

East 547
Community Development District

Meeting Agenda

April 10, 2025

AGENDA

East 547

Community Development District

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

April 3, 2025

Board of Supervisors Meeting East 547 Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **East 547 Community Development District** will be held **Thursday, April 10, 2025 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 (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
 - A. Acceptance of Resignation of David S. Adams (Seat #5)
 - B. Appointment to Fill Vacant Board Seat #5
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-04 Appointing an Assistant Secretary
4. Approval of Minutes of the November 14, 2024 Landowners Meeting and November 14, 2024 Board of Supervisors Meeting
5. Items Pertaining to Fiscal Year 2025/2026 Budget Adoption (*budget to be provided under separate cover*)
 - A. Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 10, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget (**Option A**)
 - B. Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 10, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments (**Option B**)
6. Ratification of Licensing Agreement with the HOA for Placing Signage in Community
7. Ratification of 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser
8. Ratification of 2025 Contract Agreement with Polk County Property Appraiser
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report

- i. Consideration of Landscape Maintenance Addendum to Add Additional Phase 2 Areas to Contract
- ii. Consideration of Request for 3% Service Increase from Resort Pool Services Effective October 2025

D. District Manager's Report

- i. Check Register
- ii. Balance Sheet & Income Statement

10. Other Business

11. Supervisors Requests and Audience Comments

12. Adjournment

SECTION III

SECTION A

Jillian,

Effective immediately, I am resigning my position from all CDD Boards that I am currently on. If there is any documentation you need me to fill out, please let me know.

Thanks,

David S. Adams

SECTION D

RESOLUTION 2025-04

**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 _____

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 10th day of April 2025

ATTEST:

**EAST 547 COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The Landowners' meeting of the Board of Supervisors of the East 547 Community Development District was held Thursday, **November 14, 2024** at 11:00 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present were:

Brian Walsh
Garret Parkinson
Kareyann Ellison

Also present were:

Jill Burns
Marshall Tindall
Katie McDaniel

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns stated Brian Walsh is present authorized on behalf of Clayton Properties who will cast votes on behalf of that entity. There are no other landowners or proxy holders present.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns called the meeting to order at 11:08 a.m.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Ms. Burns will Chair the meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Ms. Burns noted three seats are up for election, seat #1, #2 and #5. She asked for nominations for each of the three seats. Garret Parkinson, Kareyann Ellison, and David Adam were nominated as Supervisors.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Burns noted Garret Parkinson received 2 votes, Kareyann Ellison received 2 votes, and David Adams received 1 vote.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Burns noted that Mr. Parkinson and Ms. Ellison will serve a 4-year term. Mr. Adams will serve a 2-year term.

SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

The regular meeting of the Board of Supervisors of the East 547 Community Development District was held Thursday, **November 14, 2024** at 11:00 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum:

Milton Andrade	Appointed as Chairman
Brian Walsh	Appointed as Vice Chairman
Garret Parkinson	Assistant Secretary
Kareyann Ellison	Assistant Secretary
David Adams	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Marshall Tindall	Field Manager, GMS
Katie McDaniel	GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns administered the Oath of Office to Kareyann Ellison, David Adams, and Garret Parkinson.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated the three Supervisors just elected will be filled in with the number of votes they received and their terms from the Landowners' Election.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Burns asked if the Board wanted to make Milton the Chair and Brian Vice Chair with the other three Supervisors as Assistant Secretaries along with George Flint, and make herself Secretary.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-02 Electing Officers – Milton Andrade as Chair and Brian Walsh as Vice Chair, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the July 11, 2024
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the July 11, 2024 Board of Supervisors meeting. She asked if there were any questions, comments or corrections. Hearing no changes she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Minutes from the July 11, 2024 Board of Supervisor's Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03
Authorizing the Publication of Legal
Advertisements and Public Notices on a
Publicly Accessible Website in Polk County**

Ms. Burns presented Resolution 2025-03 authorizing the publication of legal advertisements using the publicly accessible Polk County website.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-03 Authorizing the Publication of Legal

Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

SIXTH ORDER OF BUSINESS**Ratification of Traffic Control Jurisdiction Agreement with the City of Davenport**

Ms. Burns stated the roadways in the community are owned by the CDD. They are public as such the police should be enforcing traffic laws on them. The District would be happy to enter into an agreement if it's the jurisdictions police department preference that they have one authorizing them to patrol the roads that the CDD owns. This was entered into with the City of Davenport for all Districts within the City of Davenport.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Traffic Control Jurisdiction Agreement with the City of Davenport, was ratified.

SEVENTH ORDER OF BUSINESS**Update Regarding Street Parking Complaints**

Ms. Burns stated one or two complaints, nothing significant, have been received from the same residents. As a whole they are not getting a lot of complaints. Unless it is a safety concern or overwhelming request from the community she would suggest to continue to monitor the situation.

EIGHTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate Reports from AMTEC:**

- A. Series 2021 Assessment Area 1 Bonds**
- B. Series 2023 Assessment Area 2 Bonds**

Ms. Burns stated these reports are required under the Trust Indenture to determine that the District does not earn more interest on the bonds than they pay.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Arbitrage Rebate Reports from AMTEC, were approved.

NINTH ORDER OF BUSINESS**Ratification of Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates**

Ms. Burns noted this is part of a multiyear agreement and is a renewal based on the original contract awarded, NTE \$5,900 for Fiscal Year 2024.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates, was ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report.

B. Engineer

i. Ratification of Work Authorization 2025-1 for District Engineering Services

Mr. Malave asked for ratification of Work Authorization 2025-1 for District Engineering Services that he signed and submitted.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Work Authorization 2025-1 For District Engineering Services, was ratified.

C. Field Manager's Report *(to be provided under separate cover)*

Mr. Tindall presented the field managers' report which was provided under separate cover. Mr. Tindall noted the landscaping has already been approved to extend through the end of this fiscal year. The pricing did increase and the increased amount started October 1st in line with the new budget year.

Mr. Tindall presented the pool service renewal with an increase to add in seasonal service for the busy season from Memorial Day through Labor Day. The total contract with additional seasonal comes out to \$23,580.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, the Pool Renewal with Increase for Seasonal Service, was approved.

Mr. Tindall presented the janitorial renewal. Everything here is within budget.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, the Janitorial Renewal, was approved.

Mr. Tindall discussed the fence in Phase 2. There is a \$10K deductible and the insured value is \$27,950 so total would be \$37,950.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Phase 2 Fence, was approved.

D. District Manager's Report

i. Check Register

Ms. Burns presented the check register for Board review. She offered to take questions on any of the invoices.

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

ii. Balance Sheet & income Statement

Ms. Burns stated financial statements through September 30th are included in the package for review. No action is necessary.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

OPTION A
NO ASSESSMENT INCREASE

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST 547 COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; 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, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing 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 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, July 10, 2025
HOURL:	11:00 AM
LOCATION:	Offices of Highland Homes 3020 S Florida Avenue, Suite 101 Lakeland, Florida 33803

3. **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.

4. **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 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF APRIL 2025.

ATTEST:

**EAST 547 COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

*Budget will be
provided under
separate cover.*

SECTION B

OPTION B
ASSESSMENT INCREASE

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST 547 COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, 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, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); 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 190, 197, and/or 170, *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 2026 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 190, 197, and/or 170, *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**,” c/o Governmental Management Services-CF, LLC, 219 E. Livingston St., Orlando, FL 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 or more installments pursuant to a bill issued by the District in November of 2025, 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 190, 197, and/or 170, *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 10, 2025
HOUR: 11:00 AM
LOCATION: Offices of Highland Homes
3020 S Florida Avenue, 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 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 10TH DAY OF APRIL 2025.

ATTEST:	EAST 547 COMMUNITY DEVELOPMENT DISTRICT
 _____	By: _____
Secretary	Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

*Budget will be
provided under
separate cover.*

SECTION VI

**LICENSE AGREEMENT BETWEEN EAST 547 COMMUNITY DEVELOPMENT
DISTRICT AND GENEVA LANDINGS HOMEOWNERS ASSOCIATION INC.
REGARDING THE INSTALLATION OF SIGNS ON DISTRICT PROPERTY**

THIS LICENSE AGREEMENT (the “**Agreement**”) is made and entered into this 6th day of December 2024, by and between:

EAST 547 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and with a mailing address c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”); and

GENEVA LANDINGS HOMEOWNERS ASSOCIATION INC., a Florida not for profit corporation, with a mailing address of c/o Highland Community Management, LLC, 4110 S. Florida Ave., Ste 200, Lakeland, FL 33813 (the “**Licensee**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Licensee has asked the District for a license to install and maintain “No Solicitation” signs on District property; and

WHEREAS, the District agrees to grant the Licensee a non-exclusive license for access and use of certain property within the District for the purpose of installing and maintaining the signs installed on certain District property at the locations set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Property**”); and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding access and use of the Property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a non-exclusive license to install, operate and maintain the signs identified in **Exhibit B** (“**Signs**”) and Licensee may only install the Signs at the locations in **Exhibit A** and no other. The Sign installation must be consistent with this Agreement and applicable laws, regulations and codes of, including, but

not limited to, Polk County and FDOT line of site requirements and advertising requirements. The content and form of the Signs shall be substantially as depicted in **Exhibit B**.

3. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2, above, is subject to the following terms and conditions:

- A.** The Licensee's access to and use of the Property for the purposes contemplated by this Agreement is limited to the scope of the License granted herein and solely on the Property set forth herein. The District is not granting access to any other Property.
- B.** The Licensee shall be fully responsible for the Sign installation and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Signs. Licensee shall be responsible for repairing any damage to the Property caused by the exercise of rights granted under this Agreement and the Property must be restored to the same or better position than prior to installation.
- C.** The District may terminate this License at any time, in its absolute and sole discretion and the Licensee shall be entitled to no remuneration. Licensee must remove the Signs within five (5) days of notice of termination.

4. ACCESS. The District hereby grants the Licensee and its contractors the limited right to access the Property for the purposes described in this Agreement. The Licensee shall use all due care to accomplish the installation, maintenance, and removal of the Signs without damage to the property of the District, including the Property, and its residents and landowners, or any District improvements. The Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the Property under this Agreement, including any damage caused by the installation, maintenance, or removal of the Signs. Any property or improvement repairs shall be at the Licensee's sole expense. The provisions of this Paragraph 4 shall survive termination of this Agreement.

5. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated in accordance with Paragraph 6 below.

6. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide written notice to the Licensee of the suspension or revocation. The Licensee shall remove the Signs, at its sole cost, within five (5) days of the effective date of the suspension or revocation, and restore the District property to its pre-Sign condition, unless otherwise agreed to in writing by the District. The Licensee may terminate this Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this

Agreement whatsoever. The provisions of Paragraphs 3 and 9 shall survive any revocation, suspension or termination of this Agreement.

7. INSURANCE. The Licensee shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000 and General Liability Property Damage (including contractual) \$1,000,000/\$2,000,000. The District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. The Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement at the time of execution of this Agreement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

8. COMPLIANCE WITH LAWS, RULES AND POLICIES. The Licensee shall comply at all times with relevant statutes, ordinances, codes, and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance.

9. INDEMNIFICATION.

- A.** Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** The Licensee will defend, indemnify, save and hold the District and its supervisors, officers, staff, employees, representatives, and agents ("**District Indemnitees**") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee, its members, managers, agents, subcontractors or assigns in connection with the purposes of this Agreement.
- C.** For purposes of this section, "acts or omissions" on the part of the Licensee and its members, managers, agents, assigns or subcontractors, includes, but is not limited to:
 - i.** Installation of the Signs in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained;

- ii. Any claims of false advertisement, copyright infringement, trademark, or patent violations; and
- iii. Any claims resulting from personal injury and property damage.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity.

10. SOVEREIGN IMMUNITY. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

12. DEFAULT. In the event the Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and Licensee shall remove any Signs from District Property and repair the District Property to the same or better condition.

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

14. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

15. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

16. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Licensee shall act as an independent contractor. Neither the Licensee nor any individual employed by the Licensee in connection with the use of the Property are employees of the District under the meaning or application of any federal or state laws. The Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the Property. The Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

17. NOTICES. All notices, requests, consents, and other communications hereunder (each, a “**Notices**” and collectively, “**Notices**”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: East 547 CDD
c/o Government Management Services –
Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Licensee: Geneva Landings Homeowners Association Inc.
c/o Highland Community Management, LLC
4110 S. Florida Ave., Ste 200
Lakeland, FL 33813
Attn: Sharon Hardin

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

18. INTERFERENCE BY THIRD PARTIES. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering party. Nothing contained herein shall limit or impair the District’s right to protect its rights from interference by a third party to this Agreement.

19. PUBLIC RECORDS. The Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Licensee acknowledges that the designated public records custodian for the District is **Jillian Burns (“Public Records Custodian”)**. Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested

public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Licensee, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524 OR BY EMAIL AT JBURNS@GMSCFL.COM, OR BY REGULAR MAIL AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

20. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

21. ARM'S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

22. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

23. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with

all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

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

25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

26. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

27. ANTI-HUMAN TRAFFICKING. Licensee certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Licensee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, in a form acceptable to the District, and acknowledges that if Licensee refuses to sign said affidavit, the District may terminate this Agreement immediately.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

EAST 547 COMMUNITY DEVELOPMENT DISTRICT

Signed by:

05F2744F40FE41E...
Chairperson/Vice Chairperson, Board of Supervisors

GENEVA LANDINGS HOMEOWNERS ASSOCIATION INC.

SHARON HARDIN

By: Sharon Hardin LCAM #56633
Its: Manager

EXHIBIT A: License Property
EXHIBIT B: Content of the Signs



EXHIBIT B
Content of the Signs



SECTION VII



POLK COUNTY PROPERTY APPRAISER

Revised 01/2025

ADA Compliant

2025 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, 2025**, and shall run until **December 31, 2025**, 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: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Signed by: East 547 Community Development District

Signature: Jill Burns

Print: 0CDADF4CFD22489... Jill Burns

Title: District Manager

Date: 3/10/2025

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

SECTION VIII

CONTRACT AGREEMENT


This Agreement made and entered into on Monday, January 13, 2025 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 Neil Combee, 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 2025 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, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, 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 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. 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 Monday, September 15, 2025**. 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 2025 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 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** 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:

Signed by:



0CDADF4CFD22489...

Special District Representative

Jill Burns

Print name

District Manager

3/10/2025


Title

Date

Neil Combee

Polk County Property Appraiser

By:



Neil Combee, Property Appraiser

SECTION IX

SECTION C

East 547 CDD

Field Management Report



4/10/2025

Marshall Tindall

Field Services Manager

GMS

Complete

Landscaping

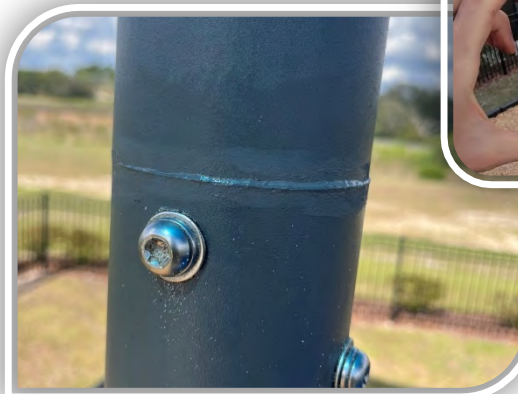
- ✚ Overall landscape maintenance looks good.
- ✚ Trees were straightened following the storm.
- ✚ Winter rye in the field was just cleaned up as spring sets in.
- ✚ Small section of plants are being monitored that were damaged by frost. Recovering well. Fill ins will be done as needed.



Complete

Amenity Review

- ✚ Vendors have done well in keeping up with maintenance of pool and other facilities.
- ✚ Extra janitorial service was scheduled during spring break.
- ✚ Some minor maintenance touchups were done around amenity as needed: Routine furniture cleaning and facility cleaning, rust removal and touchup painting, and similar.



Completed

Holiday Lights

- ✚ Holiday lighting at entry was expanded and installed as planned.



Fence Repairs

- ✚ Damaged fences in both phases were repaired or replaced as discussed at last board meeting.



In Progress

Phase 2 Landscaping addendum

- ✚ Landscaper has started maintaining some small areas that came online more recently in phase 2.
- ✚ Map and proposed addendum have been included.



Upcoming

Fence Cleaning

- ✚ Some fence cleaning will be scheduled in phase 1 to touch up areas as needed.



Conclusion

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

Respectfully,
Marshall Tindall

SECTION 1



LANDSCAPE MAINTENANCE CONTRACT

ADDENDUM AGREEMENT

Client Name

This agreement shall serve as a contract Addendum between **East 547 CDD** and **Weber / Continuum Services** for additional landscape maintenance services for **Phase 2 Section 2** beginning the period of **April 1, 2025**, Terms shall remain as stated in the contract executed by both parties.

Current Executed Contract Dates: Beginning 10/1/24 Ending 9/30/25
Current Value: \$108,227.00 annually / \$9,018.91 monthly

Phase 2 Additional Section Dates: Beginning 4/1/25 Ending 9/30/25
Value: \$8,496.00 annually \$708.00 monthly \$4,248 remaining in 2025
Remaining 2025 Monthly Billing: \$9,726.91 4/1/25 thru 9/30/25

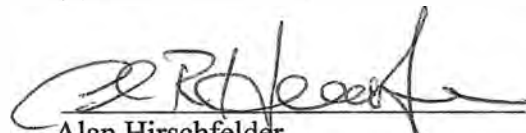
Payments Commencing: April 1st, 2025, Ending September 30th, 2025

ACCEPTED BY:

Property Mgr.

Date: _____

SUBMITTED BY:



Alan Hirschfelder
Weber / Continuum Services

Date: 3/19/25

A REPEAT OF TRACT "M" OF GENEVA LANDINGS PHASE 1 AS RECORDED IN PLAT BOOK 188, PAGES 37-43 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA LYING IN SECTIONS 3, 9 AND 30, TOWNSHIP 27 SOUTH, RANGE 27 EAST, CITY OF DAVENPORT, POLK COUNTY, STATE OF FLORIDA

OVERALL BOUNDARY AND KEY MAP



SURVEYOR'S NOTES:

1. THIS SURVEY WAS MADE FROM THE PLAT BOOK 188, PAGES 37-43 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TRACT "M" OF GENEVA LANDINGS PHASE 1, AS RECORDED IN PLAT BOOK 188, PAGES 37-43 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTIONS 3, 9 AND 30, TOWNSHIP 27 SOUTH, RANGE 27 EAST, CITY OF DAVENPORT, POLK COUNTY, STATE OF FLORIDA.

2. THE TOTAL AREA OF THIS TRACT IS 1.00 ACRES, MORE OR LESS.

3. THE TOTAL AREA OF THIS TRACT IS 1.00 ACRES, MORE OR LESS.

4. THE TOTAL AREA OF THIS TRACT IS 1.00 ACRES, MORE OR LESS.

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10. THE TOTAL AREA OF THIS TRACT IS 1.00 ACRES, MORE OR LESS.

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NOTICE:

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SECTION 2



REQUEST FOR INCREASE IN SERVICE

EAST 547 CDD (GENEVA LANDING)

To the Board

Resort Pool Services would like to request a 3% increase in service cost to take effect October 2025. Increasing the monthly fee is always a difficult decision but unfortunately one that needs to be made due to rising costs in staff, gas, and supply costs.

Your current monthly service cost is \$1,650.

New monthly cost of \$1,700.

Please feel free to discuss this increase with me if this causes any issues with your board. We hope to continue servicing your property in 2025.

Thank you,

Simon McDonnell

Director of Operations

SECTION D

SECTION 1

East 547

Community Development District

Summary of Checks

October 01, 2024 to February 28, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	10/2/24	377-380	\$ 12,056.12
	10/14/25	381-386	\$ 8,439.52
	10/31/25	387	\$ 175.00
	11/14/24	388	\$ 956.88
	11/15/24	389-396	\$ 20,461.50
	12/13/24	397-406	\$ 46,827.33
	12/16/24	407-412	\$ 15,302.23
	1/8/25	413	\$ 384,284.28
	1/10/25	414	\$ 6,387.30
	1/14/25	415-418	\$ 24,045.05
	1/17/25	419-421	\$ 212,981.97
	1/21/25	422-423	\$ 152,758.15
	1/28/25	424-427	\$ 1,450.12
	1/31/25	428	\$ 178.97
	2/4/25	429-431	\$ 16,475.00
	2/11/25	432-435	\$ 15,953.18
	2/18/25	436	\$ 743.01
	2/25/25	437-438	\$ 1,624.60
			\$ 921,100.21

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/14/24	00001	8/31/24 112	202408 320-53800-47800		*	979.23	
		REPAIR ALUM RET. WALL					
		8/31/24 113	202408 320-53800-47800		*	3,007.25	
		STORMWATER/ENG MAINT					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			3,986.48 000384
10/14/24	00047	9/23/24 61333233	202409 330-57200-48100		*	44.00	
		PEST CONTROL - SEP 24					
				MASSEY SERVICES INC.			44.00 000385
10/14/24	00041	10/01/24 24546	202410 330-57200-48500		*	1,650.00	
		LAKE MAINTENANCE OCT24					
				RESORT POOL SERVICES			1,650.00 000386
10/31/24	00009	10/01/24 91396	202410 310-51300-54000		*	175.00	
		SPECIAL DISTRICT FEE FY25					
				DEPARMENT OF ECONOMIC OPPORTUNITY			175.00 000387
11/14/24	00050	10/31/24 00067481	202410 310-51300-48000		*	956.88	
		NOT OF LANDOWNER ELECT					
				GANNETT FLORIDA LOCALIQ			956.88 000388
11/15/24	00044	10/30/24 13502	202410 330-57200-48201		*	850.00	
		JANITORIAL SVCS OCT 24					
				CSS CLEAN STAR SERVICES			850.00 000389
11/15/24	00043	10/17/24 7	202410 310-51300-31300		*	500.00	
		AMORT SCHED S.21 11/1/24					
				DISCLOSURE SERVICES LLC			500.00 000390
11/15/24	00001	9/30/24 118	202409 320-53800-47800		*	3,089.51	
		STORMWATER/ENGINEER ITEMS					
		9/30/24 119	202409 320-53800-47800		*	200.00	
		DAMAGED FENCE					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			3,289.51 000391
11/15/24	00040	10/16/24 10654	202409 310-51300-31500		*	359.75	
		GENERAL COUNSEL - SEP 24					
				KILINSKI/VAN WYK, PLLC			359.75 000392
11/15/24	00047	10/30/24 61598866	202410 330-57200-48100		*	44.00	
		PEST CONTROL - OCT 24					
		11/14/24 62035296	202411 330-57200-48100		*	44.00	
		PEST CONTROL - NOV 24					
				MASSEY SERVICES INC.			88.00 000393

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/15/24	00041	10/03/24 24712	202410 330-57200-48500	HURRICANE CLEANUP	*	200.00	
		10/18/24 25039	202410 330-57200-48500	HURRICANE CLEANUP	*	250.00	
		11/01/24 25385	202411 330-57200-48500	POOL MAINTENANCE - NOV 24	*	1,650.00	
				RESORT POOL SERVICES			2,100.00 000394
11/15/24	00031	10/25/24 7517191	202410 310-51300-32300	TRUSTEE FEES S23 AA2	*	4,256.13	
				US BANK			4,256.13 000395
11/15/24	00035	10/05/24 98336	202410 320-53800-46200	LANDSCAPE MAINT - OCT 24	*	9,018.11	
				WEBER ENVIRONMENTAL SERVICES, INC.			9,018.11 000396
12/13/24	00012	11/14/24 BW111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24	*	200.00	
				BRIAN WALSH			200.00 000397
12/13/24	00052	11/14/24 DA111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24	*	200.00	
				DAVID S ADAMS			200.00 000398
12/13/24	00011	11/14/24 GP111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24	*	200.00	
				GARRET PARKINSON			200.00 000399
12/13/24	99999	12/13/24 VOID	202412 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 000400
12/13/24	00001	9/15/24 111	202410 310-51300-31700	ASSESSMENT ROLL FY25	*	5,250.00	
		10/01/24 115	202410 310-51300-34000	MANAGEMENT FEES - OCT 24	*	3,343.67	
		10/01/24 115	202410 310-51300-35200	WEBSITE ADMIN - OCT 24	*	105.00	
		10/01/24 115	202410 310-51300-35100	INFORMATION TECH - OCT 24	*	157.50	
		10/01/24 115	202410 310-51300-31300	DISSEMINATION - OCT 24	*	525.00	
		10/01/24 115	202410 330-57200-48300	AMENITY ACCESS - OCT 24	*	833.33	
		10/01/24 115	202410 310-51300-51000	OFFICE SUPPLIES	*	.21	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/13/24	00016	11/14/24 MA111420	202411 310-51300-11000		*	200.00	
			SUPERVISOR FEE 11/14/24				
				MILTON ANDRADE			200.00 000404
12/13/24	00034	10/15/24 4652177	202411 300-20700-10000		*	8,122.55	
			PA FEE (DEBT)				
		10/15/24 4652178	202411 300-32500-10000		*	4,326.50	
			PA FEE (MAINT)				
				POLK COUNTY PROPERTY APPRAISER			12,449.05 000405
12/13/24	00035	11/01/24 99302	202411 320-53800-46200		*	9,018.11	
			LANDSCAPE MAINT - NOV 24				
				WEBER ENVIRONMENTAL SERVICES, INC.			9,018.11 000406
12/16/24	00044	11/19/24 13712	202411 330-57200-48201		*	850.00	
			JANITORIAL SVCS NOV24				
				CSS CLEAN STAR SERVICES			850.00 000407
12/16/24	00001	10/31/24 122	202410 330-57200-48000		*	461.76	
			MILTON AMENITY RESET				
		10/31/24 123	202410 320-53800-47800		*	1,730.00	
			FENCE REPAIR/STORMCLEANUP				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			2,191.76 000408
12/16/24	00040	12/15/24 11043	202411 310-51300-31500		*	1,548.36	
			GENERAL COUNSEL - NOV 24				
				KILINSKI/VAN WYK, PLLC			1,548.36 000409
12/16/24	00047	12/09/24 63070351	202412 330-57200-48100		*	44.00	
			PEST CONTROL - DEC 24				
				MASSEY SERVICES INC.			44.00 000410
12/16/24	00041	12/01/24 25691	202412 330-57200-48500		*	1,650.00	
			POOL MAINTENANCE - DEC 24				
				RESORT POOL SERVICES			1,650.00 000411
12/16/24	00035	12/02/24 100016	202412 320-53800-46200		*	9,018.11	
			LANDSCAPE MAINT - DEC 24				
				WEBER ENVIRONMENTAL SERVICES, INC.			9,018.11 000412
1/08/25	00037	1/08/25 01082025	202501 300-20700-10000		*	593.42	
			TXFER TAX RCPTS-EXCESS				
		1/08/25 01082025	202501 300-20700-10000		*	106,130.80	
			TXFER TAX RCPTS-S2021				
		1/08/25 01082025	202501 300-20700-10000		*	277,560.06	
			TXFER TAX RCPTS-S2023				
				EAST 547 CDD/US BANK			384,284.28 000413
				E547 EAST 547 CDD IARAUJO			

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...						VENDOR NAME	STATUS	AMOUNT	....CHECK....	
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	#
1/10/25	00001	1/01/25	128	202501	310-51300-34000					*	3,343.67		
			MANAGEMENT FEES - JAN 25										
		1/01/25	128	202501	310-51300-35200					*	105.00		
			WEBSITE ADMIN - JAN 25										
		1/01/25	128	202501	310-51300-35100					*	157.50		
			INFORMATION TECH - JAN 25										
		1/01/25	128	202501	310-51300-31300					*	525.00		
			DISSEMINATION - JAN 25										
		1/01/25	128	202501	330-57200-48300					*	833.33		
			AMENITY ACCESS - JAN 25										
		1/01/25	128	202501	310-51300-51000					*	.15		
			OFFICE SUPPLIES										
		1/01/25	128	202501	310-51300-42000					*	52.68		
			POSTAGE										
		1/01/25	129	202501	320-53800-34000					*	1,312.50		
			FIELD MANAGEMENT - JAN 25										
		1/01/25	129	202501	310-51300-42500					*	57.47		
			PRINT SEP COVER 11/14/24										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			6,387.30	000414
1/14/25	00044	12/30/24	13943	202412	330-57200-48201					*	850.00		
			JANITORIAL SVCS DEC24										
									CSS CLEAN STAR SERVICES			850.00	000415
1/14/25	00001	11/30/24	126	202411	330-57200-49000					*	840.00		
			MILTON STORM PREP										
		11/30/24	127	202411	330-57200-48900					*	1,530.68		
			ENTRANCE HOLIDAY DECOR										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			2,370.68	000416
1/14/25	00041	1/01/25	26017	202501	330-57200-48500					*	1,650.00		
			POOL MAINTENANCE - JAN 25										
									RESORT POOL SERVICES			1,650.00	000417
1/14/25	00035	12/11/24	200002	202412	320-53800-46201					*	895.00		
			REPLACE TREES										
		12/11/24	200003	202412	320-53800-46201					*	5,975.00		
			ANNUAL MULCH										
		12/11/24	200004	202412	320-53800-46201					*	3,000.00		
			REPLACE VARIOUS PLANTS										
		12/13/24	200071	202412	320-53800-47300					*	286.26		
			IRRIGATION REPAIRS										
		1/02/25	200562	202501	320-53800-46200					*	9,018.11		
			LANDSCAPE MAINT - JAN25										
									WEBER ENVIRONMENTAL SERVICES, INC.			19,174.37	000418
									E547 EAST 547 CDD IARAUJO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/17/25	00037	1/16/25 11625	202501 300-20700-10000		*	58,861.32	
			TXFR EXCESS RCPTS - S2021				
				EAST 547 CDD/US BANK			58,861.32 000419
1/17/25	00037	1/16/25 11625(2)	202501 300-20700-10000		*	153,937.90	
			TXFR EXCESS RCPTS - S2023				
				EAST 547 CDD/US BANK			153,937.90 000420
1/17/25	00038	1/15/25 64	202501 310-51300-42000		*	182.75	
			REIMBURSE POSTAGE EXPENSE				
				POLK COUNTY TAX COLLECTOR			182.75 000421
1/21/25	00037	1/19/25 11925	202501 300-20700-10000		*	42,142.06	
			TXFER TAX RCPTS - S2021				
		1/19/25 11925(2)	202501 300-20700-10000		*	110,212.59	
			TXFER TAX RCPTS - S2023				
				EAST 547 CDD/US BANK			152,354.65 000422
1/21/25	00040	1/15/25 11268	202501 310-51300-31500		*	403.50	
			GENERAL COUNSEL - DEC 24				
				KILINSKI/VAN WYK, PLLC			403.50 000423
1/28/25	00024	1/29/25 22436001	202412 310-51300-31100		*	465.00	
			GENERAL ENGINEERING DEC24				
				DEWBERRY ENGINEERS INC			465.00 000424
1/28/25	00043	1/22/25 8	202501 310-51300-31300		*	250.00	
			AMORT SCHED S.21 2/1/25				
		1/22/25 8	202501 310-51300-31300		*	500.00	
			AMORT SCHED S.23 2/1/25				
				DISCLOSURE SERVICES LLC			750.00 000425
1/28/25	00047	1/20/25 63465393	202501 330-57200-48100		*	44.00	
			PEST CONTROL - JAN 25				
				MASSEY SERVICES INC.			44.00 000426
1/28/25	00035	1/21/25 201061	202501 320-53800-47300		*	191.12	
			IRRIGATION REPAIRS				
				WEBER ENVIRONMENTAL SERVICES, INC.			191.12 000427
1/31/25	00053	1/10/25 15392DEC	202412 330-57200-43200		*	178.97	
			FINAL BILL - DEC24				
				CITY OF DAVENPORT			178.97 000428
2/04/25	00044	1/28/25 14179	202501 330-57200-48201		*	850.00	
			JANITORIAL SVCS JAN25				
				CSS CLEAN STAR SERVICES			850.00 000429
				E547 EAST 547 CDD IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/04/25	00054	11/01/24	00229002 202502 320-53800-49000	VINYL FENCE REPAIR 50%	*	13,975.00	
				FENCE OUTLET OF TAMPA, INC			13,975.00 000430
2/04/25	00041	2/01/25	26368 202502 330-57200-48500	POOL MAINTENANCE - FEB 25	*	1,650.00	
				RESORT POOL SERVICES			1,650.00 000431
2/11/25	00051	10/29/24	1345 202410 310-51300-31300	S.2021 ANN REPORTS/AUDITS	*	500.00	
				DISCLOSURE TECHNOLOGY SERVICES LLC			500.00 000432
2/11/25	00001	2/01/25	131 202502 310-51300-34000	MANAGEMENT FEES - FEB 25	*	3,343.67	
		2/01/25	131 202502 310-51300-35200	WEBSITE ADMIN - FEB 25	*	105.00	
		2/01/25	131 202502 310-51300-35100	INFORMATION TECH - FEB 25	*	157.50	
		2/01/25	131 202502 310-51300-31300	DISSEMINATION - FEB 25	*	525.00	
		2/01/25	131 202502 330-57200-48300	AMENITY ACCESS - FEB 25	*	833.33	
		2/01/25	131 202502 310-51300-51000	OFFICE SUPPLIES	*	.69	
		2/01/25	131 202502 310-51300-42000	POSTAGE	*	113.38	
		2/01/25	132 202502 320-53800-34000	FIELD MANAGEMENT - FEB 25	*	1,312.50	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,391.07 000433
2/11/25	00047	2/08/25	63950223 202502 330-57200-48100	PEST CONTROL - FEB 25	*	44.00	
				MASSEY SERVICES INC.			44.00 000434
2/11/25	00035	2/01/25	201541 202502 320-53800-46200	LANDSCAPE MAINT - FEB 25	*	9,018.11	
				WEBER ENVIRONMENTAL SERVICES, INC.			9,018.11 000435
2/18/25	00037	2/17/25	21725 202502 300-20700-10000	TXFER TAX RCPTS - S2021	*	205.52	
		2/17/25	21725(2) 202502 300-20700-10000	TXFER TAX RCPTS - S2023	*	537.49	
				EAST 547 CDD/US BANK			743.01 000436
2/25/25	00040	2/17/25	11522 202501 310-51300-31500	GENERAL COUNSEL - JAN25	*	150.00	
				KILINSKI/VAN WYK, PLLC			150.00 000437
				E547 EAST 547 CDD IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/25/25	00035	2/18/25 202010	202502 320-53800-47300	IRRIGATION REPAIRS	*	437.10	
		2/18/25 202017	202502 320-53800-46201	STAKE LEANING TREES	*	1,037.50	
----- WEBER ENVIRONMENTAL SERVICES, INC. -----							1,474.60 000438
TOTAL FOR BANK A						921,100.21	
TOTAL FOR REGISTER						921,100.21	

SECTION 2

East 547
Community Development District

Unaudited Financial Reporting
February 28, 2025



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East 547
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 271,726	\$ -	\$ 434	\$ 272,160
Due from General Fund	\$ -	\$ 1,170	\$ -	\$ 1,170
<u>Series 2021</u>				
Reserve	\$ -	\$ 101,896	\$ -	\$ 101,896
Revenue	\$ -	\$ 243,628	\$ -	\$ 243,628
Prepayment	\$ -	\$ 131,820	\$ -	\$ 131,820
Construction	\$ -	\$ -	\$ 2	\$ 2
<u>Series 2023</u>				
Reserve	\$ -	\$ 250,922	\$ -	\$ 250,922
Revenue	\$ -	\$ 541,619	\$ -	\$ 541,619
Prepayment	\$ -	\$ 394,578	\$ -	\$ 394,578
Construction	\$ -	\$ -	\$ 752,672	\$ 752,672
Total Assets	\$ 271,726	\$ 1,665,633	\$ 753,107	\$ 2,690,466
Liabilities:				
Accounts Payable	\$ 20,460	\$ -	\$ -	\$ 20,460
Due to Debt Service	\$ 1,170	\$ -	\$ -	\$ 1,170
Retainage Payable	\$ -	\$ -	\$ 80,915	\$ 80,915
Total Liabilities	\$ 21,630	\$ -	\$ 80,915	\$ 102,545
Fund Balances:				
Restricted for:				
Debt Service 2021	\$ -	\$ 477,667	\$ -	\$ 477,667
Capital Projects 2021	\$ -	\$ -	\$ 435	\$ 435
Assigned for:				
Debt Service 2023	\$ -	\$ 1,187,965	\$ -	\$ 1,187,965
Capital Projects 2023	\$ -	\$ -	\$ 671,757	\$ 671,757
Unassigned	\$ 250,097	\$ -	\$ -	\$ 250,097
Total Fund Balances	\$ 250,097	\$ 1,665,633	\$ 672,192	\$ 2,587,921
Total Liabilities & Fund Balance	\$ 271,726	\$ 1,665,633	\$ 753,107	\$ 2,690,466

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 402,365	\$ 399,893	\$ 399,893	\$ -
Developer Contributions	\$ 106,417	\$ 25,000	\$ 25,000	\$ -
Total Revenues	\$ 508,781	\$ 424,893	\$ 424,893	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,000	\$ 4,000
Engineering Fees	\$ 10,000	\$ 4,167	\$ 1,363	\$ 2,804
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage Fees	\$ 900	\$ -	\$ -	\$ -
Dissemination Fees	\$ 6,300	\$ 6,000	\$ 5,875	\$ 125
Attorney Fees	\$ 20,000	\$ 8,333	\$ 2,526	\$ 5,807
Annual Audit	\$ 4,800	\$ -	\$ -	\$ -
Management Fees	\$ 40,124	\$ 16,718	\$ 16,718	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Trustee Fees	\$ 8,081	\$ 8,081	\$ 4,256	\$ 3,825
Postage	\$ 600	\$ 250	\$ 444	\$ (194)
Insurance	\$ 6,622	\$ 6,622	\$ 6,161	\$ 461
Printing & Binding	\$ 500	\$ 208	\$ 57	\$ 151
Legal Advertising	\$ 2,500	\$ 1,042	\$ 957	\$ 85
Contingency	\$ 2,500	\$ 1,041	\$ 207	\$ 834
Office Supplies	\$ 250	\$ 104	\$ 4	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 123,751	\$ 64,304	\$ 46,307	\$ 17,998

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Operations & Maintenance</u>				
Field Expenses				
Property Insurance	\$ 15,000	\$ 15,000	\$ 11,574	\$ 3,426
Field Management	\$ 15,750	\$ 6,563	\$ 6,563	\$ -
Landscape Maintenance	\$ 120,000	\$ 50,000	\$ 45,091	\$ 4,909
Landscape Replacement	\$ 15,000	\$ 6,250	\$ 10,908	\$ (4,658)
Streetlights	\$ 36,000	\$ 15,000	\$ 7,297	\$ 7,703
Electric	\$ 25,000	\$ 10,417	\$ 7,992	\$ 2,424
Water & Sewer	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ 914	\$ 2,211
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 2,030	\$ 2,137
Contingency	\$ 7,500	\$ 3,125	\$ 27,950	\$ (24,825)
Subtotal Field Expenses	\$ 259,250	\$ 116,771	\$ 120,318	\$ (3,547)
Amenity Expenses				
Amenity - Electric	\$ 16,400	\$ 6,833	\$ 6,953	\$ (120)
Amenity - Water	\$ 7,500	\$ 3,125	\$ 5,016	\$ (1,891)
Internet	\$ 1,500	\$ 625	\$ 502	\$ 123
Pest Control	\$ 600	\$ 250	\$ 220	\$ 30
Janitorial Services	\$ 11,180	\$ 4,658	\$ 4,250	\$ 408
Security Services	\$ 32,000	\$ 13,333	\$ -	\$ 13,333
Pool Maintenance	\$ 23,600	\$ 9,833	\$ 8,700	\$ 1,133
Amenity Management	\$ 10,000	\$ 4,167	\$ 4,167	\$ 0
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 462	\$ 3,705
Holiday Decorations	\$ 7,500	\$ 7,500	\$ 5,724	\$ 1,776
Contingency	\$ 7,500	\$ 3,125	\$ 840	\$ 2,285
Subtotal Amenity Expenses	\$ 127,780	\$ 57,617	\$ 36,834	\$ 20,783
Total Expenditures	\$ 510,781	\$ 238,692	\$ 203,459	\$ 35,233
Net Change in Fund Balance	\$ -		\$ 221,434	
Fund Balance - Beginning	\$ -		\$ 28,663	
Fund Balance - Ending	\$ (2,000)		\$ 250,097	

East 547

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 219,255	\$ 207,663	\$ 207,663	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 175,039	\$ 175,039
Interest	\$ 10,000	\$ 4,167	\$ 9,364	\$ 5,198
Total Revenues	\$ 229,255	\$ 211,830	\$ 392,067	\$ 180,237
Expenditures:				
Interest Expense - 11/01	\$ 67,753	\$ 67,753	\$ 67,753	\$ -
Interest Expense - 02/01	\$ -	\$ -	\$ 621	\$ (621)
Special Call - 11/01	\$ -	\$ -	\$ 305,000	\$ (305,000)
Special Call - 02/01	\$ -	\$ -	\$ 70,000	\$ (70,000)
Principal Expense - 05/01	\$ 90,000	\$ -	\$ -	\$ -
Interest Expense - 05/01	\$ 67,753	\$ -	\$ -	\$ -
Total Expenditures	\$ 225,505	\$ 67,753	\$ 443,374	\$ (375,621)
Excess Revenues (Expenditures)	\$ 3,750		\$ (51,307)	
Fund Balance - Beginning	\$ 110,505		\$ 528,974	
Fund Balance - Ending	\$ 114,255		\$ 477,667	

East 547

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Revenues:</u>				
Assessments	\$ 546,450	\$ 543,094	\$ 543,094	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 952,921	\$ 952,921
Interest	\$ 10,000	\$ 10,000	\$ 10,138	\$ 138
Total Revenues	\$ 556,450	\$ 553,094	\$ 1,506,153	\$ 953,059
<u>Expenditures:</u>				
Interest Expense - 11/01	\$ 229,463	\$ 229,463	\$ 229,463	\$ -
Principal Expense - 05/01	\$ 90,000	\$ -	\$ -	\$ -
Interest Expense - 05/01	\$ 229,463	\$ -	\$ -	\$ -
Interest Expense - 02/01	\$ -	\$ -	\$ 9,256	\$ (9,256)
Special Call - 02/01	\$ -	\$ -	\$ 585,000	\$ (585,000)
Total Expenditures	\$ 548,925	\$ 229,463	\$ 823,719	\$ (594,256)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,945)	\$ 4,945
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,945)	\$ 4,945
Excess Revenues (Expenditures)	\$ 7,525		\$ 677,490	
Fund Balance - Beginning	\$ 248,924		\$ 510,475	
Fund Balance - Ending	\$ 256,449		\$ 1,187,965	

East 547

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 193	\$ (193)
Total Expenditures	\$ -	\$ -	\$ 193	\$ (193)
Excess Revenues (Expenditures)	\$ -		\$ (193)	
Fund Balance - Beginning	\$ -		\$ 628	
Fund Balance - Ending	\$ -		\$ 435	

East 547

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 14,488	\$ 14,488
Total Revenues	\$ -	\$ -	\$ 14,488	\$ 14,488
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 193,559	\$ (193,559)
Total Expenditures	\$ -	\$ -	\$ 193,559	\$ (193,559)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,945	\$ 4,945
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,945	\$ 4,945
Excess Revenues (Expenditures)	\$ -		\$ (174,125)	
Fund Balance - Beginning	\$ -		\$ 845,882	
Fund Balance - Ending	\$ -		\$ 671,757	

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	\$ -	\$ 7,198	\$ 389,732	\$ 1,944	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	399,893
Developer Contributions	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,000
Total Revenues	\$ 25,000	\$ 7,198	\$ 389,732	\$ 1,944	\$ 1,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	424,893
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Engineering	\$ -	\$ -	\$ 465	\$ 378	\$ 520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,363
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,250
Arbitrage Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Fees	\$ 3,025	\$ 525	\$ 525	\$ 1,275	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,875
Attorney Fees	\$ 181	\$ 1,548	\$ -	\$ 554	\$ 244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,526
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,718
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	525
Trustee Fees	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,256
Postage	\$ 17	\$ 24	\$ 54	\$ 235	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	444
Insurance	\$ 6,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,161
Printing & Binding	\$ -	\$ -	\$ -	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	57
Legal Advertising	\$ 957	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	957
Contingency	\$ 41	\$ 41	\$ 41	\$ 40	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	207
Office Supplies	\$ 0	\$ 0	\$ 3	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 23,669	\$ 6,744	\$ 4,694	\$ 6,145	\$ 5,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46,307

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	\$ 11,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,574
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,563
Landscape Maintenance	\$ 9,018	\$ 9,018	\$ 9,018	\$ 9,018	\$ 9,018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,091
Landscape Replacement	\$ -	\$ -	\$ 9,870	\$ -	\$ 1,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,908
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ 1,853	\$ 1,853	\$ 1,853	\$ 1,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,297
Electric	\$ 1,853	\$ 2,368	\$ 36	\$ 3,700	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,992
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ 286	\$ 191	\$ 437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	914
General Repairs & Maintenance	\$ 1,730	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,030
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 27,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,950
Subtotal Field Expenses	\$ 25,488	\$ 14,552	\$ 22,676	\$ 16,074	\$ 41,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	120,318
Amenity Expenses													
Amenity - Electric	\$ 794	\$ 882	\$ -	\$ -	\$ 5,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,953
Amenity - Water	\$ -	\$ -	\$ 900	\$ 227	\$ 3,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,016
Amenity Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ 98	\$ 98	\$ 98	\$ 98	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	502
Pest Control	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	220
Janitorial Services	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,250
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 2,100	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,700
Amenity Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,167
Amenity Repairs & Maintenance	\$ 462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	462
Holiday Decorations	\$ -	\$ 1,531	\$ 3,381	\$ 812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,724
Contingency	\$ -	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	840
Subtotal Amenity Expenses	\$ 5,357	\$ 6,684	\$ 7,713	\$ 4,471	\$ 12,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,834
Total Expenditures	\$ 54,514	\$ 27,981	\$ 35,082	\$ 26,691	\$ 59,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	203,459
Net Change in Fund Balance	\$ (29,514)	\$ (20,783)	\$ 354,650	\$ (24,747)	\$ (58,173)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	221,434

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	\$101,896
Reserve Fund Balance	\$101,896
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)
LESS: Special Call - 05/01/24	(\$100,000)
LESS: Special Call - 08/01/24	(\$435,000)
LESS: Special Call - 11/01/24	(\$305,000)
LESS: Special Call - 02/01/25	(\$70,000)
CURRENT BONDS OUTSTANDING	\$3,480,000

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	\$250,922
Reserve Fund Balance	\$250,922
Bonds Outstanding - 10/12/23	\$7,245,000
LESS: Special Call - 02/01/25	(\$585,000)
CURRENT BONDS OUTSTANDING	\$6,660,000

EAST 547
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments \$ 432,650.00 \$ 224,673.87 \$ 587,581.44 \$ 1,244,905.31
Net Assessments \$ 402,364.50 \$ 208,946.70 \$ 546,450.74 \$ 1,157,761.94

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	34.75%	18.05%	47.20%	100.00%
								General Fund	2021 Debt Service	Service	Total
11/13/24	10/21/24	\$68.29	(\$3.59)	(\$1.29)	\$0.00	\$0.00	\$63.41	\$22.04	\$11.44	\$29.93	\$63.41
11/13/24	10/21/24	\$172.88	(\$9.07)	(\$3.28)	\$0.00	\$0.00	\$160.53	\$55.79	\$28.97	\$75.77	\$160.53
11/19/24	11/01-11/07/24	\$1,700.00	(\$67.99)	(\$32.64)	\$0.00	\$0.00	\$1,599.37	\$555.84	\$288.65	\$754.88	\$1,599.37
11/19/24	11/01-11/07/24	\$1,679.17	(\$67.18)	(\$32.24)	\$0.00	\$0.00	\$1,579.75	\$549.03	\$285.10	\$745.62	\$1,579.75
11/26/24	11/08-11/15/24	\$20,578.42	(\$823.07)	(\$395.11)	\$0.00	\$0.00	\$19,360.24	\$6,728.39	\$3,494.03	\$9,137.82	\$19,360.24
11/26/24	11/08-11/15/24	\$11,050.00	(\$441.98)	(\$212.16)	\$0.00	\$0.00	\$10,395.86	\$3,612.94	\$1,876.19	\$4,906.73	\$10,395.86
11/30/24	Inv#4652177	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,122.55)	(\$8,122.55)	(\$2,822.88)	(\$1,465.92)	(\$3,833.75)	(\$8,122.55)
11/30/24	Inv#4652177	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,326.50)	(\$4,326.50)	(\$1,503.62)	(\$780.82)	(\$2,042.06)	(\$4,326.50)
12/06/24	11/16-11/26/24	\$603,052.88	(\$24,119.46)	(\$11,578.67)	\$0.00	\$0.00	\$567,354.75	\$197,176.47	\$102,393.16	\$267,785.12	\$567,354.75
12/06/24	11/16/24-11/26/24	\$248,200.00	(\$9,927.79)	(\$4,765.44)	\$0.00	\$0.00	\$233,506.77	\$81,152.12	\$42,142.06	\$110,212.59	\$233,506.77
12/20/24	11/27/24-11/30/24	\$161,500.00	(\$6,459.49)	(\$3,100.81)	\$0.00	\$0.00	\$151,939.70	\$52,804.58	\$27,421.27	\$71,713.85	\$151,939.70
12/20/24	11/27/24-11/30/24	\$175,843.96	(\$7,033.54)	(\$3,376.21)	\$0.00	\$0.00	\$165,434.21	\$57,494.43	\$29,856.68	\$78,083.10	\$165,434.21
12/27/24	12/01/24-12/15/24	\$1,700.00	(\$68.00)	(\$32.64)	\$0.00	\$0.00	\$1,599.36	\$555.84	\$288.64	\$754.88	\$1,599.36
12/27/24	12/01/24-12/15/24	\$1,679.17	(\$67.17)	(\$32.24)	\$0.00	\$0.00	\$1,579.76	\$549.02	\$285.11	\$745.63	\$1,579.76
01/10/25	12/16/24-12/31/24	\$3,846.43	(\$115.37)	(\$74.62)	\$0.00	\$0.00	\$3,656.44	\$1,270.75	\$659.89	\$1,725.80	\$3,656.44
01/10/25	12/16/24-12/31/24	\$2,038.56	(\$61.17)	(\$39.55)	\$0.00	\$0.00	\$1,937.84	\$673.47	\$349.73	\$914.64	\$1,937.84
02/03/25	10/01/25-12/31/24	\$0.00	\$0.00	\$0.00	\$1,172.97	\$0.00	\$1,172.97	\$407.65	\$211.69	\$553.63	\$1,172.97
02/03/25	10/01/24-12/31/24	\$0.00	\$0.00	\$0.00	\$619.90	\$0.00	\$619.90	\$215.43	\$111.88	\$292.59	\$619.90
02/10/25	01/01/25-01/31/25	\$335.75	(\$6.72)	(\$6.58)	\$0.00	\$0.00	\$322.45	\$112.07	\$58.19	\$152.19	\$322.45
02/10/25	01/01/25-01/31/25	\$850.00	(\$17.00)	(\$16.66)	\$0.00	\$0.00	\$816.34	\$283.71	\$147.33	\$385.30	\$816.34
TOTAL		\$ 1,234,295.51	\$ (49,288.59)	\$ (23,700.14)	\$ 1,792.87		\$ 1,150,650.60	\$ 399,893.07	\$ 207,663.27	\$ 543,094.26	\$ 1,150,650.60

99%		Net Percent Collected
\$ 7,111.34		Balance Remaining to Collect