.26	\$550.00	\$643.26
3531-0508-06	\$93.26	\$550.00	\$643.26
3531-0508-07	\$93.26	\$0.00	\$93.26
3531-0508-08	\$93.26	\$0.00	\$93.26
3531-0508-09	\$93.26	\$550.00	\$643.26
3531-0508-10	\$93.26	\$550.00	\$643.26
3531-0508-11	\$93.26	\$550.00	\$643.26
3531-0508-12	\$93.26	\$0.00	\$93.26
3531-0508-13	\$93.26	\$550.00	\$643.26
3531-0508-14	\$93.26	\$550.00	\$643.26
3531-0508-15	\$93.26	\$550.00	\$643.26
3531-0508-16	\$93.26	\$550.00	\$643.26
3531-0508-17	\$93.26	\$550.00	\$643.26
3531-0508-18	\$93.26	\$0.00	\$93.26
3531-0508-19	\$93.26	\$0.00	\$93.26
3531-0508-20	\$93.26	\$0.00	\$93.26
3531-0508-21	\$93.26	\$550.00	\$643.26
3531-0508-22	\$93.26	\$550.00	\$643.26
3531-0508-23	\$93.26	\$0.00	\$93.26
3531-0508-24	\$93.26	\$0.00	\$93.26
3531-0508-25	\$93.26	\$550.00	\$643.26
3531-0508-26	\$93.26	\$0.00	\$93.26
3531-0508-27	\$93.26	\$550.00	\$643.26
3531-0609-01	\$93.26	\$550.00	\$643.26
3531-0609-02	\$93.26	\$550.00	\$643.26
3531-0609-03	\$93.26	\$550.00	\$643.26
3531-0609-04	\$93.26	\$550.00	\$643.26
3531-0609-05	\$93.26	\$550.00	\$643.26
3531-0609-06	\$93.26	\$550.00	\$643.26
3531-0609-07	\$93.26	\$550.00	\$643.26
3531-0609-08	\$93.26	\$550.00	\$643.26
3531-0609-09	\$93.26	\$550.00	\$643.26
3531-0609-10	\$93.26	\$550.00	\$643.26
3531-0609-11	\$93.26	\$550.00	\$643.26
3531-0609-12	\$93.26	\$550.00	\$643.26
3531-0609-13	\$93.26	\$550.00	\$643.26
3531-0609-14	\$93.26	\$550.00	\$643.26
3531-0609-15	\$93.26	\$550.00	\$643.26
3531-0609-16	\$93.26	\$550.00	\$643.26
3531-0609-17	\$93.26	\$0.00	\$93.26
3531-0609-18	\$93.26	\$550.00	\$643.26
3531-0609-19	\$93.26	\$550.00	\$643.26
3531-0609-20	\$93.26	\$550.00	\$643.26

PARCEL	O&M	Debt	Total
3531-0609-21	\$93.26	\$550.00	\$643.26
3531-0609-22	\$93.26	\$550.00	\$643.26
3531-0609-23	\$93.26	\$0.00	\$93.26
3531-0609-24	\$93.26	\$550.00	\$643.26
3531-0609-25	\$93.26	\$550.00	\$643.26
3531-0609-26	\$93.26	\$550.00	\$643.26
3531-0609-27	\$93.26	\$0.00	\$93.26
3531-0609-28	\$93.26	\$0.00	\$93.26
3531-0609-29	\$93.26	\$550.00	\$643.26
3531-0609-30	\$93.26	\$550.00	\$643.26
3531-0609-31	\$93.26	\$550.00	\$643.26
3531-0609-32	\$93.26	\$550.00	\$643.26
3531-0609-33	\$93.26	\$0.00	\$93.26
3531-0609-34	\$93.26	\$0.00	\$93.26
3531-0609-35	\$93.26	\$550.00	\$643.26
3531-0609-36	\$93.26	\$0.00	\$93.26
3531-0609-37	\$93.26	\$550.00	\$643.26
3531-0609-38	\$93.26	\$550.00	\$643.26
3531-0609-39	\$93.26	\$0.00	\$93.26
3531-0609-40	\$93.26	\$550.00	\$643.26
3531-0609-41	\$93.26	\$550.00	\$643.26
3531-0609-42	\$93.26	\$0.00	\$93.26
3531-0609-43	\$93.26	\$0.00	\$93.26
3531-0609-44	\$93.26	\$550.00	\$643.26
3531-0609-45	\$93.26	\$550.00	\$643.26
3531-0609-46	\$93.26	\$550.00	\$643.26
3531-0609-47	\$93.26	\$0.00	\$93.26
3531-0609-48	\$93.26	\$0.00	\$93.26
3531-0609-49	\$93.26	\$550.00	\$643.26
3531-0609-50	\$93.26	\$550.00	\$643.26
3531-0609-51	\$93.26	\$550.00	\$643.26
3531-0609-52	\$93.26	\$550.00	\$643.26
3531-0609-53	\$93.26	\$550.00	\$643.26
3531-0610-01	\$93.26	\$550.00	\$643.26
3531-0610-02	\$93.26	\$0.00	\$93.26
3531-0610-03	\$93.26	\$550.00	\$643.26
3531-0610-04	\$93.26	\$0.00	\$93.26
3531-0610-05	\$93.26	\$0.00	\$93.26
3531-0610-06	\$93.26	\$0.00	\$93.26
3531-0610-07	\$93.26	\$0.00	\$93.26
3531-0610-08	\$93.26	\$0.00	\$93.26
3531-0610-09	\$93.26	\$550.00	\$643.26
3531-0610-10	\$93.26	\$550.00	\$643.26
3531-0610-11	\$93.26	\$550.00	\$643.26
3531-0610-12	\$93.26	\$0.00	\$93.26
3531-0610-13	\$93.26	\$0.00	\$93.26
3531-0610-14	\$93.26	\$550.00	\$643.26

PARCEL	O&M	Debt	Total
3531-0610-15	\$93.26	\$550.00	\$643.26
3531-0610-16	\$93.26	\$550.00	\$643.26
3531-0610-17	\$93.26	\$550.00	\$643.26
3531-0610-18	\$93.26	\$0.00	\$93.26
3531-0610-19	\$93.26	\$550.00	\$643.26
3531-0610-20	\$93.26	\$0.00	\$93.26
3531-0610-21	\$93.26	\$550.00	\$643.26
3531-0610-22	\$93.26	\$550.00	\$643.26
3531-0610-23	\$93.26	\$550.00	\$643.26
3531-0610-24	\$93.26	\$0.00	\$93.26
3531-0610-25	\$93.26	\$0.00	\$93.26
3531-0610-26	\$93.26	\$550.00	\$643.26
3531-0610-27	\$93.26	\$550.00	\$643.26
3531-0610-28	\$93.26	\$550.00	\$643.26
3531-0610-29	\$93.26	\$550.00	\$643.26
3531-0610-30	\$93.26	\$550.00	\$643.26
3531-0610-31	\$93.26	\$550.00	\$643.26
3531-0610-32	\$93.26	\$550.00	\$643.26
3531-0610-33	\$93.26	\$550.00	\$643.26
3531-0610-34	\$93.26	\$550.00	\$643.26
3531-0610-35	\$93.26	\$0.00	\$93.26
3531-0610-36	\$93.26	\$550.00	\$643.26
3531-0610-37	\$93.26	\$550.00	\$643.26
3531-0610-38	\$93.26	\$0.00	\$93.26
3531-0610-39	\$93.26	\$550.00	\$643.26
3531-0712-01	\$93.26	\$550.00	\$643.26
3531-0712-02	\$93.26	\$0.00	\$93.26
3531-0712-03	\$93.26	\$550.00	\$643.26
3531-0712-04	\$93.26	\$550.00	\$643.26
3531-0712-05	\$93.26	\$0.00	\$93.26
3531-0712-06	\$93.26	\$550.00	\$643.26
3531-0712-07	\$93.26	\$550.00	\$643.26
3531-0712-08	\$93.26	\$0.00	\$93.26
3531-0712-09	\$93.26	\$550.00	\$643.26
3531-0712-10	\$93.26	\$0.00	\$93.26
3531-0712-11	\$93.26	\$550.00	\$643.26
3531-0712-12	\$93.26	\$550.00	\$643.26
3531-0712-13	\$93.26	\$550.00	\$643.26
3531-0712-14	\$93.26	\$0.00	\$93.26
3531-0712-15	\$93.26	\$550.00	\$643.26
3531-0712-16	\$93.26	\$0.00	\$93.26
3531-0712-17	\$93.26	\$0.00	\$93.26
3531-0712-18	\$93.26	\$0.00	\$93.26
3531-0712-19	\$93.26	\$550.00	\$643.26
3531-0712-20	\$93.26	\$550.00	\$643.26
3531-0712-21	\$93.26	\$550.00	\$643.26
3531-0712-22	\$93.26	\$550.00	\$643.26

PARCEL	O&M	Debt	Total
3531-0712-23	\$93.26	\$550.00	\$643.26
3531-0712-24	\$93.26	\$0.00	\$93.26
3531-0712-25	\$93.26	\$550.00	\$643.26
3531-0712-26	\$93.26	\$550.00	\$643.26
3531-0712-27	\$93.26	\$0.00	\$93.26
3531-0712-28	\$93.26	\$550.00	\$643.26
3531-0813-01	\$93.26	\$550.00	\$643.26
3531-0813-02	\$93.26	\$0.00	\$93.26
3531-0813-03	\$93.26	\$550.00	\$643.26
3531-0813-04	\$93.26	\$550.00	\$643.26
3531-0813-05	\$93.26	\$0.00	\$93.26
3531-0813-06	\$93.26	\$0.00	\$93.26
3531-0813-11	\$93.26	\$0.00	\$93.26
3531-0813-12	\$93.26	\$0.00	\$93.26
3531-0813-13	\$93.26	\$550.00	\$643.26
3531-0813-14	\$93.26	\$550.00	\$643.26
3531-0813-15	\$93.26	\$0.00	\$93.26
3531-0814-01	\$93.26	\$550.00	\$643.26
3531-0814-02	\$93.26	\$0.00	\$93.26
3531-0814-03	\$93.26	\$550.00	\$643.26
3531-0814-04	\$93.26	\$550.00	\$643.26
3531-0814-05	\$93.26	\$550.00	\$643.26
3531-0814-06	\$93.26	\$0.00	\$93.26
3531-0814-07	\$93.26	\$0.00	\$93.26
3531-0814-08	\$93.26	\$550.00	\$643.26
3531-0814-09	\$93.26	\$550.00	\$643.26
3531-0814-10	\$93.26	\$550.00	\$643.26
3531-0814-11	\$93.26	\$550.00	\$643.26
3531-0814-12	\$93.26	\$550.00	\$643.26
3531-0814-13	\$93.26	\$550.00	\$643.26
3531-0814-14	\$93.26	\$0.00	\$93.26
3531-0814-15	\$93.26	\$0.00	\$93.26
3531-0814-16	\$93.26	\$550.00	\$643.26
3531-0814-17	\$93.26	\$0.00	\$93.26
3531-0814-18	\$93.26	\$0.00	\$93.26
3531-0814-19	\$93.26	\$0.00	\$93.26
3531-0814-20	\$93.26	\$550.00	\$643.26
3531-0814-21	\$93.26	\$550.00	\$643.26
3531-0814-22	\$93.26	\$550.00	\$643.26
3531-0814-23	\$93.26	\$0.00	\$93.26
3531-0814-24	\$93.26	\$0.00	\$93.26
3531-0814-25	\$93.26	\$0.00	\$93.26
3531-0814-26	\$93.26	\$550.00	\$643.26
3531-0814-27	\$93.26	\$550.00	\$643.26
3531-0814-28	\$93.26	\$550.00	\$643.26
3531-0814-29	\$93.26	\$0.00	\$93.26
3531-0814-30	\$93.26	\$0.00	\$93.26

PARCEL	O&M	Debt	Total
3531-0814-31	\$93.26	\$550.00	\$643.26
3531-0814-32	\$93.26	\$0.00	\$93.26
3531-0814-33	\$93.26	\$550.00	\$643.26
3531-0814-34	\$93.26	\$550.00	\$643.26
3531-0814-35	\$93.26	\$550.00	\$643.26
3531-0814-36	\$93.26	\$550.00	\$643.26
3531-0814-41	\$93.26	\$0.00	\$93.26
3531-0814-45	\$93.26	\$550.00	\$643.26
3531-0814-46	\$93.26	\$0.00	\$93.26
3531-0814-47	\$93.26	\$0.00	\$93.26
3531-0814-48	\$93.26	\$0.00	\$93.26
3531-0814-49	\$93.26	\$0.00	\$93.26
3531-0814-50	\$93.26	\$0.00	\$93.26
3531-0815-01	\$93.26	\$0.00	\$93.26
3531-0815-02	\$93.26	\$550.00	\$643.26
3531-0815-03	\$93.26	\$0.00	\$93.26
3531-0815-04	\$93.26	\$550.00	\$643.26
3531-0815-05	\$93.26	\$550.00	\$643.26
3531-0815-06	\$93.26	\$550.00	\$643.26
3531-0815-07	\$93.26	\$0.00	\$93.26
3531-0815-08	\$93.26	\$550.00	\$643.26
3531-0815-09	\$93.26	\$550.00	\$643.26
3531-0815-10	\$93.26	\$550.00	\$643.26
3531-0815-11	\$93.26	\$550.00	\$643.26
3531-0815-12	\$93.26	\$550.00	\$643.26
3531-0916-01	\$93.26	\$550.00	\$643.26
3531-0916-02	\$93.26	\$550.00	\$643.26
3531-0916-03	\$93.26	\$0.00	\$93.26
3531-0916-04	\$93.26	\$0.00	\$93.26
3531-0916-05	\$93.26	\$550.00	\$643.26
3531-0916-06	\$93.26	\$0.00	\$93.26
3531-0916-07	\$93.26	\$0.00	\$93.26
3531-0916-08	\$93.26	\$0.00	\$93.26
3531-0916-09	\$93.26	\$0.00	\$93.26
3531-0916-10	\$93.26	\$0.00	\$93.26
3531-0916-11	\$93.26	\$0.00	\$93.26
3531-0916-12	\$93.26	\$0.00	\$93.26
3531-0916-13	\$93.26	\$0.00	\$93.26
3531-0916-14	\$93.26	\$550.00	\$643.26
3531-0916-15	\$93.26	\$0.00	\$93.26
3531-0916-16	\$93.26	\$550.00	\$643.26
3531-0916-17	\$93.26	\$550.00	\$643.26
3531-0916-18	\$93.26	\$550.00	\$643.26
3531-0916-19	\$93.26	\$550.00	\$643.26
3531-0916-20	\$93.26	\$0.00	\$93.26
3531-0916-21	\$93.26	\$0.00	\$93.26
3531-0916-22	\$93.26	\$550.00	\$643.26

PARCEL	O&M	Debt	Total
3531-0916-23	\$93.26	\$550.00	\$643.26
3531-0916-24	\$93.26	\$550.00	\$643.26
3531-0916-25	\$93.26	\$0.00	\$93.26
3531-0916-26	\$93.26	\$550.00	\$643.26
3531-0916-27	\$93.26	\$550.00	\$643.26
3531-0917-01	\$93.26	\$550.00	\$643.26
3531-0917-02	\$93.26	\$0.00	\$93.26
3531-0917-03	\$93.26	\$550.00	\$643.26
3531-0917-04	\$93.26	\$550.00	\$643.26
3531-1018-01	\$93.26	\$550.00	\$643.26
3531-1018-02	\$93.26	\$550.00	\$643.26
3531-1018-03	\$93.26	\$550.00	\$643.26
3531-1018-04	\$93.26	\$550.00	\$643.26
3531-1018-05	\$93.26	\$0.00	\$93.26
3531-1018-06	\$93.26	\$550.00	\$643.26
3531-1018-07	\$93.26	\$550.00	\$643.26
3531-1018-08	\$93.26	\$0.00	\$93.26
3531-1018-09	\$93.26	\$550.00	\$643.26
3531-1018-10	\$93.26	\$550.00	\$643.26
3531-1018-11	\$93.26	\$550.00	\$643.26
3531-1018-12	\$93.26	\$0.00	\$93.26
3531-1018-13	\$93.26	\$0.00	\$93.26
3531-1018-14	\$93.26	\$0.00	\$93.26
3531-1018-15	\$93.26	\$0.00	\$93.26
3531-1018-16	\$93.26	\$0.00	\$93.26
3531-1018-17	\$93.26	\$550.00	\$643.26
3531-1018-18	\$93.26	\$0.00	\$93.26
3531-1018-19	\$93.26	\$550.00	\$643.26
3531-1018-20	\$93.26	\$550.00	\$643.26
3531-1018-21	\$93.26	\$550.00	\$643.26
3531-1018-22	\$93.26	\$0.00	\$93.26
3531-1018-23	\$93.26	\$0.00	\$93.26
3531-1018-24	\$93.26	\$550.00	\$643.26
3531-1018-25	\$93.26	\$550.00	\$643.26
3531-1018-26	\$93.26	\$550.00	\$643.26
3531-1018-27	\$93.26	\$550.00	\$643.26
3531-1018-28	\$93.26	\$550.00	\$643.26
3531-1019-01	\$93.26	\$550.00	\$643.26
3531-1019-02	\$93.26	\$550.00	\$643.26
3531-1019-03	\$93.26	\$550.00	\$643.26
3531-1019-04	\$93.26	\$550.00	\$643.26
3531-1019-05	\$93.26	\$0.00	\$93.26
3531-1019-06	\$93.26	\$550.00	\$643.26
3531-1019-07	\$93.26	\$0.00	\$93.26
3531-1019-08	\$93.26	\$550.00	\$643.26
3531-1019-09	\$93.26	\$550.00	\$643.26
3531-1019-10	\$93.26	\$550.00	\$643.26

PARCEL	O&M	Debt	Total
3531-1019-11	\$93.26	\$550.00	\$643.26
3531-1019-12	\$93.26	\$550.00	\$643.26
3531-1019-13	\$93.26	\$550.00	\$643.26
3531-1019-14	\$93.26	\$550.00	\$643.26
3531-1019-15	\$93.26	\$550.00	\$643.26
3531-1019-16	\$93.26	\$0.00	\$93.26
3531-1019-17	\$93.26	\$550.00	\$643.26
3531-1019-18	\$93.26	\$550.00	\$643.26
3531-1019-19	\$93.26	\$0.00	\$93.26
3531-1020-01	\$93.26	\$550.00	\$643.26
3531-1020-02	\$93.26	\$0.00	\$93.26
3531-1020-03	\$93.26	\$550.00	\$643.26
3531-1020-04	\$93.26	\$550.00	\$643.26
3531-1020-05	\$93.26	\$550.00	\$643.26
3531-1020-06	\$93.26	\$550.00	\$643.26
3531-1020-07	\$93.26	\$550.00	\$643.26
3531-1020-08	\$93.26	\$550.00	\$643.26
3531-1020-09	\$93.26	\$550.00	\$643.26
3531-1020-10	\$93.26	\$550.00	\$643.26
3531-1020-11	\$93.26	\$550.00	\$643.26
3531-1020-12	\$93.26	\$550.00	\$643.26
3531-1021-01	\$93.26	\$0.00	\$93.26
3531-1021-02	\$93.26	\$550.00	\$643.26
3531-1021-03	\$93.26	\$0.00	\$93.26
3531-1021-04	\$93.26	\$550.00	\$643.26
3531-1021-05	\$93.26	\$550.00	\$643.26
3531-1021-06	\$93.26	\$550.00	\$643.26
3531-1021-07	\$93.26	\$550.00	\$643.26
3531-1021-08	\$93.26	\$550.00	\$643.26
3531-1021-09	\$93.26	\$550.00	\$643.26
3531-1021-10	\$93.26	\$0.00	\$93.26
3531-1021-11	\$93.26	\$0.00	\$93.26
3531-1021-12	\$93.26	\$550.00	\$643.26
3531-1021-13	\$93.26	\$550.00	\$643.26
3531-1021-14	\$93.26	\$550.00	\$643.26
3531-1021-15	\$93.26	\$550.00	\$643.26
3531-1021-16	\$93.26	\$0.00	\$93.26
Total Gross Assessments	\$58,567.28	\$214,362.50	\$272,929.78

Total Net Assessments	\$55,053.24	\$201,500.75	\$256,553.99
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## SECTION V

**CANDLER HILLS EAST  
COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Candler Hills East Community Development District  
Marion County, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Candler Hills East Community Development District, Marion County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated April 22, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 22, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Candler Hills East Community Development District, Marion County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,408,279.
- The change in the District's total net position in comparison with the prior fiscal year was (\$3,398), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$564,416, an increase of \$3,722 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items, assigned for subsequent year's expenditures and capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024	2023	
Current and other assets	\$ 568,648	\$ 63,836	
Capital assets, net of depreciation	2,889,711	3,565,063	
Total assets	3,458,359	3,628,899	
Deferred outflows of resources	16,534	17,819	
Current liabilities	36,800	160,242	
Long-term liabilities	2,029,814	2,074,799	
Total liabilities	2,066,614	2,235,041	
Net position			
Net investment in capital assets	876,431	990,530	
Restricted	297,944	362,826	
Unrestricted	233,904	58,321	
Total net position	\$ 1,408,279	\$ 1,411,677	

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2024	2023
Program revenues		
Charges for services	\$ 285,349	\$ 295,337
Operating grants and contributions	18,435	7,896
General revenues		
Unrestricted investment earnings	9,584	9,173
Miscellaneous	20	-
Total revenues	<u>313,388</u>	<u>312,406</u>
Expenses:		
General government	48,789	45,776
Maintenance and operations	185,998	181,993
Interest	81,999	86,553
Total expenses	<u>316,786</u>	<u>314,322</u>
Change in net position	<u>(3,398)</u>	<u>(1,916)</u>
Net position - beginning	<u>1,411,677</u>	<u>1,413,593</u>
Net position - ending	<u>\$ 1,408,279</u>	<u>\$ 1,411,677</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$316,786. The costs of the District's activities were partially funded by program revenues. Program revenues were comprised primarily of assessments and investment earnings. In total, expenses, increased from the prior fiscal year, the majority of the increase was the result of costs related to maintenance and operations.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2024, the District had \$5,915,218 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,025,507 has been taken, which resulted in a net book value of \$2,889,711. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2024, the District had \$2,030,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Candler Hills East Community Development District's Finance Department at 219 E. Livingston Street, Orlando, FL 32801.

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
<hr/>	
ASSETS	
Cash	\$ 47,394
Prepays and other assets	12,652
Restricted assets:	
Investments	508,602
Capital assets:	
Nondepreciable	1,373,401
Depreciable, net	1,516,310
Total assets	<hr/> 3,458,359 <hr/>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	16,534
Total deferred outflows of resources	<hr/> 16,534 <hr/>
LIABILITIES	
Accounts payable	4,232
Accrued interest payable	32,568
Non-current liabilities:	
Due within one year	90,000
Due in more than one year	1,939,814
Total liabilities	<hr/> 2,066,614 <hr/>
NET POSITION	
Net investment in capital assets	876,431
Restricted for debt service	297,944
Unrestricted	233,904
Total net position	<hr/> \$ 1,408,279 <hr/>

See notes to the financial statements

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
Primary government:				
Governmental activities:				
General government	\$ 48,789	\$ 48,789	\$ -	\$ -
Maintenance and operations	185,998	5,491	-	(180,507)
Interest on long-term debt	81,999	231,069	18,435	167,505
Total governmental activities	316,786	285,349	18,435	(13,002)
General revenues:				
Unrestricted investment earnings				9,584
Miscellaneous				20
Total general revenues				9,604
Change in net position				(3,398)
Net position - beginning				1,411,677
Net position - ending				\$ 1,408,279

See notes to the financial statements

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 47,394	\$ -	\$ -	\$ 47,394
Investments	-	330,512	178,090	508,602
Prepaid items	12,652	-	-	12,652
Total assets	<u>\$ 60,046</u>	<u>\$ 330,512</u>	<u>\$ 178,090</u>	<u>\$ 568,648</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 4,232	\$ -	\$ -	\$ 4,232
Total liabilities	<u>4,232</u>	<u>-</u>	<u>-</u>	<u>4,232</u>
Fund balances:				
Nonspendable:				
Prepaid items	12,652	-	-	12,652
Restricted for:				
Debt service	-	330,512	-	330,512
Assigned for:				
Subsequent year's expenditures	14,447	-	-	14,447
Capital reserves	-	-	178,090	178,090
Unassigned	28,715	-	-	28,715
Total fund balances	<u>55,814</u>	<u>330,512</u>	<u>178,090</u>	<u>564,416</u>
Total liabilities and fund balances	<u>\$ 60,046</u>	<u>\$ 330,512</u>	<u>\$ 178,090</u>	<u>\$ 568,648</u>

See notes to the financial statements

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$	564,416
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	5,915,218	
Accumulated depreciation	<u>(3,025,507)</u>	2,889,711

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.	16,534
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(32,568)	
Bonds payable	<u>(2,029,814)</u>	<u>(2,062,382)</u>
Net position of governmental activities	\$	<u>1,408,279</u>

See notes to the financial statements

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>REVENUES</b>				
Assessments	\$ 54,280	\$ 231,069	\$ -	\$ 285,349
Miscellaneous revenue	20	-	-	20
Interest	9	18,435	9,575	28,019
Total revenues	54,309	249,504	9,575	313,388
<b>EXPENDITURES</b>				
Current:				
General government	48,789	-	-	48,789
Maintenance and operations	8,027	-	-	8,027
Debt service:				
Principal	-	170,000	-	170,000
Interest	-	82,850	-	82,850
Total expenditures	56,816	252,850	-	309,666
Excess (deficiency) of revenues over (under) expenditures	(2,507)	(3,346)	9,575	3,722
Fund balances - beginning	58,321	333,858	168,515	560,694
Fund balances - ending	\$ 55,814	\$ 330,512	\$ 178,090	\$ 564,416

See notes to the financial statements

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 3,722
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(177,971)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	2,151
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(15)
Amortization of deferred amount on refunding	(1,285)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	170,000
Change in net position of governmental activities	<u>\$ (3,398)</u>

See notes to the financial statements

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Candler Hills East Community Development District ("District") was created on November 19, 2002, by Ordinance No. 02-27 of Marion County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. This fund was closed out in the current fiscal year.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Life</u>
Infrastructure	30
Improvements other than buildings	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$1,285 was recognized as a component of interest expense in the current fiscal year.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing(s) are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board, unless otherwise delegated by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
Florida PRIME	\$ 178,090	S&P AAAm	Weighted average of the fund portfolio: 39 days
US Bank Gcts 0490	330,512	N/A	N/A
Total Investments	<u>\$ 508,602</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District has adopted the State's alternative investment guidelines as a part of its compliance with Sec. 218.415(17) F.S., that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*External Investment Pool* – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 1,373,401	\$ -	\$ -	\$ 1,373,401
Total capital assets, not being depreciated	1,373,401	-	-	1,373,401
Capital assets, being depreciated				
Improvements other than buildings	3,986,633	-	-	3,986,633
Infrastructure	555,184	-	-	555,184
Total capital assets, being depreciated	4,541,817	-	-	4,541,817
Less accumulated depreciation for:				
Improvements other than buildings	2,551,440	159,465	-	2,710,905
Infrastructure	296,096	18,506	-	314,602
Total accumulated depreciation	2,847,536	177,971	-	3,025,507
Total capital assets, being depreciated, net	1,694,281	(177,971)	-	1,516,310

Depreciation expense was charged to the maintenance and operations function.

## NOTE 6 – LONG-TERM LIABILITIES

On November 17, 2016, the District issued \$3,380,000 of Special Assessment Revenue Refunding Bonds, Series 2016 consisting of various Term Bonds with due dates ranging from May 1, 2017, to May 1, 2037, and fixed interest rates ranging from 4.125% to 4.5%. The Bonds were issued to refund District’s outstanding Special Assessment Refunding Bonds, Series 2006 (the “Refunded Bonds”), pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017, through May 1, 2037.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2016 Bonds are subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$45,000 of the Series 2016 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2016	\$ 2,200,000	\$ -	\$ 170,000	\$ 2,030,000	\$ 90,000
Less original issue discount	201	-	15	186	-
Total	<u>\$ 2,199,799</u>	<u>\$ -</u>	<u>\$ 169,985</u>	<u>\$ 2,029,814</u>	<u>\$ 90,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2025	\$ 90,000	\$ 78,938	\$ 168,938
2026	130,000	76,238	206,238
2027	135,000	71,363	206,363
2028	140,000	66,300	206,300
2029	145,000	61,050	206,050
2030-2034	815,000	216,813	1,031,813
2035-2037	575,000	47,000	622,000
Total	<u>\$ 2,030,000</u>	<u>\$ 617,702</u>	<u>\$ 2,647,702</u>

## NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

## NOTE 9 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of \$15,000 of the Series 2016 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Assessments	\$ 55,051	\$ 54,280	\$ (771)
Interest	-	9	9
Miscellaneous revenue	-	20	20
Total revenues	<u>55,051</u>	<u>54,309</u>	<u>(742)</u>
EXPENDITURES			
Current:			
General government	49,894	48,789	1,105
Maintenance and operations	17,517	8,027	9,490
Total expenditures	<u>67,411</u>	<u>56,816</u>	<u>10,595</u>
Excess (deficiency) of revenues over (under) expenditures	(12,360)	(2,507)	9,853
OTHER FINANCING SOURCES (USES)			
Carryforward surplus	12,360	-	(12,360)
Total other financing sources (uses)	<u>12,360</u>	<u>-</u>	<u>(12,360)</u>
Net change in fund balances	<u>\$ -</u>	<u>(2,507)</u>	<u>\$ (2,507)</u>
Fund balance - beginning		<u>58,321</u>	
Fund balance - ending		<u>\$ 55,814</u>	

See notes to required supplementary information

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

<b>Element</b>	<b>Comments</b>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$3,400
Independent contractor compensation	\$52,295
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments; Special assessment rate	Operations and maintenance - \$93.00 Debt service - \$550.00
Special assessments collected	\$285,349
Outstanding Bonds:	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Candler Hills East Community Development District  
Marion County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Candler Hills East Community Development District, Marion County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated, April 22, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

April 22, 2025



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Candler Hills East Community Development District  
Marion County, Florida

We have examined Candler Hills East Community Development District, Marion County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Candler Hills East Community Development District, Marion County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

April 22, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Candler Hills East Community Development District  
Marion County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Candler Hills East Community Development District, Marion County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated April 22, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 22, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Candler Hills East Community Development District, Marion County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Candler Hills East Community Development District, Marion County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

April 22, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

## SECTION VI



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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August 7, 2025

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, 2025. 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, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

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.**

Our fee for these services will not exceed \$3,300 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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: \_\_\_\_\_

Date: \_\_\_\_\_



**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 VII

## 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	5/14/25	1177	\$ 50,000.00
	5/22/25	1178-1179	\$ 15,625.36
	6/4/25	1180	\$ 1,500.00
	6/18/25	1181	\$ 1,257.59
	6/23/25	1182	\$ 1,760.18
	7/10/25	1183	\$ 2,244.90
	7/16/25	1184	\$ 1,224.96
	7/23/25	1185	\$ 3,927.50
			<hr/>
			\$ 77,540.49
 <u>Supervisor Fees - May 2025</u>			
	Elmer L. Greene	50323	\$ 184.70
	George C. Hill	50324	\$ 184.70
	Paul H. Jenkins	50325	\$ 184.70
	John D. Bain	50326	\$ 184.70
	Robert H. Scherff	50327	\$ 184.70
			<hr/>
			\$ 923.50
<b>Total Amount</b>			<hr/>
			<b>\$ 78,463.99</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/14/25	00055	5/13/25 05132025	202505 300-15100-10100	EXCESS FUNDS TXFER TO SBA	*	50,000.00	
				STATE BOARD OF ADMINISTRATION			50,000.00 001177
5/22/25	00033	5/20/25 05202025	202505 300-20700-10200	ASSESS TRXFER-SERIES 2016	*	14,419.88	
				CANDLER HILLS EAST CDD C/O USBANK			14,419.88 001178
5/22/25	00019	5/01/25 275	202505 310-51300-34000	MANAGEMENT FEES-MAY25	*	819.67	
		5/01/25 275	202505 310-51300-35200	WEBSITE MANAGEMENT-MAY25	*	65.67	
		5/01/25 275	202505 310-51300-35100	INFORMATION TECH-MAY25	*	87.50	
		5/01/25 275	202505 310-51300-31300	DISSEMINATION SVCS-MAY25	*	231.92	
		5/01/25 275	202505 310-51300-51000	OFFICE SUPPLIES	*	.03	
		5/01/25 275	202505 310-51300-42000	POSTAGE	*	.69	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,205.48 001179
6/04/25	00005	5/27/25 6302	202505 310-51300-31500	GENERAL COUNSEL MAY25	*	1,500.00	
				COLEN & WAGONER PA			1,500.00 001180
6/18/25	00019	6/01/25 276	202506 310-51300-34000	MANAGEMENT FEES-JUN25	*	819.67	
		6/01/25 276	202506 310-51300-35200	WEBSITE MANAGEMENT-JUN25	*	65.67	
		6/01/25 276	202506 310-51300-35100	INFORMATION TECH-JUN25	*	87.50	
		6/01/25 276	202506 310-51300-31300	DISSEMINATION SVCS-JUN25	*	231.92	
		6/01/25 276	202506 310-51300-51000	OFFICE SUPPLIES	*	.15	
		6/01/25 276	202506 310-51300-42000	POSTAGE	*	52.08	
		6/01/25 276	202506 310-51300-42500	COPIES	*	.60	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,257.59 001181
6/23/25	00033	6/20/25 06202025	202506 300-20700-10200	ASSESS TRXFER-SERIES 2016	*	1,760.18	
				CANDLER HILLS EAST CDD C/O USBANK			1,760.18 001182
				CAND CANDLER HILLS CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/10/25	00033	7/09/25 07092025	202507 300-20700-10200	ASSESSMENT TRANSFER-S2016	*	2,244.90	
				CANDLER HILLS EAST CDD C/O USBANK			2,244.90 001183
7/16/25	00019	7/01/25 277	202507 310-51300-34000	MANAGEMENT FEES-JUL25	*	819.67	
		7/01/25 277	202507 310-51300-35200	WEBSITE MANAGEMENT-JUL25	*	65.67	
		7/01/25 277	202507 310-51300-35100	INFORMATION TECH-JUL25	*	87.50	
		7/01/25 277	202507 310-51300-31300	DISSEMINATION SVCS-JUL25	*	231.92	
		7/01/25 277	202507 310-51300-51000	OFFICE SUPPLIES	*	.03	
		7/01/25 277	202507 310-51300-42000	POSTAGE	*	20.17	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,224.96 001184
7/23/25	00040	7/21/25 22455991	202506 310-51300-31100	ANNUAL ENGINEER REPORT	*	3,927.50	
				DEWBERRY ENGINEERS INC.			3,927.50 001185
TOTAL FOR BANK A						77,540.49	
TOTAL FOR REGISTER						77,540.49	

CAND CANDLER HILLS CWRIGHT

## SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2025***



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**Candler Hills East**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u><b>Cash:</b></u>				
Operating Account	\$ 20,764	\$ -	\$ -	\$ 20,764
State Board of Administration	\$ 50,153	\$ -	\$ -	\$ 50,153
<u><b>Investments:</b></u>				
State Board of Administration	\$ -	\$ -	\$ 184,352	\$ 184,352
<u><b>Series 2016</b></u>				
Reserve	\$ -	\$ 103,200	\$ -	\$ 103,200
Revenue	\$ -	\$ 255,762	\$ -	\$ 255,762
Prepayment	\$ -	\$ 14,678	\$ -	\$ 14,678
Due from General Fund	\$ -	\$ 2,245	\$ -	\$ 2,245
<b>Total Assets</b>	<b>\$ 70,917</b>	<b>\$ 375,885</b>	<b>\$ 184,352</b>	<b>\$ 631,154</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 3,928	\$ -	\$ -	\$ 3,928
Due to Debt Service	\$ 2,245	\$ -	\$ -	\$ 2,245
<b>Total Liabilities</b>	<b>\$ 6,172</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,172</b>
<b>Fund Balance:</b>				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 184,352	\$ 184,352
Restricted for:				
Debt Service 2016	\$ -	\$ 375,885	\$ -	\$ 375,885
Unassigned	\$ 64,744	\$ -	\$ -	\$ 64,744
<b>Total Fund Balances</b>	<b>\$ 64,744</b>	<b>\$ 375,885</b>	<b>\$ 184,352</b>	<b>\$ 624,982</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 70,917</b>	<b>\$ 375,885</b>	<b>\$ 184,352</b>	<b>\$ 631,154</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b><u>Revenues:</u></b>				
Maintenance Assessments	\$ 55,051	\$ 55,051	\$ 55,555	\$ 504
Interest	\$ -	\$ -	\$ 159	\$ 159
<b>Total Revenues</b>	<b>\$ 55,051</b>	<b>\$ 55,051</b>	<b>\$ 55,714</b>	<b>\$ 663</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 4,000	\$ 3,000	\$ 3,600	\$ (600)
FICA Expense	\$ 306	\$ 230	\$ 260	\$ (31)
Engineering	\$ 4,000	\$ 4,000	\$ 3,928	\$ 73
Trustee Fees	\$ 2,050	\$ 337	\$ 337	\$ -
Dissemination	\$ 2,783	\$ 2,087	\$ 2,287	\$ (200)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Attorney	\$ 6,500	\$ 6,500	\$ 6,230	\$ 270
Annual Audit	\$ 3,515	\$ 3,515	\$ 3,200	\$ 315
Management Fees	\$ 9,836	\$ 7,377	\$ 7,377	\$ (0)
Information Technology	\$ 1,050	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 788	\$ 591	\$ 591	\$ (0)
Telephone	\$ 50	\$ 38	\$ -	\$ 38
Postage	\$ 625	\$ 469	\$ 149	\$ 320
Printing & Binding	\$ 300	\$ 225	\$ 95	\$ 130
Insurance	\$ 8,278	\$ 8,278	\$ 6,750	\$ 1,528
Legal Advertising	\$ 700	\$ 525	\$ 447	\$ 78
Other Current Charges	\$ 860	\$ 645	\$ 754	\$ (109)
Office Supplies	\$ 150	\$ 113	\$ 31	\$ 82
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 51,981</b>	<b>\$ 44,906</b>	<b>\$ 43,013</b>	<b>\$ 1,893</b>
<b><u>Operations &amp; Maintenance</u></b>				
Mulch	\$ 7,920	\$ 5,940	\$ 3,770	\$ 2,170
Contingency	\$ 3,097	\$ 2,323	\$ -	\$ 2,323
Stormwater	\$ 6,500	\$ 4,875	\$ -	\$ 4,875
<b>Total Operations &amp; Maintenance</b>	<b>\$ 17,517</b>	<b>\$ 13,138</b>	<b>\$ 3,770</b>	<b>\$ 9,368</b>
<b>Total Expenditures</b>	<b>\$ 69,498</b>	<b>\$ 58,044</b>	<b>\$ 46,783</b>	<b>\$ 11,261</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (14,447)</b>		<b>\$ 8,931</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 14,447</b>		<b>\$ 55,813</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 64,744</b>	

# Candler Hills East

## Community Development District

### Debt Service Fund Series 2016

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

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 206,154	\$ 206,154	\$ 207,568	\$ 1,414
Assessments - Prepayment	\$ -	\$ -	\$ 33,793	\$ 33,793
Interest	\$ 8,881	\$ 8,881	\$ 11,876	\$ 2,995
<b>Total Revenues</b>	<b>\$ 215,035</b>	<b>\$ 215,035</b>	<b>\$ 253,236</b>	<b>\$ 38,202</b>
<b>Expenditures:</b>				
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Interest - 11/1	\$ 39,469	\$ 39,469	\$ 39,081	\$ 388
Special Call - 5/1	\$ -	\$ -	\$ 25,000	\$ (25,000)
Principal - 5/1	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Interest - 5/1	\$ 39,469	\$ 39,469	\$ 38,781	\$ 688
<b>Total Expenditures</b>	<b>\$ 168,938</b>	<b>\$ 168,938</b>	<b>\$ 207,863</b>	<b>\$ (38,925)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 46,097</b>		<b>\$ 45,374</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 213,355</b>		<b>\$ 330,511</b>	
<b>Fund Balance - Ending</b>	<b>\$ 259,453</b>		<b>\$ 375,885</b>	

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ 4,473	\$ 6,262	\$ 6,262	\$ -
<b>Total Revenues</b>	<b>\$ 4,473</b>	<b>\$ 6,262</b>	<b>\$ 6,262</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,473</b>		<b>\$ 6,262</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 177,461</b>		<b>\$ 178,090</b>	
<b>Fund Balance - Ending</b>	<b>\$ 181,934</b>		<b>\$ 184,352</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	\$ 24,369	\$ 13,410	\$ 2,399	\$ 1,338	\$ 520	\$ 381	\$ -	\$ -	\$ -	\$ 55,555
Interest	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 153	\$ -	\$ -	\$ -	\$ 159
<b>Total Revenues</b>	<b>\$ 0</b>	<b>\$ 1,996</b>	<b>\$ 11,144</b>	<b>\$ 24,370</b>	<b>\$ 13,411</b>	<b>\$ 2,400</b>	<b>\$ 1,338</b>	<b>\$ 521</b>	<b>\$ 534</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 55,714</b>
<b>Expenditures:</b>													
<b><i>General &amp; Administrative:</i></b>													
Supervisor Fees	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 3,600
FICA Expense	\$ 61	\$ 46	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 260
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,928	\$ -	\$ -	\$ -	\$ 3,928
Trustee Fees	\$ 337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337
Dissemination	\$ 332	\$ 232	\$ 232	\$ 232	\$ 232	\$ 232	\$ 332	\$ 232	\$ 232	\$ -	\$ -	\$ -	\$ 2,287
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Attorney	\$ 1,500	\$ 1,500	\$ -	\$ 230	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 6,230
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Management Fees	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ -	\$ -	\$ -	\$ 7,377
Information Technology	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 66	\$ 66	\$ 66	\$ 66	\$ 66	\$ 66	\$ 66	\$ 66	\$ 66	\$ -	\$ -	\$ -	\$ 591
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 3	\$ 11	\$ 2	\$ 6	\$ 47	\$ 25	\$ 1	\$ 52	\$ -	\$ -	\$ -	\$ 149
Printing & Binding	\$ -	\$ -	\$ 2	\$ 0	\$ -	\$ 92	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ 95
Insurance	\$ 6,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,750
Legal Advertising	\$ 289	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 447
Other Current Charges	\$ 82	\$ 82	\$ 81	\$ 81	\$ 86	\$ 86	\$ 89	\$ 84	\$ 84	\$ -	\$ -	\$ -	\$ 754
Office Supplies	\$ 0	\$ 0	\$ 30	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 31
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 17,066</b>	<b>\$ 4,043</b>	<b>\$ 1,329</b>	<b>\$ 1,518</b>	<b>\$ 5,297</b>	<b>\$ 3,206</b>	<b>\$ 1,418</b>	<b>\$ 3,866</b>	<b>\$ 5,269</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43,013</b>
<b><i>Operations &amp; Maintenance</i></b>													
Mulch	\$ -	\$ -	\$ -	\$ 3,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,770
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,770</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,770</b>
<b>Total Expenditures</b>	<b>\$ 17,066</b>	<b>\$ 4,043</b>	<b>\$ 1,329</b>	<b>\$ 5,288</b>	<b>\$ 5,297</b>	<b>\$ 3,206</b>	<b>\$ 1,418</b>	<b>\$ 3,866</b>	<b>\$ 5,269</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,783</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (17,066)</b>	<b>\$ (2,047)</b>	<b>\$ 9,814</b>	<b>\$ 19,082</b>	<b>\$ 8,114</b>	<b>\$ (806)</b>	<b>\$ (80)</b>	<b>\$ (3,345)</b>	<b>\$ (4,735)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,931</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	\$103,200
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)
Less: Principal Payment 5/1/25	(\$90,000)
Less: Special Call 5/1/25	(\$25,000)
<b>Current Bonds Outstanding</b>	<b>\$1,900,000</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
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
4/22/25	ACH	\$1,364.82	\$27.30	\$0.00	\$0.00	\$1,337.52
5/22/25	ACH	\$431.84	\$8.64	\$0.00	\$0.00	\$423.20
5/22/25	ACH	\$0.00	\$0.00	\$0.00	\$97.11	\$97.11
6/23/25	ACH	\$96.06	\$1.92	\$0.00	\$0.00	\$94.14
6/24/25	ACH	\$292.38	\$5.85	\$0.00	\$0.00	\$286.53
<b>Total Collected</b>		\$ 56,395.92	\$ 1,127.93	\$ -	\$ 287.03	\$ 55,555.02
Percentage Collected		101%				

**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
4/22/25	ACH	\$4,724.68	\$94.49	\$0.00	\$0.00	\$4,630.19
5/22/25	ACH	\$1,413.70	\$28.27	\$0.00	\$0.00	\$1,385.43
5/22/25	ACH	\$0.00	\$0.00	\$0.00	\$374.75	\$374.75
6/23/25	ACH	\$566.48	\$11.33	\$0.00	\$0.00	\$555.15
6/24/25	ACH	\$1,724.23	\$34.48	\$0.00	\$0.00	\$1,689.75
<b>Total Collected</b>		\$ 210,701.50	\$ 4,214.00	\$ -	\$ 1,080.24	\$ 207,567.74
Percentage Collected		101%				

## SECTION 3

# SECTION A



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 20, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

**Candler Hills East Community Development District**

# Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes ☐ No ☐

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

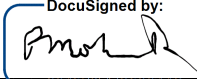
### **Goal 3.3: Annual Financial Audit**


**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair:   
Date: 2024-08-21  
Print Name: Philip J. Moherek, Sr.  
Candler Hills East Community Development District

District Manager:   
Date: 2024-08-21  
Print Name: George Flint  
Candler Hills East Community Development District

## SECTION B

# **Candler Hills East Community Development District Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes ☐ No ☐

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Candler Hills East Community Development District

Date: \_\_\_\_\_

District Manager: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Candler Hills East Community Development District

Date: \_\_\_\_\_

## SECTION 4

**NOTICE OF MEETING DATES  
CANDLER HILLS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Candler Hills East Community Development District* will hold their regularly scheduled public meetings for the **Fiscal Year 2026** at **9:00 AM, or as shortly thereafter as reasonably possible, at the Circle Square Commons, Cultural Center, 8395 SW 80<sup>th</sup> Street, Ocala, FL 34476** as follows:

**November 18, 2025**

**February 17, 2026**

**May 19, 2026**

**August 18, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager, at 219 E. Livingston Street, Orlando, FL 32801.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.


Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint  
Governmental Management Services – Central Florida, LLC  
District Manager

## SECTION VIII

# SECTION A

**From:** George Flint gflint@gmscfl.com   
**Subject:** Re: Candler Hills East CDD  
**Date:** July 30, 2025 at 2:24 PM  
**To:** Paul Jenkins Thepauljenkins@outlook.com  
**Cc:** Iman Sakalla isakalla@gmscfl.com

---

Mr. Jenkins,

Please see my responses to your inquiries below in bold. I will follow-up with a response to item #8. Please note that your questions and my responses will be provided to the other Board members for their information.

Let me know if you need anything else.

Thanks,

George

On Jul 28, 2025, at 2:13 PM, Paul Jenkins <[Thepauljenkins@outlook.com](mailto:Thepauljenkins@outlook.com)> wrote:

Good afternoon George Flint

I am still trying to understand what makes up our Candler Hills East CDD. What do we OWN inside our boundaries.

Normally there is a map with legal boundaries. I believe we have the legal description. My question is, what documents remove items from our CDD that are inside our boundaries?

I would like to have the legal document that states what makes up our CDD.

1. The streets, sidewalk, sewer system, and water lines are not part of our CDD as I understand it. What documents remove them from our CDD since they are inside the boundaries? **The CDD is only responsible for the public infrastructure that it owns. The CDD owns and maintains the stormwater system. It does not, by default, have responsibility for everything within its boundaries. Therefore, there are no documents removing streets, sidewalks, etc from the CDD because the CDD never owned them or had responsibility for them.**
2. Was there originally two CDD's when the site was developed? **No**
3. The golf course is inside the boundaries of the CDD. Is the golf course part of the CDD? If not, what document removed it from the CDD? **See my response to #1 above.**
4. What document identifies what structures of the stormwater system are not the CDD's responsibility? I need them to be identified by the structure number. **Attached are two prior emails that answer this question. The prior email shows all structures and includes number references.**
5. What stormwater permits are the responsibility of the CDD? What are the reporting and maintenance requirements for these

permits? What document outlines these responsibilities? How long are the permits requirements need to be meet and reported.

**As indicated in the attached emails, WMD Permit 43-1436.17 pertains to the CDD. The obligations under the permit are perpetual.**

6. What document identifies the ponds that are not the responsibility of the CDD? I need this to be identified by pond number. **The CDD is responsible for all ponds and structures identified in the prior email. A graphic is included that shows the yellow boundary pertaining to Permit 43-1436.17. The ponds/DRAs are numbered accordingly.**
7. The sprinkler system that irrigates the common area landscape, who owns it, and who is responsible for maintenance and repair? This is inside our CDD. What is the document that removes it from our responsibility? **The CDD does not own the irrigation system for the common area.**
8. Can you produce a drawing showing what landscape area we contract to install pine straw? **I am working on this. (See Attachment #5)**
9. Is the total responsibility for mowing and care of the landscaping now the homeowner association's responsibility? **With the exception of the mulch, the mowing and care of the landscaping on CDD property is the HOA's responsibility. I previously provided you a copy of the agreement between the CDD and HOA that specifies this arrangement.**

Paul Jenkins  
8826 SW 86<sup>th</sup> Ct  
Ocala, FL 34481  
(352)502-3402  
[thepauljenkins@outlook.com](mailto:thepauljenkins@outlook.com)

#### Attachment 1


Re: Candler Hills East CDD.eml



#### Attachment 2

Re: Candler Hills East CDD-1.eml



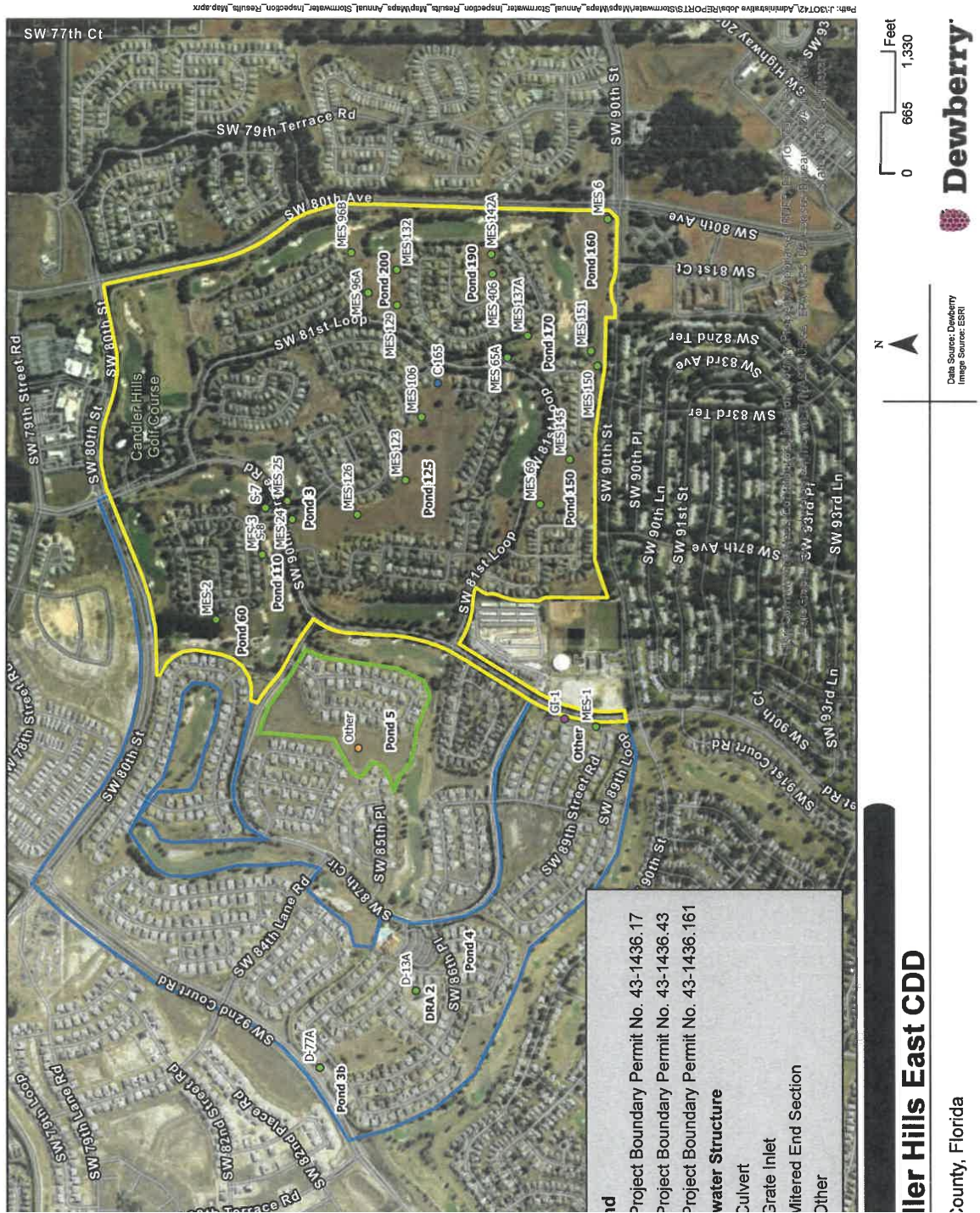
**From:** George Flint gflint@gmscfl.com   
**Subject:** Re: Candler Hills East CDD  
**Date:** February 19, 2025 at 11:18 AM  
**To:** Paul Jenkins thepauljenkins@outlook.com

Mr. Jenkins,

As a follow-up to the below email. Per your request, please find the attached map showing the locations of the CDD stormwater system. The yellow area is the only area that is the responsibility of the CDD.

Thanks,

George





On Feb 18, 2025, at 4:47 PM, George Flint <[gflint@gmscfl.com](mailto:gflint@gmscfl.com)> wrote:

Mr. Jenkins,

It was a pleasure meeting you this morning and I look forward to working with you. Per our discussion, please find the attached pdf copies of the FY 25 Budget, the most recent unaudited financial statements and the FY 23 audit (the FY 24 audit is underway). In the next day or so, I will also email you a detailed map that shows the districts stormwater management infrastructure. In regards to the bound agendas, when the recording secretary sends out the electronic agenda, approximately a week before the meeting, she indicates in the email when the bounds copies are available for the Board members to pick up from the On Top of the World Main Office. The Board previously agreed that we would send all the agendas to the OTOW office and the Board members would pick them up there to save on the cost of overnight mailing.

Once you have had a chance to review the attached information and the map that I will be sending you, please let me know if you have any questions.

Thanks,

George

<CHE FY2025 Adopted Budget.pdf>

<12.24 CHE Financials.pdf>

<2023 Final Report Candler Hills East.pdf>

**George S. Flint**  
**Vice-President**  
Governmental Management Services -  
Central Florida, LLC

## Attachment 2

**From:** George Flint [gflint@gmscfl.com](mailto:gflint@gmscfl.com)  
**Subject:** Re: Candler Hills East CDD  
**Date:** February 25, 2025 at 3:16 PM  
**To:** Paul Jenkins [Thepauljenkins@outlook.com](mailto:Thepauljenkins@outlook.com)

Mr. Jenkins,

MES-1 and GI-1 are not part of the CDD stormwater system. Only infrastructure within the yellow boundaries are CDD. C-165 is a culvert and I am confirming the type of structures references by "S".

The CDD stormwater infrastructure is subject to a water management district permit issued by the Southwest Florida Water Management District (WMD). Periodic certifications are required to be submitted to the WMD. The next certification is due in 2027. Attached is the last certification submitted in 2022. The State of Florida also adopted legislation (Section 403.9302, Florida Statutes) that went into effect in 2022 that requires reporting on the stormwater system every five years. The next report is due in 2027. Attached is the report submitted in 2022.

Thanks,

George

### Attachment 3

**Statement of Inspection for  
Proper Operation and ...**  
1.3 MB



### Attachment 4

**Stormwater Analysis Candler Hills  
CDD 06-13-22 FINAL.pdf**  
8.6 MB



On Feb 21, 2025, at 3:24 PM, Paul Jenkins <[Thepauljenkins@outlook.com](mailto:Thepauljenkins@outlook.com)> wrote:

Good Afternoon George Fint

Thanks for the Map of the CDD stormwater system.

I have a few questions.

In looking at the map is MES -1 and GI -1 part of our CDD stormwater system.

The map identifies MES as mitered end sections. Can you please explain what C-165, S-7 and S-8 is.

Is the CDD storm water system under and requirement or inspection by county or state regulatory agencies, and if so what are they.


Thanks

Paul Jenkins

---

**From:** George Flint <[gflint@gmscfl.com](mailto:gflint@gmscfl.com)>  
**Sent:** Wednesday, February 19, 2025 11:19 AM  
**To:** Paul Jenkins <[thepauljenkins@outlook.com](mailto:thepauljenkins@outlook.com)>  
**Subject:** Re: Candler Hills East CDD

Mr. Jenkins,

	<p><b>STATEMENT OF INSPECTION FOR PROPER OPERATION AND MAINTENANCE</b></p> <p>SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT</p> <p>2379 BROAD STREET • BROOKSVILLE, FL 34604-6899 (352) 796-7211 OR FLORIDA WATS 1 (800) 423-1476</p>	
---	---	--

**Within 30 days after completion of the inspection for proper operation and maintenance, the operation and maintenance entity or its authorized agent must SEND THE ORIGINAL PLUS ONE COPY OF THIS FORM to the Southwest Florida Water Management District, 2379 Broad Street, Brooksville, Florida 34604-6899. Upon receipt, the District will review this statement and may inspect the system for compliance with the approved permit and as-built drawings.**

**(1) SURFACE WATER MANAGEMENT SYSTEM INFORMATION:**

Permit No. \_\_\_\_\_ County: \_\_\_\_\_

Project Name: \_\_\_\_\_

Permittee: \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_

(2) I hereby certify that an inspection of the above-referenced system was performed on \_\_\_\_\_ and further certify based on my observations that all above-ground facilities are being operated and maintained as authorized by the Southwest Florida Water Management District. I further state that it is my opinion based on my observations, knowledge, experience and any other available information that the below-ground facilities are being operated and maintained as authorized.

By: \_\_\_\_\_ **Reinardo Malave, PE** **31588**  
Signature of Engineer Name (Please Type) FL P.E. No.

(Affix Seal)

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Company Address

\_\_\_\_\_  
City, State, Zip

Phone: (\_\_\_\_) \_\_\_\_\_ Date: \_\_\_\_\_

# CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT

Stormwater Management Projection Report  
(Section 403.9302 F.S.)

JUNE 01, 2022



ORIGINAL

SUBMITTED BY  
**Dewberry Engineers Inc.**  
800 Magnolia Avenue  
Suite 1000  
Orlando, Florida 32803  
407.843.5120

SUBMITTED TO  
Candler Hills East CDD  
GMS – George Flint - District Manager  
219 E. Livingston Street  
Orlando, FL 32801

Marion County BOCC  
Jocelyn.Nageondelestang@marionfl.org

# Stormwater Management Projection Report

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## 1. Introduction

This report has been prepared to meet the requirements of Section 403.9302 Florida Statutes (F.S.) – Stormwater Management Projections. The Candler Hills East Community Development District (the “District” or “CDD”) does not provide wastewater services and thus is not required to submit a wastewater service projections report under 403.9301 F.S.

The CDD is located within Marion County (“County”), Florida. Section 403.9302(1) specifies independent special districts, including Candler Hills East CDD, must provide a report to the County by June 30, 2022. The rule was enacted in 2021 and requires a report submittal every 5 years beginning in 2022. This report has been prepared and submitted to satisfy the reporting requirements for 2022.

The District is located approximately 1.5 miles north of S.R. 200, on the west side of SW 80<sup>th</sup> Avenue, south side of SW 80<sup>th</sup> Street, and north of SW 90<sup>th</sup> Street within the On Top of The World (OTOW) community in Marion County, Florida (see also Exhibit 1). The CDD consists of approximately 417.8 acres 628 single family lots, and recreational and open space areas. The development has been constructed in two (2) phases, Candler Hills East and Candler Hills South, and all the infrastructure is complete. The District is approved for up to a total of 633 units along with the associated stormwater infrastructure. The CDD is a designated as planned residential community with the overall Master Development and DRI OTOW. The land use is designated as Residential and the zoning for the development is Planned Unit Development.

## 2. Detailed Description of the Stormwater System

Stormwater management facilities consisting of storm conveyance systems and dry retention ponds are contained within the District boundaries (see Exhibit 2). Stormwater is discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the existing stormwater dry retention ponds for water quality treatment and attenuation. The stormwater systems utilize dry retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater treatment systems are regulated by the County and the Southwest Florida Water Management District (“SWFWMD”).

The system is designed to provide drainage and flood abatement such as flooding events associated with rainfall and hurricanes, for water quality improvements, and to reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events. The system falls within the Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map Panel Numbers 12083C0682E and 12083C0684E, dated April 19, 2017, and is located within Flood Zones A, X, AE. The 100-year flood volumes are compensated as required by the County, SWFWMD, and FEMA.

Specifically, the system includes a stormwater system consisting of dry ponds for the treatment and total retention of the runoff that is carried out and collected in pipes, curbs, and surfaces to convey this runoff. These systems discharge to the ground through percolation. The SWFWMD regulates the design criteria for the District’s stormwater management facilities. The District has adhered to the design criteria of these agencies, which requires that drainage systems be designed to hold a 100-year, 24-hour rainfall event. Treatment of stormwater will be provided in accordance with the design guidelines for dry retention systems as mandated by the SWFWMD. Stormwater runoff is collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm pipe system conveyed to the retention ponds. The overall drainage system is shown on the Master Stormwater Plan, Exhibit 2. The District provides funding on a yearly basis for the maintenance of said retention ponds. These improvements are owned and maintained by the District. The system consists of seven (7) dry ponds, stormwater areas, and swales (see Exhibit 2).

The stormwater operation and maintenance program includes, but is not limited to:

- routine mowing of turf associated with stormwater ponds, swales, lake banks;
- debris and trash removal from pond skimmers, inlet grates, ditches, etc.;

- routine outfall structure cleaning;
- sediment removal from the stormwater system (i.e. by use of vacuum trucks);
- street sweeping;
- pump and mechanical irrigation system maintenance for irrigation pumps; and
- public outreach and education.

### 3. Number of Current and Projected Residents

The number of current and projected residents are required to be calculated in 5-year increments for a 20-year period. Unlike a city or county service area, the CDD's jurisdiction is very limited and cannot be expanded or contracted without a public hearing and approvals from the local municipality.

Additionally, the supplemental rule instructions provided by the Office of Economic and Demographic Research ("EDR") states when an independent special district completely falls within a county or a municipality, EDR will calculate the appropriate population estimates. Candler Hills East CDD falls within the Marion County, Florida limits.

Table 3.1 Population Projections

POPULATION PROJECTIONS IN 5-YEAR INCREMENTS				
6/2022	6/2027	6/2032	6/2037	6/2042
To be calculated by EDR	To be calculated by EDR	To be calculated by EDR	To be calculated by EDR	To be calculated by EDR

### 4. Stormwater Service Area

The Candler Hills East CDD service area consists of the District lands as shown in Exhibit 2 and included in the service area map (Exhibit 3) and legal description (Exhibit 4). The project is currently developed with all stormwater improvements completed for all phases.

### 5. Current and Projected Costs of Providing Service

Table 5.1 provides for a 20-year period, calculated in 5-year increments, with an estimated increase of 10% every five (5) years.

Table 5.1 Cost Projections

CURRENT AND PROJECTS COSTS OF PROVIDING SERVICE BASED ON FISCAL YEAR				
2022	2027	2032	2037	2042
\$10,800	\$11,880	\$13,068	\$14,375	\$15,812

### 6. Estimated Remaining Useful Life

The estimated remaining useful life of the stormwater system and facilities is 25-years. The system is monitored on an annual basis and replacement, as well as repairs, are provided as needed to the components of the system. The replacement of the inlets and control outfall structures should not be a major expense to the district within the next 20-years. No major replacements, which include culverts and pipe networks, control structures, etc., are expected within the next 20-years. All open stormwater storage and conveyance systems are maintained and have an unlimited service life.

Table 6.1 Major Replacement Schedule

MAJOR REPLACEMENT SCHEDULE WITH FUNDING					
PROJECT	CURRENT (2022)	2023-2027	2028-2032	2033-2037	2038-2042
Project name	N/A	N/A	N/A	N/A	N/A

## 7. Recent 5-Year Funding Status

The District has continually provided for all expenditures within the District over the last 5-year history of annual contributions. All funding is obtained through the property tax authority of the District through annual assessments to each unit within the District. The District's current reserve fund is approximately \$3,097, which is sufficient for future capital needs for maintenance or expansion of facilities or major components.

Table 7.1 Funding Sources

5-YEAR FUNDING SOURCES				
YEAR	ANTICIPATED EXPENDITURES*	BUDGET FUNDS AVAILABLE	RESERVES FUND BALANCE	OTHER
2022	\$10,800	CDD Property Assessments	\$3,097	N/A
2023	\$11,016	CDD Property Assessments	TBD Annually	N/A
2024	\$11,236	CDD Property Assessments	TBD Annually	N/A
2025	\$11,461	CDD Property Assessments	TBD Annually	N/A
2026	\$11,690	CDD Property Assessments	TBD Annually	N/A

\*Increase of 2% per year

## 8. Plan to Fund Maintenance or Expansion

Due to the CDD's funding mechanisms, there are no anticipated funding gaps or unfunded projects.

## 9. Report Submittal and Documentation

As required by rule, this report is being submitted to Marion County. The County is required to compile all reports for their county and submit a consolidated report to the State by July 31, 2022. The attached exhibits include supporting data and illustrations. When used, calculation methodologies have been described in the above narratives.

## 10. Engineer's Certification

I hereby certify that the foregoing is a true and correct copy of the report for Candler Hills East Community Development District. Dewberry staff has field verified the operation and maintenance status of the existing stormwater system and the system is functioning as designed and permitted.




Reinardo Malavè, P.E.  
Florida License No. 31588  
Dewberry Engineers Inc.




**CANDLER HILLS EAST  
AERIAL LOCATION MAP**

**Exhibit 1**

**Legend**

 DISTRICT BOUNDARY





0 1,000 2,000  
 Feet  
1 inch = 2,000 feet

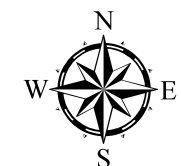


**CANDLER HILLS EAST  
STORMWATER MANAGEMENT FACILITIES**

**Exhibit 2**

**Legend**

-  DISTRICT BOUNDARY
-  CDD OWNED - PONDS



0 250 500 Feet  
1 inch = 500 feet

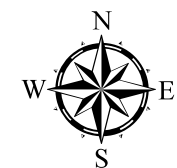


## CANDLER HILLS EAST SERVICE AREA MAP

### Exhibit 3

#### Legend

- DISTRICT BOUNDARY
- CDD OWNED - PONDS



0 250 500 Feet  
1 inch = 500 feet

EXHIBIT

A

ON TOP OF THE WORLD  
CANDLER HILLS EAST  
COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Section 13, Township 16 South, Range 20 East, Marion County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 13, run thence along the North boundary of said Section 13, S.89°44'19"W., 990.23 feet to a point on the Westerly right-of-way line of SOUTHWEST-80th AVENUE; thence along said Westerly right-of-way line, the following seven (7) courses: 1) S.11°30'48"E., 390.35 feet to the **POINT OF BEGINNING**; 2) continue, S.11°30'48"E., 1085.64 feet to a point on a curve; 3) Southeasterly, 453.22 feet along the arc of a curve to the left having a radius of 1173.00 feet and a central angle of 22°08'16" (chord bearing S.22°31'50"E., 450.41 feet); 4) S.33°37'48"E., 360.02 feet to a point of curvature; 5) Southerly, 661.73 feet along the arc of a curve to the right having a radius of 1073.00 feet and a central angle of 35°20'06" (chord bearing S.15°57'45"E., 651.29 feet) to a point of tangency; 6) S.01°42'18"W., 2349.93 feet to a point on a curve; 7) Southerly, 145.93 feet along the arc of a curve to the right having a radius of 3550.00 feet and a central angle of 02°21'19" (chord bearing S.02°51'42"W., 145.92 feet); thence N.88°53'16"W., 1020.19 feet; thence N.01°06'40"E., 92.03 feet; thence N.88°53'16"W., 582.11 feet; thence N.81°02'45"W., 382.09 feet; thence N.88°53'20"W., 1394.92 feet; thence S.71°47'20"W., 341.94 feet; thence N.00°00'35"W., 593.95 feet; thence N.27°05'54"W., 69.26 feet; thence N.00°19'33"E., 75.77 feet; thence N.00°24'06"E., 50.00 feet; thence N.02°17'51"E., 58.89 feet; thence N.07°39'06"E., 60.64 feet; thence N.13°09'06"E., 60.64 feet; thence N.18°39'06"E., 60.64 feet; thence N.24°09'06"E., 60.64 feet; thence N.01°28'08"W., 72.96 feet; thence N.26°23'55"E., 50.28 feet; thence N.32°24'06"E., 73.23 feet to a point on a curve; thence Westerly, 147.21 feet along the arc of a curve to the left having a radius of 450.00 feet and a central angle of 18°44'35" (chord bearing N.79°13'37"W., 146.55 feet) to a point of reverse curvature; thence Westerly, 301.94 feet along the arc of a curve to the right having a radius of 650.00 feet and a central angle of 26°36'56" (chord bearing N.75°17'26"W., 299.24 feet) to a point of tangency; thence N.61°58'58"W., 119.99 feet to a point on a curve; thence Southerly, 47.53 feet along the arc of a curve to the right having a radius of 1350.00 feet and a central angle of 02°01'02" (chord bearing S.31°08'54"W., 47.53 feet) to a point of tangency; thence S.32°09'25"W., 830.00 feet to a point of curvature; thence Southerly, 863.65 feet along the arc of a curve to the left having a radius of 1229.24 feet and a central angle of 40°15'19" (chord bearing S.12°01'45"W., 845.99 feet); thence S.81°54'06"W., 100.00 feet to a point on a curve; thence Northerly, 933.91 feet along the arc of a curve to the right having a radius of 1329.24 feet and a central angle of 40°15'19" (chord bearing N.12°01'45"E., 914.82 feet) to a point of tangency; thence N.32°09'25"E., 830.00 feet to a point of curvature; thence Northerly, 636.11 feet along the arc of a curve to the left having a radius of 1250.00 feet and a central angle of 29°09'25" (chord bearing N.17°34'42"E., 629.26 feet) to a point of tangency; thence N.03°00'00"E., 441.63 feet to a point of curvature; thence Northeasterly, 390.97 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 40°43'44" (chord bearing N.23°21'52"E., 382.79 feet) to a

point on a curve; thence Northwesterly, 471.28 feet along the arc of a curve to the left having a radius of 2550.00 feet and a central angle of  $10^{\circ}35'21''$  (chord bearing N.  $57^{\circ}48'13''$  W., 470.61 feet) to a point of reverse curvature; thence Northwesterly, 255.04 feet along the arc of a curve to the right having a radius of 950.00 feet and a central angle of  $15^{\circ}22'54''$  (chord bearing N.  $55^{\circ}24'27''$  W., 254.27 feet) to a point of reverse curvature; thence Northwesterly, 253.18 feet along the arc of a curve to the left having a radius of 1050.00 feet and a central angle of  $13^{\circ}48'56''$  (chord bearing N.  $54^{\circ}37'28''$  W., 252.57 feet) to a point on a curve; thence Northerly, 48.61 feet along the arc of a curve to the left having a radius of 414.00 feet and a central angle of  $06^{\circ}43'41''$  (chord bearing N.  $20^{\circ}39'38''$  E., 48.59 feet); thence S.  $86^{\circ}26'23''$  E., 124.11 feet; thence N.  $77^{\circ}30'35''$  E., 96.61 feet; thence N.  $61^{\circ}27'33''$  E., 101.88 feet; thence N.  $54^{\circ}30'42''$  E., 20.04 feet; thence N.  $39^{\circ}06'49''$  E., 116.62 feet; thence N.  $20^{\circ}47'41''$  E., 110.47 feet; thence N.  $08^{\circ}46'22''$  E., 80.10 feet; thence N.  $11^{\circ}38'07''$  E., 80.00 feet; thence N.  $10^{\circ}21'24''$  E., 99.56 feet; thence N.  $08^{\circ}26'51''$  W., 111.16 feet; thence N.  $26^{\circ}52'53''$  W., 111.16 feet; thence N.  $44^{\circ}07'25''$  W., 96.89 feet; thence N.  $60^{\circ}10'27''$  W., 123.20 feet; thence N.  $03^{\circ}53'25''$  E., 30.00 feet to a point on a curve; thence Easterly, 1005.38 feet along the arc of a curve to the left having a radius of 2260.00 feet and a central angle of  $25^{\circ}29'19''$  (chord bearing N.  $81^{\circ}08'45''$  E., 997.11 feet) to a point of tangency; thence N.  $68^{\circ}24'06''$  E., 790.00 feet to a point of curvature; thence Easterly, 795.87 feet along the arc of a curve to the right having a radius of 1140.00 feet and a central angle of  $40^{\circ}00'00''$  (chord bearing N.  $88^{\circ}24'06''$  E., 779.81 feet) to a point of tangency; thence S.  $71^{\circ}35'54''$  E., 144.52 feet to a point of curvature; thence Easterly, 552.69 feet along the arc of a curve to the left having a radius of 1060.00 feet and a central angle of  $29^{\circ}52'28''$  (chord bearing S.  $86^{\circ}32'08''$  E., 546.45 feet) to a point of tangency; thence N.  $78^{\circ}31'38''$  E., 574.68 feet to the POINT OF BEGINNING.

Containing 417.765 acres, more or less.

As a follow-up to the below email. Per your request, please find the attached map showing the locations of the CDD stormwater system. The **yellow area** is the only area that is the responsibility of the CDD.

Thanks,

George

On Feb 18, 2025, at 4:47 PM, George Flint <[gflint@gmscfl.com](mailto:gflint@gmscfl.com)> wrote:

Mr. Jenkins,

It was a pleasure meeting you this morning and I look forward to working with you. Per our discussion, please find the attached pdf copies of the FY 25 Budget, the most recent unaudited financial statements and the FY 23 audit (the FY 24 audit is underway). In the next day or so, I will also email you a detailed map that shows the districts stormwater management infrastructure. In regards to the bound agendas, when the recording secretary sends out the electronic agenda, approximately a week before the meeting, she indicates in the email when the bounds copies are available for the Board members to pick up from the On Top of the World Main Office. The Board previously agreed that we would send all the agendas to the OTOW office and the Board members would pick them up there to save on the cost of overnight mailing.

Once you have had a chance to review the attached information and the map that I will be sending you, please let me know if you have any questions.

Thanks,

George

<CHE FY2025 Adopted Budget.pdf>  
<12.24 CHE Financials.pdf>  
<2023 Final Report Candler Hills East.pdf>

George S. Flint  
Vice-President  
Governmental Management Services -  
Central Florida, LLC  
219 East Livingston Street  
Orlando, Florida 32801

Candler Hills East CDD – DRA Information

750 Bales Pinestraw 2x Annually in DRAs 4,5,7 and a portion of 8.

DRA 6 is CDD, but paid for by the golf course.









