

East 547
Community Development District

Meeting Agenda

October 14, 2021

AGENDA

East 547

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

October 7, 2021

**Board of Supervisors
East 547
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **East 547 Community Development District** will be held **Thursday, October 14, 2021 at 11:00 AM** at the **Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, FL 33803.**

Zoom Video Link: <https://us06web.zoom.us/j/81021525814>

Call-In Number: 1-646-876-9923

Meeting ID: 810 2152 5814

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the September 9, 2021 Board of Supervisors Meeting and Audit Committee Meeting
4. Consideration of Resolution 2022-01 Waiving a Portion of the Rules of Procedure Regarding Notice of Meetings
5. Consideration of Notice of Request for Qualifications for Engineering Services
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Summary of Series 2021 (AA1) Requisitions #13 to #18
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**MINUTES OF MEETING
EAST 547
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the East 547 Community Development District was held Thursday, **September 9, 2021** at 1:42 p.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present were:

Brian Walsh
Jeff Shenefield
Garret Parkinson
Jill Burns
Roy Van Wyk *via Zoom*

Chairman
Assistant Secretary
Assistant Secretary
District Manager, GMS
Hopping Green & Sams

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Audit Services

- A. Approval of Request for Proposals and Selection Criteria**
- B. Approval of Notice of Request for Proposals for Audit Services**
- C. Public Announcement of Opportunity to Provide Audit Services**

Ms. Burns stated that the advertisement and evaluation criteria were attached to the agenda package, and the due date was set for October 6, 2021. She asked if there were any questions, and hearing none, asked for a motion to approve the evaluation criteria and authorize staff to issue the RFQ.

<p>On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Evaluation Criteria and Authorization of staff to approve the RFP for Audit Services, were approved.</p>

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
EAST 547
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the East 547 Community Development District was held Thursday, **September 9, 2021** at 1:30 p.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum:

Brian Walsh	Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	Hopping Green & Sams

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Ratification of Joint Letter from Hopping,
Green & Sams and KE Law Group
Regarding District Counsel
Representation**

Ms. Burns noted that the letter had already been approved and that it just needed to be ratified by the Board.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Joint Letter from Hopping, Green & Sams and KE Law Group Regarding District Counsel Representation, was approved.

FOURTH ORDER OF BUSINESS

**Consideration of Fee Agreement with KE
Law Group**

Ms. Burns stated that the prices remained the same and asked if there were any questions from the Board. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Fee Agreement with KE Law Group, was approved.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the June 10, 2021 Board of Supervisors Meeting

Ms. Burns presented the minutes of the June 10, 2021 Board of Supervisors meeting and asked for any comments, questions, or corrections. The Board had no changes.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Minutes of the June 10, 2021 Board of Supervisors Meeting, were approved.

SIXTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget

Ms. Burns noted that the public hearing had been advertised in the paper and asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Opening of the Public Hearing, was approved.

i. Consideration of Resolution 2021-10 Adoption of the District’s Fiscal Year 2022 Budget and Appropriating Funds

Ms. Burns noted that the budget was included in the agenda package, and had some prorated field expenses for landscaping, as well as the amenity. She added they would be developer funded, so they would only be billed as incurred. She asked if there were any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2021-10 Adoption of the District’s Fiscal Year 2022 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2021-2022 Developer Funding Agreement

Ms. Burns noted that the agreement was with Clayton Properties Group as they agreed to fund the operations and maintenance of the District as the expenses are incurred based on the budget that was adopted.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Fiscal Year 2021-2022 Developer Funding Agreement, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Closing of the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-11 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022

Ms. Burns stated that they had planned for the second Thursday at 11:00 a.m. She asked if there were any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2021-11 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-12 Re-Designating Registered Agent for the District

Ms. Burns stated that the resolution that they had updated the registered agent to be herself at her office location in Orlando. She asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2021-12 Re-Designating Registered Agent for the District, was approved.

NINTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing

Ms. Burns stated that this was being recorded so that property owners are notified of the bonds that were issued.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Disclosure of Public Financing, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Wastewater Services and Stormwater Management Needs Analysis

Mr. Van Wyk noted that they would need to do a report by June of 2022 once the stormwater systems were in operation.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

Ms. Burns noted that they would be holding an audit committee meeting at the end of the current meeting, so she asked that they appoint the Audit Committee. The Board appointed themselves as the Audit Committee, and Ms. Burns asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Appointment of the Audit Committee, was approved.

i. Check Register

Ms. Burns presented the Check Register, totaling \$6,171.04, and asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Check Register totaling \$6,171.04, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financial statements were included in the packet for review, adding that there was no action necessary.

iii. Ratification of Blue Ox Change Order for Bond at Geneva Landings

Ms. Burns stated that the order had already been approved and just needed to be ratified.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Blue Ox Change Order for Bond at Geneva Landings, was ratified.

iv. Ratification of Series 2021 Assessment Area 1 Requisitions #1-#12

Ms. Burns stated that the order had already been approved and just needed to be ratified.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor Series 2021 Assessment Area 1 Requisitions #1-#12, were ratified.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST 547 COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East 547 Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Davenport, Polk County, Florida; and

WHEREAS, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops (together, “meetings”) for the purpose of conducting District business; and

WHEREAS, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

WHEREAS, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

WHEREAS, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

WHEREAS, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

WHEREAS, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EAST 547 COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. FINDINGS. The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

SECTION 3. WAIVER. The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

SECTION 4. REASONABLE NOTICE.

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of October 2021.

ATTEST:

**EAST 547 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

REQUEST FOR QUALIFICATIONS (“RFQ”) FOR ENGINEERING SERVICES FOR EAST 547 COMMUNITY DEVELOPMENT DISTRICT

The East 547 Community Development District (“**District**”) located in the City of Davenport, Polk County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District’s capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Polk County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). All Applicants must submit two (2) copies of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on Monday, November 1, 2021 and to the attention of Governmental Management Services – Central Florida, LLC, c/o Jill Burns, 219 E. Livingston Street, Orlando, Florida 32801; Ph: (407) 841-5524 (“**District Manager’s Office**”).

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager’s Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager’s Office, must be filed in writing with the District Manager’s Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest

bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Jill Burns at jburns@gmscfl.com with e-mail copy to Roy Van Wyk at roy@kelawgroup.com

District Manager

Publish on Monday, October 18, 2021 (must be published at least 14 days prior to submittal deadline)

EAST 547
COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS
COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

SECTION VI

SECTION C

SECTION 1

East 547

Community Development District

Summary of Checks

September 01, 2021 through October 08, 2021

Bank	Date	Check No.'s		Amount
General Fund				
	9/2/21	54	\$	48.00
	9/9/21	55	\$	711.00
	9/17/21	56-60	\$	9,237.12
	9/24/21	61	\$	708.92
			\$	10,705.04

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/02/21	00003	8/27/21	124783	202107	310	51300	31500		GENERAL COUNSEL - JUL 21	*	48.00		
									HOPPING GREEN & SAMS			48.00	000054
9/09/21	00019	9/06/21	174	202108	310	51300	31500		GENERAL COUNSEL - AUG 21	*	711.00		
									KE LAW GROUP, PLLC			711.00	000055
9/17/21	00012	9/09/21	BW090920	202109	310	51300	11000		SUPERVISOR FEE 9/9/2021	*	200.00		
									BRIAN WALSH			200.00	000056
9/17/21	00004	9/10/21	14240	202109	300	15500	10000		FY22 INSURANCE POLICY	*	5,175.00		
									EGIS INSURANCE ADVISORS, LLC			5,175.00	000057
9/17/21	00011	9/09/21	GP090920	202109	310	51300	11000		SUPERVISOR FEE 9/9/2021	*	200.00		
									GARRET PARKINSON			200.00	000058
9/17/21	00001	9/01/21	16	202109	310	51300	34000		MANAGEMENT FEES SEPT 21	*	2,916.67		
		9/01/21	16	202109	310	51300	35100		INFO TECHNOLOGY SEPT 21	*	125.00		
		9/01/21	16	202109	310	51300	31300		DISSEMINATION SEPT 21	*	416.67		
		9/01/21	16	202109	310	51300	51000		OFFICE SUPPLIES	*	.21		
		9/01/21	16	202109	310	51300	42000		POSTAGE	*	3.57		
									GOVERNMENTAL MANAGEMENT SERVICES			3,462.12	000059
9/17/21	00013	9/09/21	JS090920	202109	310	51300	11000		SUPERVISOR FEE 9/9/2021	*	200.00		
									JEFF SHENEFIELD			200.00	000060
9/24/21	00017	8/31/21	00040399	202108	310	51300	48000		NOT OF REG MTG - AUG 21	*	708.92		
									LOCALIQ			708.92	000061
TOTAL FOR BANK A											10,705.04		
TOTAL FOR REGISTER											10,705.04		

SECTION 2

East 547

Community Development District

Unaudited Financial Reporting

August 31, 2021



Table of Contents

1	<hr/> <u>Balance Sheet</u>
2	<hr/> <u>General Fund Income Statement</u>
3	<hr/> <u>Debt Service Fund - Series 2021</u>
4	<hr/> <u>Capital Projects Fund</u>
5	<hr/> <u>Month to Month</u>
6	<hr/> <u>Long Term Debt Schedule</u>

East 547
Community Development District
Combined Balance Sheet
August 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 18,937	\$ -	\$ -	\$ 18,937
<u>Series 2021</u>				
Reserve	\$ -	\$ 163,044	\$ -	\$ 163,044
Interest	\$ -	\$ 77,548	\$ -	\$ 77,548
Revenue	\$ -	\$ 2	\$ -	\$ 2
Construction	\$ -	\$ -	\$ 2,710,738	\$ 2,710,738
Total Assets	\$ 18,937	\$ 240,594	\$ 2,710,738	\$ 2,970,269
Liabilities:				
Accounts Payable	\$ 1,468	\$ -	\$ -	\$ 1,468
Total Liabilities	\$ 1,468	\$ -	\$ -	\$ 1,468
Fund Balances:				
Unrestricted	\$ 17,469	\$ -	\$ -	\$ 17,469
Assigned for Debt Service 2020	\$ -	\$ 240,594	\$ -	\$ 240,594
Assigned for Capital Projects 2020	\$ -	\$ -	\$ 2,710,738	\$ 2,710,738
Total Fund Balances	\$ 17,469	\$ 240,594	\$ 2,710,738	\$ 2,968,801
Total Liabilities & Fund Balance	\$ 18,937	\$ 240,594	\$ 2,710,738	\$ 2,970,269

East 547
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
Revenues				
Developer Contributions	\$ 114,010	\$ 85,000	\$ 85,000	\$ -
Total Revenues	\$ 114,010	\$ 85,000	\$ 85,000	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 5,000	\$ 6,000
Engineering	\$ 15,000	\$ 13,750	\$ 5,000	\$ 8,750
Attorney	\$ 25,000	\$ 22,917	\$ 8,980	\$ 13,937
Management Fees	\$ 35,000	\$ 32,083	\$ 32,083	\$ (0)
Information Technology	\$ 3,250	\$ 2,979	\$ 3,125	\$ (146)
Telephone	\$ 300	\$ 275	\$ -	\$ 275
Postage	\$ 1,000	\$ 917	\$ 122	\$ 795
Printing & Binding	\$ 1,000	\$ 917	\$ 71	\$ 846
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Legal Advertising	\$ 10,000	\$ 9,167	\$ 14,999	\$ (5,833)
Other Current Charges	\$ 5,000	\$ 4,583	\$ 49	\$ 4,534
Office Supplies	\$ 625	\$ 573	\$ 187	\$ 386
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 275	\$ (100)
Total General & Administrative:	\$ 114,010	\$ 104,335	\$ 75,724	\$ 28,611
Total Expenditures	\$ 114,010	\$ 104,335	\$ 75,724	\$ 28,611
Excess Revenues (Expenditures)	\$ -		\$ 9,276	
Fund Balance - Beginning	\$ -		\$ 8,193	
Fund Balance - Ending	\$ -		\$ 17,469	

East 547

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual			
	Budget	Thru 06/30/21	Thru 06/30/21	Variance		
<u>Revenues:</u>						
Interest	\$ -	\$ -	\$ 2	\$ 2		
Total Revenues	\$ -	\$ -	\$ 2	\$ 2		
<u>Expenditures:</u>						
Interest Expense 11/01	\$ -	\$ -	\$ -	\$ -		
Principal Expense 05/01	\$ -	\$ -	\$ -	\$ -		
Interest Expense 05/01	\$ -	\$ -	\$ -	\$ -		
Total Expenditures	\$ -	\$ -	\$ -	\$ -		
<u>Other Financing Sources:</u>						
Bond Proceeds	\$ -	\$ -	\$ 240,592	\$ 240,592		
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 240,592	\$ 240,592		
Excess Revenues (Expenditures)	\$ -		\$ 240,594			
Fund Balance - Beginning	\$ -		\$ -			
Fund Balance - Ending	\$ -		\$ 240,594			

East 547

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 34	\$ 34
Total Revenues	\$ -	\$ -	\$ 34	\$ 34
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,716,043	\$ (2,716,043)
Capital Outlay - COI	\$ -	\$ -	\$ 315,781	\$ (315,781)
Total Expenditures	\$ -	\$ -	\$ 3,031,824	\$ (3,031,824)
Other Financing Sources:				
Bond Proceeds	\$ -	\$ -	\$ 5,634,408	\$ 5,634,408
Premium Sale of bond	\$ -	\$ -	\$ 108,119	\$ 108,119
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,742,527	\$ 5,742,527
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 2,710,738	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 2,710,738	

East 547
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ 85,000
Total Revenues	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ 85,000
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,800	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ 5,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ -	\$ 833
Attorney	\$ 2,408	\$ 1,080	\$ 411	\$ 179	\$ 2,282	\$ 312	\$ 27	\$ 853	\$ 671	\$ 48	\$ 711	\$ -	\$ 8,980
Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 32,083
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750	\$ -	\$ 1,000	\$ 125	\$ 125	\$ 125	\$ -	\$ 3,125
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 62	\$ 21	\$ 24	\$ -	\$ -	\$ 5	\$ -	\$ 0	\$ 2	\$ 4	\$ 4	\$ -	\$ 122
Printing & Binding	\$ 56	\$ 2	\$ 8	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ 71
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Legal Advertising	\$ 11,545	\$ -	\$ 113	\$ -	\$ 852	\$ -	\$ 426	\$ 435	\$ 211	\$ 709	\$ 709	\$ -	\$ 14,999
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ 8	\$ 8	\$ 8	\$ -	\$ 49
Office Supplies	\$ 4	\$ 3	\$ 46	\$ -	\$ -	\$ 3	\$ -	\$ 0	\$ 3	\$ 129	\$ 0	\$ -	\$ 187
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Total General & Administrative:	\$ 23,066	\$ 5,822	\$ 3,518	\$ 3,096	\$ 7,050	\$ 4,991	\$ 3,394	\$ 5,805	\$ 9,738	\$ 4,356	\$ 4,890	\$ -	\$ 75,724
Total Expenditures	\$ 23,066	\$ 5,822	\$ 3,518	\$ 3,096	\$ 7,050	\$ 4,991	\$ 3,394	\$ 5,805	\$ 9,738	\$ 4,356	\$ 4,890	\$ -	\$ 75,724
Excess Revenues (Expenditures)	\$ (23,066)	\$ 14,178	\$ 16,482	\$ (3,096)	\$ (7,050)	\$ (4,991)	\$ (3,394)	\$ (5,805)	\$ 35,262	\$ (4,356)	\$ (4,890)	\$ -	\$ 9,276

East 547

Community Development District Long Term Debt Report

SERIES 2021, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATE:	2.500%, 3.000%, 3.300%, 4.000%
MATURITY DATE:	5/1/2051
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$163,044
RESERVE FUND BALANCE	\$163,044
BONDS OUTSTANDING - 06/15/21	\$5,875,000
CURRENT BONDS OUTSTANDING	\$5,875,000

SECTION 3

Requisition	Payee/Vendor	Amount
13	Blue Ox Enterprises, LLC	\$ 302,102.29
14	Blue Ox Enterprises, LLC	\$ 448,309.93
15	Associated Construction Products	\$ 6,750.00
16	Wood & Associates Engineering, LLC	\$ 2,000.00
17	DevSpecialists	\$ 27,079.70
18	Wood & Associates Engineering, LLC	\$ 437.50
	TOTAL	\$ 786,679.42