

East 547
Community Development District

Meeting Agenda

June 13, 2024

AGENDA

East 547

Community Development District

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

June 6, 2024

Board of Supervisors Meeting 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, June 13, 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/89659351205>

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

Meeting ID: 896 5935 1205

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 April 11, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-04 Appointing an Assistant Secretary
5. Consideration of Easement Agreement with Duke Energy for Geneva Landings Phase 1
6. Ratification of Geneva Landings Phase 1 Property Conveyance Documents
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—200
8. Other Business
9. Ethics Training
10. Supervisors Requests and Audience Comments
11. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

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

The regular meeting of the Board of Supervisors of the East 547 Community Development District was held Thursday, **April 11, 2024** at 11:04 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum:

Brian Walsh
Milton Andrade
Jeff Shenefield
Garret Parkinson

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
Chris Loy
Rey Malave *via Zoom*
Chace Arrington *via Zoom*
Marshall Tindall
KareyAnn Ellison

District Manager, GMS
District Counsel, KVV Law
District Counsel, KVV Law
District Engineer, Dewberry
District Engineer, Dewberry
Field Manager, GMS
Appointed to Board

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.

Ms. Burns stated a letter of resignation was received from Supervisor Joel Adams and asked for a motion to accept that letter of resignation.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Accepting the Resignation of Joel Adams, was approved.

Ms. Burns noted that leaves a vacancy on the Board and asked for a motion to fill that vacancy.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Appointing Kareyann Ellison to Fill the Vacant Board Seat, was approved.

Mr. Burns administered the oath of office to Kareyann Ellison.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 9, 2023 Board of Supervisor's Meeting

Ms. Burns presented the minutes of the November 9, 2023 Board of Supervisors meeting. She asked if there were any questions, comments or corrections. Hearing no changes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes from the November 9, 2023 Board of Supervisor's Meeting, were approved.

FOURTH ORDER OF BUSINESS

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)*

Ms. Burns stated the proposed date for the budget public hearing and the hearing on assessment increase is July 11th at 11:00 a.m. at this location. The budget includes the platted lots in Phase 2 so includes all phases. The current year amount was \$650 net per lot or \$698.92 gross. This budget has no deficit funding in it so the total amount per lot is \$1,074.81. It is an increase to Phase 1 and first time on Phase 2. Some things were put in the budget that could be taken out if needed. This budget does not have a reserve. She noted if they want to deficit fund a portion that can be brought down at the final.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-01 Approving the Proposed Fiscal Year 2024/2025 Budget for July 11, 2024 at 11 a.m., 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, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02
Designating a Date, Time, and Location for a
Landowners' Meeting and Election**

Ms. Burns stated the proposed date is the regular meeting date in November.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-02 Designating the Regular November Meeting for a Landowner's Meeting and Election, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03
Ratifying Series 2023 Bonds**

Ms. Burns stated the District closed on Assessment Area Two bonds on October 12th. This resolution ratifies, confirms, and approves all the actions taken by District officers and staff in coordination with the closing of that series of bonds.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-03 Ratifying Series 2023 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

**Ratification of Amended and Restated
Disclosure of Public Financing**

Ms. Burns noted this has already been signed and recorded. It puts potential property owners in Assessment Area Two on notice of the bonds that were issued.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Amended and Restated Disclosure of Public Financing, was ratified.

EIGHTH ORDER OF BUSINESS

**Consideration of 2024 Non-Ad Valorem
Contract Agreement with Polk County
Property Appraiser**

Ms. Burns stated this is the annual renewal.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

NINTH ORDER OF BUSINESS

**Ratification of 2024 Data Sharing and Usage
Agreement with Polk County Property
Appraiser**

Ms. Burns stated this has already been approved and just needs to be ratified by the Board.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

TENTH ORDER OF BUSINESS

**Ratification of Easement Agreement with
Duke Energy**

Ms. Burns stated this was executed and needs to be ratified.

On MOTION by Mr. Walsh, seconded by Mr. Andrade with all in favor, the Easement Agreement with Duke Energy, was ratified.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated the rules will be updated in the fall and special meeting.

B. Engineer

**i. Consideration of Work Order 2024-01 for Annual Consulting Engineering
Services from Dewberry**

Mr. Arrington noted he had nothing other than the work order. Ms. Burns stated this is Dewberry's updated rates.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Work Order 2024-01 for Annual Consulting Engineering Services from Dewberry, was approved.

C. Field Manager's Report

Mr. Tindall presented the field managers' report including landscaping, lighting meter, pool gate adjustment, furniture cleaning, holiday decorations, fencing repairs, branch/limb clearing, traffic signs added to confusing area, ponds, wall extension.

i. Presentation and Consideration of Landscape Maintenance Contract Items

- a) Field Summary of Landscape Proposal with Addendum for Phase 2 Pond Mowing**
- b) Existing Contract**
- c) Proposal for Fiscal Year 2025 Services Expansion**

Mr. Tindall stated there is a field summary that discusses the proposal by the landscaper and there is a renewal for their contract that keeps everything current that was previously approved at the annual of \$66,579.96. This is the amenity center and existing Phase 1 areas. 42 mows for the common areas and 26 for the ponds. The only change from last year is the \$9,240 that would match weekly mows in the summer for all ponds and is recommended that be approved. It is under budget. The total for the existing services plus pond mows is \$75,819.96. He discussed with the landscaper a proposal for next years services which includes everything including a forecast for the wall landscaping which came in at \$108,227. It would also bring the pond mowings up to 32 which is recommended. The budget is at \$120,000 and accounts for a little extra if something comes up as the phase comes online. The landscaper decided to include a proposal for a 5% increase for 2026 if the Board is interested in locking the contract for that duration. He stated they could do the rest of this year and next year and reevaluate in 2026. Ms. Burns noted they would still have the 30 day out if they wanted to lock it in.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Consideration of Landscape Maintenance Contract Items through 2025, was approved.

Ms. Burns stated there was a small tract brought up yesterday. Mr. Tindall noted it's a small section outside of the retaining wall that is not sodded between the rear of the lots and the wall. He noted he would review, take photos and update the Board.

D. District Manager's Report

i. Check Register

Ms. Burns presented the check register from October 1, 2023 through the end of March for review. She noted a lot of the amount is the transfers.

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

ii. Balance Sheet & income Statement

Ms. Burns noted financial statements from February were included in the package for review. She asked for any questions on those. No action is necessary.

FIFTHTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

SEVENTEENTH 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 2024-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
EAST 547 COMMUNITY DEVELOPMENT DISTRICT ELECTING
THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR 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*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary

KareyAnn Ellison

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of June 2024

ATTEST:

**EAST 547 COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

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

Parcel # 27-27-09-729510-002620

EASEMENT

State of Florida

County of Polk

THIS EASEMENT (“**Easement**”) is made this ____ day of _____, 20_____, 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**”).

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 1, according to the Plat thereof, as recorded in Plat Book 188, Pages 37 through 43, inclusive, 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:

For Grantee's Internal Use:

Work Order #: 51589476-30 and related work orders

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 1, according to the Plat thereof, as recorded in Plat Book 188, Pages 37 through 43, inclusive, 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.

For Grantee's Internal Use:

Work Order #: 51589476-30 and related work orders

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.

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.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 20____.

Witnesses:

EAST 547 COMMUNITY DEVELOPMENT DISTRICT

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

(Witness #1)

Printed Name _____

Address: _____

Printed Name _____, Title _____

(Witness #2)

Printed Name _____

Address: _____

Grantor(s) Mailing Address:

219 E. Livingston St.

Orlando, FL 32801

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____ by _____, _____, 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: _____

Printed/Typed Name: _____

Commission Expires: _____

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

SECTION VI

PREPARED BY AND RETURN TO:
Lauren Gentry
KILINSKI | VAN WYK PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED
[PHASE 1]**

STATE OF FLORIDA
COUNTY OF POLK

I, D. Joel Adams ("Affiant"), on being duly sworn, state:

1. I am the vice president of Clayton Properties Group, Inc., a Tennessee Corporation (the "Company").

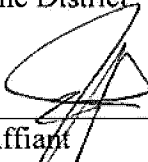
2. The management of the Company is vested in Affiant.

3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.

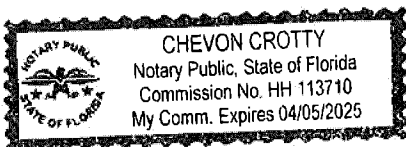
4. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached **Exhibit A** (the "Property") or any interests therein.

5. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.

6. On behalf of the Company, I acknowledge this affidavit may be relied upon by the East 547 Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.


Affiant BY: J. ADAMS,
VICE PRESIDENT, CLAYTON Properties Group, Inc.

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 23 day of April 2024 by D. Joel Adams, on behalf of Clayton Properties Group, Inc.



[notary seal]

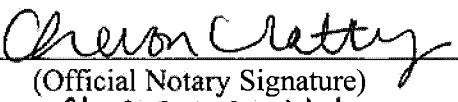

(Official Notary Signature)
Name: Chevon Crotty
Personally Known ☒
OR Produced Identification _____
Type of Identification _____

Exhibit A
PROPERTY DESCRIPTION

Tracts A, B, C, D, E, G; together with those Rights-of-Way identified as Mountain Flower Lane, Fleur Drive, Astrid Road, Geneva Landings Phase 1 Boulevard, Noble Drive, Sunset Way, Matterhorn Trail, Park Road, all as identified on the Plat titled “Geneva Landings Phase 1” as recorded at Plat Book 188, Pages 37 et seq., of the Official Records of Polk County, Florida.

INSTR # 2024096007
BK 13092 Pgs 0761-0764 PG(s)4
04/25/2024 02:53:56 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 35.50

PREPARED BY AND RETURN TO:

Lauren Gentry, Esquire
KILINSKI | VAN WYK PLLC
P.O. Box 6386
Tallahassee, Florida 32314

SPECIAL WARRANTY DEED
[Phase 1]

THIS SPECIAL WARRANTY DEED is executed as of this **23** day of April 2024, by **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation with a mailing address of PO Box 4098, Maryville, Tennessee 37802 (hereinafter called the “grantor”), in favor of **EAST 547 COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Polk County, Florida, further described as follows:

Tracts A, B, C, D, E, G; together with those Rights-of-Way identified as Mountain Flower Lane, Fleur Drive, Astrid Road, Geneva Landings Phase 1 Boulevard, Noble Drive, Sunset Way, Matterhorn Trail, Park Road, all as identified on the Plat titled “Geneva Landings Phase 1” as recorded at Plat Book 188, Pages 37 et seq., of the Official Records of Polk County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

RESERVATION OF EASEMENT

GRANTOR(S) hereby reserves unto itself and its successors and assigns, and grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property and Easement areas, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for any drainage, hardscaping, landscaping, irrigation, wetland and related improvements, as applicable, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property and Easement areas; provided, however, that grantor's reservation of rights hereunder shall not be deemed to impose any obligations on grantor to maintain, repair or replace any part of the Property or Easement areas or improvements located thereon.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have caused this Special Warranty Deed to be executed as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: HAYLIE TAYLOR
Address: 3020 S. Florida Ave Ste 101
Lakeland, FL 33803

[Signature]
Print Name: CRAIG WILKINS
Address: 3020 S. Florida Ave Ste 101
Lakeland, FL 33803

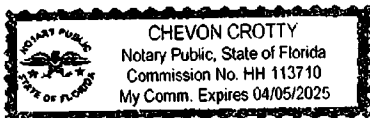
Clayton Properties Group, Inc.
a Tennessee Corporation

[Signature]
Print: D. Joel Adams
Title: vice president

STATE OF FLORIDA
COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online
notarization this 23 day of April 2024, by D. Joel Adams, on behalf of Clayton Properties
Group, Inc., a Tennessee Corporation.

[notary seal]



[Signature]
(Official Notary Signature)
Name: Chevon Crotty
Personally Known ☒
OR Produced Identification _____
Type of Identification _____

ACCEPTANCE BY GRANTEE

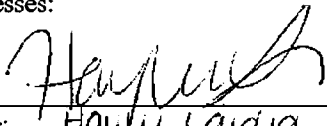
By execution of this Special Warranty Deed, grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

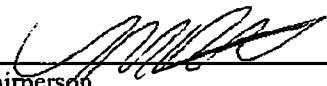
Dated this 23rd day of April, 2024.

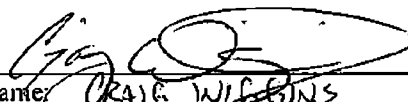
Signed, sealed and delivered
in the presence of:

**EAST 547 COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special-purpose
government established under Chapter 190 of the
Florida Statutes

Witnesses:


Name: Haylin Laidig
Address: 3020 S. Florida Ave Ste 101
Lakeland, FL 33803

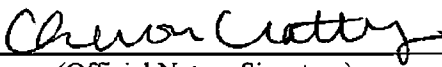
By: 
Chairperson
Board of Supervisors

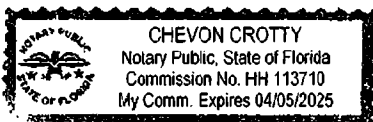

Name: Craig Wilkins
Address: 3020 S. Florida Ave Ste 101
Lakeland, FL 33803

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of April, 2024, by Milton Andrade, as Chairperson of the Board of Supervisors of the East 547 Community Development District.

[notary seal]


(Official Notary Signature)
Name: Chevon Crotty
Personally Known ☒ _____
OR Produced Identification _____
Type of Identification _____



OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared D. Joel Adams ("Affiant") as Vice President of Clayton Properties Group, Inc., a Tennessee corporation (the "Company" or "Owner"), with a mailing address of PO Box 4098, Maryville, Tennessee 37802, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that Clayton Properties Group, Inc. is the owner of the fee simple title in and to certain lands located in Polk County, Florida described as follows:

Tracts A, B, C, D, E, G; together with those Rights-of-Way identified as Mountain Flower Lane, Fleur Drive, Astrid Road, Geneva Landings Phase 1 Boulevard, Noble Drive, Sunset Way, Matterhorn Trail, Park Road, all as identified on the Plat titled "Geneva Landings Phase 1" as recorded at Plat Book 188, Pages 37 et seq., of the Official Records of Polk County, Florida.

2. That the above described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.


6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

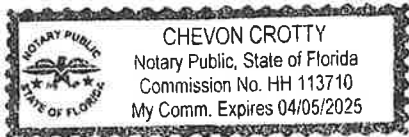
8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

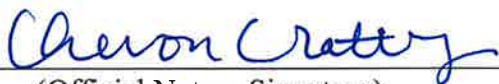
FURTHER AFFIANT SAYETH NOT.

By: 
Print: D. Joel Adams
Title: vice president
Date: 4/23/24

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 23 day of April, 2024, by D. Joel Adams, as vice president of Clayton Properties Group, Inc., a Tennessee corporation, on behalf of company.



[notary seal]


(Official Notary Signature)
Name: Chevon crotty
Personally Known ✓
OR Produced Identification _____
Type of Identification _____

SECTION VII

SECTION C

East 547 CDD

Field Management Report



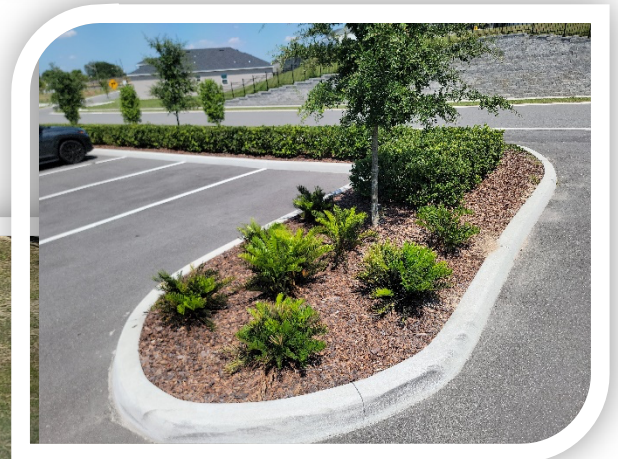
6/13/2024

Marshall Tindall
Field Services Manager
GMS

Complete

Landscaping

- Overall landscape maintenance looks good.
- Site review on phase 2 as it continues to come online.
- Landscaper is working on some minor fill ins and mulching.
- Dry weather pattern has unirrigated grass stressed. Bahia is drought hardy and expected to bounce back with rains.
- Review of MESs. Minor cleanup of a couple outliers.



Complete

Amenity Review

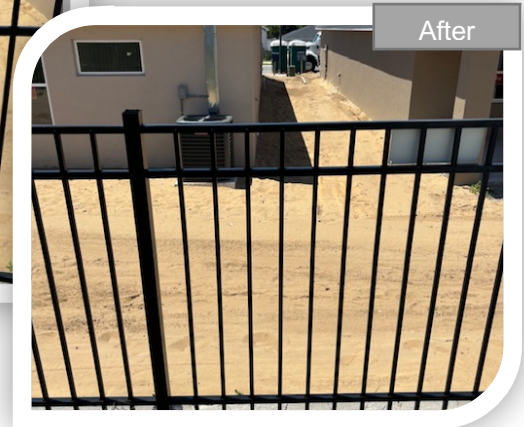
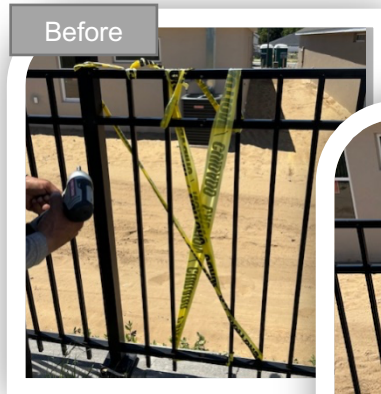
- ✚ Vendors have done well in keeping up with maintenance of pool and other facilities.
- ✚ X1 Reported issue between service visits was resolved same day and failed part replaced with no impact to pool usage.



Complete

General Maintenance

- Normal minor vinyl fence reinstallation as needed after windy weather.
- Replaced broken picket in retaining wall fence.
- Trash cleanup along phase 2 perimeter wall.



In Progress

Phase 2

- Monitoring progress.
- Wall landscaping pending.
- Vendor has cleaned up the span between the lot retaining walls and the perimeter wall.



Conclusion

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

Respectfully,
Marshall Tindall

SECTION D

SECTION 1

East 547
Community Development District

Summary of Checks

April 1, 2024 to April 30, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	4/5/24	312-314	\$ 3,025.00
	4/12/24	315-317	\$ 18,015.74
	4/26/24	318-324	\$ 2,368.50
			\$ 23,409.24

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 6/05/24		PAGE 1		
*** CHECK DATES 04/01/2024 - 04/30/2024 ***		EAST 547-GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
4/05/24	00044	3/29/24	11975	202403	330-57200-48201	JANITORIAL SVCS MAR24	*	850.00			
		3/29/24	11975	202403	330-57200-48201	EXTRA TRASH COLLECTED	*	25.00			
CSS CLEAN STAR SERVICES									875.00	000312	
4/05/24	00043	4/02/24	5	202404	310-51300-31300	AMORT SCHED S.21 5/1/24	*	500.00			
DISCLOSURE SERVICES LLC									500.00	000313	
4/05/24	00041	4/01/24	22358	202404	330-57200-48500	POOL MAINTENANCE - APR 24	*	1,650.00			
RESORT POOL SERVICES									1,650.00	000314	
4/12/24	00037	4/12/24	41224	202404	300-20700-10000	TXFER EXCESS RCPTS S2021	*	6,735.49			
EAST 547 CDD/US BANK									6,735.49	000315	
4/12/24	00001	4/01/24	92	202404	310-51300-34000	MANAGEMENT FEES - APR 24	*	3,184.42			
		4/01/24	92	202404	310-51300-35200	WEBSITE ADMIN - APR 24	*	100.00			
		4/01/24	92	202404	310-51300-35100	INFORMATION TECH - APR 24	*	150.00			
		4/01/24	92	202404	310-51300-31300	DISSEMINATION - APR 24	*	500.00			
		4/01/24	92	202404	330-57200-48300	AMENITY ACCESS - APR 24	*	416.67			
		4/01/24	92	202404	310-51300-51000	OFFICE SUPPLIES	*	.63			
		4/01/24	92	202404	310-51300-42000	POSTAGE	*	67.70			
		4/01/24	93	202404	320-53800-34000	FIELD MANAGEMENT - APR 24	*	1,312.50			
GOVERNMENTAL MANAGEMENT SERVICES									5,731.92	000316	
4/12/24	00035	4/01/24	91013	202404	320-53800-46200	LANDSCAPE MAINT - APR 24	*	5,548.33			
WEBER ENVIRONMENTAL SERVICES, INC.									5,548.33	000317	
4/26/24	00012	4/11/24	BW041120	202404	310-51300-11000	SUPERVISOR FEE 04/11/24	*	200.00			
BRIAN WALSH									200.00	000318	
4/26/24	00024	4/26/24	22405280	202403	310-51300-31100	GENERAL ENGINEERING MAR24	*	782.50			
DEWBERRY ENGINEERS INC.									782.50	000319	
E547 EAST 547 CDD AGUZMAN											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/26/24	00011	4/11/24 GP041120	202404 310-51300-11000	SUPERVISOR FEE 04/11/24	*	200.00	
				GARRET PARKINSON			200.00 000320
4/26/24	00013	4/11/24 JS041120	202404 310-51300-11000	SUPERVISOR FEE 04/11/24	*	200.00	
				JEFFREY T SHENEFIELD			200.00 000321
4/26/24	00048	4/11/24 KE041120	202404 310-51300-11000	SUPERVISOR FEE 4/11/24	*	200.00	
				KAREYANN ELLISON			200.00 000322
4/26/24	00040	4/17/24 9106	202403 310-51300-31500	GENERAL COUNSEL - MAR24	*	586.00	
				KILINSKI/VAN WYK, PLLC			586.00 000323
4/26/24	00016	4/11/24 MA041120	202404 310-51300-11000	SUPERVISOR FEE 04/11/24	*	200.00	
				MILTON ANDRADE			200.00 000324
TOTAL FOR BANK A						23,409.24	
TOTAL FOR REGISTER						23,409.24	

SECTION 2

East 547
Community Development District

Unaudited Financial Reporting
April 30, 2024



Table of Contents

1	<hr/> Balance Sheet
2-3	<hr/> General Fund Income Statement
4	<hr/> Debt Service Fund - Series 2021
5	<hr/> Debt Service Fund - Series 2023
6	<hr/> Capital Projects Fund - 2021
7	<hr/> Capital Projects Fund - 2023
8-9	<hr/> Month to Month
10	<hr/> Long Term Debt Schedule
11	<hr/> Assessment Receipt Schedule

East 547
Community Development District
Combined Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 55,918	\$ -	\$ 817	\$ 56,734
<u>Series 2021</u>				
Reserve	\$ -	\$ 131,148	\$ -	\$ 131,148
Revenue	\$ -	\$ 286,089	\$ -	\$ 286,089
Prepayment	\$ -	\$ 371,028	\$ -	\$ 371,028
Construction	\$ -	\$ -	\$ 2	\$ 2
<u>Series 2023</u>				
Reserve	\$ -	\$ 273,225	\$ -	\$ 273,225
Interest	\$ -	\$ 253,684	\$ -	\$ 253,684
Revenue	\$ -	\$ 5,964	\$ -	\$ 5,964
Construction	\$ -	\$ -	\$ 3,121,050	\$ 3,121,050
Cost of Issuance	\$ -	\$ -	\$ 648	\$ 648
Total Assets	\$ 55,918	\$ 1,321,138	\$ 3,122,516	\$ 4,499,572
Liabilities:				
Accounts Payable	\$ 2,582	\$ -	\$ -	\$ 2,582
Retainage Payable	\$ -	\$ -	\$ 80,915	\$ 80,915
Total Liabilities	\$ 2,582	\$ -	\$ 80,915	\$ 83,497
Fund Balances:				
Restricted for:				
Debt Service 2021	\$ -	\$ 788,265	\$ -	\$ 788,265
Capital Projects 2021	\$ -	\$ -	\$ 818	\$ 818
Debt Service 2023	\$ -	\$ 532,873	\$ -	\$ 532,873
Capital Projects 2023	\$ -	\$ -	\$ 3,040,783	\$ 3,040,783
Unassigned	\$ 53,335	\$ -	\$ -	\$ 53,335
Total Fund Balances	\$ 53,335	\$ 1,321,138	\$ 3,041,601	\$ 4,416,075
Total Liabilities & Fund Balance	\$ 55,918	\$ 1,321,138	\$ 3,122,516	\$ 4,499,572

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 169,650	\$ 169,650	\$ 171,052	\$ 1,402
Developer Contributions	\$ 311,176	\$ 25,000	\$ 25,000	\$ -
Total Revenues	\$ 480,826	\$ 194,650	\$ 196,052	\$ 1,402
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 1,800	\$ 5,200
Engineering Fees	\$ 10,000	\$ 5,833	\$ 1,505	\$ 4,328
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage Fees	\$ 900	\$ 900	\$ 900	\$ -
Dissemination Fees	\$ 6,000	\$ 3,500	\$ 4,833	\$ (1,333)
Attorney Fees	\$ 20,000	\$ 11,667	\$ 3,081	\$ 8,585
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Management Fees	\$ 38,213	\$ 22,291	\$ 22,291	\$ -
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Trustee Fees	\$ 8,040	\$ -	\$ -	\$ -
Postage	\$ 600	\$ 350	\$ 339	\$ 11
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Printing & Binding	\$ 500	\$ 292	\$ -	\$ 292
Legal Advertising	\$ 6,000	\$ 3,500	\$ -	\$ 3,500
Contingency	\$ 2,500	\$ 1,458	\$ 312	\$ 1,147
Office Supplies	\$ 250	\$ 146	\$ 6	\$ 140
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 125,075	\$ 70,259	\$ 47,750	\$ 22,509

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<u>Operations & Maintenance</u>				
Field Expenses				
Property Insurance	\$ 2,000	\$ 2,000	\$ 1,591	\$ 409
Field Management	\$ 15,750	\$ 9,188	\$ 9,188	\$ -
Landscape Maintenance	\$ 80,000	\$ 46,667	\$ 40,513	\$ 6,154
Landscape Replacement	\$ 12,500	\$ 7,292	\$ 2,947	\$ 4,345
Lake Maintenance	\$ 5,500	\$ 3,208	\$ -	\$ 3,208
Streetlights	\$ 36,000	\$ 21,000	\$ 13,117	\$ 7,883
Electric	\$ 25,000	\$ 14,583	\$ 103	\$ 14,480
Water & Sewer	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 7,500	\$ 4,375	\$ 350	\$ 4,025
General Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 5,846	\$ (13)
Contingency	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Subtotal Field Expenses	\$ 209,250	\$ 122,896	\$ 73,655	\$ 49,241
Amenity Expenses				
Amenity - Electric	\$ 14,400	\$ 8,400	\$ 6,891	\$ 1,509
Amenity - Water	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Amenity Insurance	\$ 13,000	\$ 13,000	\$ 11,896	\$ 1,104
Internet	\$ 1,500	\$ 875	\$ 655	\$ 220
Pest Control	\$ 600	\$ 350	\$ 132	\$ 218
Janitorial Services	\$ 10,200	\$ 5,950	\$ 5,125	\$ 825
Security Services	\$ 30,000	\$ 17,500	\$ -	\$ 17,500
Pool Maintenance	\$ 19,800	\$ 11,550	\$ 11,250	\$ 300
Amenity Access Management	\$ 5,000	\$ 2,917	\$ 2,917	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 1,128	\$ 4,706
Playground Lease	\$ 27,001	\$ 15,751	\$ -	\$ 15,751
Amenity Contingency	\$ 7,500	\$ 4,375	\$ 285	\$ 4,090
Subtotal Amenity Expenses	\$ 146,501	\$ 90,876	\$ 40,278	\$ 50,598
Total Expenditures	\$ 480,826	\$ 284,030	\$ 161,683	\$ 122,347
Net Change in Fund Balance	\$ -		\$ 34,370	
Fund Balance - Beginning	\$ -		\$ 18,966	
Fund Balance - Ending	\$ -		\$ 53,335	

East 547

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 310,157	\$ 310,157	\$ 270,203	\$ (39,954)
Assessments - Prepayment	\$ -	\$ -	\$ 460,527	\$ 460,527
Interest	\$ -	\$ -	\$ 15,492	\$ 15,492
Total Revenues	\$ 310,157	\$ 310,157	\$ 746,222	\$ 436,065
Expenditures:				
Interest Expense - 11/01	\$ 95,115	\$ 95,115	\$ 95,115	\$ -
Interest Expense - 02/01	\$ -	\$ -	\$ 871	\$ (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	\$ (860,871)
Excess Revenues (Expenditures)	\$ (73)		\$ (209,764)	
Fund Balance - Beginning	\$ 97,491		\$ 998,029	
Fund Balance - Ending	\$ 97,418		\$ 788,265	

East 547

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 15,369	\$ 15,369
Total Revenues	\$ -	\$ -	\$ 15,369	\$ 15,369
<u>Expenditures:</u>				
Total Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 9,404	\$ (9,404)
Bond Proceeds	\$ -	\$ -	\$ 526,909	\$ 526,909
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 517,504	\$ 517,504
Excess Revenues (Expenditures)	\$ -		\$ 532,873	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 532,873	

East 547

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 241	\$ (241)
Contingency	\$ -	\$ -	\$ 176	\$ (176)
Total Expenditures	\$ -	\$ -	\$ 417	\$ (417)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (417)	
Fund Balance - Beginning	\$ -		\$ 1,235	
Fund Balance - Ending	\$ -		\$ 818	

East 547

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 123,444	\$ 123,444
Total Revenues	\$ -	\$ -	\$ 123,444	\$ 123,444
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 3,372,342	\$ (3,372,342)
Capital Outlay - COI	\$ -	\$ -	\$ 353,301	\$ (353,301)
Total Expenditures	\$ -	\$ -	\$ 3,725,643	\$ (3,725,643)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 6,364	\$ 6,364
Bond Proceeds	\$ -	\$ -	\$ 6,718,091	\$ 6,718,091
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,724,455	\$ 6,724,455
Excess Revenues (Expenditures)	\$ -		\$ 3,122,256	
Fund Balance - Beginning	\$ -		\$ (81,472)	
Fund Balance - Ending	\$ -		\$ 3,040,783	

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	\$ -	\$ 1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	171,052
Developer Contributions	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,000
Total Revenues	\$ -	\$ 34,007	\$ 159,606	\$ 904	\$ -	\$ 1,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	196,052
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
Engineering	\$ 360	\$ 305	\$ -	\$ 58	\$ -	\$ 783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,505
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage Fees	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	900
Dissemination Fees	\$ 917	\$ 417	\$ 500	\$ 1,000	\$ 500	\$ 500	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	4,833
Attorney Fees	\$ 285	\$ 1,130	\$ 635	\$ 370	\$ 76	\$ 586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,081
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,184	\$ 3,184	\$ 3,184	\$ 3,184	\$ 3,184	\$ 3,184	\$ 3,184	\$ -	\$ -	\$ -	\$ -	\$ -	22,291
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	700
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 6	\$ 90	\$ 30	\$ 91	\$ 45	\$ 9	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	339
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,758
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 38	\$ 73	\$ 39	\$ 39	\$ 41	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	312
Office Supplies	\$ 0	\$ 1	\$ 3	\$ 1	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 16,874	\$ 6,250	\$ 4,641	\$ 4,992	\$ 4,097	\$ 5,353	\$ 5,543	\$ -	\$ -	\$ -	\$ -	\$ -	47,750

East 547
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations & Maintenance</u>													
Field Expenses													
Property Insurance	\$ 1,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,591
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	9,188
Landscape Maintenance	\$ 5,548	\$ 5,548	\$ 5,548	\$ 11,097	\$ -	\$ 5,548	\$ 7,223	\$ -	\$ -	\$ -	\$ -	\$ -	40,513
Landscape Replacement	\$ -	\$ 955	\$ 1,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,947
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,879	\$ 1,879	\$ 1,879	\$ 1,879	\$ 1,867	\$ 3,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,117
Electric	\$ -	\$ -	\$ -	\$ -	\$ 68	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	103
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	350
General Repairs & Maintenance	\$ 1,272	\$ 1,330	\$ 1,124	\$ 1,034	\$ 404	\$ 682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,846
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenses	\$ 11,602	\$ 11,025	\$ 11,855	\$ 15,322	\$ 3,651	\$ 11,663	\$ 8,536	\$ -	\$ -	\$ -	\$ -	\$ -	73,655
Amenity Expenses													
Amenity - Electric	\$ 926	\$ -	\$ 1,049	\$ 2,103	\$ 985	\$ 912	\$ 916	\$ -	\$ -	\$ -	\$ -	\$ -	6,891
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Insurance	\$ 11,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,896
Internet	\$ 85	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	655
Pest Control	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	132
Janitorial Services	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,125
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 1,500	\$ 1,500	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	11,250
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	2,917
Amenity Repairs & Maintenance	\$ 665	\$ -	\$ -	\$ -	\$ 238	\$ 190	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	1,128
Amenity Contingency	\$ -	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	285
Amenity Licenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenses	\$ 16,470	\$ 2,862	\$ 4,060	\$ 5,400	\$ 4,235	\$ 4,139	\$ 3,112	\$ -	\$ -	\$ -	\$ -	\$ -	40,278
Total Expenditures	\$ 44,946	\$ 20,136	\$ 20,557	\$ 25,714	\$ 11,983	\$ 21,155	\$ 17,192	\$ -	\$ -	\$ -	\$ -	\$ -	161,683
Net Change in Fund Balance	\$ (44,946)	\$ 13,871	\$ 139,049	\$ (24,810)	\$ (11,983)	\$ (19,619)	\$ (17,192)	\$ -	\$ -	\$ -	\$ -	\$ -	34,370

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 - 08/01/23	(\$155,000)
LESS: Special Call - 11/01/23	(\$760,000)
LESS: Special Call - 02/01/24	(\$100,000)
CURRENT BONDS OUTSTANDING	\$4,390,000

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
3/13/24	02/01/24-02/29/24	\$ 4,084.68	\$ 40.85	\$ 80.88	\$ -	\$ -	\$ 3,962.95	\$ 1,536.23	\$ 2,426.72	\$ 3,962.95
Total		\$ 470,575.20	\$ 16,697.05	\$ 9,077.57	\$ 1,160.73	\$ 4,705.75	\$ 441,255.56	\$ 171,052.38	\$ 270,203.18	\$ 441,255.56

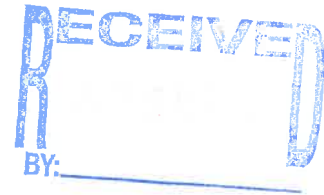
101%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3



April 19, 2024

Samantha Ham – Recording Secretary
East 547 CDD
219 E. Livingston Street
Orlando, Florida 32801-1508



RE: East 547 Community Development District Registered Voters

Dear Ms. Ham,

In response to your request, there are currently **200** voters within the East 547 Community Development District. This number of registered voters in said District is as of **April 15, 2024**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards".

Lori Edwards
Supervisor of Elections
Polk County, Florida