

East 547
Community Development District

Meeting Agenda

November 9 2023

AGENDA

East 547

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

November 2, 2023

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

Dear Board Members:

The regular meeting of the Board of Supervisors of the **East 547 Community Development District** will be held **Thursday, November 9, 2023 at 11:00 AM** at the **Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, FL 33803.**

Zoom Video Join Link: <https://us06web.zoom.us/j/88454048180>

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

Meeting ID: 884 5404 8180

Following is the advance agenda for the meeting:

Board of Supervisors 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 August 10, 2023 Board of Supervisors Meeting
4. Consideration of Audit Services Engagement Letter for Fiscal Year 2023 Audit from Grau & Associates
5. Consideration of Proposals for Arbitrage Rebate Services for Series 2023 Assessment Area Two Project Bonds
 - A. AMTEC
 - B. Grau & Associates
6. Presentation of Arbitrage Rebate Report for Series 2021 Assessment Area One Project Bonds from AMTEC
7. Ratification of Underwriter Services Letter with FMS Bonds for Series 2023 Bonds
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Ratification of Work Authorization 2024-1 to Provide District Engineering Services
 - C. Field Manager's Report
 - i. Consideration of Proposal from Pool Vendor for Increase in Rates
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**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, **August 10, 2023** at 11:00 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum:

Brian Walsh
Milton Andrade
Jeff Shenefield
Garret Parkinson

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Ashton Bligh
Bob Gang
Rey Malave *by Zoom*
John Bannon
Clayton Smith
Allen Bailey

District Manager, GMS
District Counsel, KVV Law
Bond Counsel, Greenberg Traurig
Bond Counsel, Greenberg Traurig
District Engineer, Dewberry
Wood & Associates Engineering
Field Manager, GMS
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 11:05 a.m. and called the roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present at the meeting and none joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 13, 2023
Board of Supervisor's Meeting**

Ms. Burns presented the minutes of the July 13, 2023 Board of Supervisors meeting. She asked if there were any questions, comments or corrections. Hearing no changes, she asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes from the July 13, 2023 Board of Supervisor's Meeting, were approved.

FOURTH ORDER OF BUSINESS**Presentation and Approval of Amended and Restated Engineer's Report for Capital Improvements dated August 10, 2023**

Ms. Burns stated that this was the original Master Engineer's Report that was issued and the engineer, John Bannon from Wood & Associates Engineering, gave a brief overview on the changes to the Board. He noted that the electrical and lighting will be funded, owned, and maintained by the District with Duke providing electrical services. The permitting dates were also updated from the projected dates to approved dates. There are no current changes to the projected costs. Ms. Burns asked for a motion of approval if there were no further questions.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Amended and Restated Engineer's Report for Capital Improvements dated August 10, 2023, was approved.

FIFTH ORDER OF BUSINESS**Presentation and Approval of Supplemental Assessment Methodology – Assessment Area Two dated August 10, 2023**

Ms. Burns presented that Supplemental Assessment Methodology Report for Area 2 and reviewed it for the Board. Table one notes the development plan of 248 single family lots with the same ERU of 1. Table two shows the capital improvement plan cost estimates of \$6,365,175. Table three shows an estimated bond sizing of \$4,455,000. Table four outlines the improvement costs per unit. Table five outlines the par debt per unit of \$17,964 on each of the 248 single family lots. Table six shows the net and gross annual debt assessment per unit; \$1,250 net for each which is \$1,344.09 with a 7% collections cost when collected on the Polk County tax bill. Table seven shows the par debt per acre for 52.82 acres in this assessment area. Ms. Burns offered to answer any question on the report. There being none, she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, the Supplemental Assessment Methodology – Assessment Area Two Dated August 10, 2023, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2023-11 Delegation Resolution for Series 2023 (Assessment Area Two Project) Bonds**

Ms. Burns presented Resolution 2023-11 and Bond Counsel summarized the resolution to the Board. She stated that this is the supplemental resolution that was contemplated when the Board adopted the original resolution back in 2020. This contains documents as exhibits to sell one series of bonds for the primary purpose of providing funds to pay all or a portion of the cost of the public infrastructure for 248 residential units. She listed the document types and what the Board will be approving if they approve the resolution. Ms. Burns asked if there were any questions on the resolution. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-11 Delegation Resolution for Series 2023 (Assessment Area Two Project) Bonds, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Series 2023 (AA2 Project) Developer Ancillary Documents:**

- A. True-Up Agreement**
- B. Acquisition Agreement**
- C. Completion Agreement**
- D. Collateral Assignment Agreement**
- E. Declaration of Consent**
- F. Notice of Special Assessments**

Ms. Gentry, District counsel, noted that this is a standard set of ancillary agreements and listed all the agreements above and gave a brief definition of what they mean. Ms. Burns asked for one motion to approve all of the Series 2023 AA2 Project documents.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Series 2023 (AA2 Project) Developer Ancillary Documents, were approved.

G. Consideration of Resolution 2023-12 Delegated Supplemental Assessment Resolution for Series 2023 (Assessment Area Two Project) Bonds

Ms. Gentry presented the resolution to the Board and stated that this resolution provides for finalizing the assessment lean that will secure the bonds upon the closing of the bonds. She stated the finding in the resolution. Section three approves the amended and restated engineer's report and authorizes its use in connection with the bonds. It approves the supplemental assessment methodology

that was previously presented with today's most recent date to be used in connection with the bonds. Section four confirms the maximum assessment leans that secure the assessment area two bonds and delegates authority for staff to take all actions needed to finalize those reports, finalize documents, and update the resolution with final pricing details once they are available. It also provides the manner in which the assessments will be allocated, the method by which prepayments can be made, and the application of true-up payments all which are consistent with the master assessment resolution that was previously adopted. There being no questions, Ms. Gentry asked for a motion to approve the resolution.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, Resolution 2023-12 Delegated Supplemental Assessment Resolution for Series 2023 (Assessment Area Two Project) Bonds, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-13 Ratifying Series 2021 (Assessment Area One Project) Bonds

Ms. Burns presented the resolution to the Board and stated that the bonds were previously approved in June of 2021, and it was later realized that the Board never approved the resolution after. This ratifies, confirms, and approves all actions taken by District officers and staff in coordination with the Series 2021 closing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2023-13 Ratifying Series 2021 (Assessment Area One Project) Bonds, was approved.

NINTH ORDER OF BUSINESS

Consideration of Assignment of Construction Contract Agreement

Ms. Burns stated this assigns the Blue Ox Enterprise, LLC contract form Clayton Properties Group, Inc. to the CDD for the construction of phase two. Ms. Burns also stated that they are looking for a motion to approve this in substantial form.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Assignment of Construction Contract Agreement, was approved.

TENTH ORDER OF BUSINESS

Consideration of Proposal for Arbitrage Rebate Service for Series 2021 (AA1 Project) Project Bonds from AMTEC

Ms. Burns noted that this is required report and the cost is \$450 annually.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Proposal for Arbitrage Rebate Service for Series 2021 (AA Project) Project Bonds from AMTEC, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Bond Issuance Representation Letter from Kilinski Van Wyk for Series 2023 Bond Issuance

Ms. Gentry stated that this will formalize the standard fee for the bonds which is paid out of the cost of the issuance account and has already been contemplated. She offered to answer any questions the Board had and hearing none she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Bond Issuance Representation Letter from Kilinski Van Wyk for Series 2023 Bond Issuance, was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated she had nothing further to report.

B. Engineer

Mr. Malave had nothing further for the Board, so the next item followed.

C. Field Manager's Report

Mr. Tindal presented the field manager's report to the Board which can be found in the agenda package. He gave a brief summary and completed items include:

- A clean and well-maintained landscaper's report.
- Well-kept and maintained amenity.
- Minor maintenance completed on the playground.

In progress items include:

- Replacing missing stop sign and adjusting remaining signs that are leaning or twisted.

- Visual inspection of drains and minor cleanouts where needed are being arranged.
There were no questions for the field manager following his report, so the next item followed.

D. District Manager's Report**i. Check Register**

Ms. Burns presented the check register and noted that it is included in the package for review and offered to answer any questions. There being none there was a motion of approval.

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

ii. Balance Sheet & income Statement

Ms. Burns noted financial statements were included in their package and asked for any questions on those. There were no questions and no action was necessary.

THIRTEENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 19, 2023

Board of Supervisors
East 547 Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide East 547 Community Development District, City of Davenport, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of East 547 Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$4,200 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to East 547 Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of East 547 Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION V

SECTION A

**Arbitrage Rebate Computation
Proposal For
East 547
Community Development District
(City of Davenport, Florida)
\$7,245,000 Special Assessment Bonds,
Series 2023 (Assessment Area Two Project)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

October 6, 2023

East 547 Community Development District
c/o Ms. Katie Costa
Director of Accounting Services
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$7,245,000 East 547 Community Development District (City of Davenport, Florida),
Special Assessment Bonds, Series 2023 (Assessment Area Two Project)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced East 547 Community Development District (the “District”) Series 2023 (Assessment Area Two Project) bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,000 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a “bond year end” of October 12th, based upon the anniversary of the closing date of the Bonds in October 2023.

Proposal

We are proposing rebate computation services based on the following:

- \$7,245,000 Series 2023 (Assessment Area Two Project) Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2023 Bonds is \$450 per year and will encompass all activity from October 12, 2023, the date of the closing, through October 12, 2028, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$7,245,000 Series 2023 (Assessment Area Two Project) Bonds

Report Date	Type of Report	Period Covered	Fee
September 30, 2024	Rebate and Opinion	Closing – September 30, 2024	\$ 900
September 30, 2025	Rebate and Opinion	Closing – September 30, 2025	\$ 900
September 30, 2026	Rebate and Opinion	Closing – September 30, 2026	\$ 450
September 30, 2027	Rebate and Opinion	Closing – September 30, 2027	\$ 450
October 12, 2028	Rebate and Opinion	Closing – October 12, 2028	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from October 12, 2023, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2023.

East 547
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION B



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 30, 2023

PROPOSAL

Board of Supervisors
East 547 Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

We appreciate the opportunity to offer our services to East 547 Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$7,245,000 Special Assessment Bonds, Series 2023 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Very truly yours,



Antonio Grau

Accepted and agreed to by East 547 Community Development District:

Signature: _____

Title: _____

Date: _____

SECTION VI

REBATE REPORT

\$5,875,000

**East 547 Community Development District
(City of Davenport, Florida)**

**Special Assessment Bonds, Series 2021
(Assessment Area One Project)**

**Dated: June 15, 2021
Delivered: June 15, 2021**

**Rebate Report to the Computation Date
June 15, 2024
Reflecting Activity To
September 30, 2023**



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	15
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

October 13, 2023

East 547 Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$5,875,000 East 547 Community Development District (City of Davenport, Florida), Special
Assessment Bonds, Series 2021 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the East 547 Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage.

We have scheduled our next Report as of June 15, 2024, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 15, 2024 Computation Date
Reflecting Activity from June 15, 2021 through September 30, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.006015%	82.35	(49,658.64)
Debt Service Reserve Fund	2.019144%	7,554.73	(5,201.93)
Capitalized Interest Fund	0.004676%	1.37	(1,062.58)
Costs of Issuance Account	0.000000%	0.00	0.00
Totals	0.429544%	\$7,638.45	\$(55,923.15)
Bond Yield	3.337003%		
Rebate Computation Credits			(3,981.18)
Net Rebatable Arbitrage			\$(59,904.33)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from June 15, 2021, the date of the closing, to September 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 15, 2021 and September 30, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-2 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is June 15, 2024.

DEFINITIONS

7. Computation Date

June 15, 2024.

8. Computation Period

The period beginning on June 15, 2021, the date of the closing, and ending on September 30, 2023.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Funds / Accounts	Account Number
Revenue Account	268416000
Interest Fund	268416001
Sinking Fund Account	268416002
Debt Service Reserve Fund	268416003
Prepayment Account	268416004
Acquisition & Construction Fund	268416005

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of September 30, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2024, is the Rebatable Arbitrage.

\$5,875,000
East 547 Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area One Project)
Delivered: June 15, 2021

Sources of Funds

Par Amount	\$5,875,000.00
Net Original Issue Premium	<u>108,119.05</u>
Total	\$5,983,119.05

Uses of Funds

Acquisition & Construction Fund	\$5,426,746.43
Debt Service Reserve Fund	163,043.75
Capitalized Interest Fund	77,548.33
Costs of Issuance Account	198,280.54
Underwriter's Discount	<u>117,500.00</u>
Total	\$5,983,119.05

PROOF OF ARBITRAGE YIELD

\$5,875,000
 East 547 Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)

Date	Debt Service	Present Value to 06/15/2021 @ 3.3370032389%
11/01/2021	77,548.33	76,584.82
05/01/2022	222,637.50	216,262.96
11/01/2022	101,137.50	96,629.48
05/01/2023	226,137.50	212,512.06
11/01/2023	99,575.00	92,039.63
05/01/2024	224,575.00	204,173.58
11/01/2024	98,012.50	87,646.22
05/01/2025	228,012.50	200,550.59
11/01/2025	96,387.50	83,387.24
05/01/2026	231,387.50	196,893.94
11/01/2026	94,700.00	79,260.35
05/01/2027	229,700.00	189,095.24
11/01/2027	92,675.00	75,040.51
05/01/2028	232,675.00	185,308.99
11/01/2028	90,575.00	70,952.66
05/01/2029	235,575.00	181,511.07
11/01/2029	88,400.00	66,994.59
05/01/2030	238,400.00	177,708.14
11/01/2030	86,150.00	63,164.04
05/01/2031	2,906,150.00	2,095,782.68
11/01/2031	30,525.00	21,651.97
05/01/2032	190,525.00	132,925.21
11/01/2032	27,885.00	19,135.49
05/01/2033	192,885.00	130,191.01
11/01/2033	25,162.50	16,705.13
05/01/2034	195,162.50	127,440.09
11/01/2034	22,357.50	14,359.74
05/01/2035	197,357.50	124,678.19
11/01/2035	19,470.00	12,098.08
05/01/2036	199,470.00	121,910.63
11/01/2036	16,500.00	9,918.85
05/01/2037	201,500.00	119,142.36
11/01/2037	13,447.50	7,820.71
05/01/2038	208,447.50	119,238.08
11/01/2038	10,230.00	5,755.82
05/01/2039	210,230.00	116,342.97
11/01/2039	6,930.00	3,772.18
05/01/2040	211,930.00	113,465.82
11/01/2040	3,547.50	1,868.14
05/01/2041	218,547.50	113,199.79
8,102,520.83		5,983,119.05

Proceeds Summary

Delivery date	06/15/2021
Par Value	5,875,000.00
Premium (Discount)	108,119.05
Target for yield calculation	5,983,119.05

PROOF OF ARBITRAGE YIELD

\$5,875,000
 East 547 Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	05/01/2042	4.000%	3.510%	05/01/2031	100.000	3.5107804%
TERM04	05/01/2043	4.000%	3.510%	05/01/2031	100.000	3.5107804%
TERM04	05/01/2044	4.000%	3.510%	05/01/2031	100.000	3.5107804%
TERM04	05/01/2045	4.000%	3.510%	05/01/2031	100.000	3.5107804%
TERM04	05/01/2046	4.000%	3.510%	05/01/2031	100.000	3.5107804%
TERM04	05/01/2047	4.000%	3.510%	05/01/2031	100.000	3.5107804%
TERM04	05/01/2048	4.000%	3.510%	05/01/2031	100.000	3.5107804%
TERM04	05/01/2049	4.000%	3.510%	05/01/2031	100.000	3.5107804%
TERM04	05/01/2050	4.000%	3.510%	05/01/2031	100.000	3.5107804%
TERM04	05/01/2051	4.000%	3.510%	05/01/2031	100.000	3.5107804%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	05/01/2042	4.000%	3.510%			3.7190894%	0.2083089%
TERM04	05/01/2043	4.000%	3.510%			3.7273820%	0.2166016%
TERM04	05/01/2044	4.000%	3.510%			3.7349094%	0.2241289%
TERM04	05/01/2045	4.000%	3.510%			3.7417678%	0.2309874%
TERM04	05/01/2046	4.000%	3.510%			3.7480382%	0.2372578%
TERM04	05/01/2047	4.000%	3.510%			3.7537891%	0.2430086%
TERM04	05/01/2048	4.000%	3.510%			3.7590785%	0.2482981%
TERM04	05/01/2049	4.000%	3.510%			3.7639565%	0.2531761%
TERM04	05/01/2050	4.000%	3.510%			3.7684661%	0.2576856%
TERM04	05/01/2051	4.000%	3.510%			3.7726444%	0.2618640%

BOND DEBT SERVICE

\$5,875,000

East 547 Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/15/2021					
11/01/2021			77,548.33	77,548.33	
05/01/2022	120,000	2.500%	102,637.50	222,637.50	300,185.83
11/01/2022			101,137.50	101,137.50	
05/01/2023	125,000	2.500%	101,137.50	226,137.50	327,275.00
11/01/2023			99,575.00	99,575.00	
05/01/2024	125,000	2.500%	99,575.00	224,575.00	324,150.00
11/01/2024			98,012.50	98,012.50	
05/01/2025	130,000	2.500%	98,012.50	228,012.50	326,025.00
11/01/2025			96,387.50	96,387.50	
05/01/2026	135,000	2.500%	96,387.50	231,387.50	327,775.00
11/01/2026			94,700.00	94,700.00	
05/01/2027	135,000	3.000%	94,700.00	229,700.00	324,400.00
11/01/2027			92,675.00	92,675.00	
05/01/2028	140,000	3.000%	92,675.00	232,675.00	325,350.00
11/01/2028			90,575.00	90,575.00	
05/01/2029	145,000	3.000%	90,575.00	235,575.00	326,150.00
11/01/2029			88,400.00	88,400.00	
05/01/2030	150,000	3.000%	88,400.00	238,400.00	326,800.00
11/01/2030			86,150.00	86,150.00	
05/01/2031	155,000	3.000%	86,150.00	241,150.00	327,300.00
11/01/2031			83,825.00	83,825.00	
05/01/2032	160,000	3.300%	83,825.00	243,825.00	327,650.00
11/01/2032			81,185.00	81,185.00	
05/01/2033	165,000	3.300%	81,185.00	246,185.00	327,370.00
11/01/2033			78,462.50	78,462.50	
05/01/2034	170,000	3.300%	78,462.50	248,462.50	326,925.00
11/01/2034			75,657.50	75,657.50	
05/01/2035	175,000	3.300%	75,657.50	250,657.50	326,315.00
11/01/2035			72,770.00	72,770.00	
05/01/2036	180,000	3.300%	72,770.00	252,770.00	325,540.00
11/01/2036			69,800.00	69,800.00	
05/01/2037	185,000	3.300%	69,800.00	254,800.00	324,600.00
11/01/2037			66,747.50	66,747.50	
05/01/2038	195,000	3.300%	66,747.50	261,747.50	328,495.00
11/01/2038			63,530.00	63,530.00	
05/01/2039	200,000	3.300%	63,530.00	263,530.00	327,060.00
11/01/2039			60,230.00	60,230.00	
05/01/2040	205,000	3.300%	60,230.00	265,230.00	325,460.00
11/01/2040			56,847.50	56,847.50	
05/01/2041	215,000	3.300%	56,847.50	271,847.50	328,695.00
11/01/2041			53,300.00	53,300.00	
05/01/2042	220,000	4.000%	53,300.00	273,300.00	326,600.00
11/01/2042			48,900.00	48,900.00	
05/01/2043	230,000	4.000%	48,900.00	278,900.00	327,800.00
11/01/2043			44,300.00	44,300.00	
05/01/2044	240,000	4.000%	44,300.00	284,300.00	328,600.00
11/01/2044			39,500.00	39,500.00	
05/01/2045	250,000	4.000%	39,500.00	289,500.00	329,000.00
11/01/2045			34,500.00	34,500.00	
05/01/2046	260,000	4.000%	34,500.00	294,500.00	329,000.00
11/01/2046			29,300.00	29,300.00	
05/01/2047	270,000	4.000%	29,300.00	299,300.00	328,600.00
11/01/2047			23,900.00	23,900.00	
05/01/2048	280,000	4.000%	23,900.00	303,900.00	327,800.00
11/01/2048			18,300.00	18,300.00	
05/01/2049	295,000	4.000%	18,300.00	313,300.00	331,600.00

BOND DEBT SERVICE

\$5,875,000

East 547 Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2049			12,400.00	12,400.00	
05/01/2050	305,000	4.000%	12,400.00	317,400.00	329,800.00
11/01/2050			6,300.00	6,300.00	
05/01/2051	315,000	4.000%	6,300.00	321,300.00	327,600.00
	5,875,000		3,914,920.83	9,789,920.83	9,789,920.83

\$5,875,000
 East 547 Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.337003%)
06/15/21	Beg Bal	-5,426,746.43	-5,993,190.29
06/18/21		67,305.94	74,310.84
06/18/21		361,477.84	399,098.82
06/18/21		5,000.00	5,520.38
06/21/21		693.50	765.47
06/28/21		509,477.27	561,984.49
07/09/21		407,243.23	448,760.09
08/17/21		1,681.25	1,846.19
08/19/21		575,153.91	631,462.32
08/19/21		186.25	204.48
08/30/21		362,897.72	398,023.24
08/30/21		424,782.17	465,897.60
08/30/21		144.00	157.94
09/13/21		302,102.29	330,947.57
10/08/21		6,750.00	7,377.53
10/08/21		448,309.93	489,987.97
10/08/21		27,079.70	29,597.22
10/08/21		2,000.00	2,185.93
10/08/21		437.50	478.17
10/18/21		215,795.52	235,640.67
10/27/21		7,150.00	7,801.08
10/27/21		517,136.59	564,226.87
11/18/21		115,197.81	125,445.27
11/19/21		116,730.00	127,102.07
11/19/21		5,149.00	5,606.52
11/19/21		10,150.00	11,051.88
11/19/21		21,500.00	23,410.39
11/19/21		2,010.00	2,188.60
12/01/21		352,276.42	383,155.12
12/01/21		210,121.70	228,539.86
12/14/21		1,400.00	1,520.90
12/14/21		15,506.00	16,845.03
12/27/21		169,273.63	183,671.73
12/27/21		161,658.09	175,408.43
12/27/21		3,050.00	3,309.43
09/30/23	de minimis	1.52	1.56

06/15/24	TOTALS:	82.35	-49,658.64

ISSUE DATE: 06/15/21 REBATABLE ARBITRAGE: -49,658.64
 COMP DATE: 06/15/24 NET INCOME: 82.35
 BOND YIELD: 3.337003% TAX INV YIELD: 0.006015%

\$5,875,000
East 547 Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2021
(Assessment Area One Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.337003%)
06/15/21	Beg Bal	-163,043.75	-180,062.26
07/02/21		0.43	0.47
08/03/21		0.83	0.91
09/02/21		0.83	0.91
10/04/21		0.80	0.87
11/02/21		0.83	0.91
12/02/21		0.81	0.88
12/30/21		0.02	0.02
01/04/22		0.83	0.90
02/02/22		0.83	0.90
03/02/22		0.75	0.81
04/04/22		0.84	0.90
05/03/22		0.80	0.86
06/02/22		41.10	43.96
07/05/22		93.85	100.09
08/02/22		163.86	174.32
09/02/22		246.83	261.86
10/04/22		281.97	298.26
11/02/22		369.31	389.64
12/02/22		450.07	473.54
01/04/23		508.49	533.44
02/02/23		541.41	566.51
03/02/23		518.94	541.50
04/04/23		586.60	610.31
05/01/23		2,683.75	2,785.30
05/02/23		592.36	614.72
06/02/23		633.82	655.93
07/05/23		620.37	640.07
08/01/23		9,117.50	9,384.52
08/02/23		648.17	667.09
09/05/23		634.73	651.28
09/30/23	MMkt Bal	151,242.50	154,829.82
09/30/23	MMkt Acc	614.25	628.82

06/15/24	TOTALS:	7,554.73	-5,201.93

ISSUE DATE:	06/15/21	REBATABLE ARBITRAGE:	-5,201.93
COMP DATE:	06/15/24	NET INCOME:	7,554.73
BOND YIELD:	3.337003%	TAX INV YIELD:	2.019144%

\$5,875,000
 East 547 Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.337003%)
06/15/21	Beg Bal	-77,548.33	-85,642.83
07/02/21		0.20	0.22
08/18/21		-0.01	-0.01
09/02/21		0.40	0.44
10/04/21		0.38	0.42
11/01/21		77,548.33	84,578.75
12/01/21		0.39	0.42
05/02/22		-102,637.49	-110,095.22
05/02/22		102,637.50	110,095.23

06/15/24	TOTALS:	1.37	-1,062.58

ISSUE DATE:	06/15/21	REBATABLE ARBITRAGE:	-1,062.58
COMP DATE:	06/15/24	NET INCOME:	1.37
BOND YIELD:	3.337003%	TAX INV YIELD:	0.004676%

\$5,875,000
 East 547 Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.337003%)
06/15/21	Beg Bal	-198,280.54	-218,977.07
06/15/21		198,280.54	218,977.07

06/15/24	TOTALS:	0.00	0.00

ISSUE DATE:	06/15/21	REBATABLE ARBITRAGE:	0.00
COMP DATE:	06/15/24	NET INCOME:	0.00
BOND YIELD:	3.337003%	TAX INV YIELD:	0.000000%

\$5,875,000
 East 547 Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2021
 (Assessment Area One Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.337003%)
06/15/22		-1,830.00	-1,955.23
06/15/23		-1,960.00	-2,025.95

06/15/24	TOTALS:	-3,790.00	-3,981.18

ISSUE DATE: 06/15/21 REBATABL ARBITRAGE: -3,981.18
 COMP DATE: 06/15/24
 BOND YIELD: 3.337003%

SECTION VII



August 11, 2023

East 547 Community Development District
c/o Governmental Management Services – Central Florida
219 East Livingston St.
Orlando, FL 32801
Attn: Mr. George Flint

Re: East 547 CDD, Series 2023 Bonds

Dear Mr. Flint:

We are writing to provide you, as the East 547 Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the "Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal,

accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

EAST 547 COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

By:



05F2744F40FE41E...

Milton Andrade, District Chairman

SECTION VIII

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

September 15, 2023

Ms. Jillian Burns
District Manager
East 547 Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2024-1
East 547 Community Development District
District Engineering Services**

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the East 547 Community Development District (CDD). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows.

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2024 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the District Engineering Agreement, represents the entire understanding between the East 547 Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Jillian Burns
East 547 CDD
Work Authorization 2024-1
September 15, 2023

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,

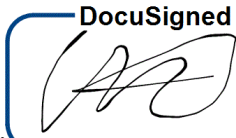


Reinardo Malavé, P.E.
Associate Vice President

RM:ap

Q:\East 547 CDD_50150425\Adm\Correspondence\AAS\East 547 CDD District Engineering Services – 09-15-2023
Enclosures

APPROVED AND ACCEPTED

DocuSigned by:


By: 05F2744F40FE41E...
Authorized Representative of
East 547
Community Development District

Date: 10/3/2023



Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

East 547 CDD

Field Management Report



11/09/2023

Marshall Tindall

Field Services Manager

GMS

Complete

Landscaping

- ✚ Mows have been consistent going into the off season.
- ✚ Mow frequency goes down starting in October.
- ✚ Supplemental cleanup of wall top near model was done.
- ✚ Dry spell may stress unirrigated Bahia some, but this is normal and grass will bounce back.



Complete

Amenity Review

- ✚ Vendors have done well in keeping up with maintenance of pool and other facilities.
- ✚ Playground spyglass was resecured.
- ✚ Keypad to women's restroom found to be malfunctioning and was replaced.
- ✚ Pool vendor increase requested & extension through end of fiscal year.



Complete

General Maintenance

- Finished clearing sediment out of mitered ends.
- Repaired fences as needed.

Before



After



Before



After



Complete

General Maintenance

- 🔧 Replaced and repaired traffic signs throughout including a stop sign, a speed limit sign, and a post replacement for the street blades at the community entrance.
- 🔧 Removed deadfall and overhanging branches from back fence and removed debris from CDD areas.

Before



After



Before



After



In Progress

General Maintenance

Annual sidewalk review.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,
Marshall Tindall

SECTION 1

RESORT POOL SERVICES



14525 JOHNS LAKE POINT
CLERMONT, FL 34711
321-689-6210

Friday, September 29, 2023

POOL SERVICE QUOTE FOR EAST 547 CDD

Pool service 3 x per week: **\$1650 per month/\$19,800**

Optional: Pool seasonally increased service to x7 days per week Memorial Day to Labor Day (*Approx 16 weeks*):
+\$230 month for 12 months: Combined total of \$1880 per month/\$22,560 annually
OR \$2,800 a year: for combined total of \$22,600 annually

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level they have set the pumps at. The computer removes the guess work from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the Engineering and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers
- ✓ Blow off pool deck
- ✓ Straighten pool furniture
- ✓ Pick up trash within pool area

All staff that work for [Resort Pool Services](#) are covered by workman's compensation and are all CPO certified. We can perform all repair & replacement needs relating to the pool. We look forward to working with you to provide a clean and safe swimming experience for your residents.

Thank you,

Simon McDonnell
[Resort Pool Services](#)
Director of Operations -

SECTION D

SECTION 1

East 547
Community Development District

Summary of Checks

July 01, 2023 through September 30, 2023

Bank	Date	Check No.'s	Amount
General Fund			
	7/10/23	228-229	\$ 6,237.84
	7/18/23	230-232	\$ 7,694.70
	7/25/23	233-239	\$ 16,083.00
	7/31/23	240-241	\$ 8,901.93
	8/18/23	242-246	\$ 20,012.84
	8/23/23	247-252	\$ 1,594.50
			\$ 60,524.81

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/25/23	00013	7/13/23 JS071320	202307 310-51300-11000	SUPERVISOR FEE 07/13/23	*	200.00	
				JEFFREY T SHENEFIELD			200.00 000236
7/25/23	00040	7/16/23 6938	202306 310-51300-31500	GENERAL COUNSEL - JUN 23	*	420.00	
				KILINSKI/VAN WYK, PLLC			420.00 000237
7/25/23	00016	7/13/23 MA071320	202307 310-51300-11000	SUPERVISOR FEES 07/13/23	*	200.00	
				MILTON ANDRADE			200.00 000238
7/25/23	00041	5/01/23 19294	202305 330-57200-48000	POOL LIFT/ PERMIT COSTS	*	12,353.00	
		7/01/23 19672	202307 330-57200-48500	POOL MAINTENANCE - JUL 23	*	1,500.00	
				RESORT POOL SERVICES DBA			13,853.00 000239
7/31/23	00024	7/20/23 2309479	202306 310-51300-31100	ANNUAL REPORT	*	3,502.50	
				DEWBERRY ENGINEERS INC.			3,502.50 000240
7/31/23	00001	6/01/23 60	202306 310-51300-34000	MANAGEMENT FEES - JUN 23	*	3,004.17	
		6/01/23 60	202306 310-51300-35200	WEBSITE ADMIN - JUN 23	*	100.00	
		6/01/23 60	202306 310-51300-35100	INFORMATION TECH - JUN 23	*	150.00	
		6/01/23 60	202306 310-51300-31300	DISSEMINATION - JUN 23	*	416.67	
		6/01/23 60	202306 330-57200-48300	AMENITY ACCESS - JUN 23	*	416.67	
		6/01/23 60	202306 310-51300-51000	OFFICE SUPPLIES	*	4.75	
		6/01/23 60	202306 310-51300-42000	POSTAGE	*	57.17	
		6/01/23 61	202306 320-53800-34000	FIELD MANAGEMENT - JUN 23	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,399.43 000241
8/18/23	00044	7/31/23 10295	202307 330-57200-48201	JANITORIAL SVCS - JUL 23	*	900.00	
				CSS CLEAN STAR SERVICES			900.00 000242
8/18/23	00039	8/04/23 105380	202308 330-57200-34500	SECURITY CAMERAS	*	4,069.84	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/04/23 105418	202308 330-57200-34500		*	4,134.33	
			SECURITY CAMERAS				
				CURRENT DEMANDS ELECTRICAL			8,204.17 000243
8/18/23 00001	8/01/23 65	202308 310-51300-34000		MANAGEMENT FEES - AUG 23	*	3,004.17	
	8/01/23 65	202308 310-51300-35200		WEBSITE ADMIN - AUG 23	*	100.00	
	8/01/23 65	202308 310-51300-35100		INFORMATION TECH - AUG 23	*	150.00	
	8/01/23 65	202308 310-51300-31300		DISSEMINATION - AUG 23	*	416.67	
	8/01/23 65	202308 330-57200-48300		AMENITY ACCESS - AUG 23	*	416.67	
	8/01/23 65	202308 310-51300-51000		OFFICE SUPPLIES	*	2.86	
	8/01/23 65	202308 310-51300-42000		POSTAGE	*	27.67	
	8/01/23 66	202308 320-53800-34000		FIELD MANAGEMENT - AUG 23	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,368.04 000244
8/18/23 00041	8/01/23 19921	202308 330-57200-48500		POOL MAINTENANCE - AUG 23	*	1,500.00	
				RESORT POOL SERVICES DBA			1,500.00 000245
8/18/23 00031	7/25/23 7002097	202307 310-51300-32300		TRUSTEE FEES SERIES 2021	*	4,040.63	
				US BANK			4,040.63 000246
8/23/23 00012	8/10/23 BW081020	202308 310-51300-11000		SUPERVISOR FEES 08/10/23	*	200.00	
				BRIAN WALSH			200.00 000247
8/23/23 00011	8/10/23 GP081020	202308 310-51300-11000		SUPERVISOR FEES 08/10/23	*	200.00	
				GARRET PARKINSON			200.00 000248
8/23/23 00013	8/10/23 JS081020	202308 310-51300-11000		SUPERVISOR FEES 08/10/23	*	200.00	
				JEFFREY T SHENEFIELD			200.00 000249
8/23/23 00040	8/18/23 7160	202307 310-51300-31500		GENERAL COUNSEL - JUL 23	*	579.50	
				KILINSKI/VAN WYK, PLLC			579.50 000250
				E547 EAST 547 CDD IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/23/23	00016	8/10/23 MA081020	202308 310-51300-11000		*	200.00	
		SUPERVISOR FEES 08/10/23		MILTON ANDRADE			200.00 000251
8/23/23	00015	8/18/23 1755	202308 310-51300-31100		*	215.00	
		AA2 ER UPDATES		WOOD & ASSOCIATES ENGINEERING,LLC			215.00 000252
TOTAL FOR BANK A						60,524.81	
TOTAL FOR REGISTER						60,524.81	

SECTION 2

East 547
Community Development District

Unaudited Financial Reporting
September 30, 2023



Table of Contents

1	<hr/> Balance Sheet
2-3	<hr/> General Fund Income Statement
4	<hr/> Debt Service Fund - Series 2021
5	<hr/> Capital Projects Fund
6-7	<hr/> Month to Month
8	<hr/> Long Term Debt Schedule
9	<hr/> Assessment Receipt Schedule

East 547
Community Development District
Combined Balance Sheet
September 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 25,627	\$ -	\$ 993	\$ 26,619
Due From Developer	\$ 25,000	\$ -	\$ 241	\$ 25,241
<u>Series 2021</u>				
Reserve	\$ -	\$ 151,243	\$ -	\$ 151,243
Revenue	\$ -	\$ 105,914	\$ -	\$ 105,914
Prepayment	\$ -	\$ 740,065	\$ -	\$ 740,065
Construction	\$ -	\$ -	\$ 2	\$ 2
Total Assets	\$ 50,627	\$ 997,221	\$ 1,235	\$ 1,049,083
Liabilities:				
Accounts Payable	\$ 30,406	\$ -	\$ -	\$ 30,406
Total Liabilities	\$ 30,406	\$ -	\$ -	\$ 30,406
Fund Balances:				
Restricted for:				
Debt Service 2020	\$ -	\$ 997,221	\$ -	\$ 997,221
Capital Projects 2020	\$ -	\$ -	\$ 1,235	\$ 1,235
Unassigned	\$ 20,221	\$ -	\$ -	\$ 20,221
Total Fund Balances	\$ 20,221	\$ 997,221	\$ 1,235	\$ 1,018,677
Total Liabilities & Fund Balance	\$ 50,627	\$ 997,221	\$ 1,235	\$ 1,049,083

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 156,600	\$ 156,600	\$ 157,057	\$ 457
Developer Contributions	\$ 136,097	\$ 136,097	\$ 100,000	\$ (36,097)
Misc Income	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 292,697	\$ 292,697	\$ 257,087	\$ (35,610)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 4,000	\$ 8,000
Engineering Fees	\$ 10,000	\$ 10,000	\$ 6,235	\$ 3,765
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage Fees	\$ 900	\$ 900	\$ -	\$ 900
Dissemination Fees	\$ 6,000	\$ 6,000	\$ 6,000	\$ (0)
Attorney Fees	\$ 20,000	\$ 20,000	\$ 9,188	\$ 10,812
Annual Audit	\$ 4,200	\$ 4,200	\$ 4,200	\$ -
Management Fees	\$ 36,050	\$ 36,050	\$ 36,050	\$ (0)
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Trustee Fees	\$ 7,500	\$ 7,500	\$ 8,081	\$ (581)
Postage	\$ 600	\$ 600	\$ 520	\$ 80
Insurance	\$ 5,822	\$ 5,822	\$ 5,563	\$ 259
Printing & Binding	\$ 500	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 5,000	\$ 5,000	\$ 2,838	\$ 2,162
Contingency	\$ 5,000	\$ 5,000	\$ 472	\$ 4,528
Office Supplies	\$ 250	\$ 250	\$ 20	\$ 230
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 121,997	\$ 121,997	\$ 91,343	\$ 30,654

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<u>Operations & Maintenance</u>				
Field Expenses				
Property Insurance	\$ 5,000	\$ 5,000	\$ 1,094	\$ 3,906
Field Management	\$ 7,500	\$ 7,500	\$ 11,250	\$ (3,750)
Landscape Maintenance	\$ 42,380	\$ 42,380	\$ 56,892	\$ (14,512)
Landscape Replacement	\$ 5,000	\$ 5,000	\$ 723	\$ 4,277
Lake Maintenance	\$ 5,500	\$ 5,500	\$ -	\$ 5,500
Streetlights	\$ 7,000	\$ 7,000	\$ 24,013	\$ (17,013)
Electric	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Water & Sewer	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
General Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 10,951	\$ (5,951)
Contingency	\$ 5,500	\$ 5,500	\$ 1,545	\$ 3,955
Subtotal Field Expenses	\$ 100,380	\$ 100,380	\$ 106,468	\$ (6,088)
Amenity Expenses				
Amenity - Electric	\$ 14,400	\$ 14,400	\$ 4,542	\$ 9,858
Amenity - Water	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Amenity Insurance	\$ 5,000	\$ 5,000	\$ 4,600	\$ 400
Internet	\$ 3,000	\$ 3,000	\$ 500	\$ 2,500
Pest Control	\$ 720	\$ 720	\$ -	\$ 720
Janitorial Services	\$ 6,000	\$ 6,000	\$ 4,163	\$ 1,838
Security Services	\$ 5,000	\$ 5,000	\$ 8,204	\$ (3,204)
Pool Maintenance	\$ 16,200	\$ 16,200	\$ 11,250	\$ 4,950
Amenity Access Management	\$ 5,000	\$ 5,000	\$ 2,083	\$ 2,917
Amenity Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 12,353	\$ (7,353)
Amenity Contingency	\$ 5,000	\$ 5,000	\$ 946	\$ 4,054
Amenity Licenses	\$ -	\$ -	\$ 280	\$ (280)
Subtotal Amenity Expenses	\$ 70,320	\$ 70,320	\$ 48,921	\$ 21,399
Total Expenditures	\$ 292,697	\$ 292,697	\$ 246,732	\$ 45,965
Excess Revenues (Expenditures)	\$ -		\$ 10,355	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/Out	\$ -	\$ -	\$ 4,000	\$ (4,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,000	\$ (4,000)
Net Change in Fund Balance	\$ -		\$ 14,355	
Fund Balance - Beginning	\$ -		\$ 5,866	
Fund Balance - Ending	\$ -		\$ 20,221	

East 547

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 326,088	\$ 326,088	\$ 327,029	\$ 941
Assessments - Prepayment	\$ -	\$ -	\$ 974,026	\$ 974,026
Interest	\$ -	\$ -	\$ 14,716	\$ 14,716
Total Revenues	\$ 326,088	\$ 326,088	\$ 1,315,770	\$ 989,682
Expenditures:				
Interest Expense - 11/01	\$ 101,138	\$ 101,138	\$ 101,814	\$ -
Principal Expense - 05/01	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Interest Expense - 05/01	\$ 101,138	\$ 101,138	\$ 101,814	\$ -
Special Call - 05/01	\$ -	\$ -	\$ 255,000	\$ (255,000)
Total Expenditures	\$ 327,276	\$ 327,276	\$ 583,629	\$ (255,000)
Excess Revenues (Expenditures)	\$ (1,188)		\$ 732,142	
Fund Balance - Beginning	\$ 101,141		\$ 265,080	
Fund Balance - Ending	\$ 99,953		\$ 997,221	

East 547

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 1,200,775	\$ 1,200,775
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 1,200,775	\$ 1,200,775
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,154,649	\$ (1,154,649)
Contingency	\$ -	\$ -	\$ 8	\$ (8)
Total Expenditures	\$ -	\$ -	\$ 1,154,656	\$ (1,154,656)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (4,000)	\$ (4,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,000)	\$ (4,000)
Excess Revenues (Expenditures)	\$ -		\$ 42,119	
Fund Balance - Beginning	\$ -		\$ (40,884)	
Fund Balance - Ending	\$ -		\$ 1,235	

East 547
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll	\$ -	\$ 37,025	\$ 119,103	\$ -	\$ -	\$ -	\$ -	\$ 924	\$ -	\$ 6	\$ -	\$ -	157,057
Developer Contributions	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	100,000
Misc Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	30
Total Revenues	\$ 25,000	\$ 62,025	\$ 119,103	\$ -	\$ -	\$ -	\$ -	\$ 924	\$ -	\$ 36	\$ -	\$ 50,000	\$ 257,087
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ 800	\$ -	4,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 110	\$ -	\$ -	\$ 1,540	\$ 3,503	\$ 358	\$ 725	\$ -	6,235
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Fees	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 917	\$ 417	\$ 417	\$ 917	\$ 417	\$ 417	6,000
Attorney Fees	\$ 1,396	\$ 391	\$ 1,151	\$ 225	\$ 1,509	\$ 363	\$ 350	\$ 1,599	\$ 420	\$ 580	\$ 765	\$ 441	9,188
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200	\$ -	\$ -	\$ -	\$ -	4,200
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	36,050
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	1,100
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	8,081
Postage	\$ 22	\$ 3	\$ 58	\$ 98	\$ 32	\$ 65	\$ 57	\$ 58	\$ 57	\$ 13	\$ 28	\$ 29	520
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,563
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 913	\$ -	\$ -	\$ 843	\$ -	\$ -	\$ -	\$ -	\$ 690	\$ -	\$ -	\$ 393	2,838
Contingency	\$ 39	\$ 39	\$ 39	\$ 38	\$ 39	\$ 39	\$ 46	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	472
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 3	\$ 0	\$ 3	\$ 0	\$ 0	\$ 5	\$ 1	\$ 3	\$ 3	20
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 20,819	\$ 4,105	\$ 5,719	\$ 4,777	\$ 6,161	\$ 4,139	\$ 4,625	\$ 11,907	\$ 8,384	\$ 10,001	\$ 6,030	\$ 4,575	\$ 91,243

East 547
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations & Maintenance</u>													
Field Expenses													
Property Insurance	\$ 1,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,094
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	11,250
Landscape Maintenance	\$ 4,921	\$ 3,393	\$ 3,393	\$ 3,393	\$ 3,393	\$ 5,113	\$ 5,548	\$ 5,548	\$ 5,548	\$ 5,548	\$ 5,548	\$ 5,548	56,892
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 723	\$ -	\$ -	\$ -	\$ -	\$ -	723
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 2,076	\$ 1,846	\$ 1,283	\$ 1,557	\$ 2,006	\$ 1,893	\$ 1,893	\$ 1,879	\$ 1,879	\$ 1,972	\$ 1,879	\$ 3,849	24,013
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ 1,983	\$ 705	\$ -	\$ -	\$ 451	\$ 143	\$ -	\$ -	\$ 4,520	\$ 854	\$ 2,296	\$ -	10,951
Contingency	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945	\$ -	\$ -	\$ -	\$ -	1,545
Subtotal Field Expenses	\$ 10,699	\$ 7,168	\$ 5,301	\$ 5,575	\$ 6,474	\$ 7,773	\$ 8,691	\$ 10,345	\$ 13,197	\$ 9,625	\$ 10,973	\$ 10,647	\$ 106,468
Amenity Expenses													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 661	\$ -	\$ 1,876	\$ 1,060	\$ 945	\$ -	\$ -	4,542
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600	\$ -	\$ -	\$ -	\$ -	4,600
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160	\$ 85	\$ 85	\$ 85	\$ 85	500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ 50	\$ 408	\$ 1,010	\$ 900	\$ 850	\$ 895	4,163
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,204	\$ -	8,204
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	11,250
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	2,083
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,353	\$ -	\$ -	\$ -	\$ -	12,353
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 388	\$ -	\$ -	\$ 190	\$ 369	946
Amenity Licenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	280
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ 2,211	\$ 1,550	\$ 21,980	\$ 4,072	\$ 3,847	\$ 11,246	\$ 3,265	\$ 48,921
Total Expenditures	\$ 31,518	\$ 11,274	\$ 11,020	\$ 10,352	\$ 13,385	\$ 14,124	\$ 14,866	\$ 44,232	\$ 25,652	\$ 23,473	\$ 28,249	\$ 18,488	\$ 246,632
Excess Revenues (Expenditures)	\$ (6,518)	\$ 50,751	\$ 108,083	\$ (10,352)	\$ (13,385)	\$ (14,124)	\$ (14,866)	\$ (43,308)	\$ (25,652)	\$ (23,437)	\$ (28,249)	\$ 31,512	\$ 10,455
<u>Other Financing Sources/(Uses)</u>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	4,000
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000
Net Change in Fund Balance	\$ (6,518)	\$ 50,751	\$ 108,083	\$ (10,352)	\$ (13,385)	\$ (14,124)	\$ (14,866)	\$ (43,308)	\$ (25,652)	\$ (23,437)	\$ (28,249)	\$ 35,512	\$ 14,455

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	\$151,243	
Reserve Fund Balance	\$151,243	
Bonds Outstanding - 06/15/21		\$5,875,000
LESS: Principal Payment - 05/01/22		(\$120,000)
LESS: Special Call - 05/01/23		(\$225,000)
LESS: Principal Payment - 05/01/23		(\$125,000)
CURRENT BONDS OUTSTANDING		\$5,405,000

East 547
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

								Net	\$	156,599.69	\$	326,088.34	\$	482,688.02
								Gross	\$	168,386.76	\$	350,632.62	\$	519,019.38
TOTAL ASSESSMENT LEVY								ASSESSED THROUGH COUNTY						
								32.44%		67.56%		100.00%		
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	PROPERTY APPRAISEI	NET RECEIPTS	O&M Portion	2020 DSF Portion	Total				
11/21/22	11/01/22-11/06/22	\$1,935.48	(\$37.16)	(\$77.43)	\$0.00	\$0.00	\$1,820.89	\$590.76	\$1,230.13	\$1,820.89				
11/21/22	11/01/22-11/06/23	\$4,030.26	(\$77.38)	(\$161.19)	\$0.00	\$0.00	\$3,791.69	\$1,230.15	\$2,561.54	\$3,791.69				
11/25/22	11/07/22-11/13/22	\$37,419.28	(\$718.45)	(\$1,496.98)	\$0.00	\$0.00	\$35,203.85	\$11,421.27	\$23,782.58	\$35,203.85				
11/25/22	11/07/22-11/13/23	\$77,918.36	(\$1,496.04)	(\$3,116.35)	\$0.00	\$0.00	\$73,305.97	\$23,782.84	\$49,523.13	\$73,305.97				
12/01/22	Inv#4651976	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,506.33)	(\$3,506.33)	(\$1,137.57)	(\$2,368.76)	(\$3,506.33)				
12/01/22	Inv#4651977	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,683.87)	(\$1,683.87)	(\$546.30)	(\$1,137.57)	(\$1,683.87)				
12/12/22	11/14/22-11/23/22	\$125,161.04	(\$2,403.08)	(\$5,007.14)	\$0.00	\$0.00	\$117,750.82	\$38,202.19	\$79,548.63	\$117,750.82				
12/12/22	11/14/22-11/23/22	\$260,623.48	(\$5,004.00)	(\$10,423.62)	\$0.00	\$0.00	\$245,195.86	\$79,549.51	\$165,646.35	\$245,195.86				
12/21/22	11/24/22-11/30/22	\$6,717.10	(\$128.97)	(\$268.65)	\$0.00	\$0.00	\$6,319.48	\$2,050.24	\$4,269.24	\$6,319.48				
12/21/22	11/24/22-11/30/22	\$3,225.80	(\$61.94)	(\$129.05)	\$0.00	\$0.00	\$3,034.81	\$984.59	\$2,050.22	\$3,034.81				
05/11/23	04/01/23-04/30/23	\$2,020.58	(\$13.29)	\$0.00	\$0.00	\$0.00	\$2,007.29	\$651.23	\$1,356.06	\$2,007.29				
05/24/23	10/01/22-03/31/22	\$0.00	\$0.00	\$0.00	\$839.69	\$0.00	\$839.69	\$272.42	\$567.27	\$839.69				
07/31/23	04/01/23-06/30/23	\$0.00	\$0.00	\$0.00	\$5.70	\$0.00	\$5.70	\$5.70	\$0.00	\$5.70				
TOTAL		\$519,051.38	(\$9,940.31)	(\$20,680.41)	\$845.39		\$484,085.85	\$157,057.03	\$327,028.82	\$484,085.85				
								100%			Gross Percent Collected			
								\$1,397.83			Balance Remaining to Collect			