

East 547
Community Development District

Meeting Agenda

April 11, 2024

AGENDA

East 547

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 4, 2024

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, April 11, 2024 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/85376320672>

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

Meeting ID: 853 7632 0672

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 November 9, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2024-01 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 11 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and the Imposition of Operations and Maintenance Assessments (*budget to be provided under separate cover*)
5. Consideration of Resolution 2024-02 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 5, 2024)
6. Consideration of Resolution 2024-03 Ratifying Series 2023 Bonds
7. Ratification of Amended and Restated Disclosure of Public Financing
8. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
9. Ratification of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
10. Ratification of Easement Agreement with Duke Energy
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Work Order 2024-01 for Annual Consulting Engineering Services from Dewberry
 - C. Field Manager's Report (*to be provided under separate cover*)

¹ Comments will be limited to three (3) minutes

- i. Consideration of Landscape Addendum for Phase 2 Pond Mowing (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
- 12. Other Business
- 13. Supervisors Requests and Audience Comments
- 14. Adjournment

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, **November 9, 2023** at 11:04 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry <i>by Zoom</i>	District Counsel, KVV Law
Core Roberts <i>by Zoom</i>	District Counsel, KVV Law
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 11:04 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 August 10,
2023 Board of Supervisor's Meeting**

Ms. Burns presented the minutes of the August 10, 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 August 10, 2023 Board of Supervisor’s Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Audit Services Engagement Letter for Fiscal Year 2023 Audit from Grau & Associates

Ms. Burns stated that this was a renewal of their existing agreement. The price for the upcoming year was \$4,200.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2023 Audit from Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Arbitrage Rebate Services for Series 2023 Assessment Area Two Project Bonds

Ms. Burns explained that this was the required report under the Trust Indenture that they need to file annually. She reached out to AMTEC, who has the first proposal in the agenda, to see why the first two years are listed at \$900 when their price is generally \$450 annually. Their response to Ms. Burns was that it was an error for when they are taking over an existing one that has not had the reports done and they must catch up. She clarified that it is \$450 annually for each of those and they sent her a revised proposal. She stated that Grau & Associates proposal was \$600 a year. She pointed out that previously they used AMTEC, so, as the lower bid, she recommended they go with that option.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, the Amended Proposal from AMTEC for \$450 Annually for Rebate Services for Series 2023 Assessment Area Two Project Bonds, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2021 Assessment Area One Project Bonds from AMTEC

Ms. Burns presented the Arbitrage Rebate Report for Series 2021 Assessment Area One Project Bonds from AMTEC. She referred to page four of the agenda package stating that it showed the negative arbitrage. She explained that this was the report that they were required to do the Trust Indenture to demonstrate that they do not earn more interest than they pay on the bonds. It is an independent report.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Arbitrage Rebate Report for Series 2021 Assessment Area One Project Bonds from AMTEC, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Underwriter Services Letter with FMS Bonds for Series 2023 Bonds

Ms. Burns presented this item to the Board stating that it was already executed, and they just needed a motion to ratify.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Underwriter Services Letter with FMS Bonds for Series 2023 Bonds, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated she had nothing further to report.

B. Engineer

i. Ratification of Work Authorization 2024-01 to Provide District Engineering Services

Mr. Malave explained that they have a work authorization every year, so they have control of the costs every year from a company standpoint. He added that it follows their current agreement. Ms. Burns stated that it was already approved, and they were looking for a motion to ratify.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Work Authorization 2024-01 to Provide District Engineering Services, was ratified.

C. Field Manager's Report

i. Consideration of Proposal from Pool Vendor for Increase in Rates

Mr. Tindall reviewed the Field Manager's Report starting with landscaping, which has done well overall. He stated that the mows had been consistent going into the off season and the mow frequency went down, which started in October and was standard in the off season. He explained that they were looking into small irrigation issue around the edges of the parking lot and the landscaper should be on top of this issue. It was noted that the supplemental cleanup of wall top near model was done. It was also noted that the dry spell may stress unirrigated Bahia, but it is normal, and the grass will bounce back. He stated that the amenity looks good overall. He pointed out that there were some minor playground repairs, the keypad to women's restroom was replaced, the pool vendor increase was requested and extension through the end of the fiscal year, they finished clearing sediment out of mitered ends, a couple of street signs were replaced, and they repaired fences as needed.

Mr. Tindall presented the proposal from the pool vendor for the increase in rates. He referred the Board to page 63 of the agenda package where it showed the proposal. He noted that the rate was going from \$1,500 a month to \$1,650 a month and it was still three times a week service and no change in quality. He pointed out that they included an option on the proposal for additional services in the busiest season of the year. He further explained this option, but he recommended only the \$1,650 for the three day a week service.

On MOTION by Mr. Andrade, seconded by Mr. Shenefield, with all in favor, the Proposal from Pool Vendor for Increase in Rates, was approved.

D. District Manager's Report

i. Check Register

Ms. Burns presented the check register from July 1st through September 30th and the total was \$60,524.81. She 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. Walsh, seconded by Mr. Andrade, 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.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST 547 COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the East 547 Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Thursday, July 11, 2024
HOUR: 10:00 a.m.
LOCATION: Offices of Highland Homes
3020 S. Florida Ave., Suite 101
Lakeland, Florida 33803

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Davenport and Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF APRIL 2024.

ATTEST:

**EAST 547 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

*Budget will be
provided under
separate cover.*

SECTION V

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST 547 COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday of the month in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Garret Parkinson	11/2024
2	Joel Adams	11/2024
3	Brian Walsh	11/2026
4	Milton Andrade	11/2026
5	Jeffrey Shenefield	11/2024

This year, Seat 1, currently held by Garret Parkinson, Seat 2, currently held by Joel Adams, and Seat 5, currently held by Jeffrey Shenefield, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **5th day of November 2024, at ___:___ AM/PM and located at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its **April 11, 2024** meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 11TH DAY OF APRIL 2024.

**EAST 547 COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE EAST 547 COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the East 547 Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 122 acres, generally located south of Davenport Boulevard, north of Olsen Road, and west of Highway 17-92, in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. . Immediately following the landowners' meeting and election, there may be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Tuesday, November 5, 2024
TIME: ____:____ AM/PM
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 841-5524, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jill Burns
District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
EAST 547 COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 5, 2024**

TIME: ___:___ AM/PM

LOCATION: _____

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY
EAST 547 COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING –Tuesday, November 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of East 547 Community Development District to be held at _____, on **Tuesday, November 5, 2024** at ____:____ **AM/PM**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
EAST 547 COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING –TUESDAY, NOVEMBER 5, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the East 547 Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VI

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST 547 COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$7,245,000 EAST 547 COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA TWO PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted Resolution No. 2020-23 and Resolution No. 2023-11 on September 10, 2020, and August 10, 2023, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of not-to-exceed \$7,500,000 East 547 Community Development District Special Assessment Bonds, Series 2023 (Assessment Area Two Project) (the “**Assessment Area Two Bonds**”), for the purpose of financing a portion of the acquisition and/or construction of the District’s “Assessment Area Two Project”; and

WHEREAS, the District closed on the issuance of its \$7,245,000 Assessment Area Two Bonds on October 12, 2023; and

WHEREAS, as prerequisites to the issuance of the Assessment Area Two Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Assessment Area Two Bonds.

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

SECTION 1. The issuance of the Assessment Area Two Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Assessment Area Two Bonds, including the execution and delivery of the Closing Documents and such other certifications or other documents required for the closing on the Assessment Area Two Bonds, together with the finalization of Resolution No. 2023-12, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 11th day of April 2023.

ATTEST:

**EAST 547 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION VII

This instrument was prepared by and upon recording should be returned to:

Lauren Gentry, Esq.
Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

**AMENDED AND RESTATED¹
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE EAST 547 COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors²
East 547 Community Development District**

Milton Andrade
Chairman

Jeffrey Shenefield
Assistant Secretary

Brian Walsh
Vice Chairman

Garrett Parkinson
Assistant Secretary

Joel Adams
Assistant Secretary

District Manager
c/o Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801
Tel: (407) 841-5524 or (877) 855-5251
(“District Manager’s Office”)

District records are on file at the District Manager’s Office and are available for public inspection upon request during normal business hours.

¹ This Amended and Restated Disclosure of Public Finance is intended to replace in its entirety the document recorded as Instrument #2021248573, at Book 11905, Pages 1960-1972, in the Official Records of Polk County, Florida, on September 23, 2021.

² This list reflects the composition of the Board of Supervisors as of November 1, 2023. For a current list of Board Members, please contact the District Manager’s Office.

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN
BY THE EAST 547 COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

On behalf of the East 547 Community Development District (“**District**”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “**Act**”). Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of each county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District was established by Ordinance No. 928, enacted by the City Commission of the City of Davenport, Florida, effective April 6, 2020. The District boundaries encompass approximately 122 acres within the City of Davenport, Florida. The development plan for the lands within the District includes approximately 509 residential units to be constructed in phases. As a local unit of special-purpose government, the District provides an alternate means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**” and individually, “**Supervisors**”), the members of which must be residents of the State of Florida and citizens of the United States. Within ninety (90) days of appointment of the initial Board, members were elected on an at-large basis by the owners of property within the District. Subsequent landowner elections are then held every two years in November. At the landowner elections, and generally stated, each landowner is entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one vote per platted lot. Commencing six (6) years after the initial appointment of the members of the Board and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

The District is subject to Florida law governing open meetings and records. Accordingly, Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection at the District Manager’s Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management systems, roadway improvements, on-site and off-site wetland mitigation, landscape/hardscape, parks and recreation facilities, irrigation systems and other infrastructure projects and services necessitated by the development of, and serving lands within, the District. A description of the boundaries of the District is attached hereto as **Exhibit A**.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes and/or other specific financing mechanisms payable from such special assessments. On November 9, 2020, the Circuit Court of the Tenth Judicial Circuit of the State of Florida, in and for Polk County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$17,000,000 in Special Assessment Bonds, in one or more series, for infrastructure needs of the District ("**Final Judgment**"). The Tenth Judicial Circuit of Florida, in and for Polk County, Florida, has entered a Certificate of No Appeal certifying that no notice of appeal has been filed or taken by any party or other person from the Final Judgment.

Capital Improvement Plan / Master Bonds & Assessments

In 2020, the District authorized the construction and/or financing of its master capital improvement plan ("**CIP**"). The CIP includes, among other things, stormwater management facilities, public roadways, water and wastewater facilities, off-site improvements, amenities and parks, electric and lighting, entry features, miscellaneous improvements, and soft costs. The CIP is estimated to cost approximately **\$15,000,000**, and is described in more detail in the *Engineer's Report for Capital Improvements*, dated September 4, 2020, as amended by the *Amended and Restated Engineer's Report for Capital Improvements*, dated August 10, 2023 (together the "**Master Engineer's Report**").

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of future special assessment bonds ("**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens ("**Master Assessments**") on certain benefitted lands within the District. The Master Assessments are further described in the *Master Assessment Methodology*, dated September 10, 2020, as amended by the *Amended Master Assessment Methodology*, dated February 11, 2021 (together, the "**Master Assessment Report**"). A notice of the master assessment lien imposed consistent with the Master Assessment Methodology has been recorded in the Official Records of Polk County. The Master Assessment Report and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein ("**Assigned Properties**"). The unassigned properties, defined as property that has not been platted and assigned development rights, will continue to be assessed on a per-acre (equal acreage) basis ("**Unassigned Properties**"). Eventually the development plan will be completed and the assessments securing each series of bonds will be allocated to the benefitted property within the District. If there are changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) will be calculated to determine if a debt reduction or true-up payment is required.

Assessment Area One Project/Series 2021 Bonds

The District has authorized the construction and/or acquisition of its “**Assessment Area One Project**,” as the first phase of its CIP. On June 15, 2021, the District issued \$5,875,000 Special Assessment Bonds, Series 2021 (Assessment Area One Project) (“**Series 2021 Bonds**”), for the purpose of financing a portion of the Assessment Area One Project. The amortization schedules for the Series 2021 Bonds are available at the District Manager’s Office. The Assessment Area One Project is anticipated to cost \$8,634,825, and is described in the *Supplemental Engineer’s Report for Capital Improvements*, dated January 29, 2021 (“**First Supplemental Report**”). The Assessment Area One Project includes improvements related to Phase 1 of the development.

The Series 2021 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments (“**Series 2021 Assessments**”) on all lands within the approximately 67.19 acres comprising “**Assessment Area One**” as described in **Exhibit B** hereto. The Series 2021 Assessments are further described in the *Supplemental Assessment Methodology – Assessment Area One*, dated June 2, 2021 (“**First Supplemental Assessment Report**”). It is anticipated that the Series 2021 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office.

The Series 2021 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager’s Office.

Assessment Area Two Project/Series 2023 Bonds

The District has additionally authorized the construction and/or acquisition of its “**Assessment Area Two Project**,” as the second phase of its CIP. On October 12, 2021, the District issued \$7,245,000 Special Assessment Bonds, Series 2023 (Assessment Area Two Project) (“**Series 2023 Bonds**”), for the purpose of financing a portion of the Assessment Area Two Project. The amortization schedules for the Series 2023 Bonds are available at the District Manager’s Office. The Assessment Area Two Project is anticipated to cost \$6,365,175 and is described in the Master Engineer’s Report. The Assessment Area Two Project includes improvements related to Phase 2 of the development.

The Series 2023 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments (“**Series 2023 Assessments**”) on all lands within the approximately 52.82 acres comprising “**Assessment Area Two**” as described in **Exhibit C** hereto. The Series 2023 Assessments are further described in the *Supplemental Assessment Methodology – Assessment Area Two*, dated September 28, 2023 (“**Second Supplemental Assessment Report**”). It is anticipated that the Series 2023 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office.

The Series 2023 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

Operation and Maintenance Assessments

In addition to the debt assessment described above, the District also imposes on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Manager's Office for more information regarding the allocation of O&M Assessments.

Future Improvements and Assessments

Should the District choose to finance additional portions of its CIP in the future, additional debt assessments may be imposed on property within the District. Such additional assessments will be allocated in a manner consistent with the Master Assessment Methodology.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer's reports on file in the District Manager's Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

METHODS OF COLLECTION

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file at the District Manager's Office. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes ("**Uniform Method**"). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as

penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager's Office for further information regarding collection methods.

This description of the District's operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: East 547 Community Development District, c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston St. Orlando, Florida 32801 or by calling (407) 841-5524.

IN WITNESS WHEREOF, this *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the East 547 Community Development District* has been executed to be effective as of the 1st day of November, 2023, and recorded in the Official Records of Polk County, Florida.

EAST 547 COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Milton Andrade, Chairman, Board of Supervisors

[Signature]
Witness

Garret Parkinson
Print Name

[Signature]
Witness

JOHN BURNOWS
Print Name

STATE OF FLORIDA
COUNTY OF POIK

The foregoing instrument was acknowledged before me in person or by means of remote notarization this 28 day of November 2023, by Milton Andrade, as Chairman of the Board of Supervisors of the East 547 Community Development District, who is personally known to me or who has produced _____ as identification, and did not take the oath.



[Signature]
Notary Public, State of Florida
Print Name: Chevon Crotty
Commission No.: HH 113710
My Commission Expires: 04/05/2025

- Exhibit A:** District Boundaries
- Exhibit B:** Assessment Area One Legal Description
- Exhibit C:** Assessment Area Two Legal Description

EXHIBIT A
District Boundaries

PARCEL ONE

TRACTS 1 THROUGH 16, INCLUSIVE, ALL LYING IN THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA **LESS AND EXCEPT** RIGHT-OF-WAY FOR DAVENPORT BOULEVARD/STATE ROAD 547/COUNTY ROADS 547, HOLLY HILL DRIVE, WEST BOULEVARD, AND SOUTH BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 16, AND RUN THENCE ALONG THE WEST LINE OF SAID TRACT 16 AND SAID TRACT 1 N-00°25'34"-W, 1,247.70 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE SOUTH RIGHT-OF-WAY OF DAVENPORT BOULEVARD/STATE ROAD-547/COUNTY ROAD-547; THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES: 1) N-89°28'29"-E, 450.78 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" THENCE 2) N-00°31'31"-W, 10.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8135"; THENCE 3) N-89°28'29"-E, 375.80 FEET TO A 5/8" IRON ROD AND CAP "LB 8135"; THENCE 4) N-89°24'29"-E, 424.20 FEET TO A 5/8" IRON ROD AND CAP "LB 8135"; THENCE 5) S-00°31'31"-E, 20.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8135"; THENCE 6) N-89°24'29"-E, 424.73 FEET TO A 5/8" IRON ROD AND CAP "LB 8135", SAID POINT IS ALSO A POINT OF CURVE CONCAVE NORTHERLY; THENCE 7) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 776.20 FEET, A CENTRAL ANGLE/Delta OF 17°43'57", CHORD BEARING OF N-80°32'30"-E, A CHORD DISTANCE OF 239.27 FEET, FOR AN ARC LENGTH OF 240.23 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF HOLLY HILL DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF HOLLY HILL DRIVE N-89°26'07"-E, 722.61 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY OF WEST BOULEVARD; THENCE ALONG THE WEST AND WESTERLY RIGHT-OF-WAY THEREOF THE FOLLOWING TWO (2) COURSES: 1) S-00°32'00"-E, 909.55 FEET; THENCE 2) S-34°36'19"-W, 449.21 FEET TO ITS INTERSECTION WITH THE NORTH MAINTAINED RIGHT-OF-WAY OF SOUTH BOULEVARD ACCORDING TO THE MAP BOOK 21, PAGES 55 THROUGH 60, INCLUSIVE, THE FOLLOWING NINE (9) COURSES: 1) S-88°42'31"-W, 27.01 FEET; THENCE 2) S-77°20'11"-W, 31.14 FEET; THENCE 3) S-89°39'36"-W, 1112.08 FEET; THENCE 4) N-89°21'36"-W, 130.06 FEET; THENCE 5) S-89°28'24"-W, 371.04 FEET; THENCE 6) N-89°22'41"-W, 226.73 FEET; THENCE 7) S-89°28'17"-W, 140.55 FEET; THENCE 8) S-87°51'34"-W, 77.78 FEET; THENCE 9) S-83°29'35"-W, 17.85 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 16; THENCE ALONG SAID SOUTH LINE S-89°39'36"-W, 244.94 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 75.14 ACRES, MORE OR LESS.

AND

PARCEL TWO

TRACTS 17 THROUGH 23, INCLUSIVE, LYING WEST OF RAILROAD RIGHT-OF-WAY, ALL LYING IN THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF "FLORIDA DEVELOPMENT CO. TRACT," ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR PARK ROAD AND SOUTH BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 17, AND RUN THENCE ALONG THE NORTH LINE THEREOF, ALONG A NON-RADIAL LINE, N-89°39'36"-E, 139.88 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE WEST MAINTAINED RIGHT-OF-WAY OF PARK ROAD, ACCORDING TO MAP BOOK 21, PAGES 55 THROUGH 60, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON A CURVE (POINT OF CUSP) CONCAVE SOUTHEASTERLY; THENCE ALONG SAID WEST MAINTAINED RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES; 1) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 167.86 FEET, A CENTRAL ANGLE/Delta OF 30°06'24", A CHORD BEARING OF S-38°55'02"-W, A CHORD DISTANCE OF 87.19 FEET, FOR AN ARC LENGTH OF 88.20 FEET; THENCE 2) S-13°06'46"-W, 71.02 FEET; THENCE 3) S-01°28'30"-W, 85.64 FEET; THENCE 4) S-01°43'49"-E, 37.98 FEET; THENCE 5) S-25°08'38"-W, 136.15 FEET TO A POINT OF CURVE, CONCAVE WESTERLY; THENCE 6) SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 213.82 FEET, A CENTRAL ANGLE/Delta OF 27°50'58" A CHORD BEARING OF S-08°24'57"-W, A CHORD DISTANCE OF 102.91 FEET, FOR AN ARC LENGTH OF 103.93 FEET; THENCE 7) S-02°58'50"-E, 57.67 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING ON THE WEST LINE OF SAID TRACT 17; THENCE ALONG SAID WEST LINE N-00°24'23"-W, 570.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGIN AT A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 17 AND THE EAST MAINTAINED RIGHT-OF-WAY OF PARK ROAD, ACCORDING TO THE MAP BOOK 21, PAGES 55 THROUGH 60, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID EAST MAINTAINED RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES: 1) N-13°05'22"-E, 24.70 FEET; THENCE 2) N-20°21'11"-E, 32.06 FEET; THENCE 3) N-24°36'46"-W, 79.55 FEET; THENCE 4) N-23°34'57"-E, 65.21 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY; THENCE 5) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 200.05 FEET, A CENTRAL ANGLE/Delta OF 32°57'03", A CHORD BEARING OF N-09°13'18"-E, A CHORD DISTANCE OF 113.47 FEET, FOR AN ARC LENGTH OF 115.05 FEET; THENCE 6) N-02°24'49"-W, 124.45 FEET; THENCE 7) N-01°09'36"-E, 79.68 FEET; THENCE 8) N-12°06'49"-E, 57.58 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE 9) NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 133.34 FEET, A CENTRAL ANGLE/Delta OF 56°00'37", A CHORD BEARING OF N-47°24'33"-E, A CHORD DISTANCE OF 125.22 FEET, FOR AN ARC LENGTH OF 130.35 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING ON THE SOUTH RIGHT-OF-WAY OF SOUTH BOULEVARD, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY N-89°39'36"-E, 2,098.38 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE NORTHEAST CORNER OF SAID TRACT 23, ALSO BEING THE NORTHWEST CORNER OF TRACT 24 OF SAID "FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG THE EAST LINE OF SAID TRACT 23, ALSO BEING THE WEST LINE OF SAID TRACT 24, S-00°30'31"-E, 90.76 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING ON THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S-34°37'32"-W, 676.80 FEET TO A CONCRETE MONUMENT "RLS 935" STANDING ON THE SOUTH LINE OF SAID TRACT 22; THENCE ALONG THE SOUTH LINE OF TRACTS 17 THROUGH 22, INCLUSIVE, S-89°45'34"-W, 1,909.39 FEET TO THE POINT OF BEGINNING.

ALL CONTAINING: 31.14 ACRES, MORE OR LESS

AND

PARCEL THREE

PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, AND PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 10, ALL IN TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. THE PROPERTY DESCRIPTION INCLUDES: LOTS 38 THROUGH 57, INCLUSIVE, IN BLOCK 197, AND LOTS 1 THROUGH 18, INCLUSIVE, (BEING ALL OF THE LOTS), IN BLOCK 198, AND LOT 8 IN BLOCK 199, ACCORDING TO THE PLAT OF "RESUBDIVISION BY HOLLY HILL GROVE & FRUIT COMPANY" IN DAVENPORT, RECORDED IN PLAT BOOK 21, PAGE 39 PUBLIC RECORDS OF POLK COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF WEST BOULEVARD AND THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD, AND RUN THENCE ALONG SAID EAST RIGHT-OF-WAY N-00°32'00"-W, 1195.51 FEET TO A ½" IRON ROD WITH NO IDENTIFICATION; THENCE N-89°42'00"-E, 200.00 FEET TO A 5/8" IRON ROD AND CAP "LB 8135"; THENCE N-00°28'24"-W, 170.00 FEET TO A ½" IRON ROD WITH NO IDENTIFICATION; THENCE N-89°42'00"-E, 294.80 FEET; THENCE S-64°44'00"-E, 383.27 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING ON THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) S-33°13'08"-W, 75.13 FEET TO A 5/8" IRON ROD AND CAP "LB 8135"; THENCE 2) S-34°36'19"-W, 1,387.90 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 13.35 ACRES, MORE OR LESS.

AND

SOUTH BLVD

THAT PART OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE SOUTHWEST CORNER OF TRACT 16 OF "FLORIDA DEVELOPMENT CO. TRACT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTH LINE THEREOF N-89°39'36"-E, 244.94 FEET TO ITS INTERSECTION WITH THE NORTH MAINTAINED RIGHT-OF-WAY OF SOUTH BOULEVARD ACCORDING TO MAP BOOK 21, PAGES 55-60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES: 1) N-83°29'35"-E, 17.85 FEET; THENCE 2) N-87°51'34"-E, 77.78 FEET; THENCE 3) N-89°28'17"-E, 140.55 FEET; THENCE 4) S-89°22'41"-E, 226.73 FEET; THENCE 5) N-89°28'24"-E, 371.04 FEET; THENCE 6) S-89°21'36"-E, 130.06 FEET; THENCE 7) N-89°39'36"-E, 1,112.08 FEET; THENCE 8) N-77°20'11"-E, 31.14 FEET; THENCE 9) N-88°42'31"-E, 27.01 FEET TO THE INTERSECTION OF SAID SOUTH MAINTAINED RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF WEST BOULEVARD; THENCE CONTINUE N-88°42'31"-E, 24.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF THE CSX

RAILROAD S-34°36'19"-W, 45.76 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF TRACT 24 OF SAID "FLORIDA DEVELOPMENT CO. TRACT"; THENCE S-89°39'36"-W, 63.75 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 24, ALSO BEING THE NORTHEAST CORNER OF TRACT 23 OF SAID "FLORIDA DEVELOPMENT CO. TRACT", SAID POINT ALSO LIES ON THE NORTH RIGHT-OF-WAY OF SOUTH BOULEVARD PER PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY S-89°39'36"-W, 2,098.38 FEET TO ITS INTERSECTION WITH THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SOUTH BOULEVARD ACCORDING TO MAP BOOK 21, PAGES 55-60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO LIES ON THE NORTH LINE OF TRACT 17 OF SAID "FLORIDA DEVELOPMENT CO. TRACT"; THENCE ALONG SAID NORTH LINE OF TRACT 17 AND CONTINUING S-89°39'36"-W, 59.45 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT ITS INTERSECTION WITH THE WESTERLY MAINTAINED RIGHT-OF-WAY OF SOUTH BOULEVARD ACCORDING TO SAID MAP BOOK 21, PAGES 55-60; THENCE CONTINUE ALONG SAID NORTH LINE OF TRACT 17 AND CONTINUING S-89°39'36"-W, 139.88 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 17; THENCE CONTINUE S-89°39'36"-W, 15.00 FEET; THENCE N-00°52'59"-W, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 74,377 SQUARE FEET, 1.707 ACRES, MORE OR LESS.

AND

WEST BOULEVARD

THAT PART OF THE NORTHEAST ¼ OF SECTION 9, AND THE NORTHWEST ¼ OF SECTION 10, LYING IN TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF HILLY HILL DRIVE AND THE WEST RIGHT-OF-WAY OF WEST BOULEVARD, AND RUN THENCE N-89°28'00"-E, 31.25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF WEST BOULEVARD; THENCE S-00°32'00"-E, 917.67 FEET TO A 5/8" IRON ROD AND CAP "LB 8135" STANDING AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S-34°36'19"-W, 28.23 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 10, ALSO BEING THE EAST LINE OF SAID SECTION 9; THENCE ALONG SAID WEST LINE, ALSO BEING SAID EAST LINE, N-00°32'00"-W, 17.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S-34°36'19"-W, 26.06 FEET; THENCE N-00°32'00"-W, 34.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF WEST BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY N-00°32'00"-W, 909.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 29,104 SQUARE FEET, 0.668 ACRES, MORE OR LESS.

CDD CONTAINS APPROXIMATELY 122.00 ACRES, MORE OR LESS.

EXHIBIT B

Assessment Area One

THAT PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF DAVENPORT BOULEVARD (S-547) AND THE WEST BOUNDARY OF TRACT 1 IN THE NORTHEAST 1/4 OF SAID SECTION 9, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT, RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID TRACT 1 BEING EQUIVALENT TO THE NW 1/4 OF NW 1/4 OF NE 1/4 OF SAID SECTION 9; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: 1.) NORTH 89°28'29" EAST, 450.78 FEET; THENCE 2.) NORTH 00°31'31" WEST, 10.00 FEET THENCE 3.) NORTH 89°28'29" EAST, 375.80 FEET; THENCE 4.) NORTH 89°24'29" EAST, 283.05 FEET TO THE POINT OF CUSP WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = SOUTH 44°24'29" WEST) FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°35'31" EAST, 110.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = SOUTH 45°35'31" EAST) FOR 39.27 FEET; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, SOUTH 00°35'31" EAST, 50.00 FEET; THENCE SOUTH 89°24'29" WEST, 15.00 FEET TO THE POINT OF CURVATURE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = SOUTH 44°24'29" WEST) FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°35'31" EAST, 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = SOUTH 45°35'31" EAST) FOR 39.27 FEET; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, SOUTH 00°35'31" EAST, 50.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = SOUTH 44°24'29" WEST) FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°35'31" EAST, 170.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = SOUTH 45°35'31" EAST) FOR 39.27 FEET; THENCE DEPARTING SAID CURVE ALONG A RADIAL LINE, SOUTH 00°35'31" EAST, 50.00 FEET TO THE RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = SOUTH 44°24'29" WEST) FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°35'31" EAST, 170.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 90°00'00" (CHORD = 35.36 FEET, CHORD BEARING = SOUTH 45°35'31" EAST) FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°24'29" EAST, 10.00 FEET; THENCE SOUTH 00°35'31" EAST, 160.00 FEET; THENCE NORTH 89°24'29" EAST, 860.00 FEET; THENCE SOUTH 00°35'31" EAST, 85.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 36°52'12" (CHORD = 15.81 FEET, CHORD BEARING = SOUTH 17°50'34" WEST) FOR 16.09 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE, NORTH 89°24'29" EAST, 165.00 FEET; THENCE NORTH 00°35'31" WEST, 100.00 FEET; THENCE NORTH 89°24'29" EAST, 208.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 195.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 54°19'44" (CHORD = 178.05 FEET, CHORD BEARING = NORTH 62°14'37" EAST) FOR 184.90 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE, SOUTH 55°23'41" EAST, 15.01

FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST BOULEVARD; THENCE SOUTH 34°36'19" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 223.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD AS RECORDED IN MAP BOOK 121, PAGE 55 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 88°42'31" EAST ALONG THE EASTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE, 24.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD AS DEPICTED ON "MAP V3 FLA S-45A & 45 AND 46"; THENCE SOUTH 34°37'11" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 45.76 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°39'36" WEST, 63.73 FEET; THENCE SOUTH 00°30'31" EAST, 90.76 FEET RETURNING TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD; THENCE SOUTH 34°37'32" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 676.80 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE SOUTH 89°45'34" WEST ALONG SAID SOUTH LINE, 1909.39 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH BOULEVARD AS RECORDED IN MAP BOOK 121, PAGE 55 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: 1.) NORTH 13°05'22" EAST, 24.70 FEET; THENCE 2.) NORTH 20°21'11" EAST, 32.06 FEET; THENCE 3.) NORTH 24°36'46" EAST, 79.55 FEET; THENCE 4.) NORTH 23°34'57" EAST, 65.21 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.05 FEET; THENCE 5.) NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 32°57'03" (CHORD = 113.47 FEET, CHORD BEARING = NORTH 09°13'18" EAST) FOR 115.05 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT LINE 6.) NORTH 02°24'49" WEST, 124.45 FEET; THENCE 7.) NORTH 01°09'36" EAST, 79.68 FEET; THENCE 8.) NORTH 12°06'49" EAST, 57.58 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 133.34 FEET; THENCE 9.) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 56°00'37" (CHORD = 125.22 FEET, CHORD BEARING = NORTH 47°24'33" EAST) FOR 130.35 FEET; THENCE DEPARTING SAID CURVE, AND SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°39'36" WEST ALONG A NON-TANGENT, NON-RADIAL LINE, 59.45 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF THE AFOREMENTIONED SOUTH BOULEVARD, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 167.86 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: THENCE 1.) SOUTHWESTERLY ALONG THE ARC OF THE AFOREMENTIONED CURVE, THROUGH A CENTRAL ANGLE/Delta OF 30°06'24" (CHORD = 87.19 FEET, CHORD BEARING = SOUTH 38°55'02" WEST) FOR 88.20 FEET; THENCE 2.) DEPARTING SAID CURVE ALONG A NON-TANGENT LINE, SOUTH 13°06'46" WEST, 71.02 FEET; THENCE 3.) SOUTH 01°28'30" WEST, 85.64 FEET; THENCE 4.) SOUTH 01°43'49" EAST, 37.98 FEET; THENCE 5.) SOUTH 06°01'34" EAST, 85.90 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 213.82 FEET; THENCE 6.) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 27°50'58" (CHORD = 102.91 FEET, CHORD BEARING = SOUTH 08°24'57" WEST) FOR 103.93 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT LINE 7.) SOUTH 25°08'38" WEST, 136.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF THAT CERTAIN PLATTED, UNOPENED 30-FOOT RIGHT-OF-WAY ACCORDING TO PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°24'23" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 570.24 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, SOUTH 89°39'36" WEST, 15.00 FEET; THENCE NORTH 00°52'29" WEST, 30.00 FEET; THENCE NORTH 00°25'34" WEST, 1247.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE LANDS CONTAINS WITHIN ITS BOUNDARIES TRACTS 14, 15, 16, 18, 19, 20 AND 21 AND PORTIONS OF TRACTS 1, 2, 3, 4, 9, 10, 11, 12, 13, 17, 22 AND 23 IN THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT, RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

THE DESCRIBED LANDS CONTAIN 67.19 ACRES, MORE OR LESS, TO THE EXISTING RIGHTS-OF-WAY AS SHOWN HEREON.

EXHIBIT C
Assessment Area Two

**TRACT H OF "GENEVA LANDINGS PHASE 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 188 PAGES 37-43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.**

SECTION VIII

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the East 547 Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the East 547 Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

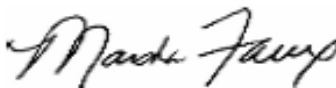
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION IX



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the East 547 Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024**, and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Marsha Faux

Print: Marsha M. Faux CFA, ASA

Title: Polk County Property Appraiser

Date: December 1, 2023

DocuSigned by: East 547 CDD

Agency: [Signature]

Signature: [Signature]

Print: 05F2744F40FE41E... Milton Andrade

Title: Chairman

Date: 1/8/2024

Please email the signed agreement to pataxroll@polk-county.net.

SECTION X

Prepared by: Duke Energy Florida, LLC
Return to: Duke Energy Florida, LLC
Attn: David Wm Wrage
5326 Market Ave N
Canton, OH 44714

Parcel # 27-27-09-729510-002640

EASEMENT

State of Florida
County of Polk

THIS EASEMENT (“Easement”) is made this 22 day of March 2024,
from **EAST 547 COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose
government established pursuant to Chapter 190, Florida Statutes limited liability company (“Grantor”,
whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post
Office Box 14042, St. Petersburg, FL 33733 (“Grantee”).

vv
Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and
valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant
unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace,
relocate, add to, modify, and remove electric and communication lines including, but not limited to, all
necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission
and distribution of electrical energy, and for technological purposes related to the operation of the electric
facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively,
“Facilities”).

Grantor is the owner of that certain property described as follows: the internal streets, roads, and
rights-of-way as shown on the Plat of GENEVA LANDINGS PHASE 2, according to the Plat thereof as
recorded in Plat Book 204, Page(s) 21, of the Public Records of Polk County, Florida (“Property”).

The Facilities may be both overhead and underground and located in, upon, over, along, under,
through, and across a portion of the Property within an easement area described as follows:

A twenty foot (20') by twenty foot (20') Easement Area centered over any switchgear facility, together with a ten foot (10') wide Easement Area lying five feet (5') on each side of Grantee's Facilities to be installed at mutually agreeable locations within the following described property to accommodate present and future development: the internal streets, roads, and rights-of-way as shown on the Plat of GENEVA LANDINGS PHASE 2, according to the Plat thereof as recorded in Plat Book 204, Page(s) 21, of the Public Records of Polk County, Florida, (hereinafter referred to as the "Easement Area").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. Grantee may increase or decrease the voltage and change the quantity and types of Facilities.
9. The rights granted in this Easement include the right to install Facilities wherever needed on the Property to serve future development on the Property and neighboring lands. Portions of the Facilities may be installed immediately and other portions may be installed in the future as the need develops. Facilities installed in the future shall be installed at locations mutually agreeable to the parties hereto if they are to be located outside of the Easement Area. Upon any future installations of Facilities at mutually agreed locations, the Easement Area shall be deemed to include such future locations at the widths defined in this Easement.
10. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

For Grantee's Internal Use:

Work Order #: 51589476-30 and related work orders

2

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

For Grantee's Internal Use:

Work Order #: 51589476-30 and related work orders

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IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this 22 day of March, 2024.

Witnesses:

[Signature]
(Witness #1)
Printed Name Garnet Parkinson
Address:
3020 S. Florida Ave Ste 101
Lakeland, FL 33803

[Signature]
(Witness #2)
Printed Name Brandon Williams
Address:
3020 S. Florida Ave Ste 101
Lakeland, FL 33803

STATE OF Florida
COUNTY OF POLK

EAST 547 COMMUNITY DEVELOPMENT DISTRICT

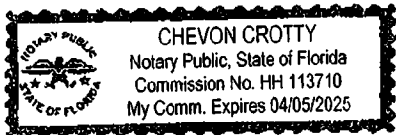
a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

[Signature]
Printed Name Milton Andrade, Title Chairperson

Grantor(s) Mailing Address:

219 E. Livingston St.
Orlando, FL 32801

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of March, 2024 by Milton Andrade, Chairperson, of EAST 547 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes. He/she is personally known to me or has produced _____ as identification.



Notary Public: Chevon Crotty
Printed/Typed Name: Chevon Crotty
Commission Expires: 04/05/2025

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

For Grantee's Internal Use:
Work Order #: 51589476-30 and related work orders 4

SECTION XI

SECTION B

SECTION 1



Sent Via Email: jburns@gmscfl.com

April 2, 2024

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 2024-2
 East 547 Community Development District
 Annual Engineer’s Report 2024**

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. Scope of Work

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

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$4,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

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

Sincerely,



Rey Malavé, P.E.
 Dewberry Engineers Inc.
 Associate Vice President

April 2, 2024

 Date

APPROVED AND ACCEPTED

By: _____
 Authorized Representative of
 East 547
 Community Development District

 Date

SECTION C

*Item will be
provided under
separate cover.*

SECTION 1

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

East 547 Community Development District

Summary of Checks

October 1, 2023 to March 29, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	10/18/23	253-260	\$ 19,029.46
	10/22/23	261-266	\$ 5,311.59
	11/14/23	267	\$ 19,245.00
	11/28/23	268-278	\$ 20,481.67
	12/7/23	279	\$ -
	12/18/23	280	\$ 12,915.68
	1/3/24	281-284	\$ 37,638.41
	1/11/24	285-289	\$ 28,275.62
	1/22/24	290-294	\$ 241,351.41
	2/2/24	295	\$ 807.80
	2/9/24	296-299	\$ 14,945.60
	2/16/24	300-302	\$ 5,898.89
	2/23/24	303	\$ 370.00
	3/4/24	304	\$ 1,650.00
	3/15/24	305-307	\$ 12,243.88
	3/22/24	308-309	\$ 1,394.87
	3/29/24	310-311	\$ 818.91
			\$ 422,378.79

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/18/23	00044	8/29/23	10537	202308	330-57200-48201		JANITORIAL SVCS AUG23	*	850.00		
		9/26/23	10748	202309	330-57200-48201		JANITORIAL SVCS SEP23	*	895.00		
CSS CLEAN STAR SERVICES										1,745.00	000253
10/18/23	00039	8/25/23	103840	202308	330-57200-49000		SECURITY REPAIRS	*	190.00		
		9/15/23	106524	202309	330-57200-49000		SECURITY HARD DRIVE	*	368.80		
CURRENT DEMANDS ELECTRICAL										558.80	000254
10/18/23	00024	8/18/23	2321563	202307	310-51300-31100		ENGINEERING SVCS JUL23	*	357.50		
		9/20/23	2334759	202308	310-51300-31100		GENERAL ENGINEERING AUG23	*	510.00		
DEWBERRY ENGINEERS INC.										867.50	000255
10/18/23	00001	7/31/23	69	202307	320-53800-47800		TRASH BINS/FIX FENCE/DRI	*	854.33		
		9/01/23	71	202309	320-53800-34000		FIELD MANAGEMENT - SEP 23	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES										2,104.33	000256
10/18/23	00040	9/20/23	7562	202308	310-51300-31500		GENERAL COUNSEL - AUG 23	*	764.89		
KILINSKI/VAN WYK, PLLC										764.89	000257
10/18/23	00017	9/30/23	00059086	202309	310-51300-48000		NOT OF FY24 MEETING DATES	*	392.78		
CA FLORIDA HOLDINGS, LLC										392.78	000258
10/18/23	00041	9/01/23	20227	202309	330-57200-48500		POOL MAINTENANCE - SEP 23	*	1,500.00		
RESORT POOL SERVICES										1,500.00	000259
10/18/23	00035	8/01/23	84523	202308	320-53800-46200		LANDSCAPE MAINT - AUG 23	*	5,548.08		
		9/01/23	85536	202309	320-53800-46200		LANDSCAPE MAINT - SEP 23	*	5,548.08		
WEBER ENVIRONMENTAL SERVICES, INC.										11,096.16	000260
10/22/23	00046	10/13/23	7382-10-	202310	310-51300-31200		ARBITRAGE - SERIES 2021	*	900.00		
AMTEC										900.00	000261

E547 EAST 547 CDD AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/23	00009	10/02/23	89368	202310	310	51300	54000		SPECIAL DISTRICT FEE FY24	*	175.00		
									DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000262
10/22/23	00004	9/21/23	19994	202310	310	51300	45000		FY24 INSURANCE POLICY	*	19,245.00		
		9/21/23	19994	202310	310	51300	45000		FY24 INSURANCE POLICY	V	19,245.00-		
									EGIS INSURANCE ADVISORS, LLC			.00	000263
10/22/23	00001	8/31/23	73	202308	320	53800	47800		FENCE/SIGNAGE/DRAIN CLEAN	*	2,296.09		
									GOVERNMENTAL MANAGEMENT SERVICES			2,296.09	000264
10/22/23	00040	10/13/23	7618	202309	310	51300	31500		GENERAL COUNSEL - SEP 23	*	440.50		
									KILINSKI/VAN WYK, PLLC			440.50	000265
10/22/23	00041	10/01/23	20579	202310	330	57200	48500		POOL MAINTENANCE - OCT 23	*	1,500.00		
									RESORT POOL SERVICES			1,500.00	000266
11/14/23	00004	9/21/23	19994	202310	310	51300	45000		FY24 INSURANCE POLICY	*	19,245.00		
									EGIS INSURANCE ADVISORS, LLC			19,245.00	000267
11/28/23	00012	11/09/23	BW110920	202311	310	51300	11000		SUPERVISOR FEES 11/09/23	*	200.00		
									BRIAN WALSH			200.00	000268
11/28/23	00044	10/30/23	10939	202310	330	57200	48201		JANITORIAL SVCS OCT23	*	850.00		
		11/17/23	11148	202311	330	57200	48201		JANITORIAL SVCS - NOV23	*	850.00		
									CSS CLEAN STAR SERVICES			1,700.00	000269
11/28/23	00024	11/09/23	2361560	202310	310	51300	31100		GENERAL ENGINEERING OCT23	*	360.00		
									DEWBERRY ENGINEERS INC.			360.00	000270
11/28/23	00043	9/29/23	3	202310	310	51300	31300		AMORT SCHED S21 11/1/23	*	500.00		
									DISCLOSURE SERVICES LLC			500.00	000271
11/28/23	00011	11/09/23	GP110920	202311	310	51300	11000		SUPEVISOR FEES 11/09/23	*	200.00		
									GARRET PARKINSON			200.00	000272

E547 EAST 547 CDD AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/27/23	99999	11/27/23	VOID 202311 000-00000-00000 VOID CHECK		C	.00	
*****INVALID VENDOR NUMBER*****							.00 000273
11/28/23	00001	6/30/23	68 202306 320-53800-47800 TRASH BINS/AMENITY PREP		*	4,520.00	
		9/01/23	70 202309 310-51300-34000 MANAGEMENT FEES - SEP 23		*	3,004.17	
		9/01/23	70 202309 310-51300-35200 WEBSITE ADMIN - SEP 23		*	100.00	
		9/01/23	70 202309 310-51300-35100 INFORMATION TECH - SEP 23		*	150.00	
		9/01/23	70 202309 310-51300-31300 DISSEMINATION - SEP 23		*	416.67	
		9/01/23	70 202309 330-57200-48300 AMENITY ACCESS - SEP 23		*	416.67	
		9/01/23	70 202309 310-51300-51000 OFFICE SUPPLIES		*	3.25	
		9/01/23	70 202309 310-51300-42000 POSTAGE		*	28.94	
		9/30/23	77 202309 320-53800-47800 CLEAN DRAINS/REMOVE TREE		*	1,110.50	
		10/01/23	74 202310 310-51300-34000 MANAGEMENT FEES - OCT 23		*	3,184.42	
		10/01/23	74 202310 310-51300-35200 WEBSITE ADMIN - OCT 23		*	100.00	
		10/01/23	74 202310 310-51300-35100 INFORMATION TECH - OCT 23		*	150.00	
		10/01/23	74 202310 310-51300-31300 DISSEMINATION - OCT 23		*	416.67	
		10/01/23	74 202310 330-57200-48300 AMENITY ACCESS - OCT 23		*	416.67	
		10/01/23	74 202310 310-51300-51000 OFFICE SUPPLIES		*	.30	
		10/01/23	74 202310 310-51300-42000 POSTAGE		*	5.91	
		10/01/23	75 202310 320-53800-34000 FIELD MANAGEMENT - OCT 23		*	1,312.50	
GOVERNMENTAL MANAGEMENT SERVICES							15,336.67 000274
11/28/23	00013	11/09/23	JS110920 202311 310-51300-11000 SUPERVISOR FEES 11/09/23		*	200.00	
JEFFREY T SHENEFIELD							200.00 000275
11/28/23	00040	11/19/23	7872 202310 310-51300-31500 GENERAL COUNSEL - OCT23		*	285.00	
KILINSKI/VAN WYK, PLLC							285.00 000276
E547 EAST 547 CDD AGUZMAN							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/28/23	00016	11/09/23	MA110920	202311	310	51300	11000		SUPERVISOR FEES 11/09/23	*	200.00		
									MILTON ANDRADE			200.00	000277
11/28/23	00041	11/01/23	20849	202311	330	57200	48500		POOL MAINTENANCE - NOV 23	*	1,500.00		
									RESORT POOL SERVICES			1,500.00	000278
12/07/23	00015	10/30/23	1797	202310	310	51300	31100		ER UPDATES	*	375.00		
		10/30/23	1797	202310	310	51300	31100		ER UPDATES	V	375.00		
									WOOD & ASSOCIATES ENGINEERING,LLC			.00	000279
12/18/23	00001	4/30/23	62	202304	330	57200	48000		ANIT OXIDE/FIX GATEHANDLE	*	307.45		
		9/30/23	76	202310	310	51300	31700		ASSESSMENT CERT - FY24	*	5,000.00		
		10/31/23	80	202310	330	57200	48000		CLEAN CHAIRS/TABLE/POOL	*	665.00		
		10/31/23	80	202310	320	53800	47800		POST/STREETBLADES/FENCE	*	1,271.91		
		11/01/23	78	202311	310	51300	34000		MANAGEMENT FEES - NOV 23	*	3,184.42		
		11/01/23	78	202311	310	51300	35200		WEBSITE ADMIN - NOV 23	*	100.00		
		11/01/23	78	202311	310	51300	35100		INFORMATION TECH - NOV 23	*	150.00		
		11/01/23	78	202311	310	51300	31300		DISSEMINATION - NOV 23	*	416.67		
		11/01/23	78	202311	330	57200	48300		AMENITY ACCESS - NOV 23	*	416.67		
		11/01/23	78	202311	310	51300	51000		OFFICE SUPPLIES	*	.60		
		11/01/23	78	202311	310	51300	42000		POSTAGE	*	90.46		
		11/01/23	79	202311	320	53800	34000		FIELD MANAGEMENT - NOV 23	*	1,312.50		
									GOVERNMENTAL MANAGEMENT SERVICES			12,915.68	000280
1/03/24	00024	12/13/23	2381237-	202311	310	51300	31100		GENERAL ENGINEERING NOV23	*	305.00		
									DEWBERRY ENGINEERS INC.			305.00	000281
1/03/24	00037	12/18/23	12182023	202312	300	20700	10000		TXFER TAX RCPTS - S2021	*	30,135.33		
									EAST 547 CDD/US BANK			30,135.33	000282

E547 EAST 547 CDD AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/03/24	00041	12/01/23	21145	202312	330	57200	48500		RESORT POOL SERVICES	*	1,650.00	1,650.00	000283
1/03/24	00035	10/02/23	86547	202310	320	53800	46200		WEBER ENVIRONMENTAL SERVICES, INC.	*	5,548.08	5,548.08	000284
1/11/24	00044	12/20/23	11354	202312	330	57200	48201		CSS CLEAN STAR SERVICES	*	850.00	850.00	000285
1/11/24	00001	11/30/23	83	202311	320	53800	47800		GOVERNMENTAL MANAGEMENT SERVICES	*	1,330.33	7,026.71	000286
		12/01/23	81	202312	310	51300	34000		MANAGEMENT FEES - DEC 23	*	3,184.42		
		12/01/23	81	202312	310	51300	35200		WEBSITE ADMIN - DEC 23	*	100.00		
		12/01/23	81	202312	310	51300	35100		INFORMATION TECH - DEC 23	*	150.00		
		12/01/23	81	202312	310	51300	31300		DISSEMINATION - DEC 23	*	500.00		
		12/01/23	81	202312	330	57200	48300		AMENITY ACCESS - DEC 23	*	416.67		
		12/01/23	81	202312	310	51300	51000		OFFICE SUPPLIES	*	2.77		
		12/01/23	81	202312	310	51300	42000		POSTAGE	*	30.02		
		12/01/23	82	202312	320	53800	34000		FIELD MANAGEMENT - DEC 23	*	1,312.50		
1/11/24	00034	10/19/23	4652066	202401	300	20700	10000		POLK COUNTY PROPERTY APPRAISER	*	2,881.57	4,705.75	000287
		10/19/23	4652067	202401	300	32500	10000		PROPERTY APPRSR FEE MAINT	*	1,824.18		
1/11/24	00041	1/01/24	21419	202401	330	57200	48500		RESORT POOL SERVICES	*	1,650.00	1,650.00	000288
1/11/24	00035	11/01/23	87342	202311	320	53800	46200		LANDSCAPE MAINT - NOV 23	*	5,548.08		
		11/30/23	88377	202311	320	53800	46201		PLANT REPLACEMENT	*	955.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/23		88067		202312	320	53800	46200		LANDSCAPE MAINT - DEC 23	*	5,548.08		
12/05/23		88358		202312	320	53800	46201		OVERSEED BERMUDA	*	1,092.00		
12/29/23		88680		202312	320	53800	46201		BUSH HOGGING	*	900.00		
WEBER ENVIRONMENTAL SERVICES, INC.											14,043.16	000289	
1/22/24	00043	1/05/24	4	202401	310	51300	31300		AMORT SCHED S.21 2/1/23	*	500.00		
DISCLOSURE SERVICES LLC											500.00	000290	
1/22/24	00037	1/11/24	01112024	202401	300	20700	10000		TXFER TAX RCPTS - S2021	*	233,332.36		
EAST 547 CDD/US BANK											233,332.36	000291	
1/22/24	00001	1/01/24	84	202401	310	51300	34000		MANAGEMENT FEES - JAN 24	*	3,184.42		
1/01/24		84		202401	310	51300	35200		WEBSITE ADMIN - JAN 24	*	100.00		
1/01/24		84		202401	310	51300	35100		INFORMATION TECH - JAN 24	*	150.00		
1/01/24		84		202401	310	51300	31300		DISSEMINATION - JAN 24	*	500.00		
1/01/24		84		202401	330	57200	48300		AMENITY ACCESS - JAN 24	*	416.67		
1/01/24		84		202401	310	51300	51000		OFFICE SUPPLIES	*	.63		
1/01/24		84		202401	310	51300	42000		POSTAGE	*	13.29		
1/01/24		85		202401	320	53800	34000		FIELD MANAGEMENT - JAN 24	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES											5,677.51	000292	
1/22/24	00038	1/03/24	01032024	202401	310	51300	42000		23 TAX NOTICE MAIL DEBT	*	47.33		
1/03/24		01032024		202401	310	51300	42000		23 TAX NOTICE MAIL MAINT	*	29.96		
JOE G. TEDDER, TAX COLLECTOR											77.29	000293	
1/22/24	00040	12/15/23	8153	202311	310	51300	31500		GENERAL COUNSEL - NOV23	*	1,129.50		
1/18/24		8539		202312	310	51300	31500		GENERAL COUNSEL - DEC23	*	634.75		
KILINSKI/VAN WYK, PLLC											1,764.25	000294	
E547 EAST 547 CDD AGUZMAN													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/02/24	00037	1/29/24	12924	202401	300	20700	10000		TXFER EXCESS RCPTS-S2021	*	807.80		
									EAST 547 CDD/US BANK			807.80	000295
2/09/24	00044	1/31/24	11567	202401	330	57200	48201		JANITORIAL SVCS JAN24	*	850.00		
									CSS CLEAN STAR SERVICES			850.00	000296
2/09/24	00001	12/31/23	88	202312	320	53800	47800		SIGNS/DRAINS/TRASH/FENCE	*	1,123.94		
									GOVERNMENTAL MANAGEMENT SERVICES			1,123.94	000297
2/09/24	00041	2/01/24	21756	202402	330	57200	48500		POOL MAINTENANCE - FEB 24	*	1,650.00		
									RESORT POOL SERVICES			1,650.00	000298
2/09/24	00035	9/29/23	86236	202309	320	53800	46201		REMOVE&REPLACE RED MAPLE	*	225.00		
		1/31/24	89698	202401	320	53800	46200		LANDSCAPE MAINT - JAN 24	*	5,548.33		
		2/06/24	89710	202401	320	53800	46200		LANDSCAPE MAINT - FEB 24	*	5,548.33		
									WEBER ENVIRONMENTAL SERVICES, INC.			11,321.66	000299
2/16/24	00024	2/12/24	2397673-	202401	310	51300	31100		GENERAL ENGINEERING JAN24	*	57.50		
									DEWBERRY ENGINEERS INC.			57.50	000300
2/16/24	00001	2/01/24	86	202402	310	51300	34000		MANAGEMENT FEES - FEB 24	*	3,184.42		
		2/01/24	86	202402	310	51300	35200		WEBSITE ADMIN - FEB 24	*	100.00		
		2/01/24	86	202402	310	51300	35100		INFORMATION TECH - FEB 24	*	150.00		
		2/01/24	86	202402	310	51300	31300		DISSEMINATION - FEB 24	*	500.00		
		2/01/24	86	202402	330	57200	48300		AMENITY ACCESS - FEB 24	*	416.67		
		2/01/24	86	202402	310	51300	51000		OFFICE SUPPLIES	*	.60		
		2/01/24	86	202402	310	51300	42000		POSTAGE	*	45.20		
		2/01/24	87	202402	320	53800	34000		FIELD MANAGEMENT - FEB 24	*	1,312.50		
									GOVERNMENTAL MANAGEMENT SERVICES			5,709.39	000301

E547 EAST 547 CDD AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
2/16/24	00047	11/20/23	57254666	202311	330	57200	48100			*	44.00			
			PEST CONTROL- NOV23											
		12/16/23	57254667	202312	330	57200	48100			*	44.00			
			PEST CONTROL- DEC 23											
		1/15/24	57254668	202401	330	57200	48100			*	44.00			
			PEST CONTROL- JAN 24											
												MASSEY SERVICES INC.	132.00	000302
2/23/24	00040	2/19/24	8612	202401	310	51300	31500			*	370.00			
			GENERAL COUNSEL - JAN24											
												KILINSKI/VAN WYK, PLLC	370.00	000303
3/04/24	00041	3/01/24	22065	202403	330	57200	48500			*	1,650.00			
			POOL MAINTENANCE - MAR 24											
												RESORT POOL SERVICES	1,650.00	000304
3/15/24	00044	2/29/24	11780	202402	330	57200	48201			*	850.00			
			JANITORIAL SVCS FEB24											
												CSS CLEAN STAR SERVICES	850.00	000305
3/15/24	00001	3/01/24	89	202403	310	51300	34000			*	3,184.42			
			MANAGEMENT FEES - MAR 24											
		3/01/24	89	202403	310	51300	35200			*	100.00			
			WEBSITE ADMIN - MAR 24											
		3/01/24	89	202403	310	51300	35100			*	150.00			
			INFORMATION TECH - MAR 24											
		3/01/24	89	202403	310	51300	31300			*	500.00			
			DISSEMINATION - MAR 24											
		3/01/24	89	202403	330	57200	48300			*	416.67			
			AMENITY ACCESS - MAR 24											
		3/01/24	89	202403	310	51300	51000			*	.42			
			OFFICE SUPPLIES											
		3/01/24	89	202403	310	51300	42000			*	9.00			
			POSTAGE											
		3/01/24	90	202403	320	53800	34000			*	1,312.50			
			FIELD MANAGEMENT - MAR 24											
												GOVERNMENTAL MANAGEMENT SERVICES	5,673.01	000306
3/15/24	00035	3/01/24	90351	202403	320	53800	46200			*	5,548.33			
			LANDSCAPE MAINT - MAR 24											
		3/04/24	90447	202403	320	53800	47300			*	172.54			
			IRRIGATION REPAIRS											
												WEBER ENVIRONMENTAL SERVICES, INC.	5,720.87	000307
3/22/24	00001	1/31/24	91	202401	330	57200	49000			*	285.00			
			REMOVE HOLIDAY DECOR											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/31/24 91	202401 320-53800-47800	TREE TRIM/SIGNS	*	1,033.87	
				GOVERNMENTAL MANAGEMENT SERVICES			1,318.87 000308
3/22/24 00040		3/17/24 8864	202402 310-51300-31500	GENERAL COUNSEL - FEB24	*	76.00	
				KILINSKI/VAN WYK, PLLC			76.00 000309
3/29/24 00001		2/29/24 94	202402 330-57200-48000	POOL GATE MAINTENANCE	*	237.50	
		2/29/24 94	202402 320-53800-47800	SIGN MAINTENANCE	*	403.75	
				GOVERNMENTAL MANAGEMENT SERVICES			641.25 000310
3/29/24 00035		3/04/24 90453	202403 320-53800-47300	IRRIGATION REPAIRS	*	177.66	
				WEBER ENVIRONMENTAL SERVICES, INC.			177.66 000311
				TOTAL FOR BANK A		422,378.79	
				TOTAL FOR REGISTER		422,378.79	

SECTION 2

East 547

Community Development District

Unaudited Financial Reporting

February 29, 2024



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East 547
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 97,341	\$ -	\$ 893	\$ 98,233
Due from General Fund	\$ -	\$ 4,309	\$ -	\$ 4,309
<u>Series 2021</u>				
Reserve	\$ -	\$ 131,148	\$ -	\$ 131,148
Revenue	\$ -	\$ 276,059	\$ -	\$ 276,059
Prepayment	\$ -	\$ 139,590	\$ -	\$ 139,590
Construction	\$ -	\$ -	\$ 2	\$ 2
<u>Series 2023</u>				
Reserve	\$ -	\$ 273,225	\$ -	\$ 273,225
Interest	\$ -	\$ 253,684	\$ -	\$ 253,684
Revenue	\$ -	\$ 3,880	\$ -	\$ 3,880
Construction	\$ -	\$ -	\$ 4,350,017	\$ 4,350,017
Cost of Issuance	\$ -	\$ -	\$ 643	\$ 643
Total Assets	\$ 97,341	\$ 1,081,895	\$ 4,351,554	\$ 5,530,790
Liabilities:				
Accounts Payable	\$ 2,886	\$ -	\$ -	\$ 2,886
Due to Debt Service	\$ 4,309	\$ -	\$ -	\$ 4,309
Retainage Payable	\$ -	\$ -	\$ 80,915	\$ 80,915
Total Liabilities	\$ 7,195	\$ -	\$ 80,915	\$ 88,110
Fund Balances:				
Restricted for:				
Debt Service 2021	\$ -	\$ 551,106	\$ -	\$ 551,106
Capital Projects 2021	\$ -	\$ -	\$ 894	\$ 894
Debt Service 2023	\$ -	\$ 530,789	\$ -	\$ 530,789
Capital Projects 2023	\$ -	\$ -	\$ 4,269,745	\$ 4,269,745
Unassigned	\$ 90,146	\$ -	\$ -	\$ 90,146
Total Fund Balances	\$ 90,146	\$ 1,081,895	\$ 4,270,639	\$ 5,442,680
Total Liabilities & Fund Balance	\$ 97,341	\$ 1,081,895	\$ 4,351,554	\$ 5,530,790

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Assessments - Tax Roll	\$ 169,650	\$ 169,516	\$ 169,516	\$ -
Developer Contributions	\$ 311,176	\$ 25,000	\$ 25,000	\$ -
Total Revenues	\$ 480,826	\$ 194,516	\$ 194,516	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 800	\$ 4,200
Engineering Fees	\$ 10,000	\$ 4,167	\$ 723	\$ 3,444
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage Fees	\$ 900	\$ 900	\$ 900	\$ -
Dissemination Fees	\$ 6,000	\$ 2,500	\$ 3,333	\$ (833)
Attorney Fees	\$ 20,000	\$ 8,333	\$ 2,495	\$ 5,838
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Management Fees	\$ 38,213	\$ 15,922	\$ 15,922	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Trustee Fees	\$ 8,040	\$ -	\$ -	\$ -
Postage	\$ 600	\$ 250	\$ 262	\$ (12)
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Printing & Binding	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 2,500	\$ 1,042	\$ 230	\$ 811
Office Supplies	\$ 250	\$ 104	\$ 5	\$ 99
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 125,075	\$ 53,748	\$ 36,854	\$ 16,895

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<i>Operations & Maintenance</i>				
Field Expenses				
Property Insurance	\$ 2,000	\$ 2,000	\$ 1,591	\$ 409
Field Management	\$ 15,750	\$ 6,563	\$ 6,563	\$ -
Landscape Maintenance	\$ 80,000	\$ 33,333	\$ 27,741	\$ 5,592
Landscape Replacement	\$ 12,500	\$ 5,208	\$ 2,947	\$ 2,261
Lake Maintenance	\$ 5,500	\$ 2,292	\$ -	\$ 2,292
Streetlights	\$ 36,000	\$ 15,000	\$ 9,383	\$ 5,617
Electric	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Water & Sewer	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 5,164	\$ (997)
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Field Expenses	\$ 209,250	\$ 88,354	\$ 53,388	\$ 34,966
Amenity Expenses				
Amenity - Electric	\$ 14,400	\$ 6,000	\$ 5,131	\$ 869
Amenity - Water	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Amenity Insurance	\$ 13,000	\$ 13,000	\$ 11,896	\$ 1,104
Internet	\$ 1,500	\$ 625	\$ 465	\$ 160
Pest Control	\$ 600	\$ 250	\$ 132	\$ 118
Janitorial Services	\$ 10,200	\$ 4,250	\$ 4,250	\$ -
Security Services	\$ 30,000	\$ 12,500	\$ -	\$ 12,500
Pool Maintenance	\$ 19,800	\$ 8,250	\$ 7,950	\$ 300
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,083	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 903	\$ 3,264
Playground Lease	\$ 27,001	\$ 11,250	\$ -	\$ 11,250
Amenity Contingency	\$ 7,500	\$ 3,125	\$ 285	\$ 2,840
Subtotal Amenity Expenses	\$ 146,501	\$ 68,625	\$ 33,094	\$ 35,531
Total Expenditures	\$ 480,826	\$ 210,728	\$ 123,336	\$ 87,392
Net Change in Fund Balance	\$ -		\$ 71,180	
Fund Balance - Beginning	\$ -		\$ 18,966	
Fund Balance - Ending	\$ -		\$ 90,146	

East 547

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 310,157	\$ 267,776	\$ 267,776	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 230,263	\$ 230,263
Interest	\$ -	\$ -	\$ 11,023	\$ 11,023
Total Revenues	\$ 310,157	\$ 267,776	\$ 509,063	\$ 241,287
Expenditures:				
Interest Expense - 11/01	\$ 95,115	\$ 95,115	\$ 95,115	\$ -
Interest Expense - 02/01	\$ -	\$ -	\$ 871	\$ -
Principal Expense - 05/01	\$ 120,000	\$ -	\$ -	\$ -
Interest Expense - 05/01	\$ 95,115	\$ -	\$ -	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 760,000	\$ (760,000)
Special Call - 02/01	\$ -	\$ -	\$ 100,000	\$ (100,000)
Total Expenditures	\$ 310,230	\$ 95,115	\$ 955,986	\$ (860,000)
Excess Revenues (Expenditures)	\$ (73)		\$ (446,923)	
Fund Balance - Beginning	\$ 97,491		\$ 998,029	
Fund Balance - Ending	\$ 97,418		\$ 551,106	

East 547

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual		
	Budget	Thru 02/29/24	Thru 02/29/24	Variance	
<u>Revenues:</u>					
Interest	\$ -	\$ -	\$ 11,077	\$ 11,077	
Total Revenues	\$ -	\$ -	\$ 11,077	\$ 11,077	
<u>Expenditures:</u>					
Total Expenditures	\$ -	\$ -	\$ -	\$ -	
<u>Other Financing Sources:</u>					
Transfer In/(Out)	\$ -	\$ -	\$ (7,197)	\$ 7,197	
Bond Proceeds	\$ -	\$ -	\$ 526,909	\$ 526,909	
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 519,711	\$ 534,106	
Excess Revenues (Expenditures)	\$ -		\$ 530,789		
Fund Balance - Beginning	\$ -		\$ -		
Fund Balance - Ending	\$ -		\$ 530,789		

East 547

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 02/29/24		Thru 02/29/24		
Revenues:							
Interest	\$	-	\$	-	\$	0	\$ 0
Total Revenues	\$	-	\$	-	\$	0	\$ 0
Expenditures:							
Capital Outlay	\$	-	\$	-	\$	241	\$ (241)
Contingency	\$	-	\$	-	\$	100	\$ (100)
Total Expenditures	\$	-	\$	-	\$	341	\$ (341)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$ -
Excess Revenues (Expenditures)	\$	-	\$	-	\$	(341)	
Fund Balance - Beginning	\$	-			\$	1,235	
Fund Balance - Ending	\$	-			\$	894	

East 547

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 86,887	\$ 86,887
Total Revenues	\$ -	\$ -	\$ 86,887	\$ 86,887
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,104,617	\$ (2,104,617)
Capital Outlay - COI	\$ -	\$ -	\$ 353,301	\$ (353,301)
Total Expenditures	\$ -	\$ -	\$ 2,457,918	\$ (2,457,918)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ 4,156	\$ 4,156
Bond Proceeds	\$ -	\$ -	\$ 6,718,091	\$ 6,718,091
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,722,248	\$ 6,722,248
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 4,351,217	
Fund Balance - Beginning	\$ -	\$ -	\$ (81,472)	
Fund Balance - Ending	\$ -	\$ -	\$ 4,269,745	

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	\$ -	\$ 9,007	\$ 159,606	\$ 904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,516
Developer Contributions	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Total Revenues	\$ -	\$ 34,007	\$ 159,606	\$ 904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,516
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Engineering	\$ 360	\$ 305	\$ -	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 723
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage Fees	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination Fees	\$ 917	\$ 417	\$ 500	\$ 1,000	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Attorney Fees	\$ 285	\$ 1,130	\$ 635	\$ 370	\$ 76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,495
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,184	\$ 3,184	\$ 3,184	\$ 3,184	\$ 3,184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,922
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 6	\$ 90	\$ 30	\$ 91	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 262
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 38	\$ 73	\$ 39	\$ 39	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Office Supplies	\$ 0	\$ 1	\$ 3	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 16,874	\$ 6,250	\$ 4,641	\$ 4,992	\$ 4,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,854

East 547
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations & Maintenance													
Field Expenses													
Property Insurance	\$ 1,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,591
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,563
Landscape Maintenance	\$ 5,548	\$ 5,548	\$ 5,548	\$ 11,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,741
Landscape Replacement	\$ -	\$ 955	\$ 1,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,947
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,879	\$ 1,879	\$ 1,879	\$ 1,879	\$ 1,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,383
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,272	\$ 1,330	\$ 1,124	\$ 1,034	\$ 404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,164
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenses	\$ 11,602	\$ 11,025	\$ 11,855	\$ 15,322	\$ 3,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,388
Amenity Expenses													
Amenity - Electric	\$ 926	\$ -	\$ 1,049	\$ 2,103	\$ 1,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,131
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Insurance	\$ 11,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,896
Internet	\$ 85	\$ 95	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465
Pest Control	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132
Janitorial Services	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,250
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,500	\$ 1,500	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,950
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Amenity Repairs & Maintenance	\$ 665	\$ -	\$ -	\$ -	\$ 238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 903
Amenity Contingency	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285
Amenity Licenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenses	\$ 16,470	\$ 2,862	\$ 4,060	\$ 5,400	\$ 4,302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,094
Total Expenditures	\$ 44,946	\$ 20,136	\$ 20,557	\$ 25,714	\$ 11,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,336
Net Change in Fund Balance	\$ (44,946)	\$ 13,871	\$ 139,049	\$ (24,810)	\$ (11,983)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,180

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	\$131,148
Reserve Fund Balance	\$131,148
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)
LESS: Special Call - 11/01/23	(\$760,000)
LESS: Special Call - 02/01/24	(\$100,000)
CURRENT BONDS OUTSTANDING	\$4,545,000

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS	
Interest Rate:	5.500%, 6.250%, 6.500%
Maturity Date:	5/1/2054
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$273,225
Reserve Fund Balance	\$273,225
Bonds Outstanding - 10/12/23	\$7,245,000
CURRENT BONDS OUTSTANDING	\$7,245,000

East 547
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments \$ 182,418.12 \$ 288,157.08 \$ 470,575.20
Net Assessments \$ 169,648.85 \$ 267,986.08 \$ 437,634.94

ASSESSED THROUGH COUNTY

39% 61% 100%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	2021 Debt Service	Total
11/14/23	10/01/23-10/31/23	\$ 2,069.34	\$ 82.76	\$ 39.73	\$ -	\$ -	\$ 1,946.85	\$ 754.69	\$ 1,192.16	\$ 1,946.85
11/17/23	11/01/23-11/05/23	\$ 16,500.72	\$ 659.96	\$ 316.81	\$ -	\$ -	\$ 15,523.95	\$ 6,017.85	\$ 9,506.10	\$ 15,523.95
11/24/23	11/06/23-11/12/23	\$ 6,127.02	\$ 245.10	\$ 117.64	\$ -	\$ -	\$ 5,764.28	\$ 2,234.52	\$ 3,529.76	\$ 5,764.28
12/8/23	11/13/23-11/22/23	\$ 27,612.09	\$ 1,104.50	\$ 530.15	\$ -	\$ -	\$ 25,977.44	\$ 10,070.13	\$ 15,907.31	\$ 25,977.44
12/21/23	11/23/23-11/30/23	\$ 209,812.35	\$ 8,392.62	\$ 4,028.40	\$ -	\$ -	\$ 197,391.33	\$ 76,518.60	\$ 120,872.73	\$ 197,391.33
12/29/23	12/01/23-12/15/23	\$ 198,187.98	\$ 5,985.88	\$ 3,844.04	\$ -	\$ -	\$ 188,358.06	\$ 73,016.86	\$ 115,341.20	\$ 188,358.06
1/10/24	Invoice#4652066	\$ -	\$ -	\$ -	\$ -	2,881.57	\$ (2,881.57)	\$ (1,117.04)	\$ (1,764.53)	\$ (2,881.57)
1/10/24	Invoice#4652067	\$ -	\$ -	\$ -	\$ -	1,824.18	\$ (1,824.18)	\$ (707.14)	\$ (1,117.04)	\$ (1,824.18)
1/10/24	12/16/23-12/31/23	\$ 6,181.02	\$ 185.38	\$ 119.92	\$ -	\$ -	\$ 5,875.72	\$ 2,277.72	\$ 3,598.00	\$ 5,875.72
1/16/24	10/01/23-12/31/23	\$ -	\$ -	\$ -	\$ 1,160.73	\$ -	\$ 1,160.73	\$ 449.96	\$ 710.77	\$ 1,160.73
Total		\$ 466,490.52	\$ 16,656.20	\$ 8,996.69	\$ 1,160.73	\$ 4,705.75	\$ 437,292.61	\$ 169,516.15	\$ 267,776.46	\$ 437,292.61

99.92%	Net Percent Collected
\$ 342.33	Balance Remaining to Collect

DIRECT BILL ASSESMENTS

Clayton Properties Group, Inc					
2024-01					
			Net Assessments	\$ 229,462.50	\$ 229,462.50
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2023
	9/15/24		\$ 229,462.50		