

East 547
Community Development District

Meeting Agenda

October 8, 2026

AGENDA

East 547

Community Development District

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

October 1, 2026

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, October 8, 2026 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/85943051989>

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

Meeting ID: 859 4305 1989

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. Approval of Minutes of the July 9, 2026 Board of Supervisors Meeting and Audit Committee Meeting
4. Consideration of Resolution 2027-01 Declaring Seats Vacant
5. Consideration of Audit Services Engagement Letter for Fiscal Year 2026 through Fiscal Year 2030
6. Ratification of Holiday Lighting Services Agreement
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Goals & Objectives Report for Fiscal Year 2026
 - ii. Ratification of Work Authorization 2027-1 for Fiscal Year 2027 District Engineering Services
 - C. Field Manager's Report
 - i. Consideration of Proposals for Erosion Repair
 - a) Continuum
 - b) Toole's Tractor Services & H2O Weed Control
 - ii. Consideration of Landscaping Services Proposals
 - a) Replacement of Two (2) Maple Trees in Common Area
 - b) Installation of Sod in Common Area Adjacent to Resident's Home
 - c) Playground Mulch Refresh
 - d) Amenity & Adjacent Common Area Mulch Refresh
 - iii. Consideration of Proposal for Pool Deep Cleaning
 - iv. Consideration of Renewal of Landscape Services Contract
 - D. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

MINUTES

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

The Audit Committee meeting of the East 547 Community Development District was held **Thursday, July 9, 2026** at 11:00 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present for the Audit Committee were:

Milton Andrade *by Zoom*
Brian Walsh
Kareyann Ellison
Garret Parkinson
Brent Elliott

Also present were:

Jill Burns
Patrick Collins
Rey Malave *by Zoom*
Matt Fisher

District Manager, GMS
District Counsel, KVV Law
District Engineer, Dewberry
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called roll at 11:00 a.m.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Review of Proposals and Tally of Audit
Committee Members Rankings**

- A. Berger, Toombs, Elam, Gaines & Frank**
- B. Grau & Associates**
- C. McIntosh CPA**
- D. Richie Tandoc, P.A.**

Ms. Burns stated the committee received four audit proposals—from Berger, Toombs, Elam, Gaines and Frank; Grau & Associates; McIntosh CPA; and Richie Tandoc PA. Mr. Walsh reviewed the proposals and rankings and noted that McIntosh CPA was the lowest bid.

On MOTION by Ms. Ellison, seconded by Mr. Parkinson, with all in favor, Ranking McIntosh CPA as the #1 Auditing Firm, was approved.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

The regular meeting of the Board of Supervisors of the East 547 Community Development District was held **Thursday, July 9, 2026** 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 *by Zoom*
Brian Walsh
Kareyann Ellison
Garret Parkinson
Brent Elliott

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Patrick Collins
Rey Malave *by Zoom*
Matt Fisher

District Manager, GMS
District Counsel, K VW Law
District Engineer, Dewberry
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called roll at 11:23 a.m. Four Supervisors were present in person constituting a quorum and One Supervisor attended via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that public comments on the budget should be held until the budget public hearing portion, where they will have a chance to speak. For the current public comment period, she clarifies that comments should be limited to the agenda items listed, then asks whether anyone has a comment. There were no members of the public present and none joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 4, 2026
Board of Supervisors Meeting and Audit
Committee Meeting**

Ms. Burns presented the minutes of the April 4, 2026 Board of Supervisors meeting and Audit Committee 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. Walsh, seconded by Ms. Ellison, with all in favor, the Minutes of the April 4, 2026 Board of Supervisors Meeting and Audit Committee, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns stated that the next agenda item is to accept the audit committee's rankings and authorize staff to send a notice of intent to award. She noted that the audit committee met before the Board of Supervisors meeting, adopted the rankings, and ranked McIntosh CPA as the #1 ranked auditor. She asked for a motion to accept those rankings and authorize the notice of intent to award.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award, was approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns asked for a motion to open the Public Hearing

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

i. Consideration of Resolution 2026-04 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns reviewed the proposed Fiscal Year 2027 budget and explained the main reasons for the assessment increase. She noted increases for administrative costs were due to anticipated more frequent meetings, landscape maintenance at about 3%, streetlights based on actual usage exceeding the prior budget, general repairs and maintenance, seasonal security because of pool-related resident concerns, and janitorial service as the community grows. She clarified that the

current assessment is \$1,056.99 and the proposed assessment is \$1,170.29, an increase of \$113.30 per lot annually. She explained that a current vendor provides limited seasonal pool security, but the Board could consider other vendors. She stated that reserves are not included in the budget yet, a reserve study is expected this year, and prior developer contributions that had offset increases are no longer available. She further explains that some projected funds may roll over and could be moved into a reserve fund, but they are not intended to offset the budget increase.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-04 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

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

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

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns asked for a motion to Open the Public Hearing. She noted that notices were sent to residents and the ad had been placed in the paper

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

i. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that the resolution formally imposes the assessments and certifies them for collection on the tax bill. She opened the floor for public comment on the assessment roll, then turned it back to the Board. She clarified that the resolution certifies for collection both the newly approved O&M assessment amount and the previously levied debt assessments.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027

Ms. Burns presented Resolution 2026-06, which designates the regular monthly meeting date, time, and location. She noted that the proposed date and location remain the same, and the proposed meeting time also remains 11:00 a.m.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-07 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Thursday, November 12, 2026 – Regular Meeting Date) (Seat #3)

Ms. Burns presented Resolution 2026-07, which sets the date, time, and location for the landowners' election. She noted that landowners' elections are held every two years in November, with the proposed election taking place at the regular meeting on November 12. Seat #3 is the only seat up for this landowners' election, while two other seats have transitioned to the general election process for residents but will be declared vacant later because no residents qualified for them.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-07 Designating a Date, Time, and Location for a Landowners' Meeting and Election on Thursday, November 12, 2026 (Seat #3), was approved.

EIGHTH ORDER OF BUSINESS**Presentation of Fiscal Year 2025 Audit Report and Letter from Auditor**

Ms. Burns presented the Fiscal Year 2025 audit report and auditor's letter. She explained that the audit report showed no instances of non-compliance and no findings, meaning it was a clean audit. She noted that the audit was submitted to the state before the June 30 deadline and clarifies that, because it is an independent audit, the Board does not need to approve it, only accept it.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Accepting the Fiscal Year 2025 Audit Report and Letter from Auditor, was accepted.

NINTH ORDER OF BUSINESS**Ratification of Amended Pool Maintenance Services Agreement**

Ms. Burns presented the ratification of the amended pool maintenance services agreement. She noted that the amendment relates to a \$50 monthly fuel surcharge charged by the pool vendor, which will be removed if fuel prices fall below a certain threshold. She stated that the Chair has already approved it and that the Board is being asked to ratify the agreement

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Amended Pool Maintenance Services Agreement, was ratified.

TENTH ORDER OF BUSINESS**Goals and Objectives****A. Adoption of Fiscal Year 2027 Goals & Objectives****B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form**

Ms. Burns stated that the Board is reviewing the proposed Fiscal Year 2027 goals and objectives along with the review of the 2026 goals and objectives. She stated that the proposed 2027 goals are the same as the adopted 2026 goals, then corrects herself to clarify that the Board can approve the 2027 goals and authorize the chair to sign the required form at the end of the fiscal year for submission to the state.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Adoption of the Fiscal Year 2027 Goals & Objectives and

Approval of Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Collins had nothing to report.

B. Engineer

Mr. Malave reported that a stormwater facilities analysis report will be completed based on the goals and objectives, with a target completion date of September 1 to meet the required deadline. He noted that a state-mandated stormwater needs report will be required next year and will be included in the new fiscal year budget.

C. Field Manager's Report

Mr. Bailey stated that the monument cross beam where the sign panel sits had been replaced in May, looks good, and is now structurally sound. He reported that Continuum removed the foxtail palms around the amenity/pool area because they were killed during the freeze and asked for direction on whether the Board wanted to replace them. He suggested possible alternatives such as tropical hibiscus, smaller palms, or other cold-hardy plantings, while noting that replacing palms can be expensive and that the pool area may look fine without them. He said he could obtain a proposal if the Board wanted replacement options. He noted that the plant replacement budget is healthy and that filling in two areas near the pool would likely be minimal cost. He stated that the contractors and vendors are doing a great job and mentioned that some fence panels need to be put back up.

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

Ms. Burns stated the check register is in the agenda package for review. She offered to answer questions on any of the invoices.

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

ii. Balance Sheet & income Statement

Ms. Burns stated that the financial statements are included in the meeting package for the Board's review and clarifies that no Board action is required on those statements.

iii. Presentation of Number of Registered Voters – 481

Ms. Burns stated the required annual count of registered voters in the community as of April 15, stating that the current number is 481. She stated that this number is tracked for determining when Board seats transition to resident control, and that the threshold has already been met, with two seats transitioning to residents in November.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST 547 COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (the “Board”) are to be elected by the “Qualified Electors” of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Polk County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seats designated as “Seat 4” and “Seat 5”; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare Seat 4 and Seat 5 vacant, effective the second Tuesday following the general election, and Qualified Electors are to be appointed to such seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 4 and Seat 5 as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2026: Seat 4 (currently held by Milton Andrade) and Seat 5 (currently held by Brent Elliott).

SECTION 2. Until such time as the Board appoints Qualified Electors to fill the vacancy declared in Section 1 above, the incumbent Supervisors for Seat 4 and Seat 5 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of October 2026.

ATTEST:

**EAST 547 COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

☐Chairperson/ ☐Vice Chairperson

SECTION V



August 7, 2026

To Board of Supervisors
East 547 Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide for East 547 Community Development District ("District") for the fiscal year ended September 30, 2026 with an option to renew for four additional one-year terms.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities and each major fund, including but not limited to the general fund and debt service fund, and the disclosures, which collectively comprise the basic financial statements, of the District as of and for the fiscal year ended September 30, 2026 with an option to renew for four additional one year terms. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary Comparison Schedule

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The objective of our audit is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Examination Objective

The objective of our examination is to express an opinion as to whether the District is in compliance with Florida Statute 218.415, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include such tests of the District's records and other procedures as we consider necessary to provide a reasonable basis for our opinion.

Upon completion of our examination, we will issue a written report on the District's compliance. The report will include a statement indicating that it is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be, and should not be, used by any other parties.

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and will include tests of accounting records, and other procedures we consider necessary to enable us to express an opinion. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

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

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts. We will also request written representations from your attorneys as part of the engagement and they may bill you for responding to this inquiry.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the

unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

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

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; and (3) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations, and the provisions of contracts and grant agreements.

You are also responsible for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statement date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us

during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

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

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

Pursuant to Section 218.39(7), Florida Statutes, we will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any.

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

Other Services

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

You agree to assume all management responsibilities for the financial statements and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

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

We will provide copies of our reports to the District however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of McIntosh CPA and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of McIntosh CPA personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. Various documents reviewed or produced during the conduct of the audit may be

subject to Florida public records laws. The District agrees to notify McIntosh CPA of requests involving audit documentation.

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

Our fee for these services will not exceed \$4,200 for the fiscal year ended September 30, 2026. The fee for fiscal years 2027, 2028, 2029, and 2030 will not exceed \$4,300, \$4,400, \$4,500, and \$4,600 respectively, unless a change in activity occurs resulting in additional audit work. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fees are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

This agreement may be renewed on an annual basis, provided both parties mutually agree to all terms and fees. The annual renewal fee will be determined separately.

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

Reporting

We will issue written reports upon completion of our Audit and examination. Our reports will be addressed to the Board of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The foregoing notwithstanding, provided the required information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

McIntoshCPA

McIntosh CPA

RESPONSE:

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

Signature: _____

Title: _____

Date: _____

SECTION VI

**AGREEMENT FOR HOLIDAY LIGHTING SERVICES
(2026 – 2029)**

This Agreement (“Agreement”) is made and entered into this 11th day of August 2026, by and between:

EAST 547 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and having a mailing address c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District”); and

SPARKLING POOLS AND LIGHTS, LLC D/B/A FESTIVE GLOW, a Florida limited liability company, with a mailing address of 6333 Southwest 46th Drive, Gainesville, Florida 32608 (“Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District; and

WHEREAS, the District has a need to retain an independent contractor to provide the holiday lighting services described herein; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide the services identified in **Exhibit A**, attached hereto and incorporated by reference herein, in accordance with the terms of this Agreement (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. DUTIES. District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

A. Scope. Contractor shall provide the Services identified in **Exhibit A**, including any effort reasonably necessary to allow the District to receive the maximum benefit of

all of the Services and items described herein. To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this Agreement controls. Should any error or inconsistency appear in the Services, Contractor, before proceeding with the Services, must notify the District for the proper adjustment, and in no case proceed with the Services in uncertainty.

- B. *Property.*** This Agreement grants to Contractor the right to enter the District property that is subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent the Contractor needs to use or access non-District property while providing the Services, Contractor shall coordinate such use in advance with the District Representative (as defined herein).
- C. *Permits and License.*** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- D. *Standard of Performance.*** Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Services.
- E. *Means and Methods.*** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Services to ensure efficient and full completion.
- F. *District Representative.*** Contractor shall report directly to Jill Burns, who serves as District Manager, or her designee (the "District Representative"). Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to complete repair of any damage resulting from Contractor's activities within twenty-four (24) hours in instances affecting health, safety or welfare, and otherwise within five (5) calendar days.
- G. *Timing.*** Contractor shall coordinate commencement and completion of the Services with the District Representative. Initial installation shall be completed no later than the end of the week in November during which Thanksgiving falls. Removal shall be completed no later than the beginning of the third week in January, but not before the end of the first week of January. Contractor shall notify the District Representative in writing immediately upon recognizing any potential for a delay delivering the Services caused by itself or another contractor. Contractor must coordinate the Services with others performing work for the District as may

be necessary to successfully and safely complete the Services or as the District directs.

- H. ***Clean-Up.*** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor and may be applied as an offset to the final payment to Contractor.
- I. ***Subcontractors.*** Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relationships between any subcontractor and the District.

SECTION 3. COMPENSATION AND PAYMENT.

- A. ***Amount.*** In exchange for Contractor providing the Services, the District agrees to pay Contractor a total of **Seven Thousand, Three Hundred Twenty-Nine Dollars and Zero Cents (\$7,329.00)** per year for up to three (3) total annual terms, payable upon full execution of this Agreement, and on October 30 for each subsequent renewal term, all in accordance with the unit prices set forth in **Exhibit A**. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Contractor shall maintain records conforming to usual accounting practices.
- B. ***Payments and Invoices.*** All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C. ***Additional Services.*** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D. ***Conditions Precedent to Payment.*** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material

men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. TERM AND TERMINATION.

- A. *Term.*** This Agreement shall be effective as of the date first written above, and shall continue through September 30, 2027, unless terminated earlier in accordance with the terms of this Agreement. This Agreement shall automatically renew for an additional two (2) annual terms unless terminated earlier in accordance with the procedures provided in this Agreement. Any increase in price or change in scope of services must be approved in writing, executed by both Parties, prior to implementation of same; any change in price without such executed, written agreement shall be null and void.
- B. *Termination.*** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

SECTION 5. WARRANTY. The Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by the Contractor pursuant to this Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefor, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, without intending to limit any other remedies, Contractor shall correct, remove and replace it

promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

SECTION 6. INSURANCE.

A. *Limits.* The Contractor shall maintain throughout the term of this Agreement maintain insurance with limits of liability not less than the following:

Workers Compensation	In accordance with the laws of Florida
Employer’s Liability Coverage	\$1,000,000 per accident or disease

General Liability*	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000

**Must include Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors’ operation*

Automobile Liability covering any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed

<i>Bodily Injury and Property Damage</i>	\$1,000,000 combined single limit
--	-----------------------------------

B. *Requirements.* The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “Additional Insureds”) shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. The Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance

coverage, 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, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.

- C. ***Failure to Obtain Insurance.*** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A. ***Indemnification by Contractor.*** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Indemnitees"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) the Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.
- B. ***Obligations.*** Obligations under this section 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, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against the Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
- C. ***Subcontractors.*** Contractor shall ensure that all subcontracts related to the Services include this Section for the benefit of the Indemnitees.

SECTION 8. LIMITATION OF GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth 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 such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. If the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND ENFORCEMENT.

- A. ***Remedies.*** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance.
- B. ***Applicable 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. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Polk County, Florida.
- C. ***Attorney Fees.*** If either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing Party shall be

entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

- D. ***Third-Party Interference.*** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. INDEPENDENT CONTRACTOR STATUS. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to Contractor: Sparkling Pools and Lights, LLC d/b/a Festive Glow
6333 Southwest 36th Drive
Gainesville, Florida 32608
Attn: Jeb Bennett

B. If to District: East 547 Community Development District
c/o GMS - Central Florida, LLC
219 E. 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

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 Contractor may deliver Notice on behalf of the District and Contractor. 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.

SECTION 14. 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, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation 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 shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, Contractor 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 Contractor 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 Contractor'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 Contractor, Contractor 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. Contractor acknowledges that the designated Public Records Custodian for the District is **Jill Burns**.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL

**MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 219
E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801,
PHONE (407) 841-5524, OR BY EMAIL AT
JBURNS@GMSCFL.COM.**

SECTION 16. CONTRACTOR CERTIFICATIONS.

- A. *Capability.*** Contractor has the capacity to furnish (directly or by subcontract or through vendors) any tools, materials, supplies, equipment and labor necessary to complete the Services required of Contractor under this Agreement and Contractor has sufficient experience and competence to perform the Services under the Agreement and meets the qualification standards set forth herein.
- B. *Authorization.*** Contractor is authorized to do business in Polk County and the State of Florida and is properly licensed (to the extent required by law) by all necessary governmental authorities having jurisdiction over the Services.
- C. *E-Verify Requirements.*** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- D. *Scrutinized Companies.*** In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies and Other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies and Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
- E. *Anti-Human Trafficking.*** Contractor 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*. Contractor agrees to execute an affidavit in

compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

- F. ***Public Entity Crimes.*** Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- G. ***Foreign Influence.*** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 17. MISCELLANEOUS.

- A. ***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.
- B. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- C. ***Execution.*** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. The Parties agree that electronic signatures may be used to sign this Agreement and shall have the same force and effect as a written signature.
- D. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- E. ***Agreement; Amendments.*** This instrument shall constitute the final and complete expression of agreement between the Parties relating to the subject matter of this Agreement. 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 Parties.
- F. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with

the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

- G. *Successors; Assignment.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.
- H. *Authorization.*** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

[Signatures on Following Page]

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: Milton Andrade
05F2744F40FE41E...
☒ Chairperson/ ☐ Vice Chairperson,
Board of Supervisors
Date: 2026-08-10

**SPARKLING POOLS AND LIGHTS, LLC
D/B/A FESTIVE GLOW**, a Florida limited
liability company

Signed by: Jeb Bennett
D4B0FDD8B20624B8...
By: _____
Print: Jeb Bennett
Its: Owner
Date: 2026-08-11

Exhibit A: Scope of Services

Exhibit A: Scope of Services

Festive Glow

PROPOSAL

Checks payable to: Festive Glow
6333 SW 46th Drive Gainesville, FL 32608
Phone: (352) 827 - XMAS (9627)
Website: FestiveGlowLighting.com



Residential • Commercial • Community
Supplies • Installation • Removal
Email: FestiveGlow@outlook.com

Customer: East 547 CDD - Attn: Matt Fisher Date: 07 / 17 / 2026
Address: 219 E Livingston Street City: Orlando Zip: 32801
Phone W: (407) 841- 5524 E-mail: MFisher@gmscfl.com

East 547 CDD – Geneva Landings – Holiday Lighting 2026

Amenity Center - \$4,929.00

- All sides of the roofline of the amenity center will be lined with warm white LED C9 Bulbs- \$3,800.00
- 36-inch wreath lit with warm white led mini lights will be installed on the amenity center under the peak of the roofline (above the entrance)- \$269.00
- The bushes to the left and right of the entrance gate in front of the amenity center will be wrapped with LED warm white mini lights - \$860.00



Entry Sign - \$2,400.00

- Install community owned garland and wreaths on main entry sign (double sided)
- Install community owned lights on top of the pergola, and wrapping of the palm tree in LED mini lights behind the entry sign (not pictured)



Proposal Total - \$7,329.00

Pricing Based off of 3-Year Agreement for the 2026, 2027, and 2028 Holiday Seasons!
(Price lock for 3 years - pending Budget Availability; we will replace Geneva Landings Main Sign décor as it goes bad (some of which is this year))

SECTION VII

SECTION B

SECTION 1



MEMORANDUM

DATE: SEPTEMBER 21, 2026
TO: EAST 547 COMMUNITY DEVELOPMENT DISTRICT (CDD)
FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY
SUBJECT: EAST 547 CDD ANNUAL GOALS INSPECTION REPORT

Introduction

This report provides the findings of an annual inspection of the structures and areas owned by East 547 CDD, conducted on August 24, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned by the CDD were found to be in generally good condition. Stormwater structure and general curb/sidewalk maintenance are recommended. The attached Photo Log provides recommendations for appropriate actions to be taken to remedy the condition of the structure or area.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map
Attachment 2. 2026 Annual Goals Inspection Photo Log

SECTION 2



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

Sent Via Email: jburns@gmscfl.com

August 21, 2026

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

Subject: **Work Authorization Number 2027-1
East 547 Community Development District
District Engineering Services – FY 2027
City of Davenport, Florida**

Dear Ms. Burns:

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

I. General Engineering Services

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

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

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

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

Ms. Jillian Burns
East 547 CDD
Work Authorization 2027-1
August 21, 2026

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

Sincerely,

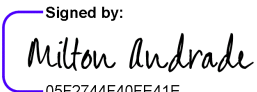


Reinardo Malavé, P.E.
Associate Vice President

RM:ap

Q:\East 547 CDD_50150425\Adm\Correspondence\AAS\East 547 CDD FY 2027 District Engineering Services – 08-21-2026
Enclosures

APPROVED AND ACCEPTED

Signed by:

By: 05F2744E40FE41E...
Authorized Representative of
East 547 Community Development District
Date: 2026-08-31



Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION C

E547 CDD

Field Management Report

Completed Items

- A field review of the District's landscaping has been completed. Areas in need of a mulch refresh and two missing maple trees were identified.
- Majesty Palms have been planted in the planting beds on the pool deck to provide a more tropical feel.
- Emergency exit sign at the amenity has been replaced.
- Touch-up painting has been completed inside the amenity sitting area.
- Stone siding has been resecured to the amenity entry and the monument.
- Trash was removed from around the amenity and playground area.
- Stop and street signs have been straightened throughout the District.
- Vinyl fencing that was knocked down by high winds has been resecured.



Contracted Services

- All contracted service vendors continue to provide satisfactory service and maintain compliance with their contract requirements.
- Landscaping beds with excessive weeds have been identified and conveyed to Continuum.

In Progress

- Replace the cracked round tabletops located at the amenity sitting area.
- Engineer's annual inspection action item list.



SECTION 1



SECTION (a)

833.378.4088 - www.continuumservices.com
5935 K-Ville Avenue | Winter Haven FL 33880

Job Information:

Job Name Geneva Landings

Site Address 1128 Mountain Flower In

City/State/Zip Davenport, FL 33896

Enhancement Name Erosion Repair

Work Order Number

Proposed By Luis Vaca

Date Proposed 9/10/2026

Billing:

Company Name

Contact Name Mat Fisher

Phone # 863-956-6207

Email Mfisher@gmscfl.com

Billing Email

Billing Address 1128 Mountain Flower In

City/State/Zip Davenport, Fl 33896

SCOPE OF SERVICE:		COST
1. Install 20) 20lbs bags of concrete under wall area to help with washout erosion		
2. Install 4) yards of fill dirt		
3.Install approx. 120 s.f of bahai sod to furnish wahout area		
4. Install 3 c.y. of pine bark mulch to furnish opposite side of wall		
TOTAL	\$3,223.00	

Price includes all materials and price to install materials. All plant material has a limited one year warranty. Plant material that dies within one year of planting will be replaced at no cost one-time replacement. Warranty does not cover death of plant material due to lack of water, over watering, vandalism, natural disaster, weather or animal damage. Plant material may be subject to change due to availability of nursery stock.

The Customer Contact hereby authorizes Continuum to complete the Scope of Services as described herein and agrees to the attached Terms and Conditions. Continuum Services will not be held liable or responsible for damage to any unmarked underground lines, wires, cables, pipes, or other utilities. A service charge shall be added to all balances not paid with 30 days of this proposal, which shall be equal to the lower of 1.5% per month (18% per year) and the highest rate permitted by law. In addition to the service charge, Client shall reimburse Continuum for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by Continuum in collecting overdue amounts. Price is valid for 30 days from date of proposal.

Authorized Signature

Date _____

Printed Name

SECTION (b)

**Toole's Tractor Services & H2O
Weed Control, LLC**
P.O. Box 672
Lake Alfred, FL 33850

Toole's Tractor Services
& H₂O Weed Control
 Joell: 363.297.2902 • Office: 689.503.7424 • Mary: 727.742.8674
 Licensed & Insured An Environmental Company

Estimate no.: 1676
Estimate date: 08/31/2026
Expiration date: 09/30/2026

Accepted date Accepted by

Accepted date

SECTION 2

SECTION (a)

**Job Information:**

Job Name	Geneva Landings
Site Address	1128 Mountain Flower In
City/State/Zip	Davenport, FI 33896
cement Name	2 Maple Trees
Order Number	
Proposed By	Luis Vaca
Date Proposed	9/10/2026

Billing:

Company Name	
Contact Name	Mat Fisher
Phone #	863-956-6207
Email	Mfisher@gmscfl.com
Billing Email	
Billing Address	1128 Mountain Flower In
City/State/Zip	Davenport, FL 33896

[illegible]

Price includes all materials and price to install materials. All plant material has a limited one year warranty. Plant material that dies within one year of planting will be replaced at no cost one-time replacement. Warranty does not cover death of plant material due to lack of water, over watering, vandalism, natural disaster, weather or animal damage. Plant material may be subject to change due to availability of nursery stock.

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Authorized Signature

Date

Printed Name

Maple's



SECTION (b)



Billing:

Company Name	
Contact Name	Mat Fisher
Phone #	863-956-6207
Email	Mfisher@gmscfl.com
Billing Email	
Billing Address	1128 Mountain Flower In
City/State/Zip	Davenport, FL 33896

Price includes all materials and price to install materials. All plant material has a limited one year warranty. Plant material that dies within one year of planting will be replaced at no cost one-time replacement. Warranty does not cover death of plant material due to lack of water, over watering, vandalism, natural disaster, weather or animal damage. Plant material may be subject to change due to availability of nursery stock.

Page 1 of 1

Sod





Sod

SECTION (c)



Billing:

Company Name	
Contact Name	Mat Fisher
Phone #	863-956-6207
Email	Mfisher@gmscfl.com
Billing Email	
Billing Address	1128 Mountain Flower In
City/State/Zip	Davenport, FL 33896

Price includes all materials and price to install materials. All plant material has a limited one year warranty. Plant material that dies within one year of planting will be replaced at no cost one-time replacement. Warranty does not cover death of plant material due to lack of water, over watering, vandalism, natural disaster, weather or animal damage. Plant material may be subject to change due to availability of nursery stock.

Page 1 of 1

SECTION (d)



Billing:

Company Name	
Contact Name	Mat Fisher
Phone #	863-956-6207
Email	Mfisher@gmscfl.com
Billing Email	
Billing Address	1128 Mountain Flower In
City/State/Zip	Davenport, FL 33896

[illegible]

Price includes all materials and price to install materials. All plant material has a limited one year warranty. Plant material that dies within one year of planting will be replaced at no cost one-time replacement. Warranty does not cover death of plant material due to lack of water, over watering, vandalism, natural disaster, weather or animal damage. Plant material may be subject to change due to availability of nursery stock.

The Customer Contact hereby authorizes Continuum to complete the Scope of Services as described herein and agrees to the attached Terms and Conditions. Continuum Services will not be held liable or responsible for damage to any unmarked underground lines, wires, cables, pipes, or other utilities. A service charge shall be added to all balances not paid with 30 days of this proposal, which shall be equal to the lower of 1.5% per month (18% per year) and the highest rate permitted by law. In addition to the service charge, Client shall reimburse Continuum for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by Continuum in collecting overdue amounts. Price is valid for 30 days from date of proposal.

SECTION 3

Aug 7, 2026 at 10:38AM



ESTIMATE

Resort Pool Services

14711 Henson Road
Orlando, FL 32832

info@resortpoolservices.com
(321) 321-7751
(321) 689-6210



Bill to

Geneva Landings/East 547 CDD
1145 Mountain Flower Ln
Haines City, FL 33844
invoices@gmscfl.com

Estimate details

Estimate no.: EST-1148

Estimate date: 09/21/2026

Valid until: 10/21/2026

Service location: Pool - 1145 Mountain Flower Ln

#	Product or service	Description	Qty	Rate	Amount
1.	Repair	Drain pool acid ws and replace floor returns to prevent staining	1	\$2,800.00	\$2,800.00

Estimate total **\$2,800.00**

Review and approve online: https://app.avolv.ai/estimate/view/eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9.eyJlc3RpbWFOZUIkljoY211YmR3cjQ3MDBxcDVqaG93NGR1bW1kZCI6IjE3RpbWFOZS12aWV3IiwiaWF0IjoxNzkxMDAzNTc1LCJleHAiOiE3OTc3Nzk1NzV9.60o7EuMcvnCjh_B_NjCEAidtJsyyKSkKlm24DNjO6UM

Approval Approve online using the link above, or sign here and return this page to us.

Printed name

Signature

Date

SECTION 4



Lawn Maintenance Service Agreement

Office: 5935 SR 542 West | Winter Haven, FL 33880

Remit Pmt: 23640 Research Dr | Farmington Hills, MI 48335

Office: 248.286.5200

Property Name	Geneva Landings
Property Address	Geneva Landings Blvd.
	Davenport, FL 33837
Property Contact Name	
Property Contact Phone	
Email Address	
Billing Address	
Billing Contact Name	
Billing Contact Phone	
Email Address	

This **Agreement** is for **Lawn Maintenance** services to be performed at the above-identified Property (or as more specifically set forth on any attached Location Specification Schedule) **during contract term below. Payment schedule can be found on Page 8.**

CONTRACT TERM: OCTOBER 1st, 2026 through SEPTEMBER 30th, 2027

Description of Services

Continuum Services, LLC ("Continuum") agrees to provide the following services to the owner or manager of the property identified on page 1 (the "Client"), at that property (the "Property"):

1. Mowing, Edging, Trimming, & Cleaning of Turf Areas

- 1.1 All turf will be cut once each week during the growing season (April 1 through October 31). During the dormant season (November 1 through March 31), turf will be cut every other week or as conditions warrant.
- 1.2 All embankments and retention ponds will be cut to the water's edge.
- 1.3 Debris is to be removed from the lawn areas before any cutting is performed. Lawns are to be mowed in an alternating pattern where possible at mower deck height of three (3) to five (5) inches, depending on the season.
- 1.4 Clippings will be removed from all concrete and asphalt surfaces, including, but not limited to, sidewalks, porches, driveways, patios, and carports, following each mowing, and all sidewalks will be blown off to remove debris generated during service.
- 1.5 Any obstacles, such as garden hoses, lawn décor, lawn furniture, etc., shall be removed by property management or residents prior to weekly mowing services.
- 1.6 Any area too wet for proper mowing will be mowed when the ground is dry enough to allow for mower operation
- 1.7 All concrete walks, drives and curbs are to be edged with a blade edger every other week. Debris and trimmings from edging will be cleaned and removed the day the edging is completed. Continuum shall not be liable for any damage to underground utilities, including but not limited to irrigation lines, electrical lines, cable lines, telephone lines, gas lines, water lines, drainage systems.

2. Weed Control: Pavement & Beds

- 2.1 All common-area pavement (including curbs, joints in walks, decks, and driveways) and shrub bed areas will receive applications of nonselective herbicide, to keep said areas free of weeds and unwanted vegetation, by means of post-emergent application, manual hand-pulling, and/or mechanically with a string trimmer. Additionally, trash will be removed during service.
- 2.2 Beds and lots will be serviced, unless otherwise noted.

3. Shrub Trimming & Pruning

- 3.1 Ornamental shrubbery will be pruned up to a height of six (6) feet in twelve (12) pruning rotations per year. Planted areas will be detailed weekly on a sectional basis, with each weekly section representing one-fourth of the Property during the growing season and one-eighth of the Property during the dormant season.
- 3.2 Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as each species' growth habit dictates. Ornamental trees and plants will be selectively pruned to maintain their natural habit and to ensure health and vigor as needed. In accordance with recommended horticultural practices.
- 3.3 Ground covers and vines will be sheared as necessary in a uniform manner to maintain neat, clean edges, surfaces, and overall appearance.
- 3.4 Tree limbs will be pruned up to a height of eight (8) feet to maintain an eight (8) foot overhead clearance over walkways, and trunks and bases will be kept free of suckers. No limb larger than one and one-half (1½) inches in diameter will be cut or removed. Any tree requiring trimming above eight (8) feet or specialized equipment will be proposed as a separate scope of work.
- 3.5 Rotational service maps will be provided.
- 3.6 Remove and dispose of all generated debris from the property

4. Bed & Tree Ring Edging

- 4.1 Bed edges around color beds, shrub beds, open beds, and tree rings will be kept clean and well-defined to prevent encroachment from the lawn and mulch from spilling onto turf areas, but not so frequently that the bed line expands into the turf.
- 4.2 Continuum shall not be liable for any damage to underground utilities, including but not limited to irrigation lines, electrical lines, cable lines, telephone lines, gas lines, water lines, drainage systems.
- 4.3 Additional edging service is available upon the Client's request.

5. Mulch Installation

- 5.1 Upon the Client's request, mulch services will be included in the price, with the depth, type, and color agreed upon by both the Client and Continuum. If removal of old mulch is necessary for plant health, the service will incur an additional charge.

6. Turf Fertilization & Weed Control

- 6.1 All St. Augustine, Zoysia, and Bermuda turf and all plant material will be fertilized two (2) times per year with a 75% slow-release granular fertilizer, blended to provide a balanced nutrient package including all necessary minor and trace elements.
- 6.2 The Property will be inspected and/or treated two (2) times per year to ensure that turf and plant material are in good health, show good color and growth habits, and are reasonably free of commonly associated pests. Soil samples are not the determining factor for this program.

7. Plant Health Care Services

- 7.1 A pesticide program will be provided as needed to suppress infestations of weeds and insects on all turf areas, plant material, and landscape beds where and when applicable. Any insect infestation will be treated on an as-needed basis.
- 7.2 An Integrated Pest Management (IPM) program targeting identified insects, scales, and fungi will be performed two (2) times per year to reduce the chemical footprint and limit die-off of beneficial insects.
- 7.3 Treatment of turf and plant material for disease and fungi requires special care on a case-by-case basis and is available under a separate agreement. Fungi are an ever-present, soil-bound condition with no preventive cure; treatments address existing conditions only.
- 7.4 This program is limited to turf and plant insects and excludes ants, fire ants, fleas, ticks, mosquitoes, gnats, and any general household pests.
- 7.5 Property management will be notified one (1) week in advance of any horticultural service, and a service report will be sent to property management when services are completed.

8. Irrigation Services

- 8.1 The irrigation system will be activated once per month for an above-ground inspection. Any deficiencies will be noted in a Monthly Inspection Report, which will be sent to property management when services are completed.
- 8.2 Automatic controllers will be adjusted to set watering frequency and duration appropriate to prevailing seasonal conditions, and all functioning spray heads will be adjusted to ensure proper coverage.
- 8.3 Repairs noted during an inspection, including nozzles clogged by broken lines or by reclaimed, well, or potable water contamination and non-functional irrigation heads, will be handled as follows: repairs totaling up to \$500.00 will be performed at the time of inspection and billed separately, and any repairs exceeding \$500.00 will be proposed to the Client for approval and billed separately upon completion.
- 8.4 Repair of damage caused by Continuum during its landscape maintenance activities is Continuum's responsibility and will be made at no charge. Irrigation heads that do not recess after operation are considered non-functioning, and damage to such heads from mowers is not covered by warranty.
- 8.5 Continuum assumes no liability for conditions beyond its control, disclaims all express or implied warranties, and is not responsible for the condition of the landscape or irrigation system resulting from natural disaster, drought, freeze, irrigation deficiencies, residents turning off timers or water valves, storm damage, vandalism, or pedestrian or vehicle damage.

9. Special & Additional Services

- 9.1 An Operations Manager will be assigned to the Property and will serve as the site manager for all crews. An Account Manager will also be assigned to oversee the entire Property and serve as the primary point of contact for all matters relating to the services provided under this Agreement.
- 9.2 Continuum will supervise and direct the work and its employees and is solely responsible for all techniques, sequences, procedures, and coordination of services, and for the actions of its employees. Continuum personnel will maintain a neat appearance in suitable clothing with company identification uniforms.
- 9.3 Additional services are optional services, not included in the contract price, that the Client may request at any time. Continuum will provide a proposal for each requested service, and the Client must provide a signed approval of the proposal before the service is scheduled and performed. Approved additional services will be billed after completion.
- 9.4 Additional services include, but are not limited to: landscape design and install; annual flowers; new plantings; hand watering; excessive leaf cleanup; tree removal; large tree trimming; crape myrtle trimming; palm tree trimming over eight (8) feet; hard pruning due to freeze damage or flood, or to reduce overall size; removal of plant material that has died due to freeze, flood, fire, or another act of nature; irrigation design

and install, reinstallation, or modification; major cleanup due to storms, hurricanes, tornadoes, or another act of nature; brick paver and block wall install.

Contract Terms & Conditions

10. Acceptance

- 10.1 This proposal is valid for acceptance within thirty (30) days from the date of issuance, and prices are subject to change without notice before the Client's acceptance.
- 10.2 If the Client's order is an acceptance of a written proposal provided by Continuum, without the addition of any other terms, conditions, or modifications, this document will serve solely as an acknowledgment of the order, pending credit approval. The Client's acceptance of goods and/or services provided by Continuum under this order will constitute acceptance of these terms and conditions by the Client.
- 10.3 If the Client's order is not an acceptance of such a proposal, this document will be considered Continuum's offer, subject to credit approval, to provide goods and/or services in accordance with the terms and conditions outlined below. If Continuum does not receive a response from the Client within two (2) weeks from the date of this document, the Client's silence will be considered acceptance of these terms and conditions, and performance will proceed accordingly.

11. Exclusions from Work

- 11.1 Continuum's obligation is limited to the work as defined and does not include any modifications to the Premises under the Americans with Disabilities Act or any other law or building code(s). Please note that Continuum will not enter any private courtyards or patio areas to provide any services, unless otherwise specified in Section 27, Special Addenda, below.

12. Payment Terms

- 12.1 All labor, equipment, and materials required for the seasonal work will be provided for the total contract price, payable in twelve (12) equal installments due monthly from January 1st through December 1st. The Client shall pay Continuum's invoices within thirty (30) days of the invoice date. Equal monthly installments do not necessarily reflect the cost of services performed. All payments shall be remitted to Continuum Services, LLC, 23640 Research Dr, Farmington Hills, MI 48335, or to such other address as Continuum may designate in writing.
- 12.2 If payment is not received as required, Continuum may suspend performance, with the completion timeline extended by at least the length of the suspension period. The Client will be responsible for all reasonable shutdown, standby, and start-up costs due to the suspension.
- 12.3 A monthly service charge of 1.5% will be applied to unpaid balances after thirty (30) days, equating to an annual rate of 18%. The Client shall also cover all costs, including attorneys' fees, incurred by Continuum in collecting overdue amounts and enforcing these terms.

13. Time for Completion

- 13.1 Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Continuum, all dates provided by Continuum or its representatives for commencement, progress or completion are estimates only. While Continuum shall use commercially reasonable efforts to meet such estimated dates, Continuum shall not be responsible for any damages for failure to do so.
- 13.2 All services under this Agreement are performed weather permitting. Continuum may, in its reasonable judgment, reschedule, delay, or modify any service when rain, wind, lightning, extreme heat or cold, frozen or saturated ground, drought or watering restrictions, or other weather or site conditions make performance unsafe, impractical, or potentially harmful to the Property. Services postponed due to weather will be rescheduled as soon as reasonably practicable. Such delays or modifications shall not constitute a breach

of this Agreement and shall not entitle the Client to any reduction in the contract price. This Section is in addition to, and does not limit, Section 17.

14. Access

- 14.1 Continuum and its contractors or subcontractors shall be granted access to the Premises during regular business hours, or other agreed-upon times with the Client, as needed for the performance of work, including access to sufficient areas for staging, mobilization, and storage. Access to address any emergency condition shall not be restricted.

15. Permits & Government Fees

- 15.1 Continuum, with the Client's assistance, shall secure and pay for building permits, governmental fees, licenses, and inspections necessary for the proper performance and completion of the work. These shall be obtained when legally required, either upon receipt of bids from Continuum's subcontractors, the conclusion of negotiations, or the effective date of a relevant Change Order, whichever is later. The Client is responsible for securing any necessary approvals, easements, assessments, and charges for the construction, use, or occupancy of permanent structures, or for permanent modifications to existing facilities.

16. Concealed or Unknown Conditions

- 16.1 If Continuum encounters conditions during the work that are either (i) subsurface or otherwise concealed, materially differing from those indicated in the drawings expressly incorporated herein, or (ii) unknown physical conditions of an unusual nature that differ materially from those typically found and generally recognized as inherent in construction activities of this type, Continuum shall promptly notify the Client before significantly disturbing such conditions. If these conditions materially differ and result in an increase in Continuum's cost or time required for performance, Continuum shall be entitled to an equitable adjustment in the contract price, contract time, or both, and the Client shall consent to such adjustments via a Change Order.

17. Conditions Beyond Control of Parties

- 17.1 If Continuum shall be unable to carry out any material obligation under this Agreement due to events beyond its control, such as acts of God, governmental or judicial authority, insurrections, riots, labor disputes, labor or material shortages, fires, or explosions, this Agreement shall at Continuum's election (i) remain in effect but Continuum's obligations shall be suspended until the uncontrollable event terminates; or (ii) be terminated upon ten (10) days' notice to the Client, in which event the Client shall pay Continuum for all parts of the work furnished to the date of termination.

18. Client's Breach

- 18.1 Each of the following events or conditions shall constitute a breach by the Client and shall give Continuum the right, without an election of remedies, to terminate this Agreement by delivery of written notice declaring termination, upon which event the Client shall be liable to Continuum for all work furnished to date and all damages sustained by Continuum (including lost profit and overhead):
- (a) Any failure by the Client to pay amounts due more than thirty (30) days after the date of the invoice therefor; or
 - (b) Any failure by the Client to perform or comply with any material provision of this Agreement.

19. Fuel & Materials Cost Volatility

- 19.1 Pricing under this Agreement may be subject to change throughout the term(s) due to the volatility in the fuel and materials market. Continuum will have the opportunity to revisit pricing annually with the Client in

good faith if pricing of fuel or materials increases by 5% over prevailing local costs at any time during the contract year. In the event fuel or material prices increase by 20% or more at any time during the contract year, Continuum has the right to adjust pricing immediately to recover the additional cost as long as the fuel increase is in effect. Fuel used in commuting to and from the job site is not applicable

20. Indemnification

- 20.1 Continuum and the Client shall indemnify, defend and hold each other harmless from all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. However, neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the negligence or misconduct of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination. Notwithstanding any contrary provision, neither party shall be liable to the other for any special, incidental, consequential or punitive damages.

21. Applicable Law

- 21.1 This Agreement is made and shall be interpreted and enforced in accordance with the laws of the state in which the work is performed.

22. Subcontractors/Assignment

- 22.1 Continuum reserves the right to engage the services of a qualified subcontractor to perform the services under this Agreement. Continuum shall remain responsible for the performance of such services as otherwise provided hereunder. This Agreement may be assigned by either party upon written notification of its intent to do so. Either party reserves the right to cancel this Agreement upon receipt of the other party's notice of assignment.

23. Entire Agreement

- 23.1 This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter hereof and merges and supersedes all prior discussions, agreements and understandings of any and every nature between them as to the subject matter hereof. Modifications, additions or deletions to this Agreement must be in writing and signed by the parties. No documents shall be incorporated into this Agreement by reference except to the extent Continuum is a signatory thereto.

24. Responsibility for Damages

- 24.1 Continuum is licensed as necessary to provide these services, will exercise all due caution during services provided, and will be responsible for any physical damage to the Property resulting directly from Continuum's negligence or willful misconduct.
- 24.2 Continuum will assume the responsibility for contacting the local utility location services for underground locations as needed to perform service. However, Continuum will not be held responsible for any sub-surface lines, which are not normally located and marked by the local utility location services. These would include, but are not limited to, invisible dog fences, cable TV, telephone lines, security lines, irrigation or lighting systems, gas barbecue lines, and pool equipment lines.

25. Insurance

- 25.1 Prior to commencement of the agreed services, Continuum will provide certificates of insurance issued by an insurance company or companies reflecting Continuum's insurance coverage for workers' compensation in statutory limits and Employers' Liability with minimum limits of \$500,000 each accident/disease limit/disease-each employee, Commercial General Liability, including products and completed operations coverage, premises liability, blanket contractual liability, personal injury (employees' exclusion deleted) \$1,000,000 per occurrence Bodily Injury and Property Damage, \$2,000,000 aggregate and Comprehensive Auto Liability, including owned, non-owned, or hired vehicles coverage in the amount of \$1,000,000 combined single limit. Such certificates shall list Continuum and the Client as an "Insured" or "additional insured." The certificates shall provide no less than thirty (30) days' written notice to Continuum prior to any cancellation of such coverage.

26. Termination

- 26.1 This Agreement may be canceled with cause upon thirty (30) days' written notice via Certified Mail/Return Receipt Requested to the attention of the Client's assigned Account Manager. If Continuum fails to correct any deficiencies within the thirty (30) days, this Agreement will become null and void, and all services rendered will be due and payable as per the terms of this Agreement.

27. Special Addenda

- 27.1 None.

28. Attachments & Site Maps

- 28.1 The site map(s) and/or photo(s) attached hereto as Exhibit A are incorporated into this Agreement and shall form an integral part of the terms outlined. Both parties acknowledge that these images accurately represent the site and will be used as reference for the duration of the lawn maintenance services.

As indicated by the signatures below, each party has read, fully understands, and agrees to the terms and conditions in all areas of this Agreement.

Client		Continuum Services, LLC	
By		By	
Name		Name	
Title		Title	
Date		Date	October 5, 2026

East 547 CDD Landscape Fee Summary

October 1st 2026 through September 30th 2027

Contractor: Weber ES/Continuum Services

Address: 5935 K-Ville Avenue
Winter Haven, FL 33880
Phone: 407-840-0889
Fax:
Contact: Alan Hirschfelder
Email: ahirschfelder@webers.com

Property: East 547 CDD ("Geneva Landings")
Address: Geneva Landings Blvd & Davenport Blvd.
Davenport, FL 33844
Phone: (407) 347-2453
Contact: Allen Bailey
Email: aballey@gmscdl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES													
Mowing/Detailing	8,365	8,365	8,365	8,365	8,365	8,365	8,365	8,365	8,365	8,365	8,365	8,365	\$100,379
1-Overseed, Aeration													
TURF CARE													
(Schedule B)				2,586			2,536			2,536			\$7,759
Bahia/St Augustine Fert													
TREE/SHRUB CARE													
(Schedule C)				1,245						1,245			\$2,490
Tree/Shrub Fert													
BED DRESSING - Estimate mulch yds													
(Schedule E - B.)													\$0
Per Yard Pricing Installed													
PALM TRIMMING													
(Schedule E - C.) Per Palm Price:													\$0
ANNUAL CHANGES													
(Schedule E - A.)													\$0
Per Annual Pricing													
IRRIGATION MAINT.													
(Schedule D)	349	349	339	339	339	339	339	339	339	339	339	339	\$4,190
TOTAL FEE PER MONTH:	\$8,714	\$8,714	\$8,704	\$12,535	\$8,704	\$8,704	\$11,240	\$8,704	\$8,704	\$12,485	\$8,704	\$8,704	\$114,616
Flat Fee Schedule	\$9,551	\$9,551	\$9,551	\$9,551	\$9,551	\$9,551	\$9,551	\$9,551	\$9,551	\$9,551	\$9,551	\$9,551	\$114,616

Essential Services	\$114,818
Mowing/Detailing/Irrigation/Fert and F	

Extra Services	\$0
Annual Changes, Palm Pruning, Mulch	

TOTAL	\$114,817.59
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SECTION D

SECTION 1

East 547

Community Development District

Summary of Checks

May 01, 2026 to August 31, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	5/5/26	601-606	\$ 6,839.22
	5/8/26	607-610	\$ 16,503.37
	5/14/26	611-616	\$ 22,583.59
	5/21/26	617-620	\$ 2,557.18
	6/4/26	621-623	\$ 765.86
	6/12/26	624-627	\$ 6,933.58
	6/23/26	628-631	\$ 17,900.73
	6/26/26	632-632	\$ 438.00
	7/10/26	633-635	\$ 4,426.46
	7/24/26	636-644	\$ 15,381.92
	7/31/26	645-645	\$ 2,227.00
	8/7/26	646-648	\$ 6,557.89
	8/14/26	649-651	\$ 7,912.04
	8/21/26	652-656	\$ 18,723.18
Total			\$ 129,750.02

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
5/05/26	00044	4/28/26	17797	202604 330-57200-48201	JANITORIAL SERVICES APR26	*	1,050.00		
					CSS CLEAN STAR SERVICES			1,050.00	000601
5/05/26	00043	4/14/26	13	202604 310-51300-31301	AMORTIZATION SCHEDULE S23	*	500.00		
					DISCLOSURE SERVICES LLC			500.00	000602
5/05/26	00057	3/31/26	10	202603 330-57200-48000	AMENITY PRESSURE WASH	*	740.50		
		3/31/26	8	202603 320-53800-47800	FENCE REPAIR	*	55.00		
		3/31/26	9	202603 320-53800-47800	PLACE NEW DOG STATION	*	454.28		
					GOVERNMENTAL MANAGEMENT SERVICES-TA			1,249.78	000603
5/05/26	00040	4/20/26	14685	202603 310-51300-31500	GENERAL COUNSEL MAR26	*	1,773.61		
					KILINSKI VAN WYK, PLLC			1,773.61	000604
5/05/26	00056	4/20/26	101738	202604 330-57200-34500	SECURITY SERVICES APR26	*	390.83		
					NATION SECURITY SERVICES LLC			390.83	000605
5/05/26	00041	4/29/26	31566	202604 330-57200-48000	REPLACE TORO VALVE	*	225.00		
		5/01/26	31791	202605 330-57200-48500	POOL MAINTENACE MAY26	*	1,650.00		
					RESORT POOL SERVICES			1,875.00	000606
5/08/26	00050	4/30/26	12192519	202604 310-51300-48000	NOT OF BOS MEETING APR26	*	320.93		
					USA TODAY CO. LOCALIQ			320.93	000607
5/08/26	00057	12/31/25	2	202512 320-53800-47800	FENCE REPAIR	*	503.25		
		12/31/25	3	202512 320-53800-47800	FENCE REPAIR & PRES. WASH	*	4,739.19		
					GOVERNMENTAL MANAGEMENT SERVICES-TA			5,242.44	000608
5/08/26	00041	4/01/26	31375	202604 330-57200-48500	POOL MAINTENANCE APR26	*	1,650.00		
					RESORT POOL SERVICES			1,650.00	000609
5/08/26	00035	5/01/26	219989	202605 320-53800-46200	LANDSCAPE MAINT. MAY26	*	9,290.00		
					WEBER ENVIRONMENTAL SERVICES, INC.			9,290.00	000610

E547 EAST 547 CDD IARAUJO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/14/26	00037	5/01/26 051426-S	202605 300-20700-10000	TRANSFER OF TAX RCPT S23	*	708.26	
				EAST 547 CDD/US BANK			708.26 000611
5/14/26	00037	5/14/26 051426-S	202605 300-20700-10000	TRANSFER OF TAX RCPT S21	*	427.30	
				EAST 547 CDD/US BANK			427.30 000612
5/14/26	00001	5/01/26 175	202605 320-53800-34000	FIELD MANANGEMENT MAY26	*	1,351.92	
		5/01/26 176	202605 310-51300-34000	MANAGEMENT FEES MAY26	*	3,444.00	
		5/01/26 176	202605 310-51300-35200	WEBISTE ADMIN MAY26	*	108.17	
		5/01/26 176	202605 310-51300-35100	INFO TECHNOLOGY MAY26	*	162.25	
		5/01/26 176	202605 310-51300-31300	DISSEMINAYION AGENT MAY26	*	540.75	
		5/01/26 176	202605 330-57200-48300	AMENITY ACCESS MAY26	*	833.33	
		5/01/26 176	202605 310-51300-51000	OFFICE SUPPLIES	*	3.28	
		5/01/26 176	202605 310-51300-42000	POSTAGE	*	28.24	
		5/01/26 176	202605 310-51300-42500	STAPLES-SIGN	*	5.69	
				GOVERNMENTAL MANAGEMENT SERVICES CF			6,477.63 000613
5/14/26	00047	4/23/26 70250389	202604 330-57200-48100	PEST CONTROL MAY26	*	44.00	
				MASSEY SERVICES INC.			44.00 000614
5/14/26	00056	5/04/26 102039	202605 330-57200-34500	SECURITY SERVICES	*	463.20	
		5/11/26 102040	202605 330-57200-34500	SECURITY SERVICES	*	463.20	
				NATION SECURITY SERVICES LLC			926.40 000615
5/14/26	00060	5/04/26 2690	202605 320-53800-47800	REPLACE WOOD BEAM W ALUMI	*	14,000.00	
				SIGNATURE PRIVACY WALLS OF FL, INC.			14,000.00 000616
5/21/26	00024	5/15/26 22489528	202604 310-51300-31100	ENGINEER SERVICES APR26	*	187.50	
				DEWBERRY ENGINEERS INC			187.50 000617

E547 EAST 547 CDD IARAUJO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/21/26	00045	5/21/26 53-60-25	202605 330-57200-54000	POOL PERMIT FEES MAY26	*	280.00	
				FLORIDA DEPARTMENT OF HEALTH			280.00 000618
5/21/26	00040	5/15/26 14895	202604 310-51300-31500	GENERAL COUNSEL APR26	*	1,626.48	
				KILINSKI VAN WYK, PLLC			1,626.48 000619
5/21/26	00056	5/18/26 102133	202605 330-57200-34500	SECURITY SERVICES	*	463.20	
				NATION SECURITY SERVICES LLC			463.20 000620
6/04/26	00050	5/31/26 12317780	202605 310-51300-48000	NOT OF QUALIFYING PERIOD	*	258.66	
				USA TODAY CO. LOCALIQ			258.66 000621
6/04/26	00047	5/27/26 70773020	202605 330-57200-48100	PEST CONTROL MAY26	*	44.00	
				MASSEY SERVICES INC.			44.00 000622
6/04/26	00056	5/25/26 102239	202605 330-57200-34500	GUARD SERVICES 5.18-5.24	*	463.20	
				NATION SECURITY SERVICES LLC			463.20 000623
6/12/26	00061	6/11/26 9078783	202606 310-51300-42500	ADDRESS UPDATING	*	250.00	
		6/11/26 9078783	202606 310-51300-42500	BLACK AND WHITE PRINTING	*	123.83	
		6/11/26 9078783	202606 310-51300-51000	WINDOW ENVELOPES	*	96.97	
		6/11/26 9078783	202606 310-51300-42000	POSTAGE	*	318.78	
				ACTION MAIL SERVICES			789.58 000624
6/12/26	00026	3/02/26 28777	202602 310-51300-32200	AUDIT FY25	*	2,000.00	
		4/02/26 29015	202604 310-51300-32200	AUDIT FYE 09/30/2025	*	4,100.00	
				GRAU AND ASSOCIATES			6,100.00 000625
6/12/26	00047	6/05/26 71116030	202606 330-57200-48100	PEST CONTROL JUN26	*	44.00	
				MASSEY SERVICES INC.			44.00 000626
6/12/26	00056	6/08/26 102465	202606 330-57200-34500	GUARD SERVICES 6.01-6.07	*	1,621.20	

E547 EAST 547 CDD IARAUJO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		6/08/26 102465	202606 330-57200-34500		V	1,621.20-	
		GUARD SERVICES 6.01-6.07		NATION SECURITY SERVICES LLC			.00 000627
6/23/26 00044		5/27/26 18046	202605 330-57200-48201		*	1,220.00	
		JANITORIAL SERVICES MAY26		CSS CLEAN STAR SERVICES			1,220.00 000628
6/23/26 00001		6/01/26 177	202606 320-53800-34000		*	1,351.92	
		FIELD MANAGEMENT JUN26					
		6/01/26 178	202606 310-51300-34000		*	3,444.00	
		MANAGEMENT FEES JUN26					
		6/01/26 178	202606 310-51300-35200		*	108.17	
		WEBSITE ADMIN JUN26					
		6/01/26 178	202606 310-51300-35100		*	162.25	
		INFO TECHNOLOGY JUN26					
		6/01/26 178	202606 310-51300-31300		*	540.75	
		DISSEMINATION AGENT JUN26					
		6/01/26 178	202606 330-57200-48300		*	833.33	
		AMENITY ACCESS JUN26					
		6/01/26 178	202606 310-51300-51000		*	.66	
		OFFICE SUPPLIES					
		6/01/26 178	202606 310-51300-42000		*	24.89	
		POSTAGE		GOVERNMENTAL MANAGEMENT SERVICES CF			6,465.97 000629
6/23/26 00041		6/10/26 32315	202606 330-57200-49000		*	695.00	
		6 6X6 & REPAIRED 4 COPING		RESORT POOL SERVICES			695.00 000630
6/23/26 00035		5/28/26 221075	202605 320-53800-47300		*	229.76	
		MAY IRRIGATION REPAIRS					
		6/01/26 221134	202606 320-53800-46200		*	9,290.00	
		LANDSCAPE MAINT. JUN26		WEBER ENVIRONMENTAL SERVICES, INC.			9,519.76 000631
6/26/26 00040		6/16/26 15139	202605 310-51300-31500		*	438.00	
		GENERAL COUNSEL MAY26		KILINSKI VAN WYK, PLLC			438.00 000632
7/10/26 00046		6/29/26 7382-06-	202606 310-51300-31200		*	450.00	
		SPECIAL ASSESS. SERIES21		AMTEC			450.00 000633
7/10/26 00050		6/30/26 12345064	202606 310-51300-48000		*	378.41	
		NOT REQUEST FOR PROPOSALS					

E547 EAST 547 CDD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
		6/30/26	12384721	202606	310	51300	48000			*	2,555.89		
			NOT OF HEAR BUDGET FY27										
								USA TODAY CO. LOCALIQ				2,934.30	000634
7/10/26	00056	6/30/26	102740	202606	330	57200	34500			*	463.20		
			GUARD SERVICES 6.22-6.28										
		7/06/26	102838	202607	330	57200	34500			*	578.96		
			GUARD SERVICES 6.29-7.05										
								NATION SECURITY SERVICES LLC				1,042.16	000635
7/24/26	00044	6/30/26	18307	202606	330	57200	48201			*	1,370.00		
			JANITORIAL SERVICES JUN26										
								CSS CLEAN STAR SERVICES				1,370.00	000636
7/24/26	00037	7/22/26	07232026	202607	300	20700	10000			*	1,746.11		
			TXFER TAX RECEIPTS S23										
								EAST 547 CDD/US BANK				1,746.11	000637
7/24/26	00037	7/22/26	072326	202607	300	20700	10000			*	1,053.43		
			TXFER TAX RCPTS S2021										
								EAST 547 CDD/US BANK				1,053.43	000638
7/24/26	00001	6/30/26	181	202606	330	57200	48000			*	188.58		
			AMENITY SIGNAGE REFRESH										
		6/30/26	182	202606	330	57200	48000			*	905.31		
			REPLACE BATHROOM HANDLE										
		7/01/26	179	202607	320	53800	34000			*	1,351.92		
			FIELD MANAGEMENT JUL26										
		7/01/26	179	202607	330	57200	49000			*	13.39		
			CURRENT DEMANDS CDVI TAG										
		7/01/26	180	202607	310	51300	34000			*	3,444.00		
			MANAGEMENT FEES JUL26										
		7/01/26	180	202607	310	51300	35200			*	108.17		
			WEBSITE ADMIN JUL26										
		7/01/26	180	202607	310	51300	35100			*	162.25		
			INFO TECHNOLOGY JUL26										
		7/01/26	180	202607	310	51300	31300			*	540.75		
			DISSEMINATION AGENT JUL26										
		7/01/26	180	202607	330	57200	48300			*	833.33		
			AMENITY ACCESS JUL26										
		7/01/26	180	202607	310	51300	51000			*	.57		
			OFFICE SUPPLIES										
		7/01/26	180	202607	310	51300	42000			*	28.68		
			POSTAGE										
								GOVERNMENTAL MANAGEMENT SERVICES CF				7,576.95	000639
								E547 EAST 547 CDD IARAUJO					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/24/26	00040	7/16/26 15374	202606 310-51300-31500	GENERAL COUNSEL JUN26	*	358.50	
				KILINSKI VAN WYK, PLLC			358.50 000640
7/24/26	00047	7/09/26 71457561	202607 330-57200-48100	PEST CONTROL JUL26	*	44.00	
				MASSEY SERVICES INC.			44.00 000641
7/24/26	00056	6/22/26 102596	202606 330-57200-34500	GUARD SERVICES 6.15-6.21	*	492.15	
		7/13/26 103019	202607 330-57200-34500	GUARD SERVICES 7.06-7.12	*	463.20	
		7/20/26 103118	202607 330-57200-34500	GUARD SERVICES 7.13-7.19	*	463.20	
				NATION SECURITY SERVICES LLC			1,418.55 000642
7/24/26	00041	6/01/26 32223	202606 330-57200-48500	POOL MAINTENANCE JUN26	*	1,650.00	
		6/01/26 32223	202606 330-57200-49000	FUEL CHARGE	*	50.00	
				RESORT POOL SERVICES			1,700.00 000643
7/24/26	00035	6/30/26 223086	202606 320-53800-46200	RAIN BIRD NOZZLE	*	114.38	
				WEBER ENVIRONMENTAL SERVICES, INC.			114.38 000644
7/31/26	00057	12/31/25 4	202512 320-53800-49000	DOG STATIONS INSTALLED	*	1,787.00	
		4/30/26 11	202604 320-53800-47800	STRAIGHTEN STREET SIGN	*	55.00	
		6/30/26 14	202606 320-53800-47800	REAPIRED FENCE	*	165.00	
		6/30/26 15	202606 320-53800-47800	STRAIGHTENED SIGN	*	165.00	
		6/30/26 16	202606 320-53800-47800	REPAIR FENCE/REMOVEBRANCH	*	55.00	
				GOVERNMENTAL MANAGEMENT SERVICES-TA			2,227.00 000645
8/07/26	00056	8/03/26 103359	202608 330-57200-34500	GUARD SERVICES 7.27-8.02	*	463.20	
				NATION SECURITY SERVICES LLC			463.20 000646
8/07/26	00041	8/01/26 AV32976	202608 330-57200-48500	POOL SERVICES AUG26	*	1,650.00	
				RESORT POOL SERVICES			1,650.00 000647

E547 EAST 547 CDD IARAUJO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/07/26	00031	7/24/26 8273179	202607 310-51300-32300 TRUSTEE FEES FY26 S2021		*	4,444.69	
			US BANK				4,444.69 000648
8/14/26	00001	8/01/26 183	202608 320-53800-34000 FIELD MANAGEMENT AUG26		*	1,351.92	
		8/01/26 184	202608 310-51300-34000 MANGAMENT FEES AUG26		*	3,444.00	
		8/01/26 184	202608 310-51300-35200 WEBSITE ADMIN AUG26		*	108.17	
		8/01/26 184	202608 310-51300-35100 INFO TECHNOLOGY AUG26		*	162.25	
		8/01/26 184	202608 310-51300-31300 DISSEMINATION AGENT AUG26		*	540.75	
		8/01/26 184	202608 330-57200-48300 AMENITY ACCESS AUG26		*	833.33	
		8/01/26 184	202608 310-51300-51000 OFFICE SUPPLIES		*	3.76	
		8/01/26 184	202608 310-51300-42000 POSTAGE		*	59.66	
			GOVERNMENTAL MANAGEMENT SERVICES CF				6,503.84 000649
8/14/26	00056	8/10/26 103472	202608 330-57200-34500 GUARD SERVICES 8.03-8.09		*	463.20	
			NATION SECURITY SERVICES LLC				463.20 000650
8/14/26	00062	8/13/26 83721	202608 330-57200-48000 ACRYLIC TOPS		*	945.00	
			FLORIDA PATIO FURNITURE INC.				945.00 000651
8/21/26	00044	7/29/26 18564	202607 330-57200-48201 JANITORIAL SERVICES JUL26		*	1,180.00	
			CSS CLEAN STAR SERVICES				1,180.00 000652
8/21/26	00040	8/14/26 15670	202607 310-51300-31500 GENERAL COUNSEL JUL26		*	1,728.34	
			KILINSKI VAN WYK, PLLC				1,728.34 000653
8/21/26	00056	8/17/26 103580	202608 330-57200-34500 GUARD SERVICES 8.10-8.16		*	463.20	
			NATION SECURITY SERVICES LLC				463.20 000654
8/21/26	00041	7/01/26 AV32606	202607 330-57200-48500 POOL MAINTENANCE JUL26		*	1,650.00	
			RESORT POOL SERVICES				1,650.00 000655

E547 EAST 547 CDD IARAUJO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/21/26	00035	7/30/26	223649 202607 320-53800-47300		*	106.64	
			IRRIGATION REPAIRS JUL26				
		8/03/26	223711 202608 320-53800-46200		*	9,290.00	
			LANDSCAPE MAINT. AUG26				
		8/10/26	224411 202608 320-53800-46201		*	1,566.00	
			ARBICOLAS AND MULCH				
		8/10/26	224412 202608 320-53800-46201		*	989.00	
			INSTALL FL MAPLE TREE				
		8/10/26	224413 202608 320-53800-46201		*	1,750.00	
			CRINUM LILY, LIGUSTRUMS				
				WEBER ENVIRONMENTAL SERVICES, INC.			13,701.64 000656
				TOTAL FOR BANK A		129,750.02	
				TOTAL FOR REGISTER		129,750.02	

SECTION 2

East 547
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

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

East 547
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 250,667	\$ -	\$ -	\$ 250,667
Due from General Fund	\$ -	\$ -	\$ -	\$ -
<u>Series 2021</u>				
Reserve	\$ -	\$ 101,500	\$ -	\$ 101,500
Revenue	\$ -	\$ 117,300	\$ -	\$ 117,300
Prepayment	\$ -	\$ 77,813	\$ -	\$ 77,813
Construction	\$ -	\$ -	\$ 152	\$ 152
<u>Series 2023</u>				
Reserve	\$ -	\$ 120,075	\$ -	\$ 120,075
Revenue	\$ -	\$ 249,398	\$ -	\$ 249,398
Prepayment	\$ -	\$ 666,418	\$ -	\$ 666,418
Construction	\$ -	\$ -	\$ 3,732	\$ 3,732
Total Assets	\$ 250,667	\$ 1,332,504	\$ 3,884	\$ 1,587,055
Liabilities:				
Accounts Payable	\$ 12,332	\$ -	\$ -	\$ 12,332
Employee Fica	\$ 153	\$ -	\$ -	\$ 153
Federal Withholding	\$ 50	\$ -	\$ -	\$ 50
Total Liabilities	\$ 12,535	\$ -	\$ -	\$ 12,535
Fund Balances:				
Restricted for:				
Debt Service 2021	\$ -	\$ 297,176	\$ -	\$ 297,176
Capital Projects 2021	\$ -	\$ -	\$ 152	\$ 152
Assigned for:				
Debt Service 2023	\$ -	\$ 1,035,328	\$ -	\$ 1,035,328
Capital Projects 2023	\$ -	\$ -	\$ 3,732	\$ 3,732
Unassigned	\$ 238,132	\$ -	\$ -	\$ 238,132
Total Fund Balances	\$ 238,132	\$ 1,332,504	\$ 3,884	\$ 1,574,520
Total Liabilities & Fund Balance	\$ 250,667	\$ 1,332,504	\$ 3,884	\$ 1,587,055

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 500,346	\$ 500,346	\$ 502,118	\$ 1,772
Developer Contributions	\$ 14,786	\$ 14,786	\$ 75,000	\$ 60,214
Interest Income	\$ -	\$ -	\$ 5,050	\$ 5,050
Misc Income	\$ -	\$ -	\$ 27,500	\$ 27,500
Total Revenues	\$ 515,133	\$ 515,133	\$ 609,668	\$ 94,535
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 10,000	\$ 9,167	\$ 3,400	\$ 5,767
FICA Expense	\$ 765	\$ 701	\$ 260	\$ 441
Engineering Fees	\$ 10,000	\$ 9,167	\$ 3,548	\$ 5,619
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Arbitrage Fees	\$ 900	\$ 450	\$ 450	\$ -
Dissemination Fees	\$ 6,489	\$ 5,948	\$ 5,948	\$ -
Reamortization Schedules	\$ 1,000	\$ 1,000	\$ 2,100	\$ (1,100)
Disclosure Software	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
Attorney Fees	\$ 10,000	\$ 9,167	\$ 9,540	\$ (373)
Annual Audit	\$ 6,000	\$ 6,000	\$ 6,100	\$ (100)
Management Fees	\$ 41,328	\$ 37,884	\$ 37,884	\$ -
Information Technology	\$ 1,947	\$ 1,784	\$ 1,785	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Trustee Fees	\$ 8,869	\$ 8,701	\$ 8,701	\$ -
Postage	\$ 1,300	\$ 1,192	\$ 1,066	\$ 126
Insurance	\$ 7,085	\$ 7,085	\$ 6,530	\$ 555
Printing & Binding	\$ 500	\$ 458	\$ 384	\$ 74
Legal Advertising	\$ 2,500	\$ 2,500	\$ 4,540	\$ (2,040)
Contingency	\$ 2,500	\$ 2,291	\$ 465	\$ 1,826
Office Supplies	\$ 250	\$ 229	\$ 119	\$ 111
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 120,312	\$ 112,496	\$ 101,591	\$ 10,906

East 547
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<i><u>Operations & Maintenance</u></i>				
Field				
Property Insurance	\$ 13,310	\$ 13,310	\$ 11,255	\$ 2,055
Field Management	\$ 16,223	\$ 14,871	\$ 14,871	\$ (0)
Landscape Maintenance	\$ 120,816	\$ 110,748	\$ 94,325	\$ 16,423
Landscape Replacement	\$ 15,000	\$ 13,750	\$ 4,305	\$ 9,445
Streetlights	\$ 36,000	\$ 36,000	\$ 39,216	\$ (3,216)
Electric	\$ 25,000	\$ 22,917	\$ 2,143	\$ 20,774
Water & Sewer	\$ 14,500	\$ 13,292	\$ 11,031	\$ 2,260
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Irrigation Repairs	\$ 6,684	\$ 6,127	\$ 1,160	\$ 4,967
General Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 23,188	\$ (13,188)
Contingency	\$ 7,500	\$ 6,875	\$ 2,392	\$ 4,483
Subtotal Field	\$ 267,533	\$ 250,181	\$ 203,886	\$ 46,295
Amenity				
Amenity - Electric	\$ 24,700	\$ 22,642	\$ 9,701	\$ 12,941
Amenity - Water	\$ 10,000	\$ 10,000	\$ 14,692	\$ (4,692)
Internet	\$ 1,500	\$ 1,375	\$ 1,291	\$ 84
Pest Control	\$ 600	\$ 550	\$ 484	\$ 66
Janitorial Services	\$ 11,180	\$ 11,180	\$ 12,026	\$ (846)
Security Services	\$ 20,000	\$ 18,333	\$ 15,584	\$ 2,749
Pool Maintenance	\$ 24,308	\$ 22,282	\$ 18,150	\$ 4,132
Amenity Management	\$ 10,000	\$ 9,167	\$ 9,167	\$ 0
Amenity Repairs & Maintenance	\$ 10,000	\$ 9,167	\$ 6,860	\$ 2,307
Holiday Decorations	\$ 7,500	\$ 7,500	\$ 7,329	\$ 171
Contingency	\$ 7,500	\$ 6,875	\$ 1,043	\$ 5,832
Subtotal Amenity	\$ 127,288	\$ 119,071	\$ 96,327	\$ 22,743
Total Operations & Maintenance	\$ 394,821	\$ 369,251	\$ 300,214	\$ 69,038
Total Expenditures	\$ 515,133	\$ 481,748	\$ 401,804	\$ 79,943
Excess Revenues (Expenditures)	\$ -		\$ 207,864	
Fund Balance - Beginning	\$ -		\$ 30,268	
Fund Balance - Ending	\$ -		\$ 238,132	

East 547

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 205,198	\$ 205,198	\$ 204,980	\$ (218)
Interest	\$ 10,000	\$ 9,167	\$ 7,881	\$ (1,286)
Total Revenues	\$ 215,198	\$ 214,365	\$ 290,671	\$ 76,306
Expenditures:				
Interest Expense - 11/01	\$ 59,743	\$ 59,743	\$ 59,743	\$ -
Special Call - 02/01	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Expense - 02/01	\$ -	\$ -	\$ 38	\$ (38)
Principal Expense - 05/01	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
Interest Expense - 05/01	\$ 59,743	\$ 59,743	\$ 59,668	\$ 75
Total Expenditures	\$ 199,485	\$ 199,485	\$ 204,448	\$ (4,963)
Excess Revenues (Expenditures)	\$ 15,713		\$ 86,223	
Fund Balance - Beginning	\$ 122,666		\$ 210,953	
Fund Balance - Ending	\$ 138,380		\$ 297,176	

East 547

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance

Revenues:

Assessments	\$ 442,651	\$ 442,651	\$ 339,764	\$ (102,888)
Assessments - Prepayment	\$ -	\$ -	\$ 1,881,452	\$ 1,881,452
Interest	\$ 10,000	\$ 10,000	\$ 28,507	\$ 18,507

Total Revenues	\$ 452,651	\$ 452,651	\$ 2,249,722	\$ 1,797,070
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Expenditures:

Interest Expense - 11/01	\$ 185,575	\$ 185,575	\$ 167,506	\$ 18,069
Special Call - 11/01	\$ -	\$ -	\$ 860,000	\$ (860,000)
Interest Expense - 02/01	\$ -	\$ -	\$ 10,784	\$ (10,784)
Special Call - 02/01	\$ -	\$ -	\$ 680,000	\$ (680,000)
Special Call - 05/01	\$ -	\$ -	\$ 345,000	\$ (345,000)
Principal Expense - 05/01	\$ 75,000	\$ 75,000	\$ 50,000	\$ 25,000
Interest Expense - 05/01	\$ 185,575	\$ 185,575	\$ 118,656	\$ 66,919
Interest Expense - 08/01	\$ -	\$ -	\$ 4,063	\$ (4,063)
Special Call - 08/01	\$ -	\$ -	\$ 255,000	\$ (255,000)

Total Expenditures	\$ 446,150	\$ 446,150	\$ 2,491,009	\$ (2,044,859)
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Other Financing Sources:

Transfer In/(Out)	\$ -	\$ -	\$ (4,953)	\$ 4,953
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Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,953)	\$ 4,953
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Excess Revenues (Expenditures)	\$ 6,501		\$ (246,241)	
---------------------------------------	-----------------	--	---------------------	--

Fund Balance - Beginning	\$ 631,459		\$ 1,281,569	
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Fund Balance - Ending	\$ 637,961		\$ 1,035,328	
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East 547

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 152	\$ 152
Total Revenues	\$ -	\$ -	\$ 152	\$ 152
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 761,016	\$ (761,016)
Total Expenditures	\$ -	\$ -	\$ 761,016	\$ (761,016)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 761,015	\$ 761,015
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 761,015	\$ 761,015
Excess Revenues (Expenditures)	\$ -		\$ 150	
Fund Balance - Beginning	\$ -		\$ 2	
Fund Balance - Ending	\$ -		\$ 152	

East 547

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 6,518	\$ 6,518
Total Revenues	\$ -	\$ -	\$ 6,518	\$ 6,518
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 9,955	\$ (9,955)
Total Expenditures	\$ -	\$ -	\$ 9,955	\$ (9,955)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (756,061)	\$ (756,061)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (756,061)	\$ (756,061)
Excess Revenues (Expenditures)	\$ -		\$ (759,497)	
Fund Balance - Beginning	\$ -		\$ 763,229	
Fund Balance - Ending	\$ -		\$ 3,732	

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	\$ -	\$ 35,098	\$ 452,551	\$ 4,423	\$ 6,410	\$ 867	\$ 180	\$ -	\$ 2,580	\$ 9	\$ -	\$ -	502,118
Developer Contributions	\$ 25,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	75,000
Interest Income	\$ -	\$ -	\$ 1	\$ 549	\$ 727	\$ 777	\$ 702	\$ 659	\$ 578	\$ 558	\$ 498	\$ -	5,050
Misc Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,500
Total Revenues	\$ 25,000	\$ 85,098	\$ 452,553	\$ 4,972	\$ 7,137	\$ 29,144	\$ 882	\$ 659	\$ 3,158	\$ 566	\$ 498	\$ -	609,668
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ 1,000	\$ -	\$ -	3,400
FICA Expense	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ 77	\$ -	\$ -	260
Engineering	\$ -	\$ 1,005	\$ 213	\$ -	\$ -	\$ 613	\$ 188	\$ -	\$ -	\$ 335	\$ 1,195	\$ -	3,548
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,408
Arbitrage Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	450
Dissemination Fees	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ -	5,948
Reamortization Schedule	\$ 500	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ -	2,100
Disclosure Software	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
Attorney Fees	\$ 588	\$ 239	\$ 1,552	\$ 528	\$ 276	\$ 1,774	\$ 1,626	\$ 438	\$ 359	\$ 1,728	\$ 433	\$ -	9,540
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	6,100
Management Fees	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ 3,444	\$ -	37,884
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	1,785
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	1,190
Trustee Fees	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,445	\$ -	\$ -	8,701
Postage	\$ 130	\$ 100	\$ 21	\$ 233	\$ 61	\$ 50	\$ 10	\$ 28	\$ 344	\$ 29	\$ 60	\$ -	1,066
Insurance	\$ 6,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,530
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5	\$ 6	\$ 374	\$ -	\$ -	\$ -	384
Legal Advertising	\$ -	\$ 1,026	\$ -	\$ -	\$ -	\$ -	\$ 321	\$ 259	\$ 2,934	\$ -	\$ -	\$ -	4,540
Contingency	\$ 11	\$ 48	\$ 45	\$ 61	\$ 41	\$ 41	\$ 43	\$ 50	\$ 42	\$ 41	\$ 42	\$ -	465
Office Supplies	\$ 3	\$ 0	\$ 0	\$ 3	\$ 3	\$ 0	\$ 3	\$ 3	\$ 98	\$ 1	\$ 4	\$ -	119
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 23,856	\$ 6,673	\$ 6,947	\$ 5,680	\$ 6,637	\$ 7,594	\$ 11,912	\$ 5,039	\$ 8,855	\$ 12,410	\$ 5,988	\$ -	101,591

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	\$ 11,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,255
Field Management	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ -	14,871
Landscape Maintenance	\$ 9,727	\$ 9,727	\$ 9,727	\$ 9,290	\$ 9,290	\$ 9,290	\$ 9,290	\$ 9,290	\$ 9,404	\$ -	\$ 9,290	\$ -	94,325
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,305	\$ -	4,305
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 3,748	\$ 3,698	\$ 6,312	\$ 3,561	\$ 3,409	\$ 3,434	\$ 3,416	\$ 3,369	\$ 3,295	\$ 1,620	\$ 3,352	\$ -	39,216
Electric	\$ 36	\$ 41	\$ 36	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 1,802	\$ 33	\$ -	2,143
Water & Sewer	\$ 1,867	\$ 1,059	\$ 1,125	\$ 134	\$ 1,098	\$ 1,140	\$ 936	\$ 528	\$ 1,133	\$ 977	\$ 1,033	\$ -	11,031
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 107	\$ -	\$ 106	\$ -	\$ 231	\$ 212	\$ -	\$ 230	\$ -	\$ 107	\$ 168	\$ -	1,160
General Repairs & Maintenance	\$ 1,265	\$ -	\$ 5,242	\$ 1,181	\$ 550	\$ 509	\$ 55	\$ 14,000	\$ 385	\$ -	\$ -	\$ -	23,188
Contingency	\$ -	\$ -	\$ 1,787	\$ -	\$ -	\$ -	\$ -	\$ 605	\$ -	\$ -	\$ -	\$ -	2,392
Subtotal Field Expenses	\$ 29,357	\$ 15,877	\$ 25,687	\$ 15,551	\$ 15,963	\$ 15,971	\$ 15,082	\$ 29,407	\$ 15,601	\$ 5,859	\$ 19,533	\$ -	203,886
Amenity Expenses													
Amenity - Electric	\$ 1,133	\$ 1,112	\$ 789	\$ 912	\$ 761	\$ 940	\$ 830	\$ 779	\$ 881	\$ 809	\$ 756	\$ -	9,701
Amenity - Water	\$ 1,395	\$ 1,106	\$ 1,417	\$ 1,275	\$ 1,099	\$ 1,460	\$ 1,246	\$ 674	\$ 1,491	\$ 1,184	\$ 2,345	\$ -	14,692
Internet	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 219	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	1,291
Pest Control	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ -	484
Janitorial Services	\$ 850	\$ 1,246	\$ 850	\$ 1,000	\$ 1,020	\$ 1,020	\$ 1,050	\$ 1,220	\$ 1,370	\$ 1,180	\$ 1,220	\$ -	12,026
Security Services	\$ 224	\$ -	\$ 1,061	\$ -	\$ -	\$ 2,084	\$ 391	\$ 3,590	\$ 4,198	\$ 1,505	\$ 2,532	\$ -	15,584
Pool Maintenance	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ -	18,150
Amenity Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	9,167
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 130	\$ 495	\$ 475	\$ 2,540	\$ 225	\$ -	\$ 1,094	\$ 956	\$ 945	\$ -	6,860
Holiday Decorations	\$ -	\$ -	\$ -	\$ 7,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,329
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ 745	\$ 13	\$ -	\$ -	1,043
Subtotal Amenity Expenses	\$ 6,239	\$ 6,106	\$ 6,884	\$ 13,648	\$ 5,991	\$ 10,791	\$ 6,374	\$ 9,175	\$ 12,411	\$ 8,280	\$ 10,429	\$ -	96,327
Total Expenditures	\$ 59,451	\$ 28,655	\$ 39,518	\$ 34,880	\$ 28,591	\$ 34,355	\$ 33,367	\$ 43,621	\$ 36,867	\$ 26,549	\$ 35,950	\$ -	401,804
Excess Revenues (Expenditures)	\$ (34,451)	\$ 56,443	\$ 413,035	\$ (29,907)	\$ (21,454)	\$ (5,211)	\$ (32,485)	\$ (42,962)	\$ (33,709)	\$ (25,982)	\$ (35,451)	\$ -	207,864
Net Change in Fund Balance	\$ (34,451)	\$ 56,443	\$ 413,035	\$ (29,907)	\$ (21,454)	\$ (5,211)	\$ (32,485)	\$ (42,962)	\$ (33,709)	\$ (25,982)	\$ (35,451)	\$ -	207,864

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	\$101,500	
Reserve Fund Balance	\$101,500	
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)
LESS: Principal Payment - 05/01/25		(\$80,000)
LESS: Special Call - 05/01/25		(\$20,000)
LESS: Special Call - 11/01/25		(\$5,000)
LESS: Special Call - 02/01/26		(\$5,000)
LESS: Principal Payment - 05/01/26		(\$80,000)
CURRENT BONDS OUTSTANDING		\$3,290,000

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	\$120,075	
Reserve Fund Balance	\$120,075	
Bonds Outstanding - 10/12/23		\$7,245,000
LESS: Special Call - 02/01/25		(\$585,000)
LESS: Principal Payment - 05/01/25		(\$80,000)
LESS: Special Call - 05/01/25		(\$730,000)
LESS: Special Call - 11/01/25		(\$1,540,000)
LESS: Special Call - 11/01/26		(\$860,000)
LESS: Special Call - 02/01/26		(\$680,000)
LESS: Special Call - 05/01/26		(\$345,000)
LESS: Principal Payment - 05/01/26		(\$50,000)
LESS: Special Call - 08/01/26		(\$255,000)
CURRENT BONDS OUTSTANDING		\$2,120,000

EAST 547
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ 538,007.91 \$ 219,635.52 \$ 364,055.18 \$ 1,121,698.61
Net Assessments \$ 500,347.36 \$ 204,261.03 \$ 338,571.32 \$ 1,043,179.71

								47.96%	19.58%	32.46%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	General Fund	2021 Debt Service	Service	Total
11/10/25	10/20/25-10/21/25	\$ 159.09	\$ (8.36)	\$ (3.01)	\$ -	\$ -	\$ 147.72	\$ 70.85	\$ 28.93	\$ 47.94	\$ 147.72
11/10/25	10/20/25-10/21/25	\$ 500.82	\$ (26.29)	\$ (9.49)	\$ -	\$ -	\$ 465.04	\$ 223.05	\$ 91.06	\$ 150.93	\$ 465.04
11/14/25	10/01/25-10/31/25	\$ 1,679.17	\$ (67.17)	\$ (32.24)	\$ -	\$ -	\$ 1,579.76	\$ 757.71	\$ 309.33	\$ 512.72	\$ 1,579.76
11/14/25	10/01/25-10/31/25	\$ 2,113.98	\$ (84.56)	\$ (40.59)	\$ -	\$ -	\$ 1,988.83	\$ 953.92	\$ 389.42	\$ 645.49	\$ 1,988.83
11/21/25	11/01/25-11/07/25	\$ 23,253.78	\$ (930.10)	\$ (446.47)	\$ -	\$ -	\$ 21,877.21	\$ 10,493.12	\$ 4,283.69	\$ 7,100.40	\$ 21,877.21
11/21/25	11/01/25-11/07/25	\$ 26,443.01	\$ (1,057.74)	\$ (507.71)	\$ -	\$ -	\$ 24,877.56	\$ 11,932.19	\$ 4,871.18	\$ 8,074.19	\$ 24,877.56
11/26/25	11/08/25-11/15/25	\$ 12,012.83	\$ (480.51)	\$ (230.65)	\$ -	\$ -	\$ 11,301.67	\$ 5,420.69	\$ 2,212.94	\$ 3,668.04	\$ 11,301.67
11/26/25	11/08/25-11/15/25	\$ 11,626.89	\$ (465.04)	\$ (223.24)	\$ -	\$ -	\$ 10,938.61	\$ 5,246.56	\$ 2,141.85	\$ 3,550.20	\$ 10,938.61
12/08/25	11/16/25-11/25/25	\$ 306,664.86	\$ (12,266.46)	\$ (5,887.97)	\$ -	\$ -	\$ 288,510.43	\$ 138,380.21	\$ 56,492.13	\$ 93,638.09	\$ 288,510.43
12/08/25	11/16/25-11/25/25	\$ 149,035.59	\$ (5,961.43)	\$ (2,861.48)	\$ -	\$ -	\$ 140,212.68	\$ 67,251.16	\$ 27,454.51	\$ 45,507.01	\$ 140,212.68
12/12/25	Invoice#4652314	\$ -	\$ -	\$ -	\$ -	\$ (5,380.08)	\$ (5,380.08)	\$ (2,580.49)	\$ (1,053.45)	\$ (1,746.14)	\$ (5,380.08)
12/12/25	Invoice#4652313	\$ -	\$ -	\$ -	\$ -	\$ (5,836.91)	\$ (5,836.91)	\$ (2,799.60)	\$ (1,142.90)	\$ (1,894.41)	\$ (5,836.91)
12/19/25	11/26/25-11/30/25	\$ 208,879.08	\$ (8,355.25)	\$ (4,010.48)	\$ -	\$ -	\$ 196,513.35	\$ 94,255.03	\$ 38,478.53	\$ 63,779.79	\$ 196,513.35
12/19/25	11/26/25-11/30/25	\$ 305,470.11	\$ (12,218.37)	\$ (5,865.03)	\$ -	\$ -	\$ 287,386.71	\$ 137,841.24	\$ 56,272.09	\$ 93,273.38	\$ 287,386.71
12/31/25	12/01/25-12/15/25	\$ 29,873.80	\$ (1,170.99)	\$ (574.06)	\$ -	\$ -	\$ 28,128.75	\$ 13,491.58	\$ 5,507.79	\$ 9,129.38	\$ 28,128.75
12/31/25	12/01/25-12/15/25	\$ 14,866.29	\$ (586.40)	\$ (285.60)	\$ -	\$ -	\$ 13,994.29	\$ 6,712.18	\$ 2,740.16	\$ 4,541.95	\$ 13,994.29
01/09/26	12/16/25-12/31/25	\$ 4,227.96	\$ (126.82)	\$ (82.02)	\$ -	\$ -	\$ 4,019.12	\$ 1,927.72	\$ 786.97	\$ 1,304.43	\$ 4,019.12
01/09/26	12/16/25-12/31/25	\$ 3,493.30	\$ (104.79)	\$ (67.77)	\$ -	\$ -	\$ 3,320.74	\$ 1,592.75	\$ 650.22	\$ 1,077.77	\$ 3,320.74
01/29/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$ 982.04	\$ -	\$ 982.04	\$ 471.02	\$ 192.29	\$ 318.73	\$ 982.04
01/29/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$ 899.82	\$ -	\$ 899.82	\$ 431.59	\$ 176.19	\$ 292.04	\$ 899.82
02/12/26	01/01/26-01/31/26	\$ 7,398.93	\$ (148.00)	\$ (145.02)	\$ -	\$ -	\$ 7,105.91	\$ 3,408.26	\$ 1,391.38	\$ 2,306.27	\$ 7,105.91
02/12/26	01/01/26-01/31/26	\$ 6,515.89	\$ (130.27)	\$ (127.71)	\$ -	\$ -	\$ 6,257.91	\$ 3,001.52	\$ 1,225.34	\$ 2,031.05	\$ 6,257.91
03/13/26	02/01/26-02/28/26	\$ 798.38	\$ -	\$ (15.97)	\$ -	\$ -	\$ 782.41	\$ 375.27	\$ 153.20	\$ 253.94	\$ 782.41
03/13/26	02/01/26-02/28/26	\$ 1,046.42	\$ -	\$ (20.93)	\$ -	\$ -	\$ 1,025.49	\$ 491.86	\$ 200.80	\$ 332.83	\$ 1,025.49
04/17/26	03/01/26-03/31/26	\$ 88.33	\$ -	\$ (1.77)	\$ -	\$ -	\$ 86.56	\$ 41.52	\$ 16.95	\$ 28.09	\$ 86.56
04/17/26	03/01/26-03/31/26	\$ 278.09	\$ -	\$ (5.56)	\$ -	\$ -	\$ 272.53	\$ 130.72	\$ 53.36	\$ 88.45	\$ 272.53
04/30/26	02/01/26-03/31/26	\$ -	\$ -	\$ -	\$ 1.05	\$ -	\$ 1.05	\$ 0.50	\$ 0.21	\$ 0.34	\$ 1.05
04/30/26	02/01/26-03/31/26	\$ -	\$ -	\$ -	\$ 0.66	\$ -	\$ 0.66	\$ 0.32	\$ 0.13	\$ 0.21	\$ 0.66
04/30/26	01/01/26-01/31/26	\$ -	\$ -	\$ -	\$ 7.20	\$ -	\$ 7.20	\$ 3.45	\$ 1.41	\$ 2.34	\$ 7.20
04/30/26	01/01/26-01/31/26	\$ -	\$ -	\$ -	\$ 6.34	\$ -	\$ 6.34	\$ 3.04	\$ 1.24	\$ 2.06	\$ 6.34
06/24/26	06/01/26-06/01/26	\$ 3,313.66	\$ -	\$ (66.27)	\$ -	\$ -	\$ 3,247.39	\$ 1,557.57	\$ 635.86	\$ 1,053.96	\$ 3,247.39
06/24/26	06/01/26-06/01/26	\$ 2,176.11	\$ -	\$ (43.52)	\$ -	\$ -	\$ 2,132.59	\$ 1,022.87	\$ 417.57	\$ 692.15	\$ 2,132.59
07/31/26	04/01/26-06/30/26	\$ -	\$ -	\$ -	\$ 5.23	\$ -	\$ 5.23	\$ 5.23	\$ -	\$ -	\$ 5.23
07/31/26	04/01/26-06/30/26	\$ -	\$ -	\$ -	\$ 3.50	\$ -	\$ 3.50	\$ 3.50	\$ -	\$ -	\$ 3.50
TOTAL		\$ 1,121,916.37	\$ (44,188.55)	\$ (21,554.56)	\$ 1,905.84	\$ (11,216.99)	\$ 1,046,862.11	\$ 502,118.11	\$ 204,980.38	\$ 339,763.62	\$ 1,046,862.11

100%	Net Percent Collected
0	Balance Remaining to Collect