Candler Hills East

Community Development District

Meeting Agenda

November 17, 2026

AGENDA

Candler Hills East
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

November 10, 2026

Board of Supervisors
Candler Hills East Community
Development District

The Board of Supervisors of the Candler Hills East Community Development District will meet on **Tuesday, November 17, 2026, at 9:00 a.m., or as shortly thereafter as reasonably possible, at Live Oak Hall, 8413 SW 80th St., Suites 7 & 8, Ocala, Florida 34481.** Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 18, 2026 Board of Supervisors Meeting
4. Organizational Matters
    A. Administration of Oaths to Newly Elected Supervisors
    B. Election of Officers
    C. Consideration of Resolution 2027-01 Electing Officers
5. Consideration of Agreement with PayGov.US for Electronic Payment Processing
6. Ratification of Temporary Easement Agreement
7. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager
        i. Consideration of Check Register
        ii. Balance Sheet and Income Statement
8. Supervisor's Requests
9. Other Business
10. Adjournment

Sincerely,

George Flint

George S. Flint

District Manager

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

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, August 18, 2026** at 9:00 a.m. at Circle Square Commons, 8395 SW 80th St., Ocala, Florida 34481.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Rob Szozda	Field Manager
Megan Brobst	OTOW
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 four Board members present in person constituting a quorum and one Board member joining by phone.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: Public comment period is an opportunity for any members of the public that want to provide comment to the Board on the agenda or anything not on the agenda. We also have the budget adoption hearing. We'll be opening the floor for comment on the budget and assessments at that point as well. I don't see any public comment for Candler Hills East.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 19, 2026 Board of Supervisors Meeting**

Mr. Flint: We'll move on to approval of the May 19, 2026 Board minutes. Those were included in your agenda. Did the Board have any comments or questions?

Mr. Scherff: I move that we accept the minutes as printed.

On MOTION by Mr. Scherff, seconded by Mr. Greene, with all in favor, the Minutes of the May 19, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing**

A. Consideration of Resolution 2026-02 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint: Next is a public hearing to consider adoption of the FY27 budget and the public hearing to consider imposition of the assessments related to that budget. Is there a motion to open the public hearing?

On MOTION by Mr. Bain, seconded by Mr. Jenkins, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint: The hearings are open. The first item is Resolution 2026-02, adopting the FY27 budget. You had previously approved a proposed budget and set today as the public hearing for its final consideration. The budget is attached as Exhibit A to Resolution 2026-02. The only difference from what you had previously seen is that we updated the actuals through the end of June, and I added under O&M, operations and maintenance, expenses. I added a contractual service line that has $326 in it. The intent of that line is to offset the $326 that were added to the maintenance assessments for the 3.5 ERUs for the golf course in the event the golf course chooses to invoice the District for any services that are currently being provided in-kind. It really offsets the increase in the revenue as a result of the 3.5 ERUs for the golf course. Other than that, the budget is the same as what you had previously seen. They provide in-kind services. For example, in the annual engineers report it may identify one of the mitered ends has silt build up around that. Historically they have gone in and cleaned those miter ends at no cost to the District. In the event they choose to invoice us, or we otherwise have to pay for those services, I've just placed this in there to offset that increase in revenue. Whether it's invoiced or not is yet to be seen. The way the $326 was

funded was just an increase in the carry forward surplus on the revenue side to balance it. If it's realized, it's budgeted. If it's not, it'll carry forward to the next year.

Mr. Bain: I have one question on stormwater. I want some assurance that we're not being impacted by the road works out there on any of our water retention ponds. I wanted to know whether any of our water retention ponds on that may be on the golf course, it may not be ours, but I just wanted to make sure we're not going to be impacted by any of the roadworks on 80th Avenue.

Mr. Flint: The only impact that I'm aware of is to the Indigo East CDD ponds on the other side. There's negotiated easements related to that with Indigo East. I'm not aware of any Candler ponds that are impacted by the road construction.

Mr. Bain: Okay.

Mr. Flint: We specifically had meetings regarding Indigo because they are tying into one of their ponds in two different locations. One of their dry retention areas. But they already had authority to do that under the original plats. But we did enter into agreements that the Indigo Board had approved it at their last meeting. The other item I'll note is there was a question about the engineering budget and I had increased that in anticipation of the annual trust indenture inspection as well as the five-year update to the 20-year stormwater plan that's required by the state. I did talk with the District engineer about any potential savings because we're doing those together. They would only have to do one site inspection for both reports, etc. They believe that it would come in closer to $7,500. You'll probably see savings in the engineering line item over what the budget is.

Mr. Jenkins: 10,000?

Mr. Flint: Yes. And again, if it's not expended, rather than reducing that to $7,500, I'd recommend you just leave it at $10,000 because you're balancing your budget with carry forward at this point. If it's not incurred, that revenue will carry forward to next year, but it's likely to come in closer to $7,500 versus $10,000.

Mr. Jenkins: What were the two reports?

Mr. Flint: You have the annual master trust indenture report that's required by the bond issue that you have to do every year. Then in 2022, the legislature required all governments that operate stormwater systems to prepare a 20-year report that's updated every five years. So, in 2027, that report by the end of June has to be an update, the five-year update to that report.

Mr. Jenkins: Does that go to the state? The county? SWFWMD?

Mr. Flint: It goes to the state.

Mr. Jenkins: Okay. Now we also have a SWFWMD.

Mr. Flint: That's due in December of 2027, which is the next fiscal year.

Mr. Jenkins: Okay. We're going to have two years in a row that we'll have inspections.

Mr. Flint: Yeah.

Mr. Jenkins: We'll have two reports. Well probably they can do one inspection.

Mr. Flint: I don't know that they can do one inspection in 2028 because one is due in December of 2027 and one's due in June of 2028. Whether they can do one site inspection for both. But we'll address that when we get to that fiscal year.

Mr. Jenkins: I'm understanding that you're saying the bond issue requiring us to do an engineer report every year.

Mr. Flint: Correct.

Mr. Jenkins: And in 2027 we're going to need a report to go to SWFWMD?

Mr. Flint: In June of 2027 there'll be the five-year update of the 20-year report that goes to the state. And then in December of 2027 will be the periodic certification required for the water management District's environmental resource permit.

Mr. Jenkins: Okay, so that's going to be in 2028?

Mr. Flint: Correct. I have these dates down, don't I?

Mr. Bain: I think so, yes. You needed them.

Mr. Flint: Mr. Jenkins has me on my toes.

Mr. Jenkins: In 2028 we're still going to have two inspections?

Mr. Flint: Right? One would be in December of 2027, which is in FY28. One would be in June of 2028.

Mr. Jenkins: In 2029 we'll have only one inspection?

Mr. Flint: Correct. We'll get back to one which will be in June. Right.

Mr. Jenkins: Thank you.

Mr. Flint: Okay. Any other comments or questions on the budget?

Mr. Scherff: I'll move that we accept the budget as it's been printed.

Mr. Flint: Before the Board takes action, are there any members of the public that would like to provide comment or testimony on the annual budget? I'm hearing no public comments at this time. We'll bring it back to the Board.

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, Resolution 2026-02 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The next public hearing is to consider imposition of the assessments related to the budget you just adopted. There's two exhibits that are attached to this resolution. One is the budget you just approved, and the other is the assessment roll that lists all the properties within the CDD and their assessment amounts. It's really a ministerial action that is required to impose the assessments. You've already approved the budget with those assessments designated. It is a public hearing, so I'll ask if there's any public comment on the imposition of special assessments? Hearing no comments, we will bring it back to the Board for discussion and consideration of Resolution 2026-03.

Mr. Jenkins: I have that question. 3.5 units for the golf course, which is number 3531-0001-00. Where did that come from?

Mr. Flint: Where did what come from? The 3.5?

Mr. Jenkins: The 3.5.

Mr. Flint: The original master assessment methodology, when the bonds were issued, identified 3.5 ERUs associated with the golf course.

Mr. Jenkins: Well, it wasn't last year.

Mr. Flint: Right. And as a result of questions that were brought up in regards to that, we went back and reviewed the master assessment methodology. The debt was prepaid by the developer through contributions, so there was no debt assessment on the golf course. And the master assessment methodology identified the amount that was contributed to offset the debt assessment. But we felt because it identified 3.5 ERUs with the golf course, going forward, it would be appropriate to assess it for O&M.

Mr. Bain: This is the maintenance and operation.

Mr. Flint: O&M, correct.

Mr. Bain: It’s O&M. 3.5 units. Yeah.

Mr. Flint: Right.

Mr. Jenkins: Now the other question is we got the other parcels. Were they not included in the original assessments?

Mr. Flint: No. All the ones that show zero for debt or O&M are not assessed.

Mr. Jenkins: Those are the ones that are by the Top of the World communities?

Mr. Flint: Well, some of them are probably owned by the CDD and they're not accessible.

Mr. Jenkins: There's four you said starting from the top, the third, fourth, fifth, sixth and seventh are not, are the ponds. The other ones are.

Mr. Flint: The 3.5. ERUs are assigned to the golf course, and they're just put on one parcel rather than spread across.

Mr. Jenkins: The pool clubhouse is Top of the World community. It's on nine. It's the first one. We have a sign, which is the second one.

Mr. Flint: Yeah, they're all considered common elements.

Mr. Jenkins: Which is all these that are owned by the Top of the World community.

Mr. Flint: They're all considered common elements and so they're not assessed at our O&M.

Mr. Jenkins: But all of these drain into the ponds and they affect the pond usage. They should be part of the pond maintenance. The same way with all the roads and landscape easements drain into the ponds that are total responsibility of Candler Hills East.

Mr. Flint: Yeah, we don't assess for common elements including roads, the amenities, things like that. Because what's going to happen is they're going to turn right around and assess you for that. And also under Florida law, common elements don't get assessed or taxed. That's why they're not. The golf course was identified in the master assessment methodology. That's why ERUs were assigned to it.

Mr. Jenkins: And what was the methodology that came up with the 3.5? Do you know?

Mr. Flint: It's the master assessment methodology that was developed and adopted when the bonds were originally issued. I'll be happy to provide you a copy of it.

Mr. Jenkins: Okay. With the methodology they came up with a 3.5.

Mr. Flint: Correct.

Mr. Jenkins: Okay.

Mr. Flint: And that was before we were the manager, but that was when those bonds were issued.

Mr. Jenkins: Okay.

Mr. Flint: Any other questions or discussion?

Mr. Jenkins: Candler Hills East is responsible totally for its ponds. And we have the golf course, the pool house and various common areas using the pond as the retention ponds as the stormwater retention area. And I think we should have contributions from these to help offset all of our expenses in maintaining it or North Fairway would be for the homeowner's association to take it over so that it was part of the total common area of Candler Hills. I would like to suggest that we have our attorneys meet with the homeowner's association and present our case.

Mr. Bain: We have discussed this at two previous meetings, and nothing came of it because there was no support for it. I draw your attention to previous meetings and there's no point in bringing this up again at this time.

Mr. Jenkins: I'm going to make a motion that we do just because I still think it's something that we should be considering because we're in all the expenses, and we have a lot of entities using that. Those ponds that are not contributing to the cost of it or the upkeep of it. And the only fair thing would be to do would be to have the homeowners association of Candler Hills take over that responsibility so all the residents that received all the benefits from all these other associated entities share in the payment of it.

Mr. Flint: Mr. Jenkins, we're on the public hearing to consider adoption of the assessment resolution imposing assessments for the budget. I think a motion regarding what you're discussing would be out of order on this item.

Mr. Jenkins: Then we'll do it after we get done with this.

Mr. Flint: Yeah, it could come up after that, I think that would be more appropriate. If you don't want to vote for the assessment resolution, that would be your choice to do that as well. But we're on the public hearing to consider the assessment resolution. Is there any discussion or questions regarding that? If not, is there a motion to approve it?

Mr. Bain: I move to accept the assessments.

On MOTION by Mr. Bain, seconded by Mr. Scherff, with all in favor, Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Audit Engagement Letter**

Mr. Flint: Item 5 is consideration of the audit engagement letter. You previously went through a RFQ process to select an independent auditor. You picked Grau & Associates as your independent auditor. They provided five years of pricing. You engage them annually. This is for a not to exceed of $3,400 for the FY26 audit, which is the fiscal year that ends on September 30, 2026. Any questions on the engagement letter? Is there a motion to approve it?

On MOTION by Mr. Bain, seconded by Mr. Jenkins, with all in favor, the Audit Engagement Letter, was approved.

SIXTH ORDER OF BUSINESS **Staff Report**

A. Attorney

Ms. Wagoner: I have nothing additional to report.

B. Engineer

1. Presentation of Annual Engineer's Report

Mr. Flint: We have the annual letter that the engineer prepares related to the master trust indenture. This is required, as I indicated, by the Series 2016 bonds, which are the refunded original bonds. And the engineer is required to inspect the District's infrastructure on an annual basis, the District's budget, the District's insurance policy, to ensure that the infrastructure is being properly maintained and that budgeting appropriately and ensuring the infrastructure. You can see they indicate they've reviewed the budget and believe it's sufficient, and they've reviewed the insurance and believe it's adequate. And they've inspected the facilities and those portions of the infrastructure are being maintained in reasonably good repair. And it's signed by Ray Malave, PE. Any questions on the report?

Mr. Bain: No.

Mr. Flint: Is there a motion to accept it?

Mr. Bain I will make that motion.

On MOTION by Mr. Bain, seconded by Mr. Greene, with all in favor, Accepting the Annual Engineer's Report, was approved.

C. District Manager's Report

i. Consideration of Check Register

Mr. Flint: You have the check register with check numbers 1214 through 1226 for the general fund and then the Board compensation. together totaling $25,664.45. The detailed registers behind the summary. If there's any questions, we can discuss those. If not, I'd ask for a motion to approve it.

Mr. Jenkins: The annual engineer year report, the $1,655 is the one we just approved, right?

Mr. Bain: No, it's the previous one.

Mr. Jenkins: That was included.

Mr. Flint: Yeah, I'll have to look at that invoice. That's not the full amount of that report, but that's related to the report. Yes.

Mr. Jenkins: Is this the amount that we paid for this report or not?

Mr. Flint: That's a portion of it. I'm not sure that represents the entire amount.

Mr. Jenkins: What was that invoice for?

Mr. Flint: It was for part of the annual engineers report preparation. I don't have the invoices with me, but I'd be happy to provide those to the Board.

Mr. Jenkins: Can we get more information on that? I'd just like to know what this report cost us.

Mr. Flint: Yes, I'll be happy to provide that. Any other questions on the check register? If not, is there a motion to approve it?

Mr. Greene: I make a motion.

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

Mr. Flint: I'll provide the detail for the Dewberry invoice that's included.

ii. Balance Sheet and Income Statement

Mr. Flint: Next is the unaudited financial reports through June 30. There's no action required by the Board. If you have any questions on the financials, we can discuss those.

Mr. Bain: I like the one that says percentage collected. 101%. That's a mathematical thing.

Mr. Flint: No, it's because when you budget, you have to gross up the assessments, assuming everyone is not going to take the 4% discount. We typically are over 100% collected.

iii. Consideration of Fiscal Year 2027 Meeting Schedule

Mr. Flint: Each year you're required to adopt an annual meeting schedule. You typically meet four times a year in November, February, May and August. We've prepared a meeting schedule following your past practice. If you're comfortable with the four times a year, the date and time, you can approve this. Otherwise, you can modify it.

Mr. Scherff: I'll make a motion that we approve it. Traditionally. It continues with the tradition we have established.

On MOTION by Mr. Scherff, seconded by Mr. Hill with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

iv. Goals and Objectives

a. Adoption of Fiscal Year 2027 Goals & Objectives

Mr. Flint: The legislature a couple years ago enacted a law requiring, among other government entities, community development Districts to prepare annual goals and objectives in 2026. That was the first year that you did this. We've prepared the proposed 2027 goals and objectives which match up with your 2026 goals and objectives. You, of course, can change these if you choose to, or you can choose to adopt the same goals and objectives as you did in the prior year.

Mr. Bain: These goals and objectives, obviously, they're okay with the state?

Mr. Flint: The only requirement is that you adopt these. At the end of the year, you report on how you did, and then you post them on the website.

Mr. Bain: Okay.

Mr. Flint: They don't go to any regulatory agency that's monitoring these. It's really for the public. Once the 2026 fiscal year is done, we'll check the boxes on that report, the chair will sign it, and we'll post it on the website.

On MOTION by Mr. Bain, seconded by Mr. Jenkins with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives, was approved.

b. Review and Approval of Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Mr. Flint: And you have the 2026 goals and objectives here. Since we're not to the end of the fiscal year, we're just asking the Board to authorize the Chair to execute the form once we get to the end of the fiscal year and we'll post it on the website. Is there a motion to authorize the Chair?

On MOTION by Mr. Bain, seconded by Mr. Scherff with all in favor, Authorizing Chair to Execute Final Form of the Fiscal Year 2026 Goals & Objectives, was approved.

v. Form 1 Filing Reminder

Mr. Flint: We have Form 1 filing reminder on here. I don't think we have any Board members that haven't filed their Form 1, but if you haven't, this is just a reminder. They were due on July 1, and after September 1, the Commission on Ethics begins to fine on a daily basis. I don't think we have any Board members that have not filed.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Flint: Any Supervisors requests or other business?

Mr. Jenkins: One request here. On the meeting notice, I know we're meeting the state requirements of the CDD website, and the paper. Could it be post it in the On Top of the World newspaper? Not necessarily to meet any standard or anything. It would just be another way of communicating better.

Mr. Flint: In the past, whenever this has come up, District counsel has advised that you don't go beyond your legal requirements on noticing. The reasoning was that if we start posting that in the On Top of the World paper, people start becoming reliant on that, and then we don't control that paper and they for some reason don't publish the meeting notice. People would have an argument that they were not provided proper notice. I'm just saying in the past the, the direction has been that we meet the legal requirements, which is that it has to be advertised in a newspaper of general circulation at least seven days before the meeting. And that's our current practice. If the Board wants to deviate from that, I would ask for Board direction on that.

Mr. Jenkins: I always like to deviate from that because I don't see where we have a problem because we have met the requirements. If you exceed them, that is has no bearing on the requirements.

Mr. Bain: If you exceed the requirements, you're opening to be reprimanded for some non-publication when it should have been in the local paper or the auto paper and wasn't. The minimum requirement keeps you to one paper. If you go in multiple ones, it doesn't make the second one, oh, that's just extra, it makes it, am I reading this correct? It makes it part of the performance. Everybody in auto newspaper.

Mr. Flint: I think that's the legal argument.

Mr. Wagoner: The concern is you're creating a reliance standard; you're doing more and then it becomes required. There's reliance by the public on that publication. I would not recommend.

Mr. Jenkins: Why would we stop doing it?

Mr. Bain: We didn't. We never have.

Mr. Jenkins: I know, but I think we should because I mean it goes out to every resident in Candler Hills East to get it on their driveway. It's effective communication and it isn't required. If it's not required, it can't hurt.

Mr. Scherff: There have been times when I have not received the paper. I haven't received the paper. It hasn't been delivered to me.

Mr. Jenkins: Okay, but there's times that you haven't received the Star Banner.

Mr. Scherff: That's not the issue.

Mr. Jenkins: Well, the Star Banner is very seldom read by the community.

Mr. Scherff: I do.

Mr. Jenkins: Well, I don't read it. And I think I've met it and other people don't read it. All I'm saying is if we add another communication device, I really don't see it's going to create a whole obstacle to get better communication to the community.

Mr. Flint: Would you like to make a motion?

Mr. Jenkins: Yeah, I'd like to make a motion.

Mr. Flint: Okay. Is there a second? There is no second from the Board, the motion dies for lack of a second. Any other business?

Mr. Jenkins: Yeah, I want to bring up the business again about our ponds. Because all the roads drain into the ponds in Candler Hills East. All the landscape buffers drain into the pond in Candler Hill East. All the amenities, golf course, clubhouse, the pool and rec center drain into the pond and use them as a retention pond as so they were designed. Now only the residents in Candler Hills East is paying for the maintenance of that pond. Now agreed that the Candler Hills Homeowners Association has taken on mowing it as they should because they mow all the ponds. It isn't anything different, but all the maintenance so forth is still being handled by Candler Hills East. My motion is that I'd like to have our attorney meet with Candler Hills Homeowners Association and plead our case to have the Candler Hills Homeowners Association take over the ponds. This way, all of the residents in Candler Hills is paying for the pond maintenance as they do in the entire community of Candler Hills. We're isolated by being so subject to Candler Hills East and they're put on as we're owners. I would like to transfer ownership to the Candler Hills Homeowners Association and make it fair across the community. And I just want to make a motion to have our attorney meet with them and present our argument.

Mr. Flint: Mr. Jenkins has made a motion. Is there a second? There is no second, the motion dies for a lack of a second. Any other business or supervisor's requests?

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, and the next item followed.

NINTH ORDER OF BUSINESS Adjournment

Mr. Flint: Is there a motion to adjourn?

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

SECTION C

RESOLUTION 2027-01

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

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

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 17th day of November, 2026.

ATTEST:

CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

SECTION V

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Candler Hills East Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o GMS – Central Florida, 219 E. Livingston St., Orlando, FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Marion County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a [STATE] limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VI

TEMPORARY ACCESS EASEMENT AGREEMENT BY AND BETWEEN THE CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT AND GLENN AND DORIS DUMONT

This **Temporary Access Easement Agreement** ("Easement Agreement") is made and entered into this 27 day of August, 2026, by and between:

Candler Hills East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in City of Orlando, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and

Glenn and Doris Dumont, whose mailing address 8488 SW 82nd Circle, Ocala, Florida 34481 ("Homeowner").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by an ordinance of Marion County, Florida, County Commission, (the "Ordinance") and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Marion County, Florida, more particularly described as Parcel ID 3531+003-029 (the "District Property"); and

WHEREAS, Homeowner is the owner of the property with the District having the address of 8488 SW 82nd Circle, Ocala, Florida 34481 (the "Homeowner's Property"); and

WHEREAS, Homeowner has requested that the District grant to it a temporary, non-exclusive easement over a portion of the District Property for the purpose of gaining access to Homeowner's Property for the delivery of a fiberglass pool, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District Property over which the temporary easement is requested consists of a District Property referred to in **Exhibit A** (the "Easement Property"), attached hereto and made a part hereof.

WHEREAS, the Homeowner is only authorized to utilize the easement for purposes of delivery of a fiberglass pool shell. No heavy equipment will be utilized and no pool construction activities will occur within the easement.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **GRANT OF EASEMENT.** The District hereby grants to Homeowner a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the purpose of Homeowner gaining access to his lot for the purpose of delivering a fiberglass pool shell to the Homeowner's Property (the "Easement"). The Homeowner agrees and acknowledges that, while the District believes it is the owner of the Easement Property depicted on **Exhibit A**, the District has not verified such ownership and makes no representations or warranties regarding such ownership. It shall be the Homeowner's responsibility to confirm property-ownership to ensure that Homeowner is not using property over which it has not been granted legal access. Additionally, Homeowner agrees and acknowledges that the District makes no representations or warranties that the Easement Property is wide enough or suitable for the Homeowner's needs. To the extent there is any discrepancy in ownership or if the Easement Property is not wide enough or otherwise suitable for the Homeowner's needs, the Homeowner and its contractors assume any and all risk and liability associated with trespassing or any other unauthorized use of non-District-owned property. Homeowner shall be responsible for securing all required permits from the Marion County or any other governmental entity or agency having jurisdiction thereof in connection with the installation of the pool on the Homeowner's Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property

3. **TERM.** Homeowner shall be permitted to use the Easement until the earlier of the completion of installation of the pool at Homeowner's Property or ninety (90) days from the date of this Easement, at which time the Easement shall terminate.

4. **INDEMNIFICATION.**

a. Homeowner agrees to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by Homeowner, his agents, employees or independent contractors.

b. Homeowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

5. **DAMAGE.** In the event that Homeowner, his respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowner, at Homeowner's sole cost and expense, agrees to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground

cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage, and Homeowner shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner.

6. DEFAULT. A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowner seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner:	Glenn and Doris Dumont 8488 SW 82nd Circle Ocala, FL 34481
To the District:	Candler Hills East Community Development District 219 East Livingston Street Orlando, Florida 32801 Attn: District Manager
With a copy to:	District Counsel Gerald R. Colen 7243 Bryan Dairy Road Largo, Florida 33777

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

9. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

10. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

11. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. PUBLIC RECORDS. Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

14. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

15. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

Witness:
~~ATTEST~~:

Print name: Emani Ulysse
Secretary/Assistant Secretary

CANDLER HILLS EAST COMMUNITY DEVELOPMENT DISTRICT

Print name: George S. Flint
~~Chairperson/Vice~~ Chairman
District Manager

Date: 8/4/26

HOMEOWNERS – GLENN & DORIS DUMONT

WITNESSES:

Print name: Linda Carroll

Glenn J Dumont

Date: 8/27/26

Doris L. Dumont

Date: 8/27/26

Exhibit A
The Easement Property

Traverse on a cart w/ rubber tires

8x16 Fiberglass 1 piece pool
(underground)

8488 SW 82 Circle



Dumont (727-272-7170)

SECTION VII

SECTION C

SECTION 1

Candler Hills East
Community Development District

Summary of Invoices

August 1, 2026 to October 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	8/12/2026	1227	$	1,114.22
	8/18/2026	1228-1229	$	1,373.45
	8/25/2026	1230	$	1,500.00
	9/23/2026	1231-1232	$	9,134.29
	10/7/2026	1233	$	153.42
	10/14/2026	1234-1235	$	7,572.75
			$	20,848.13
	Supervisor Fees - August 2026			
	Elmer L. Greene	50347	$	184.70
	George C. Hill	50348	$	184.70
	Paul H. Jenkins	50349	$	184.70
	John D. Bain	50350	$	184.70
	Robert H. Scherff	50351	$	184.70
			$	923.50
		Total Amount	**$**	**21,771.63**

*** CHECK DATES 08/01/2026 - 10/31/2026 *** CANDLER HILLS-GENERAL FUND
BANK A CANDLER HILLS CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00058	7/31/26	00078228	202607	310	51300-48000				*	1,114.22		
			NOT OF BUDGET FY27										
									USA TODAY MEDIA CORP			1,114.22	001227
8/18/26	00040	8/13/26	22499306	202607	310	51300-31100				*	125.06		
			ENGINEER SERVICES-JUL26										
									DEWBERRY ENGINEERS INC.			125.06	001228
8/18/26	00019	8/01/26	291	202608	310	51300-34000				*	844.25		
			MANAGEMENT FEES-AUG26										
		8/01/26	291	202608	310	51300-35200				*	67.67		
			WEBSITE MANAGEMENT-AUG26										
		8/01/26	291	202608	310	51300-35100				*	90.17		
			INFORMATION TECH-AUG26										
		8/01/26	291	202608	310	51300-31300				*	238.83		
			DISSEMINATION SVCS-AUG26										
		8/01/26	291	202608	310	51300-51000				*	.03		
			OFFICE SUPPLIES										
		8/01/26	291	202608	310	51300-42000				*	7.44		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			1,248.39	001229
8/25/26	00005	8/21/26	8127	202608	310	51300-31500				*	1,500.00		
			GENERAL COUNSEL-AUG26										
									COLEN & WAGONER PA			1,500.00	001230
9/23/26	00036	9/18/26	34247	202609	300	15500-10100				*	7,691.00		
			FY27 INSURANCE POLICY										
									EGIS INSURANCE ADVISORS, LLC.			7,691.00	001231
9/23/26	00019	9/01/26	292	202609	310	51300-34000				*	844.25		
			MANAGEMENT FEES-SEP26										
		9/01/26	292	202609	310	51300-35200				*	67.67		
			WEBSITE MANAGEMENT-SEP26										
		9/01/26	292	202609	310	51300-35100				*	90.17		
			INFORMATION TECH-SEP26										
		9/01/26	292	202609	310	51300-31300				*	238.83		
			DISSEMINATION SVCS-SEP26										
		9/01/26	292	202609	310	51300-51000				*	27.77		
			OFFICE SUPPLIES										
		9/01/26	292	202609	310	51300-42000				*	7.05		
			POSTAGE										
		9/01/26	292	202609	310	51300-42500				*	167.55		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			1,443.29	001232

*** CHECK DATES 08/01/2026 - 10/31/2026 *** CANDLER HILLS-GENERAL FUND
BANK A CANDLER HILLS CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/07/26	00058	9/30/26	00079090	202609	310	51300-48000				*	153.42		
			NOT OF BOS MTG 09/18/26										
									USA TODAY MEDIA CORP			153.42	001233
10/14/26	00049	10/01/26	94878	202610	310	51300-54000				*	175.00		
			SPECIAL DISTRICT FEE FY27										
									FLORIDA DEPARTMENT OF COMMERCE			175.00	001234
10/14/26	00019	10/01/26	293	202610	310	51300-34000				*	886.50		
			MANAGEMENT FEES-OCT26										
		10/01/26	293	202610	310	51300-35200				*	71.08		
			WEBSITE MANAGEMENT-OCT26										
		10/01/26	293	202610	310	51300-35100				*	94.67		
			INFORMATION TECH-OCT26										
		10/01/26	293	202610	310	51300-31300				*	250.75		
			DISSEMINATION SVCS-OCT26										
		10/01/26	293	202610	310	51300-51000				*	.03		
			OFFICE SUPPLIES										
		10/01/26	293	202610	310	51300-42000				*	75.72		
			POSTAGE										
		10/08/26	294	202610	310	51300-31700				*	6,019.00		
			ASSESSMENT ROLL FY27										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,397.75	001235

TOTAL FOR BANK A 20,848.13

TOTAL FOR REGISTER 20,848.13

SECTION 2

Candler Hills East

Community Development District

Unaudited Financial Reporting

September 30, 2026

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4 Capital Reserve Fund

5 Month to Month

6 Long Term Debt Report

7 Special Assessment Receipt Schedule

Candler Hills East

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 29,224	$ -	$ -	$ 29,224
State Board of Administration	$ 21,538	$ -	$ -	$ 21,538
Investments:				
State Board of Administration	$ -	$ -	$ 193,863	$ 193,863
Series 2016				
Reserve	$ -	$ 100,900	$ -	$ 100,900
Revenue	$ -	$ 266,898	$ -	$ 266,898
Prepayment	$ -	$ 12,911	$ -	$ 12,911
Prepaid Expenses	$ 8,046	$ -	$ -	$ 8,046
Total Assets	**$ 58,808**	**$ 380,709**	**$ 193,863**	**$ 633,380**
Liabilities:				
Accounts Payable	$ 153	$ -	$ -	$ 153
Total Liabilities	**$ 153**	**$ -**	**$ -**	**$ 153**
Fund Balance:				
Assigned for:				
Capital Reserves	$ -	$ -	$ 193,863	$ 193,863
Nonspendable:				
Deposits and Prepaid Items	$ 8,046	$ -	$ -	$ 8,046
Restricted for:				
Debt Service 2016	$ -	$ 380,709	$ -	$ 380,709
Unassigned	$ 50,609	$ -	$ -	$ 50,609
Total Fund Balances	**$ 58,655**	**$ 380,709**	**$ 193,863**	**$ 633,227**
Total Liabilities & Fund Balance	$ 58,808	$ 380,709	$ 193,863	$ 633,380

Candler Hills East

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Maintenance Assessments	$ 55,051	$ 55,051	$ 55,554	$ 503
Interest	$ -	$ -	$ 1,870	$ 1,870
Total Revenues	**$ 55,051**	**$ 55,051**	**$ 57,424**	**$ 2,373**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 4,000	$ 4,000	$ 3,800	$ 200
FICA Expense	$ 306	$ 306	$ 291	$ 15
Engineering	$ 4,000	$ 4,000	$ 1,780	$ 2,220
Trustee Fees	$ 2,255	$ 2,255	$ 2,110	$ 145
Dissemination	$ 2,866	$ 2,866	$ 3,066	$ (199)
Arbitrage	$ 450	$ 450	$ 450	$ -
Assessment Roll	$ 5,732	$ 5,732	$ 5,732	$ (0)
Attorney	$ 6,500	$ 6,500	$ 6,000	$ 500
Annual Audit	$ 3,300	$ 3,300	$ 3,300	$ -
Management Fees	$ 10,131	$ 10,131	$ 10,131	$ 0
Information Technology	$ 1,082	$ 1,082	$ 1,082	$ (1)
Website Maintenance	$ 812	$ 812	$ 812	$ (0)
Telephone	$ 50	$ 50	$ -	$ 50
Postage	$ 625	$ 625	$ 297	$ 328
Printing & Binding	$ 250	$ 250	$ 428	$ (178)
Insurance	$ 7,425	$ 7,425	$ 7,155	$ 270
Legal Advertising	$ 700	$ 700	$ 1,396	$ (696)
Other Current Charges	$ 860	$ 860	$ 580	$ 280
Office Supplies	$ 150	$ 150	$ 29	$ 121
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 51,669**	**$ 51,669**	**$ 48,615**	**$ 3,054**
Operations & Maintenance				
Mulch	$ 7,920	$ 7,920	$ 3,710	$ 4,210
Contingency	$ 3,097	$ 3,097	$ -	$ 3,097
Stormwater	$ 6,500	$ 6,500	$ -	$ 6,500
Total Operations & Maintenance	**$ 17,517**	**$ 17,517**	**$ 3,710**	**$ 13,807**
Total Expenditures	**$ 69,186**	**$ 69,186**	**$ 52,325**	**$ 16,862**
Excess (Deficiency) of Revenues over Expenditures	$ (14,135)		$ 5,099	
Fund Balance - Beginning	$ 14,135		$ 53,556	
Fund Balance - Ending	$ -		$ 58,655	

Candler Hills East

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 206,154	$ 206,154	$ 203,285	$ (2,869)
Assessments - Prepayment	$ -	$ -	$ 21,853	$ 21,853
Interest	$ 7,422	$ 7,422	$ 14,210	$ 6,788
Total Revenues	**$ 213,576**	**$ 213,576**	**$ 239,348**	**$ 25,772**
Expenditures:				
Interest - 11/1	$ 36,944	$ 36,944	$ 36,944	$ -
Special Call - 11/1	$ -	$ -	$ 25,000	$ (25,000)
Special Call - 5/1	$ -	$ -	$ 15,000	$ (15,000)
Principal - 5/1	$ 130,000	$ 130,000	$ 130,000	$ -
Interest - 5/1	$ 36,944	$ 36,944	$ 36,463	$ 482
Total Expenditures	**$ 203,888**	**$ 203,888**	**$ 243,406**	**$ (39,519)**
Excess (Deficiency) of Revenues over Expenditures	$ 9,688		$ (4,058)	
Fund Balance - Beginning	$ 274,654		$ 384,767	
Fund Balance - Ending	$ 284,342		$ 380,709	

Candler Hills East

Community Development District

Capital Reserves Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 3,914	$ 3,914	$ 7,444	$ 3,530
Total Revenues	**$ 3,914**	**$ 3,914**	**$ 7,444**	**$ 3,530**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 3,914**		**$ 7,444**	
Fund Balance - Beginning	**$ 185,918**		**$ 186,420**	
Fund Balance - Ending	**$ 189,831**		**$ 193,863**	

Candler Hills East

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	$ -	$ 1,526	$ 13,161	$ 30,350	$ 7,827	$ 206	$ 1,433	$ 56	$ 971	$ 24	$ -	$ -	$ 55,554
Interest	$ 112	$ 85	$ 71	$ 246	$ 221	$ 179	$ 204	$ 171	$ 155	$ 153	$ 143	$ 131	$ 1,870
Total Revenues	**$ 112**	**$ 1,610**	**$ 13,232**	**$ 30,596**	**$ 8,048**	**$ 385**	**$ 1,637**	**$ 226**	**$ 1,126**	**$ 177**	**$ 143**	**$ 131**	**$ 57,424**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 800	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ 3,800
FICA Expense	$ -	$ -	$ 61	$ -	$ 77	$ -	$ -	$ 77	$ -	$ -	$ 77	$ -	$ 291
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,655	$ 125	$ -	$ -	$ 1,780
Trustee Fees	$ 337	$ -	$ 1,773	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,110
Dissemination	$ 339	$ 239	$ 239	$ 239	$ 239	$ 239	$ 339	$ 239	$ 239	$ 239	$ 239	$ 239	$ 3,066
Arbitrage	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Assessment Roll	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Attorney	$ -	$ 1,500	$ 1,500	$ -	$ -	$ -	$ -	$ 1,500	$ -	$ -	$ 1,500	$ -	$ 6,000
Annual Audit	$ -	$ -	$ 3,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,300
Management Fees	$ 844	$ 844	$ 844	$ 844	$ 844	$ 844	$ 844	$ 844	$ 844	$ 844	$ 844	$ 844	$ 10,131
Information Technology	$ 90	$ 90	$ 90	$ 90	$ 90	$ 90	$ 90	$ 90	$ 90	$ 90	$ 90	$ 90	$ 1,082
Website Maintenance	$ 68	$ 68	$ 68	$ 68	$ 68	$ 68	$ 68	$ 68	$ 68	$ 68	$ 68	$ 68	$ 812
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 55	$ 2	$ 71	$ 20	$ 8	$ 21	$ -	$ 36	$ 65	$ 3	$ 7	$ 7	$ 297
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ 99	$ 3	$ -	$ 158	$ -	$ -	$ 168	$ 428
Insurance	$ 7,155	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,155
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 129	$ -	$ 1,114	$ -	$ 153	$ 1,396
Other Current Charges	$ 78	$ 57	$ 74	$ 42	$ 39	$ 40	$ 39	$ 54	$ 39	$ 40	$ 39	$ 40	$ 580
Office Supplies	$ 0	$ 0	$ -	$ 0	$ 0	$ 0	$ -	$ 0	$ 0	$ 0	$ 0	$ 28	$ 29
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 14,873**	**$ 2,801**	**$ 9,270**	**$ 1,303**	**$ 2,365**	**$ 1,401**	**$ 1,383**	**$ 4,036**	**$ 3,159**	**$ 2,524**	**$ 3,864**	**$ 1,636**	**$ 48,615**
Operations & Maintenance													
Mulch	$ -	$ -	$ -	$ -	$ 3,710	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,710
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Stormwater	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,710**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,710**
Total Expenditures	**$ 14,873**	**$ 2,801**	**$ 9,270**	**$ 1,303**	**$ 6,075**	**$ 1,401**	**$ 1,383**	**$ 4,036**	**$ 3,159**	**$ 2,524**	**$ 3,864**	**$ 1,636**	**$ 52,325**
Excess Revenues (Expenditures)	$ (14,762)	$ (1,190)	$ 3,962	$ 29,293	$ 1,973	$ (1,017)	$ 254	$ (3,810)	$ (2,033)	$ (2,347)	$ (3,721)	$ (1,505)	$ 5,099

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	$100,900	
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)
Less: Principal Payment 5/1/26		($130,000)
Less: Special Call 5/1/26		($15,000)
Current Bonds Outstanding		**$1,730,000**

CANDLER HILLS EAST

COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENTS FY2026 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
4/24/26	ACH	$1,462.21	$29.24	$0.00	$0.00	$1,432.97
5/5/26	ACH	$0.00	$0.00	$0.00	$55.57	$55.57
6/1/26	ACH	$479.37	$9.59	$0.00	$0.00	$469.78
6/9/26	ACH	$96.06	$1.92	$0.00	$0.00	$94.14
6/26/26	ACH	$415.45	$8.31	$0.00	$0.00	$407.14
7/30/26	ACH	$0.00	$0.00	$0.00	$24.24	$24.24
Total Collected		$ 56,400.93	$ 1,128.02	$ -	$ 280.64	$ 55,553.55
Percentage Collected						101%

DEBT SERVICE

Gross Assessments	$214,362.50
Certified Net Assessments	$201,500.75
	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
4/24/26	ACH	$5,442.13	$108.84	$0.00	$0.00	$5,333.29
5/5/26	ACH	$0.00	$0.00	$0.00	$199.03	$199.03
6/1/26	ACH	$2,260.48	$45.21	$0.00	$0.00	$2,215.27
6/9/26	ACH	$566.50	$11.33	$0.00	$0.00	$555.17
6/26/26	ACH	$1,724.26	$34.49	$0.00	$0.00	$1,689.77
Total Collected		$ 206,509.30	$ 4,130.19	$ -	$ 905.92	$ 203,285.03
Percentage Collected						101%