

*Candler Hills East*

*Community Development District*

*Meeting Agenda*

*May 19, 2026*

# AGENDA

# *Candler Hills East*

## *Community Development District*

### *Meeting Agenda*

Tuesday  
May 19, 2026  
9:00 AM

Circle Square Commons  
8395 SW 80<sup>th</sup> St  
Ocala, FL

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 17, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing
5. Review and Acceptance of the Fiscal Year 2025 Audit Report
6. Staff Reports
  - A. Attorney
  - B. Engineer
    1. Consideration of Work Authorization 2026-01 for Annual Engineer's Report
  - C. District Manager
    1. Consideration of Check Register
    2. Balance Sheet and Income Statement
    3. Review of Fiscal Year 2025 Engineer's Report
    4. Review of Summary of Engineer's Reports
    5. General Election Qualifying Period and Procedure
    6. Presentation of Registered Voters - 992
7. Supervisor's Requests
8. Other Business
9. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Candler Hills East Community Development District was held on **Tuesday, February 17, 2026** at 9:00 a.m. at Live Oak Hall, 8413 SW 80<sup>th</sup> Street, Suites 7 & 8, Ocala, Florida.

Present and constituting a quorum were:

John Bain	Chairman
George Hill	Vice Chairman
Paul Jenkins	Assistant Secretary
Robert Scherff	Assistant Secretary
Elmer Greene	Assistant Secretary

Also present were:

George Flint	District Manager
Rob Szozda	GMS
Gerald Colen	District Counsel
Bryan Schmalz	BLCDD
Rachel Wagoner	District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 18, 2025 Board of Supervisors Meeting**

Mr. Flint: Next you have the minutes from November 18, 2025. Were there any comments or corrections to those? If there are no comments or corrections, is there a motion to approve them?

Mr. Scherff: I'll make a motion to approve them.

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, the Minutes of the November 18, 2025, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation of Arbitrage Reports**

Mr. Flint: Item four is the arbitrage rebate report. You may have heard in the Indigo meeting, this is a report that you've engaged Amtec to do annually. The IRS requires you to demonstrate that you're not earning more interest than you're paying. That gets reported every five years. The cost of doing it one time every five years ends up being the same as if you do it annually. It makes sense to do it annually in case you have an issue, you know it earlier. You can see that there's a negative rebatable arbitrage of \$41,846.26, which means there are no issues. Any questions on the report?

Mr. Bain: I have a comment. On the first letter there, December 3rd, the third paragraph, it says we express no opinion as to the completeness, atrophy, or suitability. What does that mean?

Mr. Flint: That means they're covering themselves. If you look at the annual independent audit, there's a lot of similar language in there. They're just covering themselves in the event they were provided inaccurate information. The information is straightforward. You all have an annual independent audit performed, so there's trust statements that are provided that are prepared by the trustees. You're paying \$450 for this report, so they are going to limit themselves a little bit. Any other questions? If not, is there a motion to accept the report?

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

**FIFTH ORDER OF BUSINESS**

**Staff Report**

**A. Attorney**

Mr. Flint: It has been quiet on the legal front. Nothing to report.

**B. District Manager’s Report**

**i. Consideration of Check Register**

Mr. Flint: You have consideration of the check register for the general fund and the Board compensation. The detailed register is behind the summary. If there's any questions, we can discuss those. If not, I'd ask for a motion to approve it.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint: Next is the unaudited financials through December 31, 2025. There is no action required by the Board. If you have any questions we can discuss those. We have the combined balance sheet on page one. There's approximately \$75,000 in your operating account and \$21,000 in your state Board investment account. There's \$47,000 due to debt service. That debt service assessment revenue comes in one check with your operating O&M assessments, and we transmit it to the trustee so that's in process. On the general fund maintenance, you've collected about \$15,000 of the \$55,000 that you've certified and that's not unusual. Marion County is a little bit slower on the transmission of the assessment revenue to the CDD.

Mr. Bain: This is just really covering November and December?

Mr. Flint: Right, the tax bill comes out on November 1<sup>st</sup>. Typically, the first assessment receipts come in late November. You can see the last page of the financials, what we've received from the county.

Mr. Scherff: I checked it from last year and it's about the same, it looks right.

Mr. Flint: They're a little bit slower than some counties, but you're over 100% collected every year, so it shouldn't be an issue. Any questions on the financials?

**SIXTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Mr. Flint: Are there any Supervisor requests or other business?

Mr. Jenkins: The engineer report, can we put that just under your comments in the next Board meeting? I never received it.

Mr. Flint: Which engineer’s report?

Mr. Jenkins: From the last meeting. I'm interested in what our obligation is for an engineering report. My understanding is we have to certify to the bond holder the county and SWFWMD but I'm not sure what reports and when they're required can you give us some information on that at the next Board meeting?

Mr. Flint: Yeah, I'll do that. Just briefly, there's something called a public facilities report. That's a state requirement and the initial report gets done when the District is created and then it gets updated every seven years. That deals with all the infrastructure that a CDD would own. The trust indenture also requires annually that the engineer inspect and certify that the infrastructure is being maintained properly that we're budgeting adequately, and that we're carrying proper insurance. That's an annual requirement. The state implemented a new requirement a couple of years ago that requires that we file a report specific to the stormwater system, and that is filed every five years. Then you've got the ERP, the environmental resource permit, and it has periodic reporting. So those are all the requirements. I can put more information together for the next meeting if you'd like.

Mr. Jenkins: I've got one other question. When do we make the bond payment?

Mr. Flint: There's a November 1<sup>st</sup> payment and May 1<sup>st</sup> payment. November of 2025 tax bill collects for May of 2026 and November of 2026. We collect the assessments; we send it to the trustee. The trustee is the one that handles paying the bondholders in May and November. Our obligation is to collect the debt assessments, send it to the trustee.

Mr. Jenkins: Then the last question is, when do we start budgeting for 2027?

Mr. Flint: It's a two-step process. You approve a proposed budget in the spring and you set the public hearing for its final adoption in the fall and it's either going to be April, July or it'll be May, August. It's going to be based on your meeting schedule it'll end up being May August so the Board can have additional meetings to workshop the budget, understanding there's a cost to do that. We'll come back at your next meeting with a proposed budget and then you'll review that, approve the proposed budget, and set the hearing for August. Does that answer the question?

Mr. Jenkins: So, we'll take this up at the May meeting?

Mr. Flint: Right. Anything else from the Board?

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, and the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: Is there a motion to adjourn?

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Candler Hills East Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

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

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

1.     **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 18, 2026
HOUR:	9:00 a.m.
LOCATION:	Circle Square Commons, Cultural Center 8395 SW 80 <sup>th</sup> Street Ocala, FL 34481

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

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

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

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

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

**PASSED AND ADOPTED THIS 19<sup>TH</sup> DAY OF MAY, 2026.**

ATTEST:

**CANDLER HILLS EAST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

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

***Proposed Budget***  
***FY 2027***



# Table of Contents

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

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Maintenance Assessments	\$ 55,051	\$ 53,070	\$ 1,981	\$ 55,051	\$ 55,360
Interest	\$ -	\$ 845	\$ 422	\$ 1,267	\$ -
Carry Forward Surplus	\$ 14,135	\$ 53,556	\$ -	\$ 53,556	\$ 21,403
<b>Total Revenues</b>	<b>\$ 69,186</b>	<b>\$ 107,470</b>	<b>\$ 2,404</b>	<b>\$ 109,874</b>	<b>\$ 76,763</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 4,000	\$ 1,800	\$ 3,000	\$ 4,800	\$ 4,000
FICA Expenditure	\$ 306	\$ 138	\$ 230	\$ 367	\$ 306
Engineering	\$ 4,000	\$ -	\$ 2,000	\$ 2,000	\$ 10,000
Trustee Fees	\$ 2,255	\$ 2,110	\$ 145	\$ 2,255	\$ 2,255
Dissemination	\$ 2,866	\$ 1,533	\$ 1,434	\$ 2,967	\$ 3,009
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 6,019
Attorney	\$ 6,500	\$ 3,000	\$ 3,500	\$ 6,500	\$ 6,500
Annual Audit	\$ 3,300	\$ 3,300	\$ -	\$ 3,300	\$ 3,400
Management Fees	\$ 10,131	\$ 5,066	\$ 5,064	\$ 10,130	\$ 10,638
Information Technology	\$ 1,082	\$ 541	\$ 540	\$ 1,081	\$ 1,136
Website Maintenance	\$ 812	\$ 406	\$ 408	\$ 814	\$ 853
Telephone	\$ 50	\$ -	\$ 50	\$ 50	\$ 50
Postage	\$ 625	\$ 178	\$ 313	\$ 491	\$ 625
Printing & Binding	\$ 250	\$ 99	\$ 100	\$ 199	\$ 250
Insurance	\$ 7,425	\$ 7,155	\$ -	\$ 7,155	\$ 7,871
Legal Advertising	\$ 700	\$ -	\$ 700	\$ 700	\$ 700
Other Current Charges	\$ 860	\$ 329	\$ 468	\$ 797	\$ 860
Office Supplies	\$ 150	\$ 1	\$ 50	\$ 51	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 51,669</b>	<b>\$ 32,013</b>	<b>\$ 18,001</b>	<b>\$ 50,014</b>	<b>\$ 59,246</b>
<i>Operations &amp; Maintenance</i>					
Mulch	\$ 7,920	\$ -	\$ 7,920	\$ 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>\$ -</b>	<b>\$ 12,719</b>	<b>\$ 12,719</b>	<b>\$ 17,517</b>
<b>Total Expenditures</b>	<b>\$ 69,186</b>	<b>\$ 32,013</b>	<b>\$ 30,719</b>	<b>\$ 62,733</b>	<b>\$ 76,763</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 75,457</b>	<b>\$ (28,316)</b>	<b>\$ 47,142</b>	<b>\$ -</b>

	FY2023	FY2024	FY2025	FY2026	FY2027
Net Assessments	\$55,051	\$55,051	\$55,051	\$55,051	\$55,360
Discounts & Collections (6%)	\$3,514	\$3,514	\$3,514	\$3,514	\$3,534
Gross Assessments	\$58,565	\$58,565	\$58,565	\$58,565	\$58,894
Total Units	628	628	628	628	631.50
Assessments per Unit	\$93.26	\$93.26	\$93.26	\$93.26	\$93.26

**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.

*Carry Forward*

Represents amount used to offset the District's fiscal year expenditure.

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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 Expenditure*

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 AMTEC 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 Administration

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. as directed by the Board of Supervisors and the District Manager.

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

Represents cost for 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**  
**Proposed Budget**  
**Debt Service Fund Series 2016**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 206,154	\$ 193,293	\$ 12,861	\$ 206,154	\$ 200,467
Assessments - Prepayments	\$ -	\$ 9,009	\$ -	\$ 9,009	\$ -
Interest Income	\$ 7,422	\$ 6,872	\$ 1,718	\$ 8,591	\$ 4,295
Carry Forward Surplus	\$ 274,654	\$ 282,761	\$ -	\$ 282,761	\$ 263,107
<b>Total Revenues</b>	<b>\$ 488,230</b>	<b>\$ 491,934</b>	<b>\$ 14,579</b>	<b>\$ 506,514</b>	<b>\$ 467,869</b>
<b>Expenditures</b>					
<b>General &amp; Administrative:</b>					
Special Call - 11/1	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
Interest - 11/1	\$ 36,944	\$ 36,944	\$ -	\$ 36,944	\$ 33,725
Principal - 5/1	\$ 130,000	\$ -	\$ 130,000	\$ 130,000	\$ 130,000
Special Call - 5/1	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -
Interest - 5/1	\$ 36,944	\$ -	\$ 36,463	\$ 36,463	\$ 33,725
<b>Total Expenditures</b>	<b>\$ 203,888</b>	<b>\$ 61,944</b>	<b>\$ 181,463</b>	<b>\$ 243,406</b>	<b>\$ 197,450</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 284,342</b>	<b>\$ 429,990</b>	<b>\$ (166,883)</b>	<b>\$ 263,107</b>	<b>\$ 270,419</b>

Interest - Nov 1, 2027 \$ 31,288

Net Assessments	\$200,467
Discounts & Collections (6%)	\$12,796
Gross Assessments	\$213,263

Total Units	387.75
Assessments per Unit	\$550

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

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 1,730,000.00	\$ -	\$ 33,725.00	
05/01/27	\$ 1,730,000.00	\$ 130,000.00	\$ 33,725.00	\$ 197,450.00
11/01/27	\$ 1,600,000.00	\$ -	\$ 31,287.50	
05/01/28	\$ 1,600,000.00	\$ 135,000.00	\$ 31,287.50	\$ 197,575.00
11/01/28	\$ 1,465,000.00	\$ -	\$ 28,756.25	
05/01/29	\$ 1,465,000.00	\$ 140,000.00	\$ 28,756.25	\$ 197,512.50
11/01/29	\$ 1,325,000.00	\$ -	\$ 26,131.25	
05/01/30	\$ 1,325,000.00	\$ 145,000.00	\$ 26,131.25	\$ 197,262.50
11/01/30	\$ 1,180,000.00	\$ -	\$ 23,412.50	
05/01/31	\$ 1,180,000.00	\$ 150,000.00	\$ 23,412.50	\$ 196,825.00
11/01/31	\$ 1,030,000.00	\$ -	\$ 20,600.00	
05/01/32	\$ 1,030,000.00	\$ 155,000.00	\$ 20,600.00	\$ 196,200.00
11/01/32	\$ 875,000.00	\$ -	\$ 17,500.00	
05/01/33	\$ 875,000.00	\$ 160,000.00	\$ 17,500.00	\$ 195,000.00
11/01/33	\$ 715,000.00	\$ -	\$ 14,300.00	
05/01/34	\$ 715,000.00	\$ 170,000.00	\$ 14,300.00	\$ 198,600.00
11/01/34	\$ 545,000.00	\$ -	\$ 10,900.00	
05/01/35	\$ 545,000.00	\$ 175,000.00	\$ 10,900.00	\$ 196,800.00
11/01/35	\$ 370,000.00	\$ -	\$ 7,400.00	
05/01/36	\$ 370,000.00	\$ 180,000.00	\$ 7,400.00	\$ 194,800.00
11/01/36	\$ 190,000.00	\$ -	\$ 3,800.00	
05/01/37	\$ 190,000.00	\$ 190,000.00	\$ 3,800.00	\$ 197,600.00
		<b>\$ 1,730,000.00</b>	<b>\$ 435,625.00</b>	<b>\$ 2,165,625.00</b>

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Interest Income	\$ 3,914	\$ 3,745	\$ 936	\$ 4,682	\$ 2,341
Carry Forward Surplus	\$ 185,918	\$ 186,420	\$ -	\$ 186,420	\$ 191,101
<b>Total Revenues</b>	<b>\$ 189,831</b>	<b>\$ 190,165</b>	<b>\$ 936</b>	<b>\$ 191,101</b>	<b>\$ 193,442</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 189,831</b>	<b>\$ 190,165</b>	<b>\$ 936</b>	<b>\$ 191,101</b>	<b>\$ 193,442</b>

# SECTION V

**CANDLER HILLS EAST  
COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

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

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
<b>BASIC FINANCIAL STATEMENTS</b>	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-20
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
<b>OTHER INFORMATION</b>	
Data Elements required by FL Statute 218.39 (3) (c)	23
<b>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</b>	<b>24-25</b>
<b>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</b>	<b>26</b>
<b>MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA</b>	<b>27-28</b>



## 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, 2025, 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, 2025, 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 March 19, 2026, 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.

March 19, 2026

## 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, 2025. 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 \$1,421,116.
- The change in the District's total net position in comparison with the prior fiscal year was \$12,837, an increase. 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, 2025, the District's governmental funds reported combined ending fund balances of \$624,743, an increase of \$60,327 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,	
	2025	2024
Current and other assets	\$ 624,896	\$ 568,648
Capital assets, net of depreciation	2,711,740	2,889,711
Total assets	3,336,636	3,458,359
Deferred outflows of resources	15,249	16,534
Current liabilities	30,940	36,800
Long-term liabilities	1,899,829	2,029,814
Total liabilities	1,930,769	2,066,614
Net position		
Net investment in capital assets	827,160	876,431
Restricted	353,980	297,944
Unrestricted	239,976	233,904
Total net position	\$ 1,421,116	\$ 1,408,279

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 increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

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:	2025	2024
Program revenues		
Charges for services	\$ 301,767	\$ 285,349
Operating grants and contributions	15,910	18,435
General revenues		
Unrestricted investment earnings	8,997	9,584
Miscellaneous	-	20
Total revenues	<u>326,674</u>	<u>313,388</u>
Expenses:		
General government	50,944	48,789
Maintenance and operations	185,511	185,998
Interest	77,382	81,999
Total expenses	<u>313,837</u>	<u>316,786</u>
Change in net position	<u>12,837</u>	<u>(3,398)</u>
Net position - beginning	<u>1,408,279</u>	<u>1,411,677</u>
Net position - ending	<u>\$ 1,421,116</u>	<u>\$ 1,408,279</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$313,837. The costs of the District's activities were partially funded by program revenues. Program revenues were comprised primarily of assessments and interest earnings. In total, expenses decreased from the prior fiscal year, the majority of the decrease was the result of a decrease in interest expense.

## 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, 2025.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$5,915,218 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,203,478 has been taken, which resulted in a net book value of \$2,711,740. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$1,900,000 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, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 15,556
Investments	30,661
Prepays and other assets	7,492
Restricted assets:	
Investments	571,187
Capital assets:	
Nondepreciable	1,373,401
Depreciable, net	1,338,339
Total assets	3,336,636
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	15,249
Total deferred outflows of resources	15,249
 <b>LIABILITIES</b>	
Accounts payable	153
Accrued interest payable	30,787
Non-current liabilities:	
Due within one year	130,000
Due in more than one year	1,769,829
Total liabilities	1,930,769
 <b>NET POSITION</b>	
Net investment in capital assets	827,160
Restricted for debt service	353,980
Unrestricted	239,976
Total net position	\$ 1,421,116

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, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 50,944	\$ 50,944	\$ -	\$ -
Maintenance and operations	185,511	4,615	-	(180,896)
Interest on long-term debt	77,382	246,208	15,910	184,736
Total governmental activities	313,837	301,767	15,910	3,840
General revenues:				
Unrestricted investment earnings				8,997
Total general revenues				8,997
Change in net position				12,837
Net position - beginning				1,408,279
Net position - ending				\$ 1,421,116

See notes to the financial statements

**CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 15,556	\$ -	\$ -	\$ 15,556
Investments	30,661	384,767	186,420	601,848
Prepaid items	7,492	-	-	7,492
Total assets	<u>\$ 53,709</u>	<u>\$ 384,767</u>	<u>\$ 186,420</u>	<u>\$ 624,896</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 153	\$ -	\$ -	\$ 153
Total liabilities	<u>153</u>	<u>-</u>	<u>-</u>	<u>153</u>
Fund balances:				
Nonspendable:				
Prepaid items	7,492	-	-	7,492
Restricted for:				
Debt service	-	384,767	-	384,767
Assigned for:				
Subsequent year's expenditures	14,135	-	-	14,135
Capital reserves	-	-	186,420	186,420
Unassigned	31,929	-	-	31,929
Total fund balances	<u>53,556</u>	<u>384,767</u>	<u>186,420</u>	<u>624,743</u>
Total liabilities and fund balances	<u>\$ 53,709</u>	<u>\$ 384,767</u>	<u>\$ 186,420</u>	<u>\$ 624,896</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, 2025**

Fund balance - governmental funds	\$	624,743
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>(3,203,478)</u>	2,711,740
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.		
		15,249
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	(30,787)	
Bonds payable	<u>(1,899,829)</u>	<u>(1,930,616)</u>
Net position of governmental activities		<u>\$ 1,421,116</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, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 55,559	\$ 246,208	\$ -	\$ 301,767
Interest	667	15,910	8,330	24,907
Total revenues	<u>56,226</u>	<u>262,118</u>	<u>8,330</u>	<u>326,674</u>
<b>EXPENDITURES</b>				
Current:				
General government	50,944	-	-	50,944
Maintenance and operations	7,540	-	-	7,540
Debt service:				
Principal	-	130,000	-	130,000
Interest	-	77,863	-	77,863
Total expenditures	<u>58,484</u>	<u>207,863</u>	<u>-</u>	<u>266,347</u>
Excess (deficiency) of revenues over (under) expenditures	(2,258)	54,255	8,330	60,327
Fund balances - beginning	<u>55,814</u>	<u>330,512</u>	<u>178,090</u>	<u>564,416</u>
Fund balances - ending	<u>\$ 53,556</u>	<u>\$ 384,767</u>	<u>\$ 186,420</u>	<u>\$ 624,743</u>

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, 2025**

Net change in fund balances - total governmental funds	\$	60,327
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.		1,781
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.		<u>130,000</u>
Change in net position of governmental activities	\$	<u>12,837</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.

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>
Improvements other than buildings	25
Infrastructure	30

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, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Florida PRIME	\$ 217,081	S&P AAAm	Weighted average of the fund portfolio: 47 days
US Bank Gcts 0490	<u>384,767</u>	N/A	N/A
Total Investments	<u>\$ 601,848</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, 2025, 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, 2025, 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	2,710,905	159,465	-	2,870,370
Infrastructure	314,602	18,506	-	333,108
Total accumulated depreciation	3,025,507	177,971	-	3,203,478
Total capital assets, being depreciated, net	1,516,310	(177,971)	-	1,338,339
Governmental activities capital assets	\$ 2,889,711	\$ (177,971)	\$ -	\$ 2,711,740

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 \$40,000 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, 2025.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2016	\$ 2,030,000	\$ -	\$ 130,000	\$ 1,900,000	\$ 130,000
Less original issue discount	186	-	15	171	-
Total	<u>\$ 2,029,814</u>	<u>\$ -</u>	<u>\$ 129,985</u>	<u>\$ 1,899,829</u>	<u>\$ 130,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2026	\$ 130,000	\$ 73,888	\$ 203,888
2027	135,000	69,013	204,013
2028	135,000	63,950	198,950
2029	140,000	58,888	198,888
2030	150,000	53,638	203,638
2031-2035	830,000	177,613	1,007,613
2036-2037	380,000	23,000	403,000
Total	<u>\$ 1,900,000</u>	<u>\$ 519,990</u>	<u>\$ 2,419,990</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.

**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, 2025**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
	Original & Final		
<b>REVENUES</b>			
Assessments	\$ 55,051	\$ 55,559	\$ 508
Interest	-	667	667
Total revenues	55,051	56,226	1,175
<b>EXPENDITURES</b>			
Current:			
General government	51,981	50,944	1,037
Maintenance and operations	17,517	7,540	9,977
Total expenditures	69,498	58,484	11,014
Excess (deficiency) of revenues over (under) expenditures	(14,447)	(2,258)	12,189
<b>OTHER FINANCING SOURCES (USES)</b>			
Carryforward surplus	14,447	-	(14,447)
Total other financing sources (uses)	14,447	-	(14,447)
Net change in fund balances	\$ -	(2,258)	\$ (2,258)
Fund balance - beginning		55,814	
Fund balance - ending		\$ 53,556	

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, 2025.

**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, 2025  
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6
Employee compensation	\$4,600
Independent contractor compensation	\$52,604
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 Debt service - \$550
Special assessments collected	\$301,767
Outstanding Bonds:	
Series 2016, due May 1, 2037	\$1,900,000



**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, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated, March 19, 2026.

**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.

March 19, 2026



**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, 2025. 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, 2025.

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.

March 19, 2026



**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, 2025, and have issued our report thereon dated March 19, 2026.

**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 March 19, 2026, 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.

March 19, 2026

## 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, 2024.

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, 2025.

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, 2025.

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, 2025. 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

# SECTION B

# SECTION 1



**Sent Via Email: gflint@gmscfl.com**

March 30, 2026

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

**Subject: Work Authorization Number 2026-1  
 Candler Hills East Community Development District  
 Annual Engineer’s Report 2026**

Dear Mr. Flint:

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

**I. Scope of Work**

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

**II. Fees**

The CDD will compensate the Engineer pursuant to the hourly rate schedule, as attached to this Work Authorization. We estimate a not-to-exceed budget of \$4,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

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

Sincerely,

\_\_\_\_\_  
 Cole Landau  
 Senior Project Manager

\_\_\_\_\_  
 March 30, 2026  
 Date

\_\_\_\_\_  
 Rey Malavé, P.E.  
 Associate Vice President

\_\_\_\_\_  
 March 30, 2026  
 Date

APPROVED AND ACCEPTED

By: \_\_\_\_\_  
 Authorized Representative of  
 Candler Hills East  
 Community Development District

\_\_\_\_\_  
 Date

# SECTION C

# SECTION 1

# Candler Hills East Community Development District

## Summary of Invoices

February 1, 2026 to April 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	2/18/26	1207	\$ 1,249.42
	2/20/26	1208-1209	\$ 71,997.33
	3/18/26	1210	\$ 1,361.43
	4/3/26	1211	\$ 2,128.06
	4/22/26	1212-1213	\$ 6,284.04
			\$ 83,020.28
	<u>Supervisor Fees - February 2026</u>		
	Elmer L. Greene	50337	\$ 184.70
	George C. Hill	50338	\$ 184.70
	Paul H. Jenkins	50339	\$ 184.70
	John D. Bain	50340	\$ 184.70
	Robert H. Scherff	50341	\$ 184.70
			\$ 923.50
<b>Total Amount</b>			<b>\$ 83,943.78</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/18/26	00019	2/01/26	285	202602	310	51300	34000		MANAGEMENT FEES-FEB26	*	844.25		
		2/01/26	285	202602	310	51300	35200		WEBSITE MANAGEMENT-FEB26	*	67.67		
		2/01/26	285	202602	310	51300	35100		INFORMATION TECH-FEB26	*	90.17		
		2/01/26	285	202602	310	51300	31300		DISSEMINATION SVCS-FEB26	*	238.83		
		2/01/26	285	202602	310	51300	51000		OFFICE SUPPLIES	*	.33		
		2/01/26	285	202602	310	51300	42000		POSTAGE	*	8.17		
GOVERNMENTAL MANAGEMENT SERVICES-CF												1,249.42	001207
2/20/26	00005	2/17/26	7305	202600	310	51300	31500		GENERAL COUNSEL FEB26	*	1,500.00		
COLEN & WAGONER PA												1,500.00	001208
2/20/26	00033	2/20/26	02202026	202602	300	20700	10200		ASSESSMENT TRANSFER-S2016	*	70,497.33		
CANDLER HILLS EAST CDD CO USBANK												70,497.33	001209
3/18/26	00019	3/01/26	286	202603	310	51300	34000		MANAGEMENT FEES-MAR26	*	844.25		
		3/01/26	286	202603	310	51300	35200		WEBSITE MANAGEMENT-MAR26	*	67.67		
		3/01/26	286	202603	310	51300	35100		INFORMATION TECH-MAR26	*	90.17		
		3/01/26	286	202603	310	51300	31300		DISSEMINATION SVCS-MAR26	*	238.83		
		3/01/26	286	202603	310	51300	51000		OFFICE SUPPLIES	*	.18		
		3/01/26	286	202603	310	51300	42000		POSTAGE	*	21.33		
		3/01/26	286	202603	310	51300	42500		COPIES	*	99.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF												1,361.43	001210
4/03/26	00022	12/24/25	8013298	202512	310	51300	32300		TRUSTEE FEE FY26	*	1,773.38		
		12/24/25	8013298	202512	300	15500	10100		TRUSTEE FEE FY27	*	354.68		
USBANK												2,128.06	001211
4/22/26	00033	4/22/26	04222026	202604	300	20700	10200		ASSESSMENT TRANSFER-S2016	*	5,039.82		
CANDLER HILLS EAST CDD CO USBANK												5,039.82	001212
CAND CANDLER HILLS CWRIGHT													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/22/26	00019	4/01/26 287	202604 310-51300-34000	MANAGEMENT FEES-APR26	*	844.25	
		4/01/26 287	202604 310-51300-35200	WEBSITE MANAGEMENT-APR26	*	67.67	
		4/01/26 287	202604 310-51300-35100	INFORMATION TECH-APR26	*	90.17	
		4/01/26 287	202604 310-51300-31300	DISSEMINATION SVCS-APR26	*	238.83	
		4/01/26 287	202604 310-51300-42500	COPIES	*	3.30	
-----							
GOVERNMENTAL MANAGEMENT SERVICES-CF							1,244.22 001213
-----							
TOTAL FOR BANK A						83,020.28	
TOTAL FOR REGISTER						83,020.28	

CAND CANDLER HILLS CWRIGHT

# SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2026***



# Table of Contents

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

**Candler Hills East**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 64,512	\$ -	\$ -	\$ 64,512
State Board of Administration	\$ 21,059	\$ -	\$ -	\$ 21,059
<b>Investments:</b>				
State Board of Administration	\$ -	\$ -	\$ 190,165	\$ 190,165
<b>Series 2016</b>				
Reserve	\$ -	\$ 102,006	\$ -	\$ 102,006
Revenue	\$ -	\$ 415,721	\$ -	\$ 415,721
Prepayment	\$ -	\$ 9,230	\$ -	\$ 9,230
Due from General Fund	\$ -	\$ 5,040	\$ -	\$ 5,040
Prepaid Expenses	\$ 355	\$ -	\$ -	\$ 355
<b>Total Assets</b>	<b>\$ 85,925</b>	<b>\$ 531,997</b>	<b>\$ 190,165</b>	<b>\$ 808,087</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 5,428	\$ -	\$ -	\$ 5,428
Due to Debt Service	\$ 5,040	\$ -	\$ -	\$ 5,040
<b>Total Liabilities</b>	<b>\$ 10,468</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,468</b>
<b>Fund Balance:</b>				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 190,165	\$ 190,165
Nonspendable:				
Deposits and Prepaid Items	\$ 355	\$ -	\$ -	\$ 355
Restricted for:				
Debt Service 2016	\$ -	\$ 531,997	\$ -	\$ 531,997
Unassigned	\$ 75,103	\$ -	\$ -	\$ 75,103
<b>Total Fund Balances</b>	<b>\$ 75,457</b>	<b>\$ 531,997</b>	<b>\$ 190,165</b>	<b>\$ 797,619</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 85,925</b>	<b>\$ 531,997</b>	<b>\$ 190,165</b>	<b>\$ 808,087</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$ 55,051	\$ 53,070	\$ 53,070	\$ -
Interest	\$ -	\$ -	\$ 845	\$ 845
<b>Total Revenues</b>	<b>\$ 55,051</b>	<b>\$ 53,070</b>	<b>\$ 53,915</b>	<b>\$ 845</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 4,000	\$ 2,000	\$ 1,800	\$ 200
FICA Expense	\$ 306	\$ 153	\$ 138	\$ 15
Engineering	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Trustee Fees	\$ 2,255	\$ 2,110	\$ 2,110	\$ -
Dissemination	\$ 2,866	\$ 1,433	\$ 1,533	\$ (100)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Attorney	\$ 6,500	\$ 3,250	\$ 3,000	\$ 250
Annual Audit	\$ 3,300	\$ 3,300	\$ 3,300	\$ -
Management Fees	\$ 10,131	\$ 5,066	\$ 5,066	\$ 0
Information Technology	\$ 1,082	\$ 541	\$ 541	\$ -
Website Maintenance	\$ 812	\$ 406	\$ 406	\$ (0)
Telephone	\$ 50	\$ 25	\$ -	\$ 25
Postage	\$ 625	\$ 313	\$ 178	\$ 134
Printing & Binding	\$ 250	\$ 125	\$ 99	\$ 26
Insurance	\$ 7,425	\$ 7,425	\$ 7,155	\$ 270
Legal Advertising	\$ 700	\$ 350	\$ -	\$ 350
Other Current Charges	\$ 860	\$ 430	\$ 329	\$ 101
Office Supplies	\$ 150	\$ 75	\$ 1	\$ 74
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 51,669</b>	<b>\$ 35,358</b>	<b>\$ 32,013</b>	<b>\$ 3,346</b>
<b><u>Operations &amp; Maintenance</u></b>				
Mulch	\$ 7,920	\$ 3,960	\$ -	\$ 3,960
Contingency	\$ 3,097	\$ 1,549	\$ -	\$ 1,549
Stormwater	\$ 6,500	\$ 3,250	\$ -	\$ 3,250
<b>Total Operations &amp; Maintenance</b>	<b>\$ 17,517</b>	<b>\$ 8,759</b>	<b>\$ -</b>	<b>\$ 8,759</b>
<b>Total Expenditures</b>	<b>\$ 69,186</b>	<b>\$ 44,117</b>	<b>\$ 32,013</b>	<b>\$ 12,104</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (14,135)</b>		<b>\$ 21,902</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 14,135</b>		<b>\$ 53,556</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 75,457</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 March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 206,154	\$ 193,293	\$ 193,293	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 9,009	\$ 9,009
Interest	\$ 7,422	\$ 6,872	\$ 6,872	\$ -
<b>Total Revenues</b>	<b>\$ 213,576</b>	<b>\$ 200,165</b>	<b>\$ 209,174</b>	<b>\$ 9,009</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 36,944	\$ 36,944	\$ 36,944	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 25,000	\$ (25,000)
Principal - 5/1	\$ 130,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 36,944	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 203,888</b>	<b>\$ 36,944</b>	<b>\$ 61,944</b>	<b>\$ (25,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 9,688</b>		<b>\$ 147,230</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 274,654</b>		<b>\$ 384,767</b>	
<b>Fund Balance - Ending</b>	<b>\$ 284,342</b>		<b>\$ 531,997</b>	

# Candler Hills East

## Community Development District

### Capital Reserves Fund

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

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b>Revenues</b>				
Interest	\$ 3,914	\$ 3,745	\$ 3,745	\$ -
<b>Total Revenues</b>	<b>\$ 3,914</b>	<b>\$ 3,745</b>	<b>\$ 3,745</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,914</b>		<b>\$ 3,745</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 185,918</b>		<b>\$ 186,420</b>	
<b>Fund Balance - Ending</b>	<b>\$ 189,831</b>		<b>\$ 190,165</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	\$ -	\$ 1,526	\$ 13,161	\$ 30,350	\$ 7,827	\$ 206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,070
Interest	\$ 112	\$ 85	\$ 71	\$ 246	\$ 221	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 845
<b>Total Revenues</b>	<b>\$ 112</b>	<b>\$ 1,610</b>	<b>\$ 13,232</b>	<b>\$ 30,596</b>	<b>\$ 8,048</b>	<b>\$ 316</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,915</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ -	\$ -	\$ 61	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 337	\$ -	\$ 1,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,110
Dissemination	\$ 339	\$ 239	\$ 239	\$ 239	\$ 239	\$ 239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,533
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Assessment Roll	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Attorney	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Annual Audit	\$ -	\$ -	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Management Fees	\$ 844	\$ 844	\$ 844	\$ 844	\$ 844	\$ 844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,066
Information Technology	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Website Maintenance	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 406
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 55	\$ 2	\$ 71	\$ 20	\$ 8	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99
Insurance	\$ 7,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,155
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 78	\$ 57	\$ 74	\$ 42	\$ 39	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329
Office Supplies	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 14,873</b>	<b>\$ 2,801</b>	<b>\$ 9,270</b>	<b>\$ 1,303</b>	<b>\$ 2,365</b>	<b>\$ 1,401</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,013</b>
<b>Operations &amp; Maintenance</b>													
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 14,873</b>	<b>\$ 2,801</b>	<b>\$ 9,270</b>	<b>\$ 1,303</b>	<b>\$ 2,365</b>	<b>\$ 1,401</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,013</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (14,762)</b>	<b>\$ (1,190)</b>	<b>\$ 3,962</b>	<b>\$ 29,293</b>	<b>\$ 5,683</b>	<b>\$ (1,085)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,902</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	\$100,900	
Reserve Fund Balance	\$102,006	
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)
Less: Special Call 11/1/25		(\$25,000)
<b>Current Bonds Outstanding</b>		<b>\$1,875,000</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
11/25/25	ACH	\$447.66	\$8.95	\$0.00	\$0.00	\$438.71
11/25/25	ACH	\$1,109.38	\$22.19	\$0.00	\$0.00	\$1,087.19
12/19/25	ACH	\$6,088.05	\$121.76	\$0.00	\$0.00	\$5,966.29
12/31/25	ACH	\$7,341.53	\$146.83	\$0.00	\$0.00	\$7,194.70
1/7/26	ACH	\$10,027.37	\$200.55	\$0.00	\$0.00	\$9,826.82
1/16/26	ACH	\$8,919.29	\$178.39	\$0.00	\$0.00	\$8,740.90
1/20/26	ACH	\$0.00	\$0.00	\$0.00	\$200.83	\$200.83
1/30/26	ACH	\$11,818.07	\$236.36	\$0.00	\$0.00	\$11,581.71
2/18/26	ACH	\$6,703.38	\$134.07	\$0.00	\$0.00	\$6,569.31
2/27/26	ACH	\$1,283.22	\$25.66	\$0.00	\$0.00	\$1,257.56
3/20/26	ACH	\$209.89	\$4.20	\$0.00	\$0.00	\$205.69
<b>Total Collected</b>		\$ 53,947.84	\$ 1,078.96	\$ -	\$ 200.83	\$ 53,069.71
Percentage Collected						96%

**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
11/25/25	ACH	\$1,055.97	\$21.12	\$0.00	\$0.00	\$1,034.85
11/25/25	ACH	\$4,148.29	\$82.97	\$0.00	\$0.00	\$4,065.32
12/19/25	ACH	\$19,008.02	\$380.16	\$0.00	\$0.00	\$18,627.86
12/31/25	ACH	\$24,288.02	\$485.76	\$0.00	\$0.00	\$23,802.26
1/7/26	ACH	\$36,960.15	\$739.20	\$0.00	\$0.00	\$36,220.95
1/16/26	ACH	\$33,976.76	\$679.54	\$0.00	\$0.00	\$33,297.22
1/20/26	ACH	\$0.00	\$0.00	\$0.00	\$706.89	\$706.89
1/30/26	ACH	\$46,992.11	\$939.84	\$0.00	\$0.00	\$46,052.27
2/18/26	ACH	\$24,943.94	\$498.88	\$0.00	\$0.00	\$24,445.06
2/27/26	ACH	\$4,598.17	\$91.96	\$0.00	\$0.00	\$4,506.21
3/20/26	ACH	\$544.50	\$10.89	\$0.00	\$0.00	\$533.61
<b>Total Collected</b>		\$ 196,515.93	\$ 3,930.32	\$ -	\$ 706.89	\$ 193,292.50
Percentage Collected						94%

# SECTION 3



**Sent via Email: Gflint@gmscfl.com**

June 30, 2025

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

Subject: **District Engineers Report - 2025  
Candler Hills East Community Development District  
Bond Series 2016  
Section 9.21 of the Master Trust Indenture**

Dear Mr. Flint:

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

We have reviewed the Operation and Maintenance Budget for the Fiscal Year 2026 and believe that it is sufficient for the proper operation and maintenance of the Candler Hills East CDD.

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


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

Sincerely,

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

RM:ap  
J:\3OT42\Administrative Jobs\REPORTS\Annual Engineer's Report\Candler Hills District Engineer's Report 2025 - 06-30-2025

# SECTION 4

**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

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



**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,



**STATEMENT OF INSPECTION FOR PROPER OPERATION AND MAINTENANCE**

SOUTHWEST FLORIDA  
WATER MANAGEMENT DISTRICT

2379 BROAD STREET • BROOKSVILLE, FL 34604-6899  
(352) 796-7211 OR FLORIDA WATS 1 (800) 423-1476

**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

## Table of Contents

<b>1. Introduction</b>	<b>2</b>
<b>2. Detailed Description of the Stormwater System</b>	<b>2</b>
<b>3. Number of Current and Projected Residents</b>	<b>3</b>
<b>4. Stormwater Service Area</b>	<b>3</b>
<b>5. Current and Projected Costs of Providing Service</b>	<b>3</b>
<b>6. Estimated Remaining Useful Life</b>	<b>3</b>
<b>7. Recent 5-Year Funding Status</b>	<b>4</b>
<b>8. Plan to Fund Maintenance or Expansion</b>	<b>4</b>
<b>9. Report Submittal and Documentation</b>	<b>4</b>
<b>10. Engineer’s Certification</b>	<b>4</b>

## Table of Tables

Table 3.1 Population Projections .....	3
Table 5.1 Cost Projections.....	3
Table 6.1 Major Replacement Schedule.....	4
Table 7.1 Funding Sources.....	4

## 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.

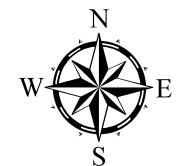



**CANDLER HILLS EAST  
AERIAL LOCATION MAP**

**Exhibit 1**

**Legend**

 DISTRICT BOUNDARY



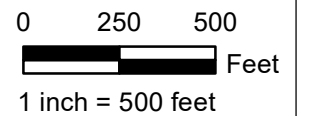
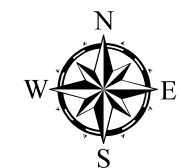
0 1,000 2,000  
 Feet  
1 inch = 2,000 feet



**CANDLER HILLS EAST  
STORMWATER MANAGEMENT FACILITIES**

**Exhibit 2**

- Legend**
- █ DISTRICT BOUNDARY
  - █ CDD OWNED - PONDS



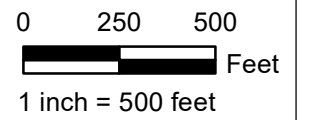
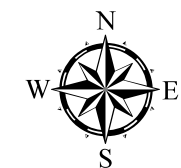


**CANDLER HILLS EAST  
SERVICE AREA MAP**

**Exhibit 3**

**Legend**

- █ DISTRICT BOUNDARY
- █ CDD OWNED - PONDS



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





# Cand

Marion C

# SECTION 5

# 2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026  
(Dates are subject to change)

## **Special District Candidates who WILL NOT incur election expenses or contributions will do the following:**

1. Present the items listed below during the qualifying period
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Notice of Intent Special District Candidate
  - Qualifying fee of \$25.00 or
  - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

## **Special District Candidates who WILL incur election expenses or contributions must do the following:**

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Notice of Intent Special District Candidate
  - Qualifying fee of \$25.00 or
  - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

## **Candidates Paying the Qualifying Fee:**

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

## **Candidates Qualifying by Petition Method:**

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 11, 2026**.

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

# SECTION 6



# Wesley Wilcox

*Supervisor of Elections, Marion County, FL*

## Election Center

981 NE 16<sup>th</sup> ST • Ocala, FL 34470

M PO Box 289 • Ocala, FL 34478-0289

P 352-620-3290

F 352-620-3286

W [www.VoteMarion.Gov](http://www.VoteMarion.Gov)

April 15, 2026

Re: Florida Statute 190.006 Request

Iman Sakalla, Recording Secretary  
Governmental Management Services Central Florida  
Via Email: ISakalla@GMSCFL.com

Iman,

In accordance with Florida Statute 190.006 and with reference to your request for the number of registered voters in **Candler Hills East Community Development District**, as of April 15, 2026, our records indicate there are **992** active registered voters in the boundaries of the referenced development.

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

Sincerely,

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