



***CITY CENTER COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisor
Regular Meeting***

Date & Time:

***Tuesday
July 8, 2025
1:00 p.m.***

Location:

***Holiday Inn Express & Suites Orlando South-Davenport
4050 Hotel Drive
Davenport, FL
33897***

Note: The Advanced Meeting Package is a working document and all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval or adoption.

City Center Community Development District

Vesta District Services

[X] 250 International Parkway, Suite 208
Lake Mary, Florida 32746
321-263-0132 Ext. 193

Board of Supervisors
City Center Community Development District

Dear Board Members:

The Regular Meeting of the City Center Community Development District is scheduled for **Tuesday, July 8, 2025 at 1:00 p.m.** at the **Holiday Inn Express & Suites Orlando, 4050 Hotel Drive, Davenport, Florida.**

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com. I look forward to seeing you at the meeting.

Sincerely,

David McInnes

District Manager

Enclosure

Cc: District Attorney
District Engineer
District Records
Developer

District: **CITY CENTER COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, July 8, 2025
Time: 1:00 PM
Location: Holiday Inn Express & Suites Orlando
4050 Hotel Drive
Davenport, FL 33897

Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

III. Vendor Reports

IV. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Meeting Held April 8, 2025 [Exhibit 1](#)
- B. Consideration for Acceptance – The March 2025 Unaudited Financial Report [Exhibit 2](#)
- C. Consideration for Acceptance – The April 2025 Unaudited Financial Report [Exhibit 3](#)
- D. Consideration for Acceptance – The May 2025 Unaudited Financial Report [Exhibit 4](#)
- E. Ratification of Pothole Repair Metro DC Asphalt Repair Invoice - \$2,255.00 [Exhibit 5](#)
- F. Ratification of Yellowstone Invoices [Exhibit 6](#)
 - Palm Trimming along Posner Blvd - \$5,300.00
 - Trim & Lift Live Oak Trees along Posner Blvd Entrance - \$1,849.37

V. FY 2025-2026 Budget & Assessment Public Hearing

- A. Fiscal Year 2025-2026 Budget Public Hearing
 - Open the Public Hearing
 - Presentation of FY 2025-2026 Budget & Assessment Roll [Exhibit 7](#)
 - Public Comments
 - Close the Public Hearing
- B. Consideration & Adoption of **Resolution 2025-06**, Adopting Final Budget for FY 2025-2026 [Exhibit 8](#)

- C. Fiscal Year 2025-2026 Assessment Public Hearing
 - Open the Public Hearing
 - Public Comments
 - Close the Public Hearing
- D. Consideration & Adoption of **Resolution 2025-07**, Levying O&M Assessments for FY 2025-2026 [Exhibit 9](#)
- VI. Business Items**
 - A. Presentation & Acceptance of FY 2024 Audited Financial Statements [Exhibit 10](#)
 - B. Presentation of Registered Voter Count – 579 (*as of April 15, 2025*) [Exhibit 11](#)
 - C. Consideration of Posner Boulevard Resurfacing Proposals
 - Construction Bid Table [Exhibit 12](#)
 - JMHC Proposal [Exhibit 13](#)
 - i. Day Construction - \$987,199
 - ii. Night Construction - \$1,044,199
 - Eden Site Development Proposal [Exhibit 14](#)
 - i. Day Construction - \$871,324.54
 - ii. Night Construction - \$907,549.30
 - Infrastructure Improvements Map [Exhibit 15](#)
 - D. Consideration & Adoption of **Resolution 2025-08**, Adopting FY 2025-2026 Meeting Dates [Exhibit 16](#)
- VII. Staff Reports**
 - A. District Manager
 - Action Item Report
 - FY 2026 Performance Standards and Measures [Exhibit 17](#)
 - B. District Counsel
 - C. District Engineer
- VIII. Supervisors Requests**
- IX. Audience Comments – New Business – (*limited to 3 minutes per individual for non-agenda items*)**
- X. Adjournment**

EXHIBIT 1

1 **MINUTES OF MEETING**

2 **CITY CENTER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the City Center Community Development
5 District was held on Tuesday, April 8, 2025 at 1:12 p.m. at the Holiday Inn Express & Suites Orlando, 4050
6 Hotel Drive, Davenport, Florida, 33897.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Rolando Albino-Sanchez	Board Supervisor, Chairman
11 Mahmoud “Tommy” Khatib	Board Supervisor, Vice Chairman
12 Victor Khatib	Board Supervisor, Assistant Secretary
13 Raisa Contreras	Board Supervisor, Assistant Secretary

14 Also present were:

15 David McInnes	District Manager, Vesta District Services
16 Tracy Robin (<i>via phone</i>)	District Counsel, Straley Robin Vericker
17 Mark Wilson (<i>via phone</i>)	District Engineer, Kimley Horn

18 *The following is a summary of the discussions and actions taken at the April 8, 2025 City Center CDD*
19 *Board of Supervisors Regular Meeting.*

20 **SECOND ORDER OF BUSINESS – Audience Comments**

21 There were no comments from any audience members.

22 **THIRD ORDER OF BUSINESS – Vendor Reports**

23 A. Exhibit 1: Presentation of Yellowstone Landscape Irrigation Inspection Reports (November &
24 December 2024, March 2025)

25 **FOURTH ORDER OF BUSINESS – Consent Agenda**

26 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
27 Held November 12, 2024

28 B. Exhibit 3: Consideration for Approval – The Minutes of the Board of Supervisors Landowner
29 Election Held November 12, 2024

30 This item was withdrawn from the Consent Agenda.

31 C. Exhibit 4: Consideration for Acceptance – The October 2024 Unaudited Financial Report

32 D. Exhibit 5: Consideration for Acceptance – The November 2024 Unaudited Financial Report

33 E. Exhibit 6: Consideration for Acceptance – The December 2024 Unaudited Financial Report

34 F. Exhibit 7: Consideration for Acceptance – The January 2025 Unaudited Financial Report

35 G. Exhibit 8: Consideration for Acceptance – The February 2025 Unaudited Financial Report

36 On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the
37 Board approved all items of the Consent Agenda, as amended, for the City Center Community Development
38 District.

FIFTH ORDER OF BUSINESS – Business Items

- A. Exhibit 9: Consideration & Adoption of **Resolution 2025-03**, Removing & Appointing Assistant Treasurer

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-03**, Removing & Appointing Assistant Treasurer, for the City Center Community Development District.

- B. Exhibit 10: Consideration & Adoption of **Resolution 2025-04**, Designating Authorized Signatories

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-04**, Designating Authorized Signatories, for the City Center Community Development District.

- C. Exhibit 11: Presentation of Proposed FY 2026 Budget

- D. Exhibit 12: Consideration & Adoption of **Resolution 2025-05**, Approving Proposed FY 2026 Budget and Setting a Public Hearing

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-05**, Approving Proposed FY 2026 Budget and Setting a Public Hearing for July 8, 2025 at 1:00 p.m., for the City Center Community Development District.

- E. Exhibit 13: Consideration & Approval of Yellowstone Landscape Irrigation Repairs from March 2025 Inspection - \$738.57

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board approved the Yellowstone Landscape Irrigation Repairs Proposal, in the amount of \$738.57, for the City Center Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

- A. District Manager

- Action Item Report
- Meeting Matrix

- B. District Counsel

Mr. Robin stated that he had nothing to report, but asked the District Engineer to include the inclusion of a payment performance bond for the RFP, as this was a statutory requirement for projects that reach a size of at least \$300,000.

- C. District Engineer

Mr. Wilson noted discussions with Polk County regarding their interest in Grandview Parkway, and attempts to get the County to also take Posner Boulevard as a County road. Discussion ensued regarding the history of the road construction and the inspection process.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

75 **EIGHTH ORDER OF BUSINESS – Audience Comments - New Business –** *(limited to 3 minutes per*
76 *individual for non-agenda items)*

77 There being none, the next item followed.

78 **NINTH ORDER OF BUSINESS – Adjournment**

79 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
80 adjourn the meeting. There being none, Ms. Contreras made a motion to adjourn the meeting.

81 On a MOTION by Ms. Contreras, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the Board
82 adjourned the meeting at 1:45 p.m. for the City Center Community Development District.

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

86 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
87 **meeting held on _____.**

88

Signature

Signature

89

Printed Name

Printed Name

90 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 2

City Center
Community Development District

Financial Statements
(Unaudited)

Preliminary

March 31, 2025

City Center CDD
Balance Sheet
March 31, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1 <u>ASSETS</u>					
2 Operating	\$ 122,738	\$ -	\$ -	\$ -	\$ 122,738
3 Money Market	724,942	-	-	-	724,942
4 Investments:					
5 Revenue Fund	-	-	112,643	147,079	259,722
6 Interest Fund	-	-	-	-	-
7 Reserve	-	-	50,000	50,000	100,000
8 Prepayment	-	-	60	308	368
9 Sinking Fund	-	-	-	-	-
10 Accounts Receivable	-	-	-	-	-
11 Assessments Receivable - On Roll	73,398	308,000	91,951	108,990	582,339
12 Undeposited Funds	-	-	84,138	99,716	183,854
13 Due From Other Funds	-	329,848	-	-	329,848
14 Deposits (Utility)	865	-	-	-	865
15 Prepaid Expense	-	-	-	-	-
16 <u>TOTAL ASSETS</u>	\$ 921,943	\$ 637,848	\$ 338,792	\$ 406,093	\$ 2,304,676
17 <u>LIABILITIES</u>					
18 Accounts Payable	\$ 12,813	\$ -	\$ -	\$ -	\$ 12,813
19 Deferred Revenue On Roll	73,398	308,000	91,951	108,990	582,339
20 Due To Other Funds	329,848	-	-	-	329,848
21 Accrued Expenses	-	-	-	-	-
22 <u>TOTAL LIABILITIES</u>	416,059	308,000	91,951	108,990	925,001
23 <u>FUND BALANCE</u>					
24 Nonspendable					-
25 Prepaid & Deposits	865	-	-	-	865
26 Unassigned	505,018	329,848	246,841	297,103	1,378,810
27 <u>TOTAL FUND BALANCE</u>	505,883	329,848	246,841	297,103	1,379,675
28 <u>TOTAL LIABILITIES & FUND BALANCE</u>	\$ 921,943	\$ 637,848	\$ 338,792	\$ 406,093	\$ 2,304,676

City Center CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to March 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of March	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 On Roll Special Assessments	\$ 480,805	\$ -	\$ 438,918	\$ (41,887)	91%
3 Interest Revenue	-	2,802	4,957	4,957	
4 Miscellaneous Revenue	-	7,336	10,670	10,670	
5 TOTAL REVENUES	\$ 480,805	\$ 10,138	\$ 454,545	\$ (26,260)	95%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ -	\$ 600	\$ (8,400)	7%
9 District Management	36,500	3,042	18,250	(18,250)	50%
10 Facility Rental	2,000	-	161	(1,840)	8%
11 Regulatory & Permit Fees	175	-	175	-	100%
12 Miscellaneous Fees	500	-	28	(472)	6%
13 Auditing Services	3,600	-	-	(3,600)	0%
14 Legal Advertising	2,500	-	94	(2,406)	4%
15 Bank Fees	100	-	15	(85)	15%
16 District Engineer	10,000	1,016	2,385	(7,615)	24%
17 Legal Services - General	20,000	615	1,863	(18,137)	9%
18 Web-Site / Email System - IT Support	2,116	36	1,731	(385)	82%
19 Administrative Contingency	500	-	16		
20 Assessment Collection Fees	8,000	-	156	(7,844)	2%
21 Assessment Preparation	525	44	263	(263)	50%
22 TOTAL GENERAL ADMINISTRATION	95,516	4,753	25,736	(69,780)	27%
23 INSURANCE					
24 Insurance (Public Officials, Liability, Property)	12,739	-	10,380	(2,359)	81%
25 TOTAL INSURANCE	12,739	-	10,380	(2,359)	81%
26 DEBT SERVICE ADMINISTRATION					
27 Dissemination Services (Disclosure Report)	5,250	-	5,250	-	100%
28 Arbitrage Rebate Calculation	500	-	-	(500)	0%
29 Bond Amortization	525	50	300	(225)	57%
30 Trustee Fees	5,500	-	-	(5,500)	0%
31 TOTAL DEBT SERVICE ADMINISTRATION	11,775	50	5,550	(6,225)	47%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	80,000	5,972	34,202	(45,798)	43%
34 Utility - Water (Reclaimed)	4,500	435	3,262	(1,238)	72%
35 Pond Maintenance	9,975	685	4,110	(5,865)	41%
36 Landscape Maintenance	105,000	7,167	41,635	(63,365)	40%
37 Landscape Replenishment	5,000	-	7,603	2,603	152%
38 Irrigation Maintenance	4,000	-	1,050		
39 Field - Contingency	6,300	-	535	(5,765)	8%
40 Capital Improvements	21,000	-	-	(21,000)	0%
41 Security Patrol	75,000	6,300	50,545	(24,455)	67%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	360,775	20,559	142,942	(217,833)	40%
44 TOTAL EXPENDITURES	\$ 480,805	\$ 25,361	\$ 184,607	\$ (296,198)	38%
45 REVENUES OVER (UNDER) EXPENDITURES	-	(15,224)	269,938	269,938	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ (15,224)	\$ 269,938	\$ 269,938	
51 Fund Balance - Beginning	138,962		235,946	96,984	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 505,883	\$ 366,921	

City Center CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to March 31, 2025

	FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 308,000	\$ 281,168	\$ (26,832)
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	308,000	281,168	(26,832)
5 EXPENDITURES			
6 Renewal And Replacement	5,000	-	(5,000)
7 Capital Improvement Plan	303,000	2,255	(300,745)
8 TOTAL EXPENDITURES	308,000	2,255	(305,745)
9 REVENUES OVER (UNDER) EXPENDITURES	-	278,913	278,913
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	278,913	278,913
15 Fund Balance - Beginning	-	50,936	50,936
16 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 329,848	\$ 329,848

City Center CDD
Debt Service Fund- Series 2015 (05A)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to March 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 91,951	\$ 83,935	\$ (8,017)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	3,596	3,596
5 TOTAL REVENUES	91,951	87,531	(4,420)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2024	23,765	23,704	61
9 May 1, 2025	23,765	-	23,765
10 November 1, 2025	22,387	-	22,387
11 Principal Retirement			
12 May 1, 2025	45,000	-	45,000
13 TOTAL EXPENDITURES	91,152	23,704	(67,448)
14 REVENUES OVER (UNDER) EXPENDITURES	799	63,827	63,028
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	799	63,827	63,028
20 Fund Balance - Beginning		183,014	183,014
21 FUND BALANCE - ENDING - PROJECTED	\$ 799	\$ 246,841	\$ 246,042

* financed by prior year revenue

City Center CDD
Debt Service Fund- Series 2015 (07A)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to March 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 108,990	\$ 99,475	\$ (9,515)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	4,378	4,378
5 TOTAL REVENUES	108,990	103,853	(5,137)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2024	30,780	30,780	-
9 May 1, 2025	30,780	-	30,780
10 November 1, 2025	29,340	-	29,340
11 Principal Retirement			
12 May 1, 2025	48,000	-	48,000
13 TOTAL EXPENDITURES	108,120	30,780	(77,340)
14 REVENUES OVER (UNDER) EXPENDITURES	870	73,073	72,203
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	870	73,073	72,203
20 Fund Balance - Beginning		224,029	224,029
21 FUND BALANCE - ENDING - PROJECTED	\$ 870	\$ 297,103	\$ 296,233
* financed by prior year revenue			

City Center CDD
Check Register - FY 2025

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2024		Beginning of Year				283,063.45
10/01/2024	100200	Yellowstone Landscape	Invoice: 774298 (Reference: Monthly Landscape Maintenance October 2024.)		6,825.00	276,238.45
10/02/2024	100201	Yellowstone Landscape	Invoice: 776887 (Reference: Sod Replacement.)		7,603.36	268,635.09
10/02/2024	100202	Steadfast Environmental, LLC	Invoice: SE-25067 (Reference: Routine Aquatic Maintenance 10.24.)		685.00	267,950.09
10/04/2024	100424ACH1	Duke Energy	Various Accounts		67.05	267,883.04
10/04/2024	100424ACH2	Duke Energy	Various Accounts		432.04	267,451.00
10/07/2024	100724ACH1	Google	Google Email October		36.00	267,415.00
10/09/2024	100924ACH1	Duke Energy	Various Accounts		5,015.20	262,399.80
10/09/2024	100924ACH2	Polk County Utilities	Reuse 3 Posner Blvd 08/07/24 - 09/06/24		2.70	262,397.10
10/15/2024	100203	High Demand Protective Sevices L.L.C.	Invoice: 20242098 (Reference: Parking Enforcement 11/1/24 - 11/30/24.)		6,300.00	256,097.10
10/15/2024	100204	Vesta District Services	Invoice: 422534 (Reference: Management Fees Oct 24.)		3,135.42	252,961.68
10/21/2024	100205	Straley Robin Vericker	Invoice: 25334 (Reference: Professional Services thru 9/30/24.)		70.00	252,891.68
10/22/2024	2621	Egis Insurance & Risk Advisors	Insurance FY Policy# 100124234 10/01/24-10/01/25		10,380.00	242,511.68
10/25/2024	100206	Yellowstone Landscape	Invoice: 788637 (Reference: Irrigation repairs from August 2024 inspection.)		263.71	242,247.97
10/31/2024		End of Month		0.00	40,815.48	242,247.97
11/01/2024	100207	High Demand Protective Sevices L.L.C.	Invoice: 20242103 (Reference: 12/1/24 - 12/31/24.)		6,300.00	235,947.97
11/01/2024	110124ACH1	Duke Energy	Various Accounts		59.72	235,888.25
11/01/2024	110124ACH2	Duke Energy	Various Accounts		432.04	235,456.21
11/01/2024			Deposit	1,577.74		237,033.95
11/04/2024	100208	Yellowstone Landscape	Invoice: 794238 (Reference: Monthly Landscape Maintenance November 2024.)		6,825.00	230,208.95
11/05/2024	110524ACH1	Google	Google Email November		36.00	230,172.95
11/06/2024	100209	Steadfast Environmental, LLC	Invoice: SE-25224 (Reference: Routine Aquatic Maintenance.)		685.00	229,487.95
11/06/2024	110624ACH1	Duke Energy	Various Accounts		5,102.74	224,385.21
11/08/2024	100210	Vesta District Services	Invoice: 423015 (Reference: Management Fees Nov 24.) Invoice: 423157 (Reference: Disseminatio...		8,385.42	215,999.79
11/11/2024			Deposit	666.67		216,666.46
11/12/2024	100211	SchoolNow	Invoice: INV-SN-431 (Reference: Website Hosting.)		1,515.00	215,151.46
11/12/2024	100212	Business Observer	Invoice: 24-01547K (Reference: Legal Advertising.)		94.06	215,057.40
11/12/2024	111224ACH1	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 09/06/24 - 10/9/24		8.15	215,049.25
11/12/2024	111224ACH2	Polk County Utilities	Reuse 3 Posner Blvd 9/6/24 - 10/9/24		159.42	214,889.83
11/13/2024	100213	Vesta District Services	Invoice: 422382 (Reference: Billable Expenses - Sep 2024.)		160.50	214,729.33
11/20/2024	2622	Mahmoud A. Khatib	BOS Meeting 11/12/24		200.00	214,529.33
11/20/2024	2623	Raisa E. Contreras	BOS Meeting 11/12/24		200.00	214,329.33
11/20/2024	2624	Victor Khatib	BOS Meeting 11/12/24		200.00	214,129.33
11/20/2024			Deposit	988.42		215,117.75
11/21/2024	100214	Yellowstone Landscape	Invoice: 806496 (Reference: Irrigation Repairs Zone #8 Station Valve Toro P220-26-04.)		786.11	214,331.64
11/25/2024	2625	Florida Dept. of Economic Opportunity	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	214,156.64
11/26/2024			Deposit	64,864.45		279,021.09
11/27/2024	100215	Straley Robin Vericker	Invoice: 25591 (Reference: For Professional Services Rendered Through October 31, 2024.)		210.00	278,811.09
11/27/2024	100216	High Demand Protective Sevices L.L.C.	Invoice: 20242111 (Reference: Parking Enforcement 12/01/24 - 12/31/24.)		6,500.00	272,311.09
11/29/2024	100217	Yellowstone Landscape	Invoice: 808701 (Reference: Quarterly Palm Injections w/Fertilizer (NOV 2024).)		342.48	271,968.61
11/30/2024		End of Month		68,097.28	38,376.64	271,968.61
12/03/2024	100218	Yellowstone Landscape	Invoice: 808923 (Reference: Monthly Landscape - December 2024.)		6,825.00	265,143.61
12/04/2024	120424ACH1	Duke Energy	Various Accounts		65.31	265,078.30
12/04/2024	120424ACH2	Duke Energy	Various Accounts		432.04	264,646.26
12/05/2024			Deposit	666.67		265,312.93
12/05/2024	ACH120524	Google	Google Email December		36.00	265,276.93
12/05/2024	100219	Steadfast Environmental, LLC	Invoice: SE-25425 (Reference: Aquatic Maintenance Dec. 2024.)		685.00	264,591.93
12/06/2024	120624ACH1	Duke Energy	Various Accounts		5,141.30	259,450.63
12/06/2024			Deposit	837,237.14		1,096,687.77
12/09/2024	120924ACH1	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 10/09/24 - 11/06/24		33.60	1,096,654.17
12/09/2024	120924ACH2	Polk County Utilities	Reuse 3 Posner Blvd 10/09/24 - 11/06/24		537.00	1,096,117.17
12/09/2024	100220	Vesta District Services	Invoice: 423466 (Reference: Monthly DM Fees - Dec 2024.)		3,135.42	1,092,981.75
12/10/2024	100221	Straley Robin Vericker	Invoice: 25656 (Reference: Professional Services Rendered Through November 30, 2024.)		653.00	1,092,328.75
12/12/2024	100222	Vesta District Services	Invoice: 423561 (Reference: Billable Expenses - Nov 2024.)		160.50	1,092,168.25
12/18/2024	100223	Kimley-Horn & Assoc., Inc.	Invoice: 30317537 (Reference: Services thru Nov 24.)		842.06	1,091,326.19
12/31/2024			Deposit	666.67		1,091,992.86
12/31/2024		End of Month		838,570.48	18,546.23	1,091,992.86
01/02/2025	100224	Yellowstone Landscape	Invoice: 825959 (Reference: Landscape Maintenance Jan 25.)		6,825.00	1,085,167.86
01/02/2025	100225	Steadfast Environmental, LLC	Invoice: SE-26021 (Reference: Routine Aquatic Maintenance 1/25.)		685.00	1,084,482.86
01/02/2025	010225ACH1	Duke Energy	Various Accounts		62.05	1,084,420.81
01/02/2025	010225ACH2	Duke Energy	Various Accounts		432.04	1,083,988.77

Date	Number	Name	Memo	Deposits	Payments	Balance
01/06/2025	010625ACH1	Duke Energy	Various Accounts		5,141.30	1,078,847.47
01/06/2025	010625ACH2	Google	Google Email January		36.00	1,078,811.47
01/07/2025	010725ACH1	Polk County Utilities	Reuse 3 Posner Blvd 11/06/24 - 12/05/24		595.00	1,078,216.47
01/07/2025	010725ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 11/06/24 - 12/05/24		33.60	1,078,182.87
01/09/2025	100226	Vesta District Services	Invoice: 424079 (Reference: Management Fees Jan 25.)		3,135.42	1,075,047.45
01/14/2025	100227	High Demand Protective Sevices L.L.C.	Invoice: 20242124 (Reference: Parking Enforcement 2/01/25 - 2/28/25.)		5,700.00	1,069,347.45
01/15/2025	100228	Vesta District Services	Invoice: 424190 (Reference: Billable Expenses - Dec 2024.)		335.92	1,069,011.53
01/17/2025	100229	Polk County Tax Collectors	Invoice: 33 (Reference: Postage.)		156.23	1,068,855.30
01/17/2025	100230	Straley Robin Vericker	Invoice: 25895 (Reference: Professional Services through Dec 31, 2024.)		175.00	1,068,680.30
01/31/2025	100231	Yellowstone Landscape	Invoice: 846539 (Reference: Landscape Enhancement.)		215.00	1,068,465.30
01/31/2025		End of Month		0.00	23,527.56	1,068,465.30
02/03/2025	020325ACH1	Duke Energy	Various Accounts		66.88	1,068,398.42
02/03/2025			Deposit	1,394.07		1,069,792.49
02/04/2025			Deposit	666.67		1,070,459.16
02/05/2025	100232	Yellowstone Landscape	Invoice: 847828 (Reference: Monthly Landscape Maintenance Feb 2025.)		6,825.00	1,063,634.16
02/05/2025	020525ACH1	Duke Energy	Various Accounts		418.64	1,063,215.52
02/05/2025	020525ACH2	Google	Google Email February		36.00	1,063,179.52
02/06/2025	100233	High Demand Protective Sevices L.L.C.	Invoice: 20242134 (Reference: Security Monitoring.)		6,200.00	1,056,979.52
02/06/2025	100234	Steadfast Environmental, LLC	Invoice: SE-26172 (Reference: Routine Aquatic Maintenance Feb 25.)		685.00	1,056,294.52
02/07/2025			Funds Transfer		970,000.00	86,294.52
02/07/2025	020725ACH1	Duke Energy	Various Accounts		5,200.57	81,093.95
02/10/2025	100235	Vesta District Services	Invoice: 424708 (Reference: Management Fees Feb 25.)		3,135.42	77,958.53
02/10/2025	021025ACH1	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 12/05/24 - 1/6/25		33.60	77,924.93
02/10/2025	021025ACH2	Polk County Utilities	Reuse 3 Posner Blvd 12/05/24 - 1/06/25		695.00	77,229.93
02/18/2025	100236	Straley Robin Vericker	Invoice: 26044 (Reference: General matters - Jan 25.)		210.00	77,019.93
02/26/2025	100237	High Demand Protective Sevices L.L.C.	Invoice: 20242141 (Reference: April Security Patrol.)		6,000.00	71,019.93
02/28/2025		End of Month		2,060.74	999,506.11	71,019.93
03/03/2025	100238	Steadfast Environmental, LLC	Invoice: SA-10077 (Reference: Routine Aquatic Maintenance.)		685.00	70,334.93
03/03/2025	100239	Yellowstone Landscape	Invoice: 866993 (Reference: Landscape Maintenance March 2025.)		6,825.00	63,509.93
03/05/2025	030525ACH1	Google	Google Email March		36.00	63,473.93
03/06/2025	030625ACH1	Duke Energy	Various Accounts		62.35	63,411.58
03/06/2025	030625ACH2	Duke Energy	Various Accounts		418.64	62,992.94
03/07/2025	100240	Yellowstone Landscape	Invoice: 872454 (Reference: Quarterly Palm Injections.)		342.48	62,650.46
03/10/2025			Deposit	666.67		63,317.13
03/10/2025	031025ACH1	Duke Energy	Various Accounts		5,194.51	58,122.62
03/11/2025	031125ACH1	Polk County Utilities	Reuse 3 Posner Blvd 1/06/25 - 2/5/25		698.00	57,424.62
03/11/2025	031125ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 1/06/25 - 2/5/25		33.60	57,391.02
03/12/2025			Funds Transfer	50,000.00		107,391.02
03/12/2025	100241	Vesta District Services	Invoice: 425384 (Reference: Billable Expenses - Feb 2025.)		27.79	107,363.23
03/13/2025	100242	Straley Robin Vericker	Invoice: 26128 (Reference: Legal Services Feb 25.)		615.00	106,748.23
03/17/2025			Deposit	6,002.86		112,751.09
03/19/2025	100243	High Demand Protective Sevices L.L.C.	Invoice: 20242150 (Reference: Parking Enforcement May 2025.)		6,300.00	106,451.09
03/21/2025	100244	Kimley-Horn & Assoc., Inc.	Invoice: 31119897 (Reference: General Engineering Services.)		526.61	105,924.48
03/25/2025			Funds Transfer - Tax Collection Transfer to Pay Trustee	200,000.00		305,924.48
03/25/2025	2626	US Bank tax distribution			183,853.60	122,070.88
03/31/2025			Deposit	666.67		122,737.55
03/31/2025		End of Month		257,336.20	205,618.58	122,737.55

EXHIBIT 3

City Center
Community Development District

Financial Statements
(Unaudited)

Preliminary

April 30, 2025

City Center CDD
Balance Sheet
April 30, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1 <u>ASSETS</u>					
2 Operating	\$ 120,792	\$ -	\$ -	\$ -	\$ 120,792
3 Money Market	727,139	-	-	-	727,139
4 Investments:					
5 Revenue Fund	-	-	197,328	247,458	444,786
6 Interest Fund	-	-	-	-	-
7 Reserve	-	-	50,000	50,000	100,000
8 Prepayment	-	-	60	308	368
9 Sinking Fund	-	-	-	-	-
10 Accounts Receivable	-	-	-	-	-
11 Assessments Receivable - On Roll	59,833	308,000	91,951	108,990	568,775
12 Undeposited Funds	-	-	-	-	-
13 Due From Other Funds	-	338,538	2,594	3,074	344,206
14 Deposits (Utility)	865	-	-	-	865
15 Prepaid Expense	2,694	-	-	-	2,694
16 <u>TOTAL ASSETS</u>	\$ 911,324	\$ 646,538	\$ 341,933	\$ 409,830	\$ 2,309,624
17 <u>LIABILITIES</u>					
18 Accounts Payable	\$ 21,666	\$ -	\$ -	\$ -	\$ 21,666
19 Deferred Revenue On Roll	59,833	308,000	91,951	108,990	568,775
20 Due To Other Funds	344,206	-	-	-	344,206
21 Accrued Expenses	-	-	-	-	-
22 <u>TOTAL LIABILITIES</u>	425,706	308,000	91,951	108,990	934,647
23 <u>FUND BALANCE</u>					
24 Nonspendable					-
25 Prepaid & Deposits	3,559	-	-	-	3,559
26 Unassigned	482,059	338,538	249,982	300,840	1,371,419
27 <u>TOTAL FUND BALANCE</u>	485,618	338,538	249,982	300,840	1,374,977
28 <u>TOTAL LIABILITIES & FUND BALANCE</u>	\$ 911,324	\$ 646,538	\$ 341,933	\$ 409,830	\$ 2,309,624

City Center CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of April	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 On Roll Special Assessments	\$ 480,805	\$ 13,565	\$ 452,483	\$ (28,322)	94%
3 Interest Revenue	-	2,197	7,154	7,154	
4 Miscellaneous Revenue	-	667	11,336	11,336	
5 TOTAL REVENUES	\$ 480,805	\$ 16,428	\$ 470,973	\$ (9,832)	98%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ 800	\$ 1,400	\$ (7,600)	16%
9 District Management	36,500	3,042	21,292	(15,208)	58%
10 Facility Rental	2,000	161	321	(1,679)	16%
11 Regulatory & Permit Fees	175	-	175	-	100%
12 Miscellaneous Fees	500	-	28	(472)	6%
13 Auditing Services	3,600	-	-	(3,600)	0%
14 Legal Advertising	2,500	-	94	(2,406)	4%
15 Bank Fees	100	-	15	(85)	15%
16 District Engineer	10,000	9,770	12,155	2,155	122%
17 Legal Services - General	20,000	140	2,003	(17,997)	10%
18 Web-Site / Email System - IT Support	2,116	36	1,767	(349)	84%
19 Administrative Contingency	500	-	16		
20 Assessment Collection Fees	8,000	-	156	(7,844)	2%
21 Assessment Preparation	525	44	306	(219)	58%
22 TOTAL GENERAL ADMINISTRATION	95,516	13,992	39,728	(55,788)	42%
23 INSURANCE					
24 Insurance (Public Officials, Liability, Property)	12,739	-	10,380	(2,359)	81%
25 TOTAL INSURANCE	12,739	-	10,380	(2,359)	81%
26 DEBT SERVICE ADMINISTRATION					
27 Dissemination Services (Disclosure Report)	5,250	-	5,250	-	100%
28 Arbitrage Rebate Calculation	500	-	-	(500)	0%
29 Bond Amortization	525	50	350	(175)	67%
30 Trustee Fees	5,500	2,694	2,694	(2,806)	49%
31 TOTAL DEBT SERVICE ADMINISTRATION	11,775	2,744	8,294	(3,481)	70%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	80,000	5,887	40,089	(39,911)	50%
34 Utility - Water (Reclaimed)	4,500	462	3,723	(777)	83%
35 Pond Maintenance	9,975	685	4,795	(5,180)	48%
36 Landscape Maintenance	105,000	6,825	48,460	(56,540)	46%
37 Landscape Replenishment	5,000	-	7,603	2,603	152%
38 Irrigation Maintenance	4,000	-	1,050		
39 Field - Contingency	6,300	-	535	(5,765)	8%
40 Capital Improvements	21,000	-	-	(21,000)	0%
41 Security Patrol	75,000	6,100	56,645	(18,355)	76%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	360,775	19,958	162,900	(197,875)	45%
44 TOTAL EXPENDITURES	\$ 480,805	\$ 36,694	\$ 221,301	\$ (259,504)	46%
45 REVENUES OVER (UNDER) EXPENDITURES	-	(20,266)	249,672	249,672	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ (20,266)	\$ 249,672	\$ 249,672	
51 Fund Balance - Beginning	138,962		235,946	96,984	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 485,618	\$ 346,655	

City Center CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 308,000	\$ 289,857	\$ (18,143)
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	308,000	289,857	(18,143)
5 EXPENDITURES			
6 Renewal And Replacement	5,000	-	(5,000)
7 Capital Improvement Plan	303,000	2,255	(300,745)
8 TOTAL EXPENDITURES	308,000	2,255	(305,745)
9 REVENUES OVER (UNDER) EXPENDITURES	-	287,602	287,602
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	287,602	287,602
15 Fund Balance - Beginning	-	50,936	50,936
16 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 338,538	\$ 338,538

City Center CDD
Debt Service Fund- Series 2015 (05A)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 91,951	\$ 86,529	\$ (5,423)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	4,143	4,143
5 TOTAL REVENUES	91,951	90,672	(1,280)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2024	23,765	23,704	61
9 May 1, 2025	23,765	-	23,765
10 November 1, 2025	22,387	-	22,387
11 Principal Retirement			
12 May 1, 2025	45,000	-	45,000
13 TOTAL EXPENDITURES	91,152	23,704	(67,448)
14 REVENUES OVER (UNDER) EXPENDITURES	799	66,968	66,169
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	799	66,968	66,169
20 Fund Balance - Beginning		183,014	183,014
21 FUND BALANCE - ENDING - PROJECTED	\$ 799	\$ 249,982	\$ 249,182
<i>* financed by prior year revenue</i>			

City Center CDD
Debt Service Fund- Series 2015 (07A)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to April 30, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 108,990	\$ 102,549	\$ (6,441)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	5,042	5,042
5 TOTAL REVENUES	108,990	107,591	(1,399)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2024	30,780	30,780	-
9 May 1, 2025	30,780	-	30,780
10 November 1, 2025	29,340	-	29,340
11 Principal Retirement			
12 May 1, 2025	48,000	-	48,000
13 TOTAL EXPENDITURES	108,120	30,780	(77,340)
14 REVENUES OVER (UNDER) EXPENDITURES	870	76,811	75,941
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	870	76,811	75,941
20 Fund Balance - Beginning		224,029	224,029
21 FUND BALANCE - ENDING - PROJECTED	\$ 870	\$ 300,840	\$ 299,970
* financed by prior year revenue			

City Center CDD
Check Register - FY 2025

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2024		Beginning of Year				283,063.45
10/01/2024	100200	Yellowstone Landscape	Invoice: 774298 (Reference: Monthly Landscape Maintenance October 2024.)		6,825.00	276,238.45
10/02/2024	100201	Yellowstone Landscape	Invoice: 776887 (Reference: Sod Replacement.)		7,603.36	268,635.09
10/02/2024	100202	Steadfast Environmental, LLC	Invoice: SE-25067 (Reference: Routine Aquatic Maintenance 10.24.)		685.00	267,950.09
10/04/2024	100424ACH1	Duke Energy	Various Accounts		67.05	267,883.04
10/04/2024	100424ACH2	Duke Energy	Various Accounts		432.04	267,451.00
10/07/2024	100724ACH1	Google	Google Email October		36.00	267,415.00
10/09/2024	100924ACH1	Duke Energy	Various Accounts		5,015.20	262,399.80
10/09/2024	100924ACH2	Polk County Utilities	Reuse 3 Posner Blvd 08/07/24 - 09/06/24		2.70	262,397.10
10/15/2024	100203	High Demand Protective Sevices L.L.C.	Invoice: 20242098 (Reference: Parking Enforcement 11/1/24 - 11/30/24.)		6,300.00	256,097.10
10/15/2024	100204	Vesta District Services	Invoice: 422534 (Reference: Management Fees Oct 24.)		3,135.42	252,961.68
10/21/2024	100205	Straley Robin Vericker	Invoice: 25334 (Reference: Professional Services thru 9/30/24.)		70.00	252,891.68
10/22/2024	2621	Egis Insurance & Risk Advisors	Insurance FY Policy# 100124234 10/01/24-10/01/25		10,380.00	242,511.68
10/25/2024	100206	Yellowstone Landscape	Invoice: 788637 (Reference: Irrigation repairs from August 2024 inspection.)		263.71	242,247.97
10/31/2024		End of Month		0.00	40,815.48	242,247.97
11/01/2024	100207	High Demand Protective Sevices L.L.C.	Invoice: 20242103 (Reference: 12/1/24 - 12/31/24.)		6,300.00	235,947.97
11/01/2024	110124ACH1	Duke Energy	Various Accounts		59.72	235,888.25
11/01/2024	110124ACH2	Duke Energy	Various Accounts		432.04	235,456.21
11/01/2024			Deposit	1,577.74		237,033.95
11/04/2024	100208	Yellowstone Landscape	Invoice: 794238 (Reference: Monthly Landscape Maintenance November 2024.)		6,825.00	230,208.95
11/05/2024	110524ACH1	Google	Google Email November		36.00	230,172.95
11/06/2024	100209	Steadfast Environmental, LLC	Invoice: SE-25224 (Reference: Routine Aquatic Maintenance.)		685.00	229,487.95
11/06/2024	110624ACH1	Duke Energy	Various Accounts		5,102.74	224,385.21
11/08/2024	100210	Vesta District Services	Invoice: 423015 (Reference: Management Fees Nov 24.) Invoice: 423157 (Reference: Disseminatio...		8,385.42	215,999.79
11/11/2024			Deposit	666.67		216,666.46
11/12/2024	100211	SchoolNow	Invoice: INV-SN-431 (Reference: Website Hosting.)		1,515.00	215,151.46
11/12/2024	100212	Business Observer	Invoice: 24-01547K (Reference: Legal Advertising.)		94.06	215,057.40
11/12/2024	111224ACH1	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 09/06/24 - 10/9/24		8.15	215,049.25
11/12/2024	111224ACH2	Polk County Utilities	Reuse 3 Posner Blvd 9/6/24 - 10/9/24		159.42	214,889.83
11/13/2024	100213	Vesta District Services	Invoice: 422382 (Reference: Billable Expenses - Sep 2024.)		160.50	214,729.33
11/20/2024	2622	Mahmoud A. Khatib	BOS Meeting 11/12/24		200.00	214,529.33
11/20/2024	2623	Raisa E. Contreras	BOS Meeting 11/12/24		200.00	214,329.33
11/20/2024	2624	Victor Khatib	BOS Meeting 11/12/24		200.00	214,129.33
11/20/2024			Deposit	988.42		215,117.75
11/21/2024	100214	Yellowstone Landscape	Invoice: 806496 (Reference: Irrigation Repairs Zone #8 Station Valve Toro P220-26-04.)		786.11	214,331.64
11/25/2024	2625	Florida Dept. of Economic Opportunity	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	214,156.64
11/26/2024			Deposit	64,864.45		279,021.09
11/27/2024	100215	Straley Robin Vericker	Invoice: 25591 (Reference: For Professional Services Rendered Through October 31, 2024.)		210.00	278,811.09
11/27/2024	100216	High Demand Protective Sevices L.L.C.	Invoice: 20242111 (Reference: Parking Enforcement 12/01/24 - 12/31/24.)		6,500.00	272,311.09
11/29/2024	100217	Yellowstone Landscape	Invoice: 808701 (Reference: Quarterly Palm Injections w/Fertilizer (NOV 2024).)		342.48	271,968.61
11/30/2024		End of Month		68,097.28	38,376.64	271,968.61
12/03/2024	100218	Yellowstone Landscape	Invoice: 808923 (Reference: Monthly Landscape - December 2024.)		6,825.00	265,143.61
12/04/2024	120424ACH1	Duke Energy	Various Accounts		65.31	265,078.30
12/04/2024	120424ACH2	Duke Energy	Various Accounts		432.04	264,646.26
12/05/2024			Deposit	666.67		265,312.93
12/05/2024	ACH120524	Google	Google Email December		36.00	265,276.93
12/05/2024	100219	Steadfast Environmental, LLC	Invoice: SE-25425 (Reference: Aquatic Maintenance Dec. 2024.)		685.00	264,591.93
12/06/2024	120624ACH1	Duke Energy	Various Accounts		5,141.30	259,450.63
12/06/2024			Deposit	837,237.14		1,096,687.77
12/09/2024	120924ACH1	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 10/09/24 - 11/06/24		33.60	1,096,654.17
12/09/2024	120924ACH2	Polk County Utilities	Reuse 3 Posner Blvd 10/09/24 - 11/06/24		537.00	1,096,117.17
12/09/2024	100220	Vesta District Services	Invoice: 423466 (Reference: Monthly DM Fees - Dec 2024.)		3,135.42	1,092,981.75
12/10/2024	100221	Straley Robin Vericker	Invoice: 25656 (Reference: Professional Services Rendered Through November 30, 2024.)		653.00	1,092,328.75
12/12/2024	100222	Vesta District Services	Invoice: 423561 (Reference: Billable Expenses - Nov 2024.)		160.50	1,092,168.25
12/18/2024	100223	Kimley-Horn & Assoc., Inc.	Invoice: 30317537 (Reference: Services thru Nov 24.)		842.06	1,091,326.19
12/31/2024			Deposit	666.67		1,091,992.86
12/31/2024		End of Month		838,570.48	18,546.23	1,091,992.86
01/02/2025	100224	Yellowstone Landscape	Invoice: 825959 (Reference: Landscape Maintenance Jan 25.)		6,825.00	1,085,167.86
01/02/2025	100225	Steadfast Environmental, LLC	Invoice: SE-26021 (Reference: Routine Aquatic Maintenance 1/25.)		685.00	1,084,482.86
01/02/2025	010225ACH1	Duke Energy	Various Accounts		62.05	1,084,420.81
01/02/2025	010225ACH2	Duke Energy	Various Accounts		432.04	1,083,988.77

Date	Number	Name	Memo	Deposits	Payments	Balance
01/06/2025	010625ACH1	Duke Energy	Various Accounts		5,141.30	1,078,847.47
01/06/2025	010625ACH2	Google	Google Email January		36.00	1,078,811.47
01/07/2025	010725ACH1	Polk County Utilities	Reuse 3 Posner Blvd 11/06/24 - 12/05/24		595.00	1,078,216.47
01/07/2025	010725ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 11/06/24 - 12/05/24		33.60	1,078,182.87
01/09/2025	100226	Vesta District Services	Invoice: 424079 (Reference: Management Fees Jan 25.)		3,135.42	1,075,047.45
01/14/2025	100227	High Demand Protective Sevices L.L.C.	Invoice: 20242124 (Reference: Parking Enforcement 2/01/25 - 2/28/25.)		5,700.00	1,069,347.45
01/15/2025	100228	Vesta District Services	Invoice: 424190 (Reference: Billable Expenses - Dec 2024.)		335.92	1,069,011.53
01/17/2025	100229	Polk County Tax Collectors	Invoice: 33 (Reference: Postage.)		156.23	1,068,855.30
01/17/2025	100230	Straley Robin Vericker	Invoice: 25895 (Reference: Professional Services through Dec 31, 2024.)		175.00	1,068,680.30
01/31/2025	100231	Yellowstone Landscape	Invoice: 846539 (Reference: Landscape Enhancement.)		215.00	1,068,465.30
01/31/2025		End of Month		0.00	23,527.56	1,068,465.30
02/03/2025	020325ACH1	Duke Energy	Various Accounts		66.88	1,068,398.42
02/03/2025			Deposit	1,394.07		1,069,792.49
02/04/2025			Deposit	666.67		1,070,459.16
02/05/2025	100232	Yellowstone Landscape	Invoice: 847828 (Reference: Monthly Landscape Maintenance Feb 2025.)		6,825.00	1,063,634.16
02/05/2025	020525ACH1	Duke Energy	Various Accounts		418.64	1,063,215.52
02/05/2025	020525ACH2	Google	Google Email February		36.00	1,063,179.52
02/06/2025	100233	High Demand Protective Sevices L.L.C.	Invoice: 20242134 (Reference: Security Monitoring.)		6,200.00	1,056,979.52
02/06/2025	100234	Steadfast Environmental, LLC	Invoice: SE-26172 (Reference: Routine Aquatic Maintenance Feb 25.)		685.00	1,056,294.52
02/07/2025			Funds Transfer		970,000.00	86,294.52
02/07/2025	020725ACH1	Duke Energy	Various Accounts		5,200.57	81,093.95
02/10/2025	100235	Vesta District Services	Invoice: 424708 (Reference: Management Fees Feb 25.)		3,135.42	77,958.53
02/10/2025	021025ACH1	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 12/05/24 - 1/6/25		33.60	77,924.93
02/10/2025	021025ACH2	Polk County Utilities	Reuse 3 Posner Blvd 12/05/24 - 1/06/25		695.00	77,229.93
02/18/2025	100236	Straley Robin Vericker	Invoice: 26044 (Reference: General matters - Jan 25.)		210.00	77,019.93
02/26/2025	100237	High Demand Protective Sevices L.L.C.	Invoice: 20242141 (Reference: April Security Patrol.)		6,000.00	71,019.93
02/28/2025		End of Month		2,060.74	999,506.11	71,019.93
03/03/2025	100238	Steadfast Environmental, LLC	Invoice: SA-10077 (Reference: Routine Aquatic Maintenance.)		685.00	70,334.93
03/03/2025	100239	Yellowstone Landscape	Invoice: 866993 (Reference: Landscape Maintenance March 2025.)		6,825.00	63,509.93
03/05/2025	030525ACH1	Google	Google Email March		36.00	63,473.93
03/06/2025	030625ACH1	Duke Energy	Various Accounts		62.35	63,411.58
03/06/2025	030625ACH2	Duke Energy	Various Accounts		418.64	62,992.94
03/07/2025	100240	Yellowstone Landscape	Invoice: 872454 (Reference: Quarterly Palm Injections.)		342.48	62,650.46
03/10/2025			Deposit	666.67		63,317.13
03/10/2025	031025ACH1	Duke Energy	Various Accounts		5,194.51	58,122.62
03/11/2025	031125ACH1	Polk County Utilities	Reuse 3 Posner Blvd 1/06/25 - 2/5/25		698.00	57,424.62
03/11/2025	031125ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 1/06/25 - 2/5/25		33.60	57,391.02
03/12/2025			Funds Transfer	50,000.00		107,391.02
03/12/2025	100241	Vesta District Services	Invoice: 425384 (Reference: Billable Expenses - Feb 2025.)		27.79	107,363.23
03/13/2025	100242	Straley Robin Vericker	Invoice: 26128 (Reference: Legal Services Feb 25.)		615.00	106,748.23
03/17/2025			Deposit	6,002.86		112,751.09
03/19/2025	100243	High Demand Protective Sevices L.L.C.	Invoice: 20242150 (Reference: Parking Enforcement May 2025.)		6,300.00	106,451.09
03/21/2025	100244	Kimley-Horn & Assoc., Inc.	Invoice: 31119897 (Reference: General Engineering Services.)		526.61	105,924.48
03/25/2025			Funds Transfer - Tax Collection Transfer to Pay Trustee	200,000.00		305,924.48
03/25/2025	2626	US Bank tax distribution			183,853.60	122,070.88
03/31/2025			Deposit	666.67		122,737.55
03/31/2025		End of Month		257,336.20	205,618.58	122,737.55
04/01/2025	100245	Vesta District Services	Invoice: 425416 (Reference: Management Fees April 25.)		3,135.42	119,602.13
04/01/2025	100246	Yellowstone Landscape	Invoice: 882389 (Reference: Landscape Maintenance April 25.)		6,825.00	112,777.13
04/02/2025	100247	Steadfast Environmental, LLC	Invoice: SA-11052 (Reference: Routine Aquatic Maintenance Apr 25.)		685.00	112,092.13
04/02/2025	100248	Pothole Repair	Invoice: 9481214 (Reference: Asphalt Repair.)		2,255.00	109,837.13
04/03/2025	040325ACH1	Duke Energy	Various Accounts		67.70	109,769.43
04/03/2025	040325ACH2	Duke Energy	Various Accounts		431.95	109,337.48
04/07/2025	040725ACH1	Duke Energy	Various Accounts		5,472.05	103,865.43
04/07/2025	040725ACH2	Google	Google Email April		36.00	103,829.43
04/08/2025	040825ACH1	Polk County Utilities	Reuse 3 Posner Blvd 2/5/25 - 3/5/25		401.00	103,428.43
04/08/2025	040825ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 2/5/25 - 3/5/25		33.60	103,394.83
04/11/2025	100249	Straley Robin Vericker	Invoice: 26349 (Reference: Professional Service through Mar 25.)		140.00	103,254.83
04/11/2025			Deposit	27,875.47		131,130.30
04/15/2025	2627	Mahmoud A. Khatib	BOS Meeting 4/8/25		200.00	130,930.30
04/15/2025	2628	Raisa E. Contreras	BOS Meeting 4/8/25		200.00	130,730.30
04/15/2025	2629	Rolando Albino Sanchez	BOS Meeting 4/8/25		200.00	130,530.30
04/15/2025	2630	Victor Khatib	BOS Meeting 4/8/25		200.00	130,330.30
04/17/2025	2631	Vesta District Services	Reference: Management Fees Mar 25.		3,135.42	127,194.88
04/23/2025	100250	Kimley-Horn & Assoc., Inc.	Invoice: 31565104 (Reference: District Engineer: 3/2025.)		1,016.16	126,178.72

Date	Number	Name	Memo	Deposits	Payments	Balance
04/29/2025			Deposit	666.67		126,845.39
04/29/2025	100251	High Demand Protective Sevices L.L.C.	Invoice: 20242165 (Reference: Security Services Jun 25.)		6,100.00	120,745.39
04/30/2025			Deposit	46.84		120,792.23
04/30/2025		End of Month		28,588.98	30,534.30	120,792.23

EXHIBIT 4

City Center Community Development District

*Financial Statements
(Unaudited)*

May 31, 2025



City Center CDD
Balance Sheet
May 31, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1 ASSETS					
2 Operating	\$ 72,827	\$ -	\$ -	\$ -	\$ 72,827
3 Money Market	729,416	-	-	-	729,416
4 Investments:					
5 Revenue Fund	-	-	129,400	169,612	299,012
6 Interest Fund	-	-	-	-	-
7 Reserve	-	-	50,000	50,000	100,000
8 Prepayment	-	-	60	308	368
9 Sinking Fund	-	-	-	-	-
10 Accounts Receivable	-	-	-	-	-
11 Assessments Receivable - On Roll	59,833	308,000	91,951	108,990	568,775
12 Undeposited Funds	-	-	-	-	-
13 Due From Other Funds	-	338,538	2,594	3,074	344,206
14 Deposits (Utility)	865	-	-	-	865
15 Prepaid Expense	2,694	-	-	-	2,694
16 TOTAL ASSETS	\$ 865,635	\$ 646,538	\$ 274,005	\$ 331,984	\$ 2,118,162
17 LIABILITIES					
18 Accounts Payable	\$ 6,308	\$ -	\$ -	\$ -	\$ 6,308
19 Deferred Revenue On Roll	59,833	308,000	91,951	108,990	568,775
20 Due To Other Funds	344,206	-	-	-	344,206
21 Accrued Expenses	-	-	-	-	-
22 TOTAL LIABILITIES	410,347	308,000	91,951	108,990	919,289
23 FUND BALANCE					
24 Nonspendable					-
25 Prepaid & Deposits	3,559	-	-	-	3,559
26 Unassigned	451,729	338,538	182,054	222,994	1,195,315
27 TOTAL FUND BALANCE	455,287	338,538	182,054	222,994	1,198,873
28 TOTAL LIABILITIES & FUND BALANCE	\$ 865,635	\$ 646,538	\$ 274,005	\$ 331,984	\$ 2,118,162

City Center CDD

General Fund

Statement of Revenue, Expenditures, and Changes in Fund Balance

For the period from October 1, 2024 to May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of May	FY 2025 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
1 REVENUES					
2 On Roll Special Assessments	\$ 480,805	\$ -	\$ 452,483	\$ (28,322)	94%
3 Interest Revenue	-	2,277	9,431	9,431	
4 Miscellaneous Revenue	-	-	11,336	11,336	
5 TOTAL REVENUES	\$ 480,805	\$ 2,277	\$ 473,250	\$ (7,555)	98%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ -	\$ 1,400	\$ (7,600)	16%
9 District Management	36,500	3,042	24,333	(12,167)	67%
10 Facility Rental	2,000	-	321	(1,679)	16%
11 Regulatory & Permit Fees	175	-	175	-	100%
12 Miscellaneous Fees	500	-	28	(472)	6%
13 Auditing Services	3,600	-	-	(3,600)	0%
14 Legal Advertising	2,500	-	94	(2,406)	4%
15 Bank Fees	100	-	15	(85)	15%
16 District Engineer	10,000	-	12,155	2,155	122%
17 Legal Services - General	20,000	1,669	3,672	(16,329)	18%
18 Web-Site / Email System - IT Support	2,116	36	1,803	(313)	85%
19 Administrative Contingency	500	16	32		
20 Assessment Collection Fees	8,000	-	156	(7,844)	2%
21 Assessment Preparation	525	44	350	(175)	67%
22 TOTAL GENERAL ADMINISTRATION	95,516	4,806	44,534	(50,982)	47%
23 INSURANCE					
24 Insurance (Public Officials, Liability, Property)	12,739	-	10,380	(2,359)	81%
25 TOTAL INSURANCE	12,739	-	10,380	(2,359)	81%
26 DEBT SERVICE ADMINISTRATION					
27 Dissemination Services (Disclosure Report)	5,250	-	5,250	-	100%
28 Arbitrage Rebate Calculation	500	500	500	-	100%
29 Bond Amortization	525	50	400	(125)	76%
30 Trustee Fees	5,500	-	2,694	(2,806)	49%
31 TOTAL DEBT SERVICE ADMINISTRATION	11,775	550	8,844	(2,931)	75%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	80,000	5,885	45,974	(34,026)	57%
34 Utility - Water (Reclaimed)	4,500	407	4,130	(370)	92%
35 Pond Maintenance	9,975	685	5,480	(4,495)	55%
36 Landscape Maintenance	105,000	13,974	62,434	(42,566)	59%
37 Landscape Replenishment	5,000	-	7,603	2,603	152%
38 Irrigation Maintenance	4,000	-	1,050		
39 Field - Contingency	6,300	-	535	(5,765)	8%
40 Capital Improvements	21,000	-	-	(21,000)	0%
41 Security Patrol	75,000	6,300	62,945	(12,055)	84%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	360,775	27,251	190,151	(170,624)	53%
44 TOTAL EXPENDITURES	\$ 480,805	\$ 32,607	\$ 253,909	\$ (226,896)	53%
45 REVENUES OVER (UNDER) EXPENDITURES	-	(30,330)	219,342	219,342	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ (30,330)	\$ 219,342	\$ 219,342	
51 Fund Balance - Beginning	138,962		235,946	96,984	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 455,287.45	\$ 316,325	

City Center CDD
Capital Reserve Fund (CRF)

Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to May 31, 2025

	FY 2025 Adopted	FY 2025 Total Actual	VARIANCE Over (Under)
	Budget	Year-to-Date	to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 308,000	\$ 289,857	\$ (18,143)
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	308,000	289,857	(18,143)
5 EXPENDITURES			
6 Renewal And Replacement	5,000	-	(5,000)
7 Capital Improvement Plan	303,000	2,255	(300,745)
8 TOTAL EXPENDITURES	308,000	2,255	(305,745)
9 REVENUES OVER (UNDER) EXPENDITURES	-	287,602	287,602
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	287,602	287,602
15 Fund Balance - Beginning	-	50,936	50,936
16 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 338,538	\$ 338,538

City Center CDD
Debt Service Fund- Series 2015 (05A)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 91,951	\$ 86,529	\$ (5,423)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	4,919	4,919
5 TOTAL REVENUES	91,951	91,447	(504)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2024	23,765	23,704	61
9 May 1, 2025	23,765	23,704	61
10 November 1, 2025	22,387	-	22,387
11 Principal Retirement			
12 May 1, 2025	45,000	45,000	-
13 TOTAL EXPENDITURES	91,152	92,408	1,256
14 REVENUES OVER (UNDER) EXPENDITURES	799	(960)	(1,759)
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	799	(960)	(1,759)
20 Fund Balance - Beginning		183,014	183,014
21 FUND BALANCE - ENDING - PROJECTED	\$ 799	\$ 182,054	\$ 181,254
* financed by prior year revenue			

City Center CDD
Debt Service Fund- Series 2015 (07A)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 108,990	\$ 102,549	\$ (6,441)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	5,976	5,976
5 TOTAL REVENUES	108,990	108,525	(465)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2024	30,780	30,780	-
9 May 1, 2025	30,780	30,780	-
10 November 1, 2025	29,340	-	29,340
11 Principal Retirement			
12 May 1, 2025	48,000	48,000	-
13 TOTAL EXPENDITURES	108,120	109,560	1,440
14 REVENUES OVER (UNDER) EXPENDITURES	870	(1,035)	(1,905)
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	870	(1,035)	(1,905)
20 Fund Balance - Beginning		224,029	224,029
21 FUND BALANCE - ENDING - PROJECTED	\$ 870	\$ 222,994	\$ 222,124
<i>* financed by prior year revenue</i>			

City Center CDD
Check Register - FY 2025

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2024		Beginning of Year				283,063.45
10/01/2024	100200	Yellowstone Landscape	Invoice: 774298 (Reference: Monthly Landscape Maintenance October 2024.)		6,825.00	276,238.45
10/02/2024	100201	Yellowstone Landscape	Invoice: 776887 (Reference: Sod Replacement.)		7,603.36	268,635.09
10/02/2024	100202	Steadfast Environmental, LLC	Invoice: SE-25067 (Reference: Routine Aquatic Maintenance 10.24.)		685.00	267,950.09
10/04/2024	100424ACH1	Duke Energy	Various Accounts		67.05	267,883.04
10/04/2024	100424ACH2	Duke Energy	Various Accounts		432.04	267,451.00
10/07/2024	100724ACH1	Google	Google Email October		36.00	267,415.00
10/09/2024	100924ACH1	Duke Energy	Various Accounts		5,015.20	262,399.80
10/09/2024	100924ACH2	Polk County Utilities	Reuse 3 Posner Blvd 08/07/24 - 09/06/24		2.70	262,397.10
10/15/2024	100203	High Demand Protective Sevices L.L.C.	Invoice: 20242098 (Reference: Parking Enforcement 11/1/24 - 11/30/24.)		6,300.00	256,097.10
10/15/2024	100204	Vesta District Services	Invoice: 422534 (Reference: Management Fees Oct 24.)		3,135.42	252,961.68
10/21/2024	100205	Straley Robin Vericker	Invoice: 25334 (Reference: Professional Services thru 9/30/24.)		70.00	252,891.68
10/22/2024	2621	Egis Insurance & Risk Advisors	Insurance FY Policy# 100124234 10/01/24-10/01/25		10,380.00	242,511.68
10/25/2024	100206	Yellowstone Landscape	Invoice: 788637 (Reference: Irrigation repairs from August 2024 inspection.)		263.71	242,247.97
10/31/2024		End of Month		0.00	40,815.48	242,247.97
11/01/2024	100207	High Demand Protective Sevices L.L.C.	Invoice: 20242103 (Reference: 12/1/24 - 12/31/24.)		6,300.00	235,947.97
11/01/2024	110124ACH1	Duke Energy	Various Accounts		59.72	235,888.25
11/01/2024	110124ACH2	Duke Energy	Various Accounts		432.04	235,456.21
11/01/2024			Deposit	1,577.74		237,033.95
11/04/2024	100208	Yellowstone Landscape	Invoice: 794238 (Reference: Monthly Landscape Maintenance November 2024.)		6,825.00	230,208.95
11/05/2024	110524ACH1	Google	Google Email November		36.00	230,172.95
11/06/2024	100209	Steadfast Environmental, LLC	Invoice: SE-25224 (Reference: Routine Aquatic Maintenance.)		685.00	229,487.95
11/06/2024	110624ACH1	Duke Energy	Various Accounts		5,102.74	224,385.21
11/08/2024	100210	Vesta District Services	Invoice: 423015 (Reference: Management Fees Nov 24.) Invoice: 423157 (Reference: Disseminatio...		8,385.42	215,999.79
11/11/2024			Deposit	666.67		216,666.46
11/12/2024	100211	SchoolNow	Invoice: INV-SN-431 (Reference: Website Hosting.)		1,515.00	215,151.46
11/12/2024	100212	Business Observer	Invoice: 24-01547K (Reference: Legal Advertising.)		94.06	215,057.40
11/12/2024	111224ACH1	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 09/06/24 - 10/9/24		8.15	215,049.25
11/12/2024	111224ACH2	Polk County Utilities	Reuse 3 Posner Blvd 9/6/24 - 10/9/24		159.42	214,889.83
11/13/2024	100213	Vesta District Services	Invoice: 422382 (Reference: Billable Expenses - Sep 2024.)		160.50	214,729.33
11/20/2024	2622	Mahmoud A. Khatib	BOS Meeting 11/12/24		200.00	214,529.33
11/20/2024	2623	Raisa E. Contreras	BOS Meeting 11/12/24		200.00	214,329.33
11/20/2024	2624	Victor Khatib	BOS Meeting 11/12/24		200.00	214,129.33
11/20/2024			Deposit	988.42		215,117.75
11/21/2024	100214	Yellowstone Landscape	Invoice: 806496 (Reference: Irrigation Repairs Zone #8 Station Valve Toro P220-26-04.)		786.11	214,331.64
11/25/2024	2625	Florida Dept. of Economic Opportunity	FY 2024/2025 Special District Fee Invoice/Update Form		175.00	214,156.64
11/26/2024			Deposit	64,864.45		279,021.09
11/27/2024	100215	Straley Robin Vericker	Invoice: 25591 (Reference: For Professional Services Rendered Through October 31, 2024.)		210.00	278,811.09
11/27/2024	100216	High Demand Protective Sevices L.L.C.	Invoice: 20242111 (Reference: Parking Enforcement 12/01/24 - 12/31/24.)		6,500.00	272,311.09
11/29/2024	100217	Yellowstone Landscape	Invoice: 808701 (Reference: Quarterly Palm Injections w/Fertilizer (NOV 2024).)		342.48	271,968.61
11/30/2024		End of Month		68,097.28	38,376.64	271,968.61
12/03/2024	100218	Yellowstone Landscape	Invoice: 808923 (Reference: Monthly Landscape - December 2024.)		6,825.00	265,143.61
12/04/2024	120424ACH1	Duke Energy	Various Accounts		65.31	265,078.30
12/04/2024	120424ACH2	Duke Energy	Various Accounts		432.04	264,646.26
12/05/2024			Deposit	666.67		265,312.93
12/05/2024	ACH120524	Google	Google Email December		36.00	265,276.93
12/05/2024	100219	Steadfast Environmental, LLC	Invoice: SE-25425 (Reference: Aquatic Maintenance Dec. 2024.)		685.00	264,591.93
12/06/2024	120624ACH1	Duke Energy	Various Accounts		5,141.30	259,450.63
12/06/2024			Deposit	837,237.14		1,096,687.77
12/09/2024	120924ACH1	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 10/09/24 - 11/06/24		33.60	1,096,654.17
12/09/2024	120924ACH2	Polk County Utilities	Reuse 3 Posner Blvd 10/09/24 - 11/06/24		537.00	1,096,117.17
12/09/2024	100220	Vesta District Services	Invoice: 423466 (Reference: Monthly DM Fees - Dec 2024.)		3,135.42	1,092,981.75
12/10/2024	100221	Straley Robin Vericker	Invoice: 25656 (Reference: Professional Services Rendered Through November 30, 2024.)		653.00	1,092,328.75
12/12/2024	100222	Vesta District Services	Invoice: 423561 (Reference: Billable Expenses - Nov 2024.)		160.50	1,092,168.25
12/18/2024	100223	Kimley-Horn & Assoc., Inc.	Invoice: 30317537 (Reference: Services thru Nov 24.)		842.06	1,091,326.19
12/31/2024			Deposit	666.67		1,091,992.86
12/31/2024		End of Month		838,570.48	18,546.23	1,091,992.86
01/02/2025	100224	Yellowstone Landscape	Invoice: 825959 (Reference: Landscape Maintenance Jan 25.)		6,825.00	1,085,167.86
01/02/2025	100225	Steadfast Environmental, LLC	Invoice: SE-26021 (Reference: Routine Aquatic Maintenance 1/25.)		685.00	1,084,482.86
01/02/2025	010225ACH1	Duke Energy	Various Accounts		62.05	1,084,420.81
01/02/2025	010225ACH2	Duke Energy	Various Accounts		432.04	1,083,988.77

Date	Number	Name	Memo	Deposits	Payments	Balance
01/06/2025	010625ACH1	Duke Energy	Various Accounts		5,141.30	1,078,847.47
01/06/2025	010625ACH2	Google	Google Email January		36.00	1,078,811.47
01/07/2025	010725ACH1	Polk County Utilities	Reuse 3 Posner Blvd 11/06/24 - 12/05/24		595.00	1,078,216.47
01/07/2025	010725ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 11/06/24 - 12/05/24		33.60	1,078,182.87
01/09/2025	100226	Vesta District Services	Invoice: 424079 (Reference: Management Fees Jan 25.)		3,135.42	1,075,047.45
01/14/2025	100227	High Demand Protective Sevices L.L.C.	Invoice: 20242124 (Reference: Parking Enforcement 2/01/25 - 2/28/25.)		5,700.00	1,069,347.45
01/15/2025	100228	Vesta District Services	Invoice: 424190 (Reference: Billable Expenses - Dec 2024.)		335.92	1,069,011.53
01/17/2025	100229	Polk County Tax Collectors	Invoice: 33 (Reference: Postage.)		156.23	1,068,855.30
01/17/2025	100230	Straley Robin Vericker	Invoice: 25895 (Reference: Professional Services through Dec 31, 2024.)		175.00	1,068,680.30
01/31/2025	100231	Yellowstone Landscape	Invoice: 846539 (Reference: Landscape Enhancement.)		215.00	1,068,465.30
01/31/2025		End of Month		0.00	23,527.56	1,068,465.30
02/03/2025	020325ACH1	Duke Energy	Various Accounts		66.88	1,068,398.42
02/03/2025			Deposit	1,394.07		1,069,792.49
02/04/2025			Deposit	666.67		1,070,459.16
02/05/2025	100232	Yellowstone Landscape	Invoice: 847828 (Reference: Monthly Landscape Maintenance Feb 2025.)		6,825.00	1,063,634.16
02/05/2025	020525ACH1	Duke Energy	Various Accounts		418.64	1,063,215.52
02/05/2025	020525ACH2	Google	Google Email February		36.00	1,063,179.52
02/06/2025	100233	High Demand Protective Sevices L.L.C.	Invoice: 20242134 (Reference: Security Monitoring.)		6,200.00	1,056,979.52
02/06/2025	100234	Steadfast Environmental, LLC	Invoice: SE-26172 (Reference: Routine Aquatic Maintenance Feb 25.)		685.00	1,056,294.52
02/07/2025			Funds Transfer		970,000.00	86,294.52
02/07/2025	020725ACH1	Duke Energy	Various Accounts		5,200.57	81,093.95
02/10/2025	100235	Vesta District Services	Invoice: 424708 (Reference: Management Fees Feb 25.)		3,135.42	77,958.53
02/10/2025	021025ACH1	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 12/05/24 - 1/6/25		33.60	77,924.93
02/10/2025	021025ACH2	Polk County Utilities	Reuse 3 Posner Blvd 12/05/24 - 1/06/25		695.00	77,229.93
02/18/2025	100236	Straley Robin Vericker	Invoice: 26044 (Reference: General matters - Jan 25.)		210.00	77,019.93
02/26/2025	100237	High Demand Protective Sevices L.L.C.	Invoice: 20242141 (Reference: April Security Patrol.)		6,000.00	71,019.93
02/28/2025		End of Month		2,060.74	999,506.11	71,019.93
03/03/2025	100238	Steadfast Environmental, LLC	Invoice: SA-10077 (Reference: Routine Aquatic Maintenance.)		685.00	70,334.93
03/03/2025	100239	Yellowstone Landscape	Invoice: 866993 (Reference: Landscape Maintenance March 2025.)		6,825.00	63,509.93
03/05/2025	030525ACH1	Google	Google Email March		36.00	63,473.93
03/06/2025	030625ACH1	Duke Energy	Various Accounts		62.35	63,411.58
03/06/2025	030625ACH2	Duke Energy	Various Accounts		418.64	62,992.94
03/07/2025	100240	Yellowstone Landscape	Invoice: 872454 (Reference: Quarterly Palm Injections.)		342.48	62,650.46
03/10/2025			Deposit	666.67		63,317.13
03/10/2025	031025ACH1	Duke Energy	Various Accounts		5,194.51	58,122.62
03/11/2025	031125ACH1	Polk County Utilities	Reuse 3 Posner Blvd 1/06/25 - 2/5/25		698.00	57,424.62
03/11/2025	031125ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 1/06/25 - 2/5/25		33.60	57,391.02
03/12/2025			Funds Transfer	50,000.00		107,391.02
03/12/2025	100241	Vesta District Services	Invoice: 425384 (Reference: Billable Expenses - Feb 2025.)		27.79	107,363.23
03/13/2025	100242	Straley Robin Vericker	Invoice: 26128 (Reference: Legal Services Feb 25.)		615.00	106,748.23
03/17/2025			Deposit	6,002.86		112,751.09
03/19/2025	100243	High Demand Protective Sevices L.L.C.	Invoice: 20242150 (Reference: Parking Enforcement May 2025.)		6,300.00	106,451.09
03/21/2025	100244	Kimley-Horn & Assoc., Inc.	Invoice: 31119897 (Reference: General Engineering Services.)		526.61	105,924.48
03/25/2025			Funds Transfer - Tax Collection Transfer to Pay Trustee	200,000.00		305,924.48
03/25/2025	2626	US Bank tax distribution			183,853.60	122,070.88
03/31/2025			Deposit	666.67		122,737.55
03/31/2025		End of Month		257,336.20	205,618.58	122,737.55
04/01/2025	100245	Vesta District Services	Invoice: 425416 (Reference: Management Fees April 25.)		3,135.42	119,602.13
04/01/2025	100246	Yellowstone Landscape	Invoice: 882389 (Reference: Landscape Maintenance April 25.)		6,825.00	112,777.13
04/02/2025	100247	Steadfast Environmental, LLC	Invoice: SA-11052 (Reference: Routine Aquatic Maintenance Apr 25.)		685.00	112,092.13
04/02/2025	100248	Pothole Repair	Invoice: 9481214 (Reference: Asphalt Repair.)		2,255.00	109,837.13
04/03/2025	040325ACH1	Duke Energy	Various Accounts		67.70	109,769.43
04/03/2025	040325ACH2	Duke Energy	Various Accounts		431.95	109,337.48
04/07/2025	040725ACH1	Duke Energy	Various Accounts		5,472.05	103,865.43
04/07/2025	040725ACH2	Google	Google Email April		36.00	103,829.43
04/08/2025	040825ACH1	Polk County Utilities	Reuse 3 Posner Blvd 2/5/25 - 3/5/25		401.00	103,428.43
04/08/2025	040825ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 2/5/25 - 3/5/25		33.60	103,394.83
04/11/2025	100249	Straley Robin Vericker	Invoice: 26349 (Reference: Professional Service through Mar 25.)		140.00	103,254.83
04/11/2025			Deposit	27,875.47		131,130.30
04/15/2025	2627	Mahmoud A. Khatib	BOS Meeting 4/8/25		200.00	130,930.30
04/15/2025	2628	Raisa E. Contreras	BOS Meeting 4/8/25		200.00	130,730.30
04/15/2025	2629	Rolando Albino Sanchez	BOS Meeting 4/8/25		200.00	130,530.30
04/15/2025	2630	Victor Khatib	BOS Meeting 4/8/25		200.00	130,330.30
04/17/2025	2631	Vesta District Services	Reference: Management Fees Mar 25.		3,135.42	127,194.88
04/23/2025	100250	Kimley-Horn & Assoc., Inc.	Invoice: 31565104 (Reference: District Engineer: 3/2025.)		1,016.16	126,178.72

Date	Number	Name	Memo	Deposits	Payments	Balance
04/29/2025			Deposit	666.67		126,845.39
04/29/2025	100251	High Demand Protective Sevices L.L.C.	Invoice: 20242165 (Reference: Security Services Jun 25.)		6,100.00	120,745.39
04/30/2025			Deposit	46.84		120,792.23
04/30/2025		End of Month		28,588.98	30,534.30	120,792.23
05/01/2025	100252	Vesta District Services	Invoice: 425992 (Reference: Management Fees May 25.)		3,135.42	117,656.81
05/02/2025	100253	Yellowstone Landscape	Invoice: 902072 (Reference: Monthly Landscape Maintenance May 2025.)		6,825.00	110,831.81
05/02/2025	050225ACH1	Duke Energy	Various Accounts		72.87	110,758.94
05/02/2025	050225ACH2	Duke Energy	Various Accounts		431.95	110,326.99
05/05/2025	050525ACH1	Google	Google Email May		36.00	110,290.99
05/06/2025	100254	GNP Services, CPA, PA	Invoice: 7639 (Reference: Calculation of Rebataable Arbitrage Liability.)		500.00	109,790.99
05/06/2025	2632	U.S. Bank	Trustee & Incidental Expenses 4/1/2025 - 3/31/2026		5,387.51	104,403.48
05/06/2025	100255	Steadfast Environmental, LLC	Invoice: SA-11853 (Reference: Routine Aquatic Maintenance May 25.)		685.00	103,718.48
05/07/2025	050725ACH1	Duke Energy	Various Accounts		5,381.98	98,336.50
05/12/2025	051225ACH1	Polk County Utilities	Reuse 3 Posner Blvd 3/5/25 - 4/4/25		428.00	97,908.50
05/12/2025	051225ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 3/5/25 - 4/4/25		33.60	97,874.90
05/13/2025	100256	Kimley-Horn & Assoc., Inc.	Invoice: 31654423 (Reference: Services Rendered through Apr 30, 2025.)		9,769.94	88,104.96
05/15/2025	100257	Straley Robin Vericker	Invoice: 26518 (Reference: Professional Services Rendered Through April 30, 2025.)		1,668.50	86,436.46
05/15/2025	100258	Vesta District Services	Invoice: 426655 (Reference: Billable Expenses - Apr 2025.)		160.50	86,275.96
05/29/2025	100259	Yellowstone Landscape	Invoice: 920671 (Reference: Palm Trimming.) Invoice: 920672 (Reference: Trim & Lift trees.)		7,149.37	79,126.59
05/30/2025	100260	High Demand Protective Sevices L.L.C.	Invoice: 20242176 (Reference: Security 7/1/25 - 7/31/25.)		6,300.00	72,826.59
05/31/2025		End of Month		0.00	47,965.64	72,826.59

EXHIBIT 5



Invoice

#9481214

Vesta District Services

250 International Parkway
Lake Mary, FL 32746

DATE 03/31/2025

Site: City Center CDD c/o Vesta District Services

TOTAL AMOUNT DUE \$2,255.00

Authorized By: Mark E Wilson

Date of Service: 03/31/2025

PO Number: #

Payment Terms: NET 10

Payment Due Date: 04/10/2025

DESCRIPTION	PRICE	SUBTOTAL
Thermal Asphalt Repair	\$2,394.00	\$2,394.00
Thermal Asphalt Repair	\$2,394.00	\$2,394.00
Mobilization Fee	\$149.00	\$2,543.00
Discount (Preferred Client)	- \$288.00	\$2,255.00
TOTAL DUE AMOUNT		\$2,255.00

Now you can pay this invoice via our Secure Credit Card Payment System clickig HERE (<https://crm.potholerepair.com/processPayment?ref=9481214>). A 3% credit card fee will be applied to all credit card transactions. Check and debit card transactions are not subject to a surcharge

Click the link to view the completed repair pictures (<https://crm.potholerepair.com/ImageGallery?token=9481214>)

Thank you for your business

All repairs guaranteed for 12 months

www.potholerepair.com

Please remit payment to:

Pothole Repair Metro DC, LLC

8220 Grey Eagle Drive Upper Marlboro, MD 20772

571-449-8010

****To avoid any interest charges, please make payments within 10 days of the due date. There will be a 2% interest charge per month**

Pothole Repair Pictures

City Center CDD c/o Vesta District Services

Before



After



Pothole #1(4Applications)



Pothole #2(1Applications)



Pothole #3(1Applications)

1206 Posner Boulevard, Davenport Florida

EXHIBIT 6



INVOICE

INVOICE #	INVOICE DATE
920671	5/28/2025
TERMS	PO NUMBER
Net 30	

Bill To:

City Center CDD
c/o DPFG
250 International Pkwy,
Suite 280
Lake Mary, FL 32746

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: City Center CDD

Address: 1300 Posner Blvd
Davenport, FL 33837

Invoice Due Date: June 27, 2025

Invoice Amount: \$5,300.00

Description	Current Amount
Palm Trimming along Posner Blvd May 2025	
Arbor	\$5,300.00

Invoice Total **\$5,300.00**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
920672	5/28/2025
TERMS	PO NUMBER
Net 30	

Bill To:

City Center CDD
c/o DPFG
250 International Pkwy,
Suite 280
Lake Mary, FL 32746

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: City Center CDD

Address: 1300 Posner Blvd
Davenport, FL 33837

Invoice Due Date: June 27, 2025

Invoice Amount: \$1,849.37

Description	Current Amount
-------------	----------------

Trim & Lift trees 16 feet -Live Oaks along Posner Blvd entrance.

Arbor

\$1,849.37

Excellence Invoice Total **\$1,849.37**
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

EXHIBIT 7

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 TO FY26
1 REVENUES					
2 ON ROLL SPECIAL ASSESSMENTS	\$ 402,634	\$ 471,955	\$ 480,805	\$ 501,099	\$ 20,294
3 BILLBOARD LEASE	13,801	9,768	-	-	-
4 TOTAL REVENUE	416,435	481,723	480,805	501,099	20,294
5 EXPENDITURES					
6 ADMINISTRATIVE EXPENSES					
7 SUPERVISOR COMPENSATION	1,600	4,600	9,000	9,000	-
8 DISTRICT MANAGEMENT	32,960	34,608	36,500	38,325	1,825
9 FACILITY RENTAL	524	1,129	2,000	2,000	-
10 REGULATORY & PERMIT FEES	175	175	175	175	-
11 RECORD STORAGE / ARCHIVING	600	-	-	-	-
12 MISCELLANEOUS FEES	-	46	500	500	-
13 AUDITING SERVICES	7,450	3,725	3,600	3,700	100
14 LEGAL ADVERTISING	280	159	2,500	2,500	-
15 BANK FEES	-	-	100	100	-
16 DISTRICT ENGINEER	4,866	17,444	10,000	15,000	5,000
17 LEGAL SERVICES - GENERAL	17,891	17,693	20,000	20,000	-
18 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	1,947	1,947	2,116	2,200	84
19 ADMINISTRATIVE CONTINGENCY	98	206	500	500	-
20 ASSESSMENT COLLECTION FEES	12,505	10,642	8,000	11,000	3,000
21 ASSESSMENT PREPARATION	-	500	525	551	26
22 TOTAL GENERAL ADMINISTRATION	80,897	92,874	95,516	105,551	10,035
23 INSURANCE:					
25 INSURANCE (Public Officials, Liab., Prop. & Casualty)	8,949	9,799	12,739	16,560	3,821
26 TOTAL INSURANCE	8,949	9,799	12,739	16,560	3,821
27 DEBT SERVICE ADMINISTRATION:					
29 DISSEMINATION SERVICES (DISCLOSURE REPORT)	5,000	5,000	5,250	5,513	263
30 ARBITRAGE REBATE CALCULATION	1,000	5,000	500	1,000	500
31 BOND AMORTIZATION	-	500	525	551	26
32 TRUSTEE FEES	8,081	5,388	5,500	5,500	-
33 TOTAL DEBT SERVICE ADMINISTRATION	14,081	15,888	11,775	12,564	789
34 FIELD OPERATIONS & MAINTENANCE:					
36 UTILITY - ELECTRICITY & STREETLIGHTS	68,694	67,011	80,000	82,400	2,400
37 UTILITY - WATER (RECLAIMED)	2,733	1,282	4,500	3,500	(1,000)
38 POND MAINTENANCE	8,220	8,220	9,975	10,474	499
39 LANDSCAPE MAINTENANCE	75,212	103,121	105,000	105,000	-
40 LANDSCAPE REPLINSHMENT	92,791	-	5,000	5,000	-
41 IRRIGATION MAINTENANCE		1,928	4,000	4,000	-
42 FIELD - CONTINGENCY	23,572	3,610	6,300	6,300	-
43 CAPITAL IMPROVEMENTS		-	21,000	21,000	-
44 SECURITY PATROL		67,400	75,000	78,750	3,750
45 MAINTENANCE CONTINGENCY	3,500	5,875	50,000	50,000	-
46 TOTAL FIELD OPERATIONS & MAINTENANCE	274,722	258,447	360,775	366,424	5,649
47					
48 TOTAL EXPENDITURES	378,649	377,008	480,805	501,099	20,294
49					
50 EXCESS OF REV. OVER/(UNDER) EXPEND.	37,786	104,715	-	-	-
51					
52 FUND BALANCE - BEGINNING	93,445	131,231	138,962	138,962	-
53 LESS FUND BALANCE FORWARD	-	-	-	-	-
54 FUND BALANCE - ENDING	131,231	235,946	138,962	138,962	-

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

		FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25 - FY26
1	REVENUES				
2	SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 50,936	\$ 308,000	\$ 508,000	\$ 200,000
3	INTEREST¹				
4	TOTAL REVENUES	50,936	308,000	508,000	200,000
5					
6	EXPENDITURES				
7	RENEWAL AND REPLACEMENT (RESERVE STUDY)	-	5,000	5,000	-
8	CAPITAL IMPROVEMENT PLAN (ANNUAL ENHANCEMENTS)	-	303,000	503,000	200,000
9	TOTAL EXPENDITURES	-	308,000	508,000	200,000
10					
11	EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	50,936	-	-	-
12					
13	OTHER FINANCING SOURCES & USES				
14	TRANSFER IN FROM GENERAL FUND	-	-	-	-
15	TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-
16					
17	FUND BALANCE - BEGINNING - UNAUDITED	-	50,936	50,936	-
18	NET CHANGE IN FUND BALANCE	50,936	-	-	-
19	FUND BALANCE - ENDING - PROJECTED	50,936	50,936	50,936	-

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CONTRACT SUMMARY**

	FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS/SCOPE OF SERVICE
1	EXPENDITURES		
2	ADMINISTRATIVE EXPENSES		
3	SUPERVISOR COMPENSATION	9,000	5 supervisors for 9 meetings
4	DISTRICT MANAGEMENT	38,325	Vesta District Services Fee - 5% increase over FY 25
5	FACILITY RENTAL	2,000	
6	REGULATORY & PERMIT FEES	175	Set by Statute for Department of Economic Opportunity
7	RECORD STORAGE / ARCHIVING	-	
8	MISCELLANEOUS FEES	500	
9	AUDITING SERVICES	3,700	DMHB contract through 9/30/2026
10	LEGAL ADVERTISING	2,500	Approximately \$250 per legal advertisement
11	BANK FEES	100	Wires, check printing, etc.
12	DISTRICT ENGINEER	15,000	Confirmed with DE 2/6/2025
13	LEGAL SERVICES - GENERAL	20,000	Confirmed with DC 2/5/2025
14	WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,200	ADA compliance of Website and Vesta maintenance - FY25 4% increase
15	ADMINISTRATIVE CONTINGENCY	500	
16	ASSESSMENT COLLECTION FEES	11,000	37.5% increase over FY 25
17	ASSESSMENT PREPARATION	551	Vesta District Services Fee - 5% increase over FY 25
18	TOTAL GENERAL ADMINISTRATION	105,551	
19			
20	INSURANCE:		
21	INSURANCE (Public Officials, Liab., Prop. & Casualty)	16,560	Projected 30% increase over FY 25
22	TOTAL INSURANCE	16,560	
23			
24	DEBT SERVICE ADMINISTRATION:		
25	DISSEMINATION SERVICES (DISCLOSURE REPORT)	5,513	Vesta District Services Fee - 5% increase over FY 25
26	ARBITRAGE REBATE CALCULATION	1,000	Series 2015 (2005 Project) & Series 2015 (2007 Project)
27	BOND AMORTIZATION	551	Vesta District Services Fee - 5% increase over FY 25
28	TRUSTEE FEES	5,500	
29	TOTAL DEBT SERVICE ADMINISTRATION	12,564	
30			
31	FIELD OPERATIONS & MAINTENANCE:		
32	UTILITY - ELECTRICITY & STREETLIGHTS	82,400	Combine into 1 line for Utilities--Streetlights and Electric
33	UTILITY - WATER (RECLAIMED)	3,500	
34	POND MAINTENANCE	10,474	5% increase over FY 25
35	LANDSCAPE MAINTENANCE	105,000	
36	LANDSCAPE REPLINSHMENT	5,000	
37	IRRIGATION MAINTENANCE	4,000	Repairs of irrigation system identified by Yellowstone
38	FIELD - CONTINGENCY	6,300	
39	CAPITAL IMPROVEMENTS	21,000	
40	SECURITY PATROL	78,750	5% increase over FY 25
41	MAINTENANCE CONTINGENCY	50,000	
42	TOTAL FIELD OPERATIONS & MAINTENANCE	366,424	
43			
44	TOTAL EXPENDITURES	501,099	

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET ADMIN O&M BUDGET	\$134,675.00
COLLECTION COSTS	\$4,344.35
EARLY PAYMENT DISCOUNT	\$5,792.47
GROSS O&M ASSESSMENT	<u>\$144,811.83</u>

NET FIELD O&M BUDGET	\$366,424.00
COLLECTION COSTS	\$11,820.13
EARLY PAYMENT DISCOUNT	\$15,760.17
GROSS O&M ASSESSMENT	<u>\$394,004.30</u>

NET RESERVE BUDGET	\$508,000.00
COLLECTION COSTS	\$16,387.10
EARLY PAYMENT DISCOUNT	\$21,849.46
GROSS RESERVE ASSESSMENT	<u>\$546,236.56</u>

LAND USE	UNITS ASSESSED		ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT ⁽¹⁾					ALLOCATION OF RESERVE ASSESSMENT				
	O&M	SERIES 2015 DEBT	EAU FACTOR	TOTAL EAU's	EAU %	TOTAL O&M ASSESSMENT	O&M PER UNIT	EAU FACTOR	TOTAL EAU's	EAU %	TOTAL O&M ASSESSMENT	O&M PER UNIT	EAU FACTOR	TOTAL EAU's	EAU %	TOTAL O&M ASSESSMENT	O&M PER UNIT
RETAIL (AA1 - SQ.FT.)	168,159	168,159	0.00293	493.44	13%	\$19,371.43	\$0.12	0.00293	493.44	14%	\$56,373.68	\$0.34	0.00293	493.44	13%	\$73,069.89	\$0.43
RETAIL (AA2 - SQ.FT.)	746,426	-	0.00293	2190.28	59%	\$85,986.12	\$0.12	0.00293	2190.28	64%	\$250,232.10	\$0.34	0.00293	2190.28	59%	\$324,343.41	\$0.43
MULTI-FAMILY (UNITS)	765	-	1.00000	765.00	21%	\$30,032.36	\$39.26	1.00000	765.00	22%	\$87,398.53	\$114.25	1.00000	765.00	21%	\$113,283.38	\$148.08
UNDEVELOPED MULTI-FAMILY	240	-	1.00000	240.00	7%	\$9,421.92	\$39.26						1.00000	240.00	7%	\$35,539.88	\$148.08
	915,590	168,159		3,688.72	100%	\$144,811.83			3,448.72	100%	\$394,004.30			3,688.72	100%	\$546,236.56	

LAND USE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2015 DEBT SERVICE	TOTAL PER UNIT
RETAIL (AA1 - SQ.FT.)	\$0.88	\$1.29	\$2.17
RETAIL (AA2 - SQ.FT.)	\$0.88		\$0.88
MULTI-FAMILY (UNITS)	\$301.59		\$301.59
UNDEVELOPED MULTI-FAMILY	\$187.34		\$187.34

Footnotes:

(1) Field O&M assessments will be applied to all parcels once developed.

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2015 (2005)	SERIES 2015 (2007)	FY 2026 TOTAL DS
REVENUE			
NET SPECIAL ASSESSMENTS	\$ 91,951	108,990	\$ 200,941
TOTAL REVENUE	91,951	108,990	200,941
EXPENDITURES			
INTEREST EXPENSE			
May 1, 2026	22,387	29,340	51,727
November 1, 2026	20,917	27,810	48,727
PRINCIPAL PAYMENT			
May 1, 2026	48,000	51,000	99,000
TOTAL EXPENDITURES	91,304	108,150	199,454
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 648	\$ 840	\$ 1,488

NET DEBT SERVICE	\$ 200,941.25
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 15,124.61
GROSS DEBT SERVICE ASSESSMENTS	\$ 216,065.86

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
SERIES 2015 (2005A PROJECT) DEBT SERVICE - \$1,105,000**

Period Ending	Principal	Coupon	Interest	Annual Debt Service	Amount Outstanding
					1,105,000
5/1/2015	25,000	6.125%	33,841		1,080,000
11/1/2015		6.125%	33,075	91,916	1,080,000
5/1/2016	26,000	6.125%	33,075		1,054,000
11/1/2016		6.125%	32,279	91,354	1,054,000
5/1/2017	28,000	6.125%	32,279		1,026,000
11/1/2017		6.125%	31,421	91,700	1,026,000
5/1/2018	30,000	6.125%	31,421		996,000
11/1/2018		6.125%	30,503	91,924	996,000
5/1/2019	31,000	6.125%	30,503		965,000
11/1/2019		6.125%	29,553	91,056	965,000
5/1/2020	33,000	6.125%	29,553		932,000
11/1/2020		6.125%	28,543	91,096	932,000
5/1/2021	35,000	6.125%	28,543		897,000
11/1/2021		6.125%	27,471	91,013	897,000
5/1/2022	38,000	6.125%	27,471		859,000
11/1/2022		6.125%	26,307	91,778	859,000
5/1/2023	40,000	6.125%	26,307		819,000
11/1/2023		6.125%	25,082	91,389	819,000
5/1/2024	43,000	6.125%	25,082		776,000
11/1/2024		6.125%	23,765	91,847	776,000
5/1/2025	45,000	6.125%	23,765		731,000
11/1/2025		6.125%	22,387	91,152	731,000
5/1/2026	48,000	6.125%	22,387		683,000
11/1/2026		6.125%	20,917	91,304	683,000
5/1/2027	51,000	6.125%	20,917		632,000
11/1/2027		6.125%	19,355	91,272	632,000
5/1/2028	54,000	6.125%	19,355		578,000
11/1/2028		6.125%	17,701	91,056	578,000
5/1/2029	58,000	6.125%	17,701		520,000
11/1/2029		6.125%	15,925	91,626	520,000
5/1/2030	62,000	6.125%	15,925		458,000
11/1/2030		6.125%	14,026	91,951	458,000
5/1/2031	65,000	6.125%	14,026		393,000
11/1/2031		6.125%	12,036	91,062	393,000
5/1/2032	69,000	6.125%	12,036		324,000
11/1/2032		6.125%	9,923	90,958	324,000
5/1/2033	74,000	6.125%	9,923		250,000
11/1/2033		6.125%	7,656	91,579	250,000
5/1/2034	78,000	6.125%	7,656		172,000
11/1/2034		6.125%	5,268	90,924	172,000
5/1/2035	83,000	6.125%	5,268		89,000
11/1/2035		6.125%	2,726	90,993	89,000
5/1/2036	89,000	6.125%	2,726		-
11/1/2036		6.125%	-	91,726	-
	1,105,000		905,673	2,010,673	

MAXIMUM ANNUAL DEBT SERVICE: 91,951

(a) For budgetary purposes only.

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 PROPOSED BUDGET
SERIES 2015 (2007A PROJECT) DEBT SERVICE - \$1,380,000**

Period Ending	Principal	Coupon	Interest	Annual Debt Service	Amount Outstanding
					1,380,000
5/1/2015	27,000	6.000%	41,400		1,353,000
11/1/2015		6.000%	40,590	108,990	1,353,000
5/1/2016	28,000	6.000%	40,590		1,325,000
11/1/2016		6.000%	39,750	108,340	1,325,000
5/1/2017	30,000	6.000%	39,750		1,295,000
11/1/2017		6.000%	38,850	108,600	1,295,000
5/1/2018	32,000	6.000%	38,850		1,263,000
11/1/2018		6.000%	37,890	108,740	1,263,000
5/1/2019	34,000	6.000%	37,890		1,229,000
11/1/2019		6.000%	36,870	108,760	1,229,000
5/1/2020	36,000	6.000%	36,870		1,193,000
11/1/2020		6.000%	35,790	108,660	1,193,000
5/1/2021	38,000	6.000%	35,790		1,155,000
11/1/2021		6.000%	34,650	108,440	1,155,000
5/1/2022	40,000	6.000%	34,650		1,115,000
11/1/2022		6.000%	33,450	108,100	1,115,000
5/1/2023	43,000	6.000%	33,450		1,072,000
11/1/2023		6.000%	32,160	108,610	1,072,000
5/1/2024	46,000	6.000%	32,160		1,026,000
11/1/2024		6.000%	30,780	108,940	1,026,000
5/1/2025	48,000	6.000%	30,780		978,000
11/1/2025		6.000%	29,340	108,120	978,000
5/1/2026	51,000	6.000%	29,340		927,000
11/1/2026		6.000%	27,810	108,150	927,000
5/1/2027	55,000	6.000%	27,810		872,000
11/1/2027		6.000%	26,160	108,970	872,000
5/1/2028	58,000	6.000%	26,160		814,000
11/1/2028		6.000%	24,420	108,580	814,000
5/1/2029	61,000	6.000%	24,420		753,000
11/1/2029		6.000%	22,590	108,010	753,000
5/1/2030	65,000	6.000%	22,590		688,000
11/1/2030		6.000%	20,640	108,230	688,000
5/1/2031	69,000	6.000%	20,640		619,000
11/1/2031		6.000%	18,570	108,210	619,000
5/1/2032	73,000	6.000%	18,570		546,000
11/1/2032		6.000%	16,380	107,950	546,000
5/1/2033	78,000	6.000%	16,380		468,000
11/1/2033		6.000%	14,040	108,420	468,000
5/1/2034	83,000	6.000%	14,040		385,000
11/1/2034		6.000%	11,550	108,590	385,000
5/1/2035	88,000	6.000%	11,550		297,000
11/1/2035		6.000%	8,910	108,460	297,000
5/1/2036	93,000	6.000%	8,910		204,000
11/1/2036		6.000%	6,120	108,030	204,000
5/1/2037	99,000	6.000%	6,120		105,000
11/1/2037		6.000%	3,150	108,270	105,000
5/1/2038	105,000	6.000%	3,150	108,150	-
11/1/2038					
	1,380,000		1,222,320	2,602,320	

MAXIMUM ANNUAL DEBT SERVICE: 108,990

(a) For budgetary purposes only.

CITY CENTER CDD
FY 2025-2026 ASSESSMENT ROLL

Parcel ID2	CDD USE	ADMIN O&M	FIELD O&M	RESERVE	DS ASSMT	TOTAL ASSMT
2726077012580000190	RETAIL (AA2)	\$ 11,478.13	\$ 33,403.01	\$ 43,295.99	\$ -	\$ 88,177.13
2726077012590000010	RETAIL (AA2)	\$ 15,075.62	\$ 43,872.23	\$ 56,865.88	\$ -	\$ 115,813.73
2726077012600000010	RETAIL (AA2)	\$ 3,192.80	\$ 9,291.52	\$ 12,043.39	\$ -	\$ 24,527.72
2726077012600000040	RETAIL (AA2)	\$ 29,066.31	\$ 84,587.17	\$ 109,639.38	\$ -	\$ 223,292.85
2726077012620000010	MULTI-FAMILY	\$ 11,306.30	\$ 32,902.98	\$ 42,647.86	\$ -	\$ 86,857.14
2726177044070000010	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000020	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000030	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000040	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000050	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000060	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000070	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000080	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000090	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000100	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000110	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000120	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000130	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000140	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000150	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000160	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000170	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000180	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000190	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000200	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000210	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000220	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000230	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000240	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000250	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000260	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000270	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000280	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000290	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000300	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000310	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000320	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000330	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000340	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000350	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000360	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000370	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000380	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000390	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000400	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000410	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000420	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000430	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000440	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000450	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000460	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000470	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000480	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000490	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000500	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000510	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000520	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000530	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000540	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000550	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000560	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000570	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000580	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000590	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000600	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000610	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000620	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000630	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
2726177044070000640	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34

CITY CENTER CDD
FY 2025-2026 ASSESSMENT ROLL[illegible]

CITY CENTER CDD
FY 2025-2026 ASSESSMENT ROLL[illegible]

CITY CENTER CDD
FY 2025-2026 ASSESSMENT ROLL

Parcel ID2	CDD USE	ADMIN O&M	FIELD O&M	RESERVE	DS ASSMT	TOTAL ASSMT
272617704407002030	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002040	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002050	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002060	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002070	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002080	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002090	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002100	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002110	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002120	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002130	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002140	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002150	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002160	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002170	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002180	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002190	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002200	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002210	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002220	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002230	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002240	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002250	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002260	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002270	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002280	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002290	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002300	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002310	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002320	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002330	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002340	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002350	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002360	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002370	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002380	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002390	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272617704407002400	UNDEVELOPED MULTI-FAMILY	\$ 39.26	\$ -	\$ 148.08	\$ -	\$ 187.34
272618000000011050	MULTI-FAMILY	\$ 6,399.05	\$ 18,622.17	\$ 24,137.50	\$ -	\$ 49,158.73
2726187044550000021	RETAIL (AA2)	\$ 1,790.16	\$ 5,209.63	\$ 6,752.57	\$ -	\$ 13,752.37
2726187044560000040	MULTI-FAMILY	\$ 12,327.01	\$ 35,873.38	\$ 46,498.01	\$ -	\$ 94,698.40
2726187044580000010	RETAIL (AA1)	\$ 19,371.43	\$ 56,373.68	\$ 73,069.89	\$ 216,065.86	\$ 364,880.86
2726187044590000021	RETAIL (AA2)	\$ 8,313.08	\$ 24,192.28	\$ 31,357.32	\$ -	\$ 63,862.69
2726187044600000010	RETAIL (AA2)	\$ 17,070.02	\$ 49,676.25	\$ 64,388.88	\$ -	\$ 131,135.15

EXHIBIT 8

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITY CENTER COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the City Center Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

City Center Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 8, 2025.

Attested By:

**City Center
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

EXHIBIT 9

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITY CENTER COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Center Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Polk County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 8, 2025.

Attested By:

**City Center
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

EXHIBIT 10

Communication with Those Charged with Governance

City Center Community Development District

We have audited the financial statements of City Center Community Development District, for the year ended September 30, 2024, and have issued our report thereon dated April 15, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City Center Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City Center Community Development District's financial statements was (were):

Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements, if applicable. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated April 15, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of City Center Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,



DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
April 15, 2025

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
City Center Community Development District
Polk County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of City Center Community Development District, Polk County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

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 generally accepted auditing standards will always detect a material misstatement when it exists. 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, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated April 15, 2025, on our consideration of the City Center Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated April 15, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
April 15, 2025

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of City Center Community Development District, Polk County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$19,774,415.
- The change in the District's total net position in comparison with the prior fiscal year was (\$765,509), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$693,924. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to property owners; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	\$ 699,350	\$ 532,487
Capital assets	20,925,846	21,960,327
Total assets	21,625,196	22,492,814
Current liabilities	143,781	152,890
Long-term liabilities	1,707,000	1,800,000
Total liabilities	1,850,781	1,952,890
Net position		
Net invested in capital assets	19,125,846	20,171,327
Restricted for debt service	361,689	237,366
Unrestricted	286,880	131,231
Total net position	\$ 19,774,415	\$ 20,539,924

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2024	2023
Program revenues	\$ 727,651	\$ 625,892
General revenues	30,395	28,686
Total revenues	758,046	654,578
Expenses		
General government	118,561	103,928
Physical environment	1,292,929	1,309,204
Interest on long-term debt	112,065	117,296
Total expenses	1,523,555	1,530,428
Change in net position	(765,509)	(875,850)
Net position - beginning of year	20,539,924	21,415,774
Net position - end of year	\$ 19,774,415	\$ 20,539,924

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,523,555, which primarily consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$20,925,846 invested in capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$1,800,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact City Center Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, FL 32746.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2024

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 283,063
Assessments receivable	1,133
Deposits	865
Prepaid items	7,245
Restricted assets:	
Investments	406,600
Assessments receivable	444
Capital assets:	
Depreciable	<u>20,925,846</u>
TOTAL ASSETS	<u><u>\$ 21,625,196</u></u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 4,759
Accrued interest payable	45,355
Unearned revenue	667
Bonds payable, due within one year	93,000
Bonds payable, due in more than one year	<u>1,707,000</u>
TOTAL LIABILITIES	<u>1,850,781</u>
NET POSITION	
Net investment in capital assets	19,125,846
Restricted for:	
Debt service	361,689
Unrestricted	<u>286,880</u>
TOTAL NET POSITION	<u><u>\$ 19,774,415</u></u>

The accompanying notes are an integral part of this financial statement

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 118,561	\$ 118,561	\$ -	\$ -
Physical environment	1,292,929	404,329	-	(888,600)
Interest on long-term debt	112,065	204,761	-	92,696
Total governmental activities	<u>\$ 1,523,555</u>	<u>\$ 727,651</u>	<u>\$ -</u>	<u>(795,904)</u>
General revenues:				
				20,627
Investment earnings				9,768
Miscellaneous income				<u>30,395</u>
Total general revenues				<u>(765,509)</u>
Change in net position				
Net position - October 1, 2023				<u>20,539,924</u>
Net position - September 30, 2024				<u>\$ 19,774,415</u>

The accompanying notes are an integral part of this financial statement

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2024

	<u>MAJOR FUNDS</u>		<u>TOTAL</u>
	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>GOVERNMENTAL</u>
			<u>FUNDS</u>
<u>ASSETS</u>			
Cash and cash equivalents	\$ 283,063	\$ -	\$ 283,063
Assessments receivable	1,133	-	1,133
Deposits	865	-	865
Prepaid items	7,245	-	7,245
Restricted assets:			
Investments	-	406,600	406,600
Assessments receivable	-	444	444
TOTAL ASSETS	<u>\$ 292,306</u>	<u>\$ 407,044</u>	<u>\$ 699,350</u>
<u>LIABILITIES AND FUND BALANCES</u>			
<u>LIABILITIES</u>			
Accounts payable and accrued expenses	\$ 4,759	\$ -	\$ 4,759
Unearned revenue	667	-	667
TOTAL LIABILITIES	<u>5,426</u>	<u>-</u>	<u>5,426</u>
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid items and deposits	8,110	-	8,110
Restricted for:			
Debt service	-	407,044	407,044
Unassigned	278,770	-	278,770
TOTAL FUND BALANCES	<u>286,880</u>	<u>407,044</u>	<u>693,924</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 292,306</u>	<u>\$ 407,044</u>	<u>\$ 699,350</u>

The accompanying notes are an integral part of this financial statement

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 693,924
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	24,900,782
Less accumulated depreciation	(3,974,936)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(45,355)
Governmental bonds payable	<u>(1,800,000)</u>
Net Position of Governmental Activities	<u>\$ 19,774,415</u>

The accompanying notes are an integral part of this financial statement

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	<u>MAJOR FUNDS</u>		<u>TOTAL</u>
	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>GOVERNMENTAL</u>
			<u>FUNDS</u>
REVENUES			
Special assessments	\$ 522,890	\$ 204,761	\$ 727,651
Miscellaneous revenue	9,768	-	9,768
Investment earnings	-	20,627	20,627
TOTAL REVENUES	<u>532,658</u>	<u>225,388</u>	<u>758,046</u>
EXPENDITURES			
General government	118,561	-	118,561
Physical environment	258,448	-	258,448
Debt			
Principal	-	89,000	89,000
Interest expense	-	114,361	114,361
TOTAL EXPENDITURES	<u>377,009</u>	<u>203,361</u>	<u>580,370</u>
EXCESS REVENUES OVER			
(UNDER) EXPENDITURES	<u>155,649</u>	<u>22,027</u>	<u>177,676</u>
FUND BALANCE			
Beginning of year	<u>131,231</u>	<u>385,017</u>	<u>516,248</u>
End of year	<u>\$ 286,880</u>	<u>\$ 407,044</u>	<u>\$ 693,924</u>

The accompanying notes are an integral part of this financial statement

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 177,676
Amount reported for governmental activities in the Statement of Activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	89,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(1,034,481)
Change in accrued interest payable	2,296
Change in Net Position of Governmental Activities	<u><u>\$ (765,509)</u></u>

The accompanying notes are an integral part of this financial statement

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

City Center Community Development District ("District") was created on January 8, 2003 by ordinance No. 03-01 of the Polk County Board of Commissioners pursuant to Florida Administrative Code and Uniform Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	20
Infrastructure	25 - 40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources (continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item, deferred revenue, which qualifies for reporting in this category.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District's investments were held as follows at September 30, 2024:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Nutual Funds - First			Weighted average of the
American Government Obligation Fund	\$ 406,600	S&P AAAm	fund portfolio: 31 days
Total Investments	<u>\$ 406,600</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in anyone issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, being depreciated				
Improvements other than buildings	4,012,977	-	-	4,012,977
Infrastructure	20,887,805	-	-	20,887,805
Total capital assets, being depreciated	24,900,782	-	-	24,900,782
Less accumulated depreciation for:				
Improvements other than buildings	200,649	200,649	-	401,298
Infrastructure	2,739,806	833,832	-	3,573,638
Total accumulated depreciation	2,940,455	1,034,481	-	3,974,936
Total capital assets, being depreciated - net	21,960,327	(1,034,481)	-	20,925,846
Governmental activities capital assets - net	\$ 21,960,327	\$ (1,034,481)	\$ -	\$20,925,846

Depreciation expense of \$1,034,481 was charged to physical environment.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE F – LONG-TERM LIABILITIES

\$1,105,000 Special Assessment Revenue Bonds, Series 2015-05A –the District issued \$1,105,000 in Special Assessment Revenue Bonds, Series 2015-05A. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2036. The Bonds bear interest at 6.125% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2015.

\$1,380,000 Special Assessment Revenue Bonds, Series 2015-07A –the District issued \$1,380,000 in Special Assessment Revenue Bonds, Series 2015-07A. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2038. The Bonds bear interest at 6.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2015.

The Series 2015-05A and 2015-07A Bonds are subject to redemption at the option of the District prior to maturity. The Series 2015-05A and 2015-07A Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2024.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2023	Additions	Deletions	Balance 09/30/2024	Due Within One Year
Special Assessment Revenue Bonds, Series 2015 (2005A Project)	\$ 817,000	\$ -	\$ 43,000	\$ 774,000	\$ 45,000
Special Assessment Revenue Bonds, Series 2015 (2007A Project)	1,072,000	-	46,000	1,026,000	48,000
	<u>\$ 1,889,000</u>	<u>\$ -</u>	<u>\$ 89,000</u>	<u>\$ 1,800,000</u>	<u>\$ 93,000</u>

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2024

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 93,000	\$ 109,090	\$ 202,090
2026	99,000	103,454	202,454
2027	106,000	97,454	203,454
2028	112,000	91,030	203,030
2029	119,000	84,243	203,243
2030-2034	716,000	303,571	1,019,571
2035-2038	555,000	75,446	630,446
	<u>\$ 1,800,000</u>	<u>\$ 864,288</u>	<u>\$ 2,664,288</u>

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2024

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Special assessments	\$ 513,213	\$ 522,890	\$ 9,677
Miscellaneous revenue	<u>-</u>	<u>9,768</u>	<u>9,768</u>
TOTAL REVENUES	<u>513,213</u>	<u>532,658</u>	<u>19,445</u>
 EXPENDITURES			
Current			
General government	129,013	118,561	10,452
Physical environment	<u>334,200</u>	<u>258,448</u>	<u>75,752</u>
TOTAL EXPENDITURES	<u>463,213</u>	<u>377,009</u>	<u>86,204</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ 50,000</u>	155,649	<u>\$ 105,649</u>
 FUND BALANCES			
Beginning of year		<u>131,231</u>	
End of year		<u>\$ 286,880</u>	

* Original and final budget.

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
City Center Community Development District
Polk County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of City Center Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise City Center Community Development District's basic financial statements and have issued our report thereon dated April 15, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our 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. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

April 15, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
City Center Community Development District
Polk County, Florida

We have examined City Center Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of City Center Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
April 15, 2025

Management Letter

To the Board of Supervisors
City Center Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the financial statements of the City Center Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated April 15, 2025.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 15, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the City Center Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 5.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$26,588.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the City Center Community Development District reported:

- a. The rates of non-ad valorem special assessments imposed by the District range from \$1 to \$158 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$727,651.
- c. The total amount of outstanding bonds issued by the district as \$1,800,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
April 15, 2025

EXHIBIT 11



May 30, 2025

Chris Dimaculangan – Admin. Asst.
Vesta District Services
250 International Pkwy, Ste 208
Lake Mary, FL 32746

RE: City Center Community Development District Registered Voters

Dear Mr. Dimaculangan,

In response to your request, there are currently **579** voters within the City Center Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

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

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

EXHIBIT 12

The construction bids for Posner Blvd. Resurfacing, Restoration, and Rehabilitation were sent to four companies, improvement plan is attached. Two companies submitted bids, and I have attached these for your reference. It is important to note that these bids are not apples to apples since there were some items included in one bid that was excluded from the other. Eden Site Development appears to have the lowest bid looking at only the total bid price provided. There are several items on the bids that will need to be discussed and amended before we move into contract.

Keep in mind that the plan has changed since late last year regarding the necessary improvements for Posner. We initially were looking at making limited improvements to Posner in areas where the pavement was failing and some areas of the sidewalk. It was determined that if Polk was to take over ownership, we would need a complete resurfacing and restoration. Due to that change in approach the estimated improvement cost is significantly higher.

We can set up a call to discuss. The summary below provides details of the bids.

Company	Name	Email	Day Construction Price (\$)	Night Construction Price (\$)
JMHC, Inc.	Jordan Isaak	jisaak@jmhc.com	\$987,199	\$1,044,199
Roggen Clyne Development	Kyle Clyne	kyle@roggenclyne.com	Bid not sent	Bid not sent
Eden Site Development, Inc.	Sam Gucalio	sam@edensitedevelopment.com	\$871,324.54	\$907,549.30
Southern Development and Construction, Inc.	Charlie Pitts	cpitts@sdcfl.com	Bid not sent	Bid not sent

EXHIBIT 13



GROUNDBREAKING CONSTRUCTION

A PROPOSAL PREPARED FOR:

Mark Wilson, P.E. & Cheryl Bauman, E.I. , Kimley -Horn and Associates, INC.

Posner Boulevard Resurfacing, Restoration, and Rehabilitation

2816 E. Robinson St.
Orlando, FL 32803
Phone: 407-865-7600



Proposal

Request to: Kimley -Horn
Attention: Mark Wilson
Return to: Jathan Hendrix

Date Sent: - 5/20/2025
Please Respond by: - 6/19/2025
Reply to: Jhendrix@jmhc.com

NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
	GENERAL CONDITIONS				
	MOBILIZATION EDEN DID NOT INCLUDE	1	LS	\$ 4,250.00	\$ 4,250.00
	CONSTRUCTION LAYOUT	1	LS	\$ 9,400.00	\$ 9,400.00
	CERTIFIED "AS-BUILTS" EDEN DID NOT INCLUDE	1	LS	\$ 10,350.00	\$ 10,350.00
	SUBTOTAL				\$ 24,000.00
	PAVEMENT				
	MOT	1	LS	\$ 22,000.00	\$ 22,000.00
	MILL EXSISSTING ASPHALT 2.0" DEEP	1	LS	\$ 131,900.00	\$ 131,900.00
	REFURFACE 2.0" THICK (TYPE SP-12.5 30% RAP)	27472	SY	\$ 18.50	\$ 508,232.00
	INSTALL SIGNS PER DRAWING	11	EA	\$ 707.00	\$ 7,777.00
	SUBTOTAL				\$ 669,909.00
	TEMPORARY STRIPING EDEN DID NOT INCLUDE				
	6" WHITE	9782	LF	\$ 2.25	\$ 22,009.50
	10-30 SKIP WHITE	7282	LF	\$ 1.00	\$ 7,282.00
	DIRECTIONAL ARROWS	35	EA	\$ 109.00	\$ 3,815.00
	6" YELLOW	6050	LF	\$ 2.75	\$ 16,637.50
	LARGE GORES	2	EA	\$ 643.50	\$ 1,287.00
	24" WHITE	1	LS	\$ 2,700.00	\$ 2,700.00
	BICYCLE STENCILS	9	EA	\$ 87.00	\$ 783.00
	SUBTOTAL				\$ 54,514.00
	THERMOPLASTIC STRIPING				
	6" WHITE	9782	LF	\$ 9.00	\$ 88,038.00
	10-30 SKIP WHITE	7282	LF	\$ 5.50	\$ 40,051.00
	DIRECTIONAL ARROWS	35	EA	\$ 217.00	\$ 7,595.00
	6" YELLOW	6050	LF	\$ 9.00	\$ 54,450.00
	LARGE GORES	2	EA	\$ 1,087.00	\$ 2,174.00
	24" WHITE	1	LS	\$ 9,750.00	\$ 9,750.00
	BICYCLE STENCILS	9	EA	\$ 217.00	\$ 1,953.00
	SUBTOTAL				\$ 204,011.00
	CONCRETE				
	REMOVE EX. CURB AND GUTTER	230	LF	\$ 26.50	\$ 6,095.00
	REMOVE EX. ADA RAMPS	14	EA	\$ 435.00	\$ 6,090.00
	INSTALL CONCRETE COLLAR	2	EA	\$ 160.00	\$ 320.00
	INSTALL CURB AND GUTTER	230	LF	\$ 42.00	\$ 9,660.00
	INSTALL ADA RAMPS	14	EA	\$ 900.00	\$ 12,600.00
	SUBTOTAL				\$ 34,765.00
	TOTAL				\$ 987,199.00
	ADD ALTERNATE				
	COST INCREASE FOR NIGHT WORK (IF REQUIRED)	1	LS	\$ 57,000.00	\$ 57,000.00
	ESTIMATED RPMS (IF REQUIRED)	PER	EA	\$ 12.00	
	COST TO REPAIR DIPS WITH BLACK BASE	PER	TN	\$ 250.00	
	PERFORMANCE BOND (IF REQUIRED)	1	LS	\$ 10,200.00	\$ 10,200.00

OWNER

SIGNATURE

DATE

JMHC, INC.

SIGNATURE

DATE

Exclusions and Qualifications

1.This proposal does not include or account for any impacts resulting from or concerning any pandemics, or epidemics, including, but not limited to, time and cost impacts on or relating to: (i) material (whether occurring during or the result of procurement, production, delivery, price escalation), (ii) labor (e.g., whether due to shortages, absenteeism, inefficiencies, labor rate escalation), (iii) equipment (e.g., whether occurring during or the result of procurement, production, delivery, price escalation), (iv) sanitary precautions or safeguards, (v) social distancing measures, (vi) personal protection equipment, (vii) travel restrictions, (viii) general conditions and overhead, and (ix) delay, disruption, or inefficiency. Contractor shall be entitled to an equitable adjustment for demonstrated impacts.

2.If the commencement, progress, or completion of the Contractor’s work is impacted or delayed by any condition or circumstance over which the Contractor has no control, such as, but not limited to, acts of God, floods, riots, strikes, labor shortages, labor stoppages or lockouts, material shortages, pandemics or epidemics, fire, hurricane, acts of the public enemy, war, act of government authority, civil or military authority, changes in market conditions, price escalation, or latent jobsite conditions, then Contractor shall be entitled to equitable adjustment for demonstrated impacts or delays.

3.This proposal does not include any cost for permitting fees, if permitting is required to be provided by Specialty Curb & Sidewalk then this cost will be billed as a reimbursable expense via invoice.

4.This proposal does not include any cost for signed and sealed drawings or calculations, if signed and sealed drawings or calculations are required then this cost will be billed as a reimbursable expense via invoice.

5.This proposal does not include any cost for changes that are not clearly identified by clouding, highlights or redlining, in turn Specialty Curb & Sidewalk reserves the right to revisit this change for additional compensation.

EXHIBIT 14



115 W. Pine Avenue

Longwood Florida, 32750

MBE ORANGE COUNTY

Contact: Byron Blue

Phone: 407-265-1113

Attn: Eden Site Development

Project Name: Posner Blvd. Resurfacing Restoration and Rehabilitation

Address: Posner Blvd Davenport, FL 33837

Date: 5/20/2025

Description	Quantity	Unit	Unit Price	Total
** Day Work **				
Mill & Remove 24,472-SY @ 2"	6	LS	21,875.00	\$131,250.00
Install 27,472-SY SP-12.5 30% RAP @ 2"	27,472	SY	19.53	\$536,528.16
Traffic Control - MOT	1	LS	19,800.00	\$19,800.00
Striping & Signage <small>DOES THIS INCLUDE DET. MATS?</small>	1	LS	127,299.00	\$127,299.00
Concrete Demo	1	LS	\$26,250.00	\$26,250.00
Concrete Sidewalk	580	SF	\$8.13	\$4,715.40
Concrete Valley Gutter	700	SF	\$15.60	\$10,920.00
Concrete Collar	2	EA	\$1,405.00	\$2,810.00
Restoration	1	LS	\$3,125.00	\$3,125.00
P & P Bond 1%	1	EA	\$8,626.98	\$8,626.98

Bid Total

\$871,324.54

Project Total \$871,324.54

Notes:

- All prices are per unit unless noted "Lump Sum" and payments will be based upon the actual number of tons completed at that price. The prices quoted are binding for 30 days and are subject to escalation based upon increases in Eden site Development's costs.
- Eden Site Development has excluded - NEITHER INCLUDED Testing or densities, permits, SHOWN ON BID MOT, surveying or JMHC INCLUDED as-builts, responsibility of tracking sediment off site, staking, SHOWN ON BID asphalt patching, SHOWN ON BID asphalt leveling, JMHC INCLUDED asphalt saw cutting, SHOWN ON BID asphalt milling, SHOWN ON BID asphalt removal, JMHC INCLUDED temporary/permanent striping.
- Night work has been included
- No weekends, Holidays or night work has been considered.
- Any overages affected by the base will be charged at \$135 per ton.
- There will be a \$2,500 remobilization fee if Eden is shut down due to conditions out of our control.
- Payment terms are net 30 with no retainage to be withheld.
- This quote is contingent upon the acceptance of the terms and conditions of Eden Site Development.
- THIS WAS REQUIRED Pricing does not include any additional work to adhere to the THIS WAS REQUIRED FDOT index 600 drop-off criteria.
- Any additional prime or tack needed will be billed at \$0.60/sy.
- SHOWN ON BID Payment and performance bonds are not included.
- Pricing is based on FDOT specs for asphalt materials and includes the use of recycled asphalt products.

- Eden Site Development's asphalt yield is estimated at 110 lbs./SY for 1" of asphalt and 165 lbs./SY for 1.5" of asphalt. Any asphalt overruns due to irregular base conditions, incorrect curb height, etc. to be invoiced at an additional \$135.00 per ton of asphalt.

- If job requires asphalt leveling, can be performed at a unit price of \$150.00 per ton of asphalt. Additional asphalt patching can be performed at a unit price of \$300.00 per ton of asphalt.
- Prices are based on average thickness. If minimum thickness is required, it is not included.
- Stamped asphalt is not included.
- ^{NOTED} Saw cutting edge of pavement is not included.

Byron Blue

Estimator

Accepted BY: _____

Date: _____



115 W. Pine Avenue

Longwood Florida, 32750

MBE ORANGE COUNTY

Contact: Byron Blue

Phone: 407-265-1113

Attn: Eden Site Development

Project Name: Posner Blvd. Resurfacing Restoration and Rehabilitation

Address: Posner Blvd Davenport, FL 33837

Date: 5/20/2025

Description	Quantity	Unit	Unit Price	Total
** Night Work **				
Mill & Remove 24,472-SY @ 2"	6	LS	\$21,875.00	\$131,250.00
Install 27,472-SY SP-12.5 30% RAP @ 2"	27,472	SY	\$20.67	\$567,846.24
Traffic Control - MOT	1	LS	\$24,400.00	\$24,400.00
Striping & Signage <small>DOES THIS INCLUDE DET. MATS?</small>	1	LS	\$127,299.00	\$127,299.00
Concrete Demo	1	LS	\$26,250.00	\$26,250.00
Concrete Sidewalk	580	SF	\$8.13	\$4,715.40
Concrete Valley Gutter	700	SF	\$15.60	\$10,920.00
Concrete Collar	2	EA	\$1,405.00	\$2,810.00
Restoration	1	LS	\$3,125.00	\$3,125.00
P & P Bond 1%	1	EA	\$8,933.66	\$8,933.66

Bid Total

\$907,549.30

Project Total \$907,549.30

Notes:

- All prices are per unit unless noted "Lump Sum" and payments will be based upon the actual number of tons completed at that price. The prices quoted are binding for 30 days and are subject to escalation based upon increases in Eden Site Development's costs.
- Eden Site Development has excluded - NEITHER INCLUDED Testing or densities, permits, SHOWN ON BID MOT, surveying or JMHC INCLUDED as-builts, responsibility of tracking sediment off site, staking, asphalt patching, asphalt leveling, asphalt saw cutting, SHOWN ON BID asphalt milling, SHOWN ON BID asphalt removal, JMHC INCLUDED temporary/permanent striping.
- Night work has been included
- No weekends, Holidays or night work has been considered.
- Any overages affected by the base will be charged at \$135 per ton.
- There will be a \$2,500 remobilization fee if Eden is shut down due to conditions out of our control.
- Payment terms are net 30 with no retainage to be withheld.
- This quote is contingent upon the acceptance of the terms and conditions of Eden site Development.
- THIS WAS REQUIRED Pricing does not include any additional work to adhere to the FDOT index 600 drop-off criteria.
- Any additional prime or tack needed will be billed at \$0.60/sy.
- SHOWN ON BID Payment and performance bonds are not included.
- Pricing is based on FDOT specs for asphalt materials and includes the use of recycled asphalt products.

- Eden Site Development's asphalt yield is estimated at 110 lbs./SY for 1" of asphalt and 165 lbs./SY for 1.5" of asphalt. Any asphalt overruns due to irregular base conditions, incorrect curb height, etc. to be invoiced at an additional \$135.00 per ton of asphalt.

- If job requires asphalt leveling, can be performed at a unit price of \$150.00 per ton of asphalt. Additional asphalt patching can be performed at a unit price of \$300.00 per ton of asphalt.
- Prices are based on average thickness. If minimum thickness is required, it is not included.
- Stamped asphalt is not included.
- ^{NOTED} Saw cutting edge of pavement is not included.

Byron Blue

Estimator

Accepted BY: _____

Date: _____

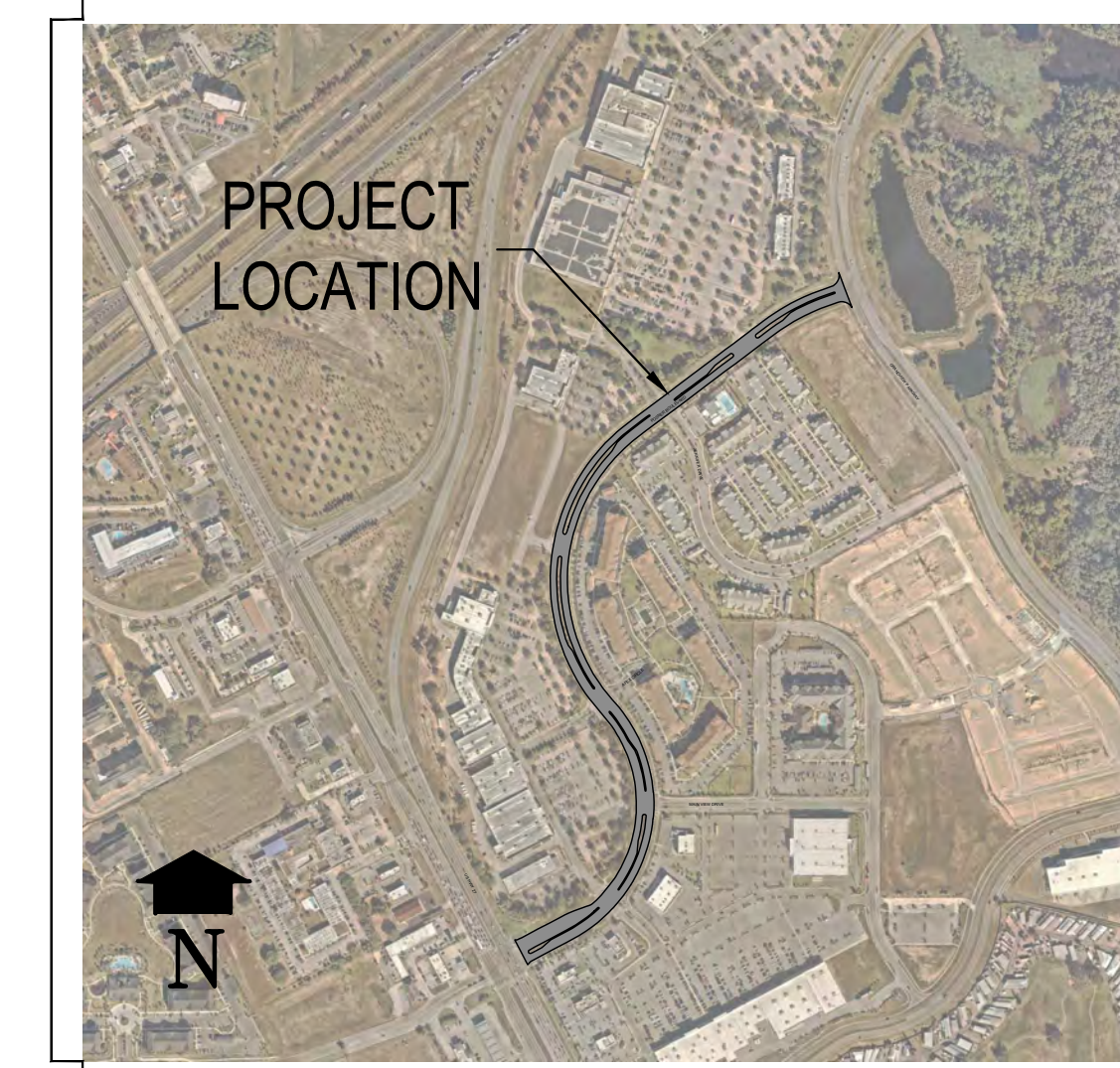
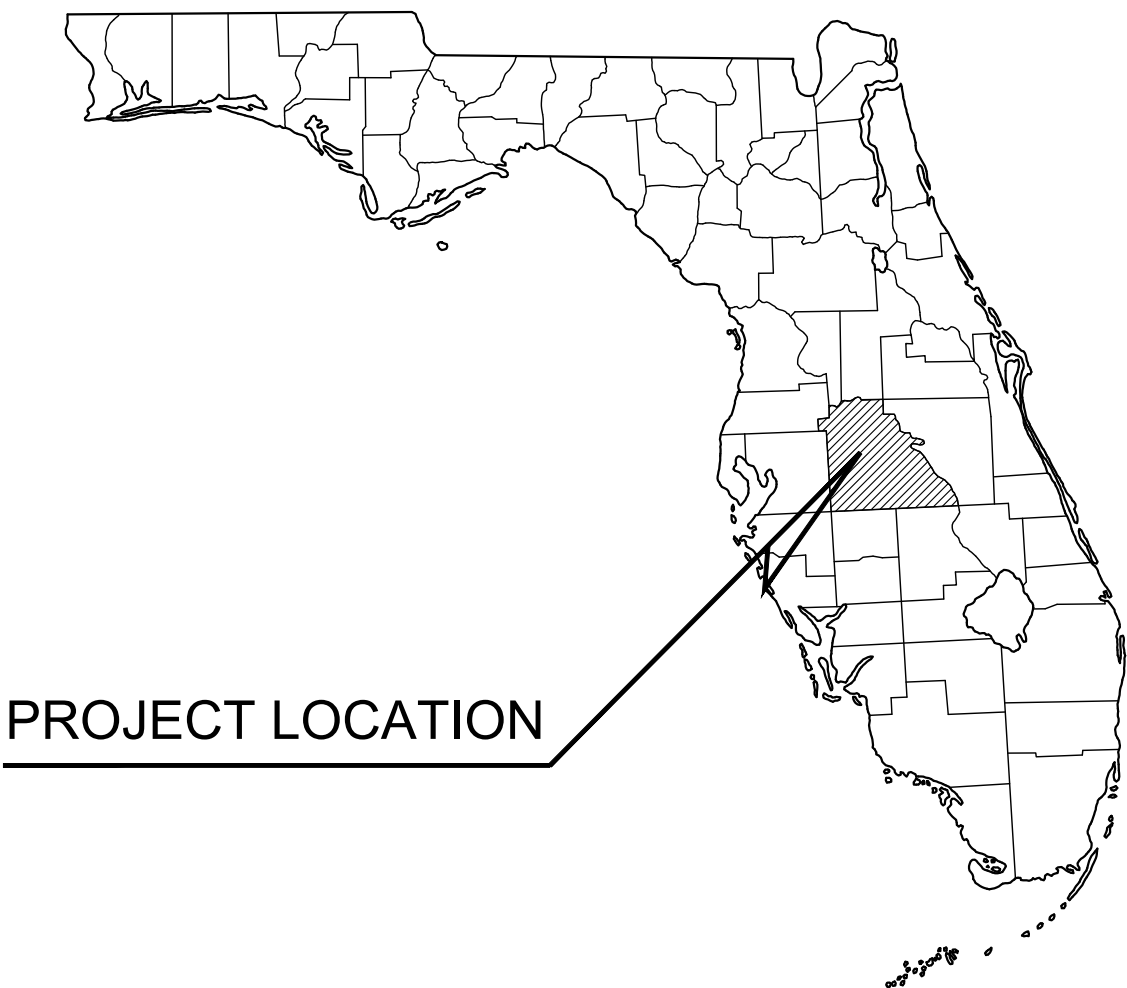
EXHIBIT 15

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

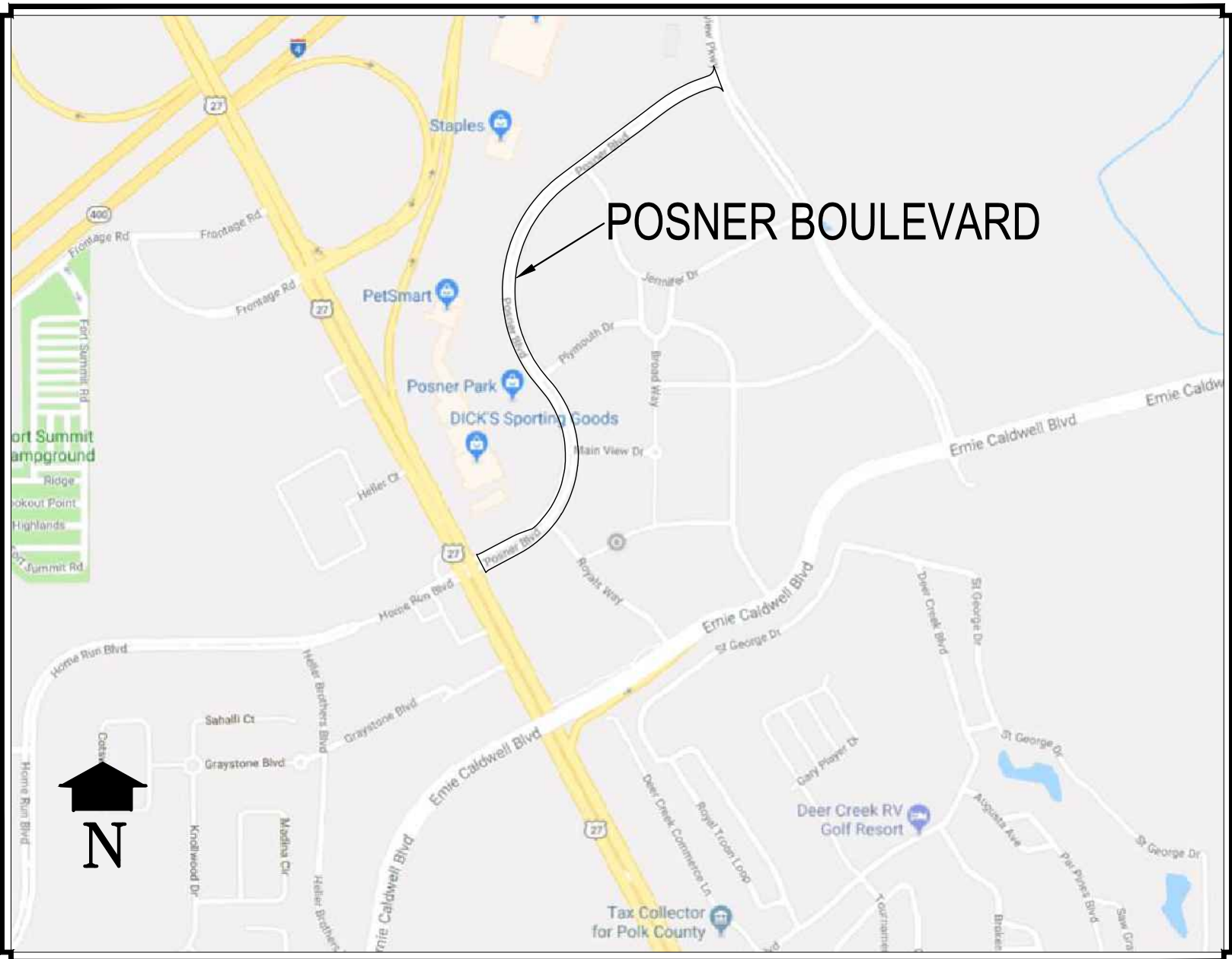
CONSTRUCTION PLANS FOR POSNER BOULEVARD RESURFACING, RESTORATION, & REHABILITATION

POLK COUNTY, FLORIDA

MAY 2025



AERIAL MAP
N.T.S.



VICINITY MAP
N.T.S.

SECTION: 18
TOWNSHIP: 26 S
RANGE: 27 E

INDEX OF SHEETS	
SHEET NO.	SHEET DESCRIPTION
C100	COVER SHEET
C200	MASTER SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN

GOVERNING STANDARD SPECIFICATIONS
FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2023-24 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE
[HTTP://WWW.FDOT.GOV/PROGRAMMANAGEMENT/IMPLEMENTED/SPECBOOKS](http://www.fdot.gov/programmanagement/implemented/specbooks)

GOVERNING STANDARD PLANS
FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2023-24 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS).
STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED IRS ARE AVAILABLE AT THE FOLLOWING WEBSITE:
[HTTP://WWW.FDOT.GOV/DESIGN/STANDARDPLANS](http://www.fdot.gov/design/standardplans)

NOTE
CONSTRUCTION MATERIALS, QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH POLK COUNTY AND FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CALL 2 BUSINESS DAYS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PREPARED BY
Kimley»Horn

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POSNER BOULEVARD
INFRASTRUCTURE
IMPROVEMENTS

POLK COUNTY

DATE
MAY 2025

SCALE
AS SHOWN

DESIGNED BY
CLB

DRAWN BY
CLB

CHECKED BY
MEW

COVER SHEET

Kimley»Horn

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109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM

REGISTRY NO. 35106

REVISIONS

No.

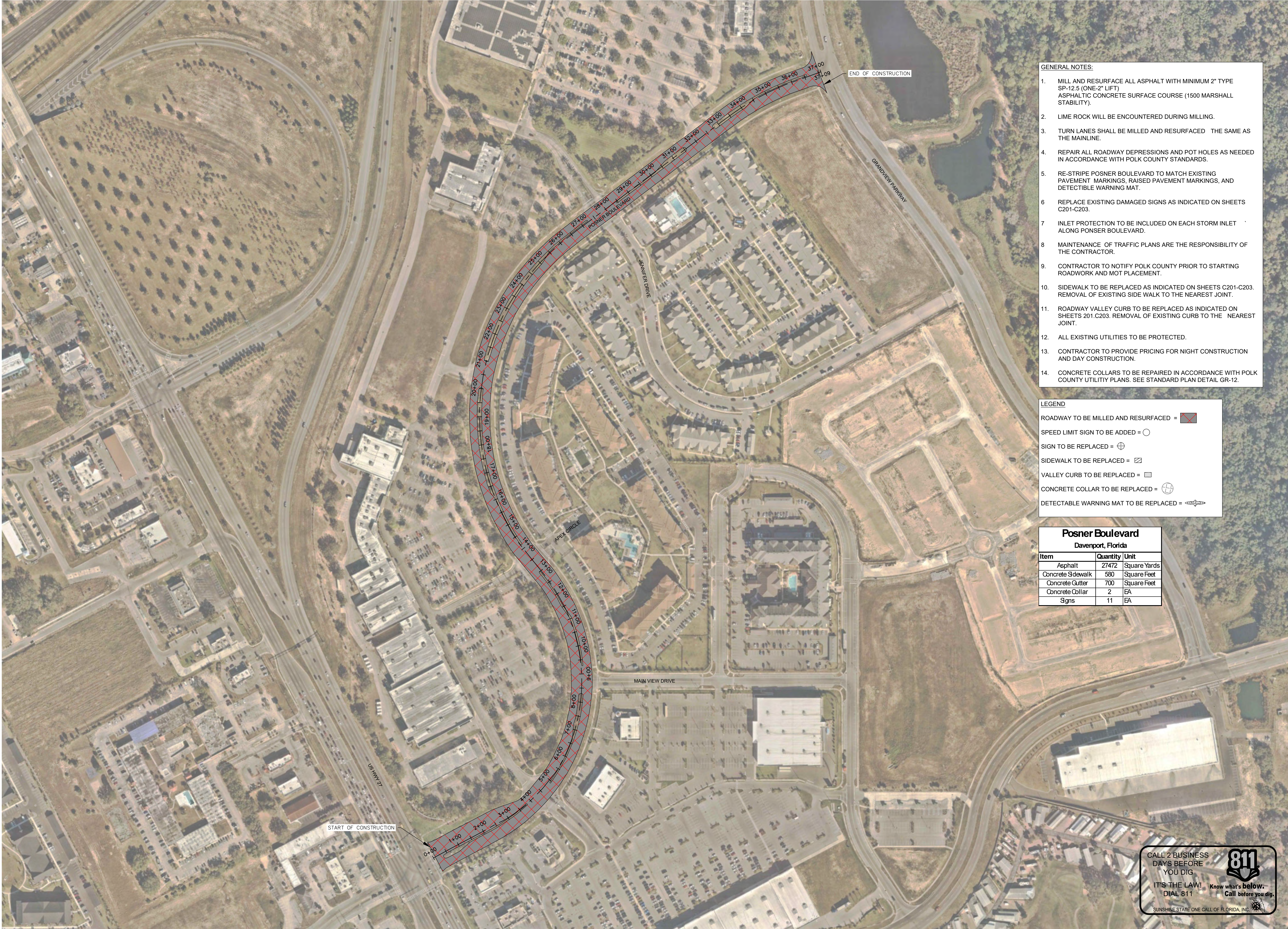
DATE

BY

SHEET NUMBER

C100

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- GENERAL NOTES:**
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LEGEND

ROADWAY TO BE MILLED AND RESURFACED =

SPEED LIMIT SIGN TO BE ADDED =

SIGN TO BE REPLACED =

SIDEWALK TO BE REPLACED =

VALLEY CURB TO BE REPLACED =

CONCRETE COLLAR TO BE REPLACED =

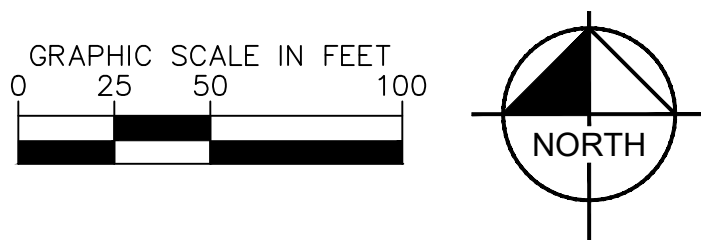
DETECTABLE WARNING MAT TO BE REPLACED =

Posner Boulevard Davenport, Florida		
Item	Quantity	Unit
Asphalt	27472	Square Yards
Concrete Sidewalk	580	Square Feet
Concrete Gutter	700	Square Feet
Concrete Collar	2	EA
Signs	11	EA

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KHA PROJECT		DATE MAY 2025		SCALE AS SHOWN		DESIGNED BY CLB		DRAWN BY CLB		CHECKED BY MEW	
POLK COUNTY		FL		MASTER SITE PLAN		POSNER BOULEVARD INFRASTRUCTURE IMPROVEMENTS		SHEET NUMBER C200		REVISIONS	
Kimley»Horn		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM		No.		DATE		BY			

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LEGEND

ROADWAY TO BE MILLED AND RESURFACED = 

SPEED LIMIT SIGN TO BE ADDED = 

SIGN TO BE REPLACED = 

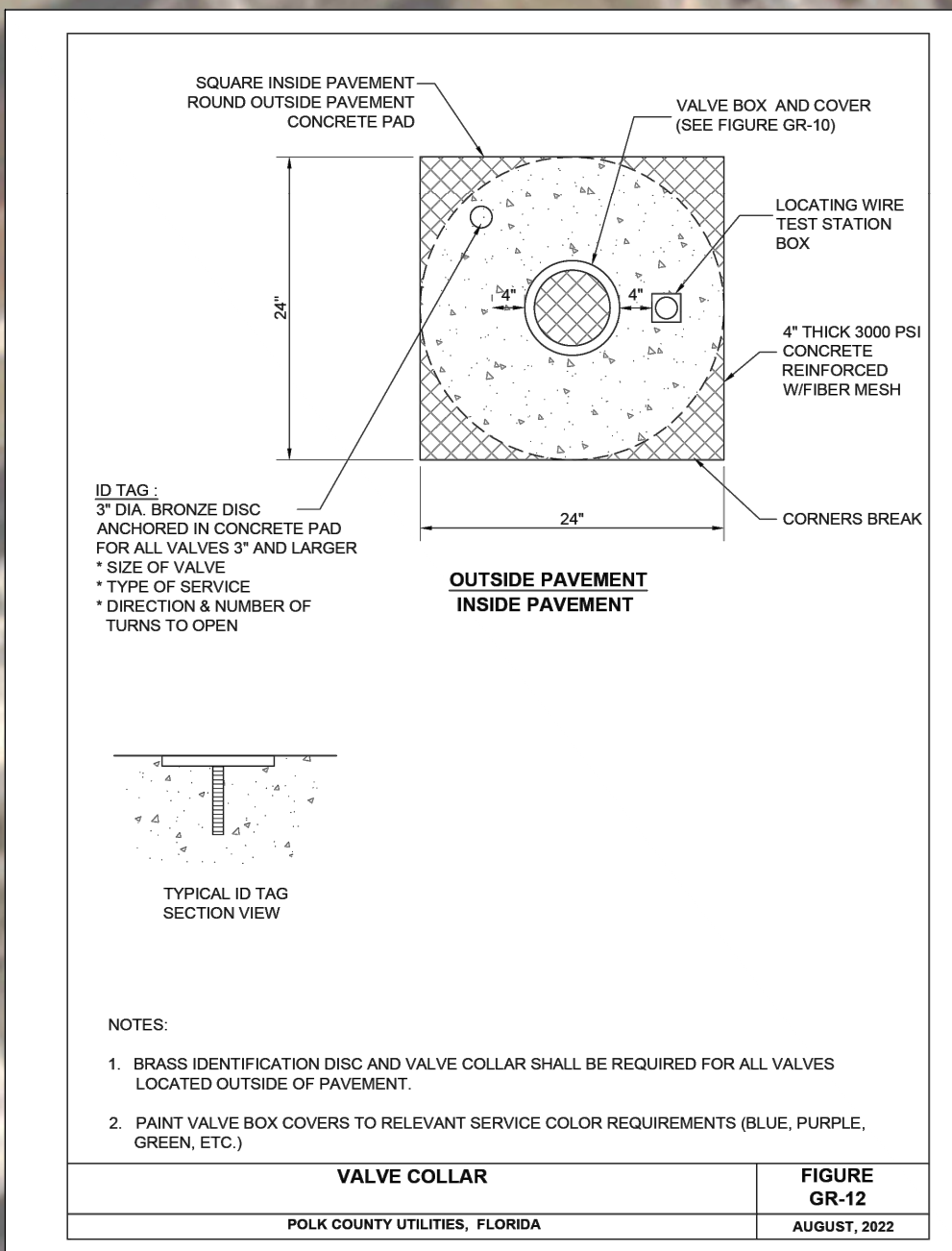
SIDEWALK TO BE REPLACED = 

VALLEY CURB TO BE REPLACED = 

CONCRETE COLLAR TO BE REPLACED = 

DETECTABLE WARNING MAT TO BE REPLACED = 

Posner Boulevard Davenport, Florida		
Item	Quantity	Unit
Asphalt	27472	Square Yards
Concrete Sidewalk	580	Square Feet
Concrete Curb	700	Square Feet
Concrete Collar	2	EA
Signs	11	EA



US HWY 27

SIGN TO BE REPLACED
KEEP
RIGHT
R04-07A



SIDEWALK TO BE REPLACED

DETECTABLE
WARNING MAT TO
BE REPLACED

SPEED
LIMIT
30
R02-01

SIGN TO BE ADDED

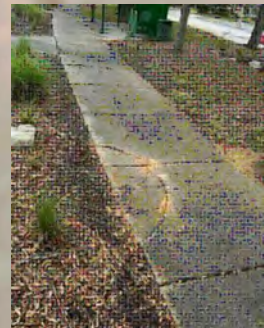


SIDEWALK TO
BE REPLACED

SIGN TO BE REPLACED

STOP
R01-01
ALL WAY
R01-04

DETECTABLE
WARNING MAT TO
BE REPLACED



SIDEWALK TO
BE REPLACED

SIDEWALK TO
BE REPLACED

ALL WAY
R01-04
SIGN TO BE ADDED
BELOW EXISTING
STOP SIGN.



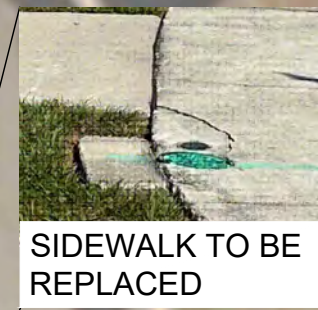
CONCRETE COLLAR
TO BE REPLACED

RIGHT LANE
ONLY
K-6178
SIGN TO BE REPLACED

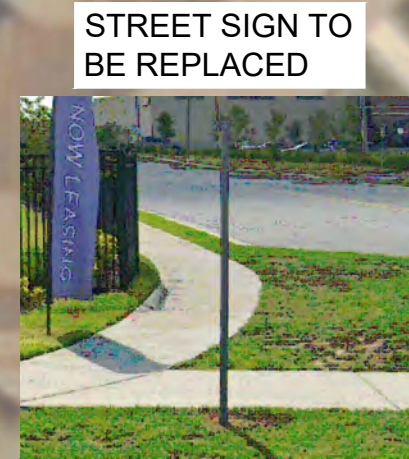


SIDEWALK TO BE REPLACED

SIGN TO BE
REPLACED
(K-6178)



SIDEWALK TO BE
REPLACED



STREET SIGN TO
BE REPLACED

STOP
R01-01
ALL WAY
R01-04
SIGN TO BE REPLACED

MAIN VIEW DRIVE

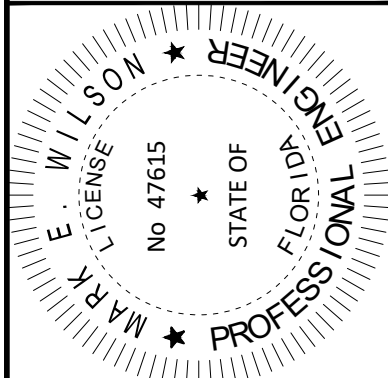


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No.	REVISIONS	DATE	BY

Kimley»Horn

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109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT		DATE		SCALE		DESIGNED BY		DRAWN BY		CHECKED BY	
MAY 2025		MAY 2025		AS SHOWN		CLB		CLB		NEW	

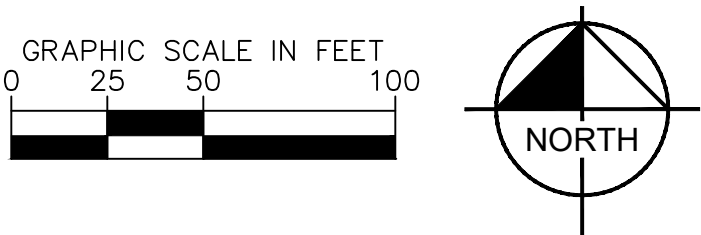
**POSNER BOULEVARD
INFRASTRUCTURE
IMPROVEMENTS**

SITE PLAN

POLK COUNTY


SHEET NUMBER
C201


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SIGN TO BE REPLACED = 

SIDEWALK TO BE REPLACED = 

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CONCRETE COLLAR TO BE REPLACED = 

DETECTABLE WARNING MAT TO BE REPLACED = 

Posner Boulevard		
Davenport, Florida		
Item	Quantity	Unit
Asphalt	27472	Square Yards
Concrete Sidewalk	580	Square Feet
Concrete Gutter	700	Square Feet
Concrete Collar	2	EA
Signs	11	EA

CALL 2 BUSINESS
DAYS BEFORE
YOU DIG


IT'S THE LAW!
DIAL 811

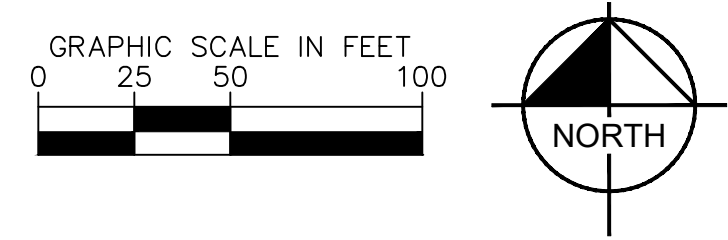
811

**Know what's below.
Call before you dig.**

SUNSHINE STATE ONE CALL OF FLORIDA, INC.




SHEET NUMBER		POSNER BOULEVARD INFRASTRUCTURE IMPROVEMENTS		FL		POLK COUNTY	
DATE MAY 2025		SCALE AS SHOWN		DESIGNED BY		CLB	
KHA PROJECT		DRAWN BY		CHECKED BY		MEW	
<div style="text-align: center;">  </div>		<div style="text-align: center;"> <h1>Kimley»Horn</h1> <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p> </div>					
						REVISIONS	
						DATE	
						BY	



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LEGEND


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SPEED LIMIT SIGN TO BE ADDED = ○

SIGN TO BE REPLACED = ⊕

SIDEWALK TO BE REPLACED = ▣

VALLEY CURB TO BE REPLACED = 

CONCRETE COLLAR TO BE REPLACED = 

DETECTABLE WARNING MAT TO BE REPLACED = 

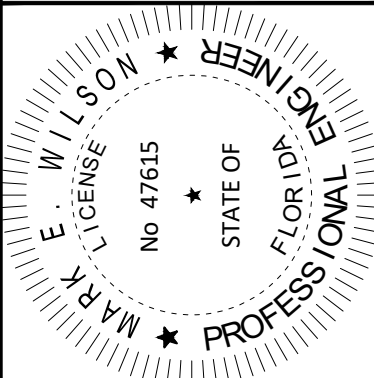
Posner Boulevard Davenport, Florida		
Item	Quantity	Unit
Asphalt	247250	Square Feet
Concrete Sidewalk	580	Square Feet
Concrete Gutter	700	Square Feet
Concrete Collar	2	EA
Signs	11	EA



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KHA PROJECT	DATE
	MAY 2025
SCALE	AS SHOWN
DESIGNED BY	CLB
DRAWN BY	CLB
CHECKED BY	MEW

SITE PLAN

POSNER BOULEVARD INFRASTRUCTURE IMPROVEMENTS

POLK COUNTY FL

SHEET NUMBER
C203

CALL 2 BUSINESS
DAYS BEFORE
YOU DIG
IT'S THE LAW!
DIAL 811



IT'S THE LAW
DIAL 811

Know what's below.
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

EXHIBIT 16

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CITY CENTER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CITY CENTER COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “FY 2025/2026”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual public meeting schedule to Polk County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON JULY 8, 2025.

ATTEST:

**CITY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2025/2026
City Center Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the City Center Community Development District shall be held at **1:00 p.m. at the Holiday Inn Express & Suites Orlando South-Davenport located at 4050 Hotel Drive, Davenport, Florida 33897**. The meeting dates are as follows:

October 14, 2025
November 11, 2025 (*Veterans Day*)
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132 extension 193, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, Vesta District Services at (321) 263-0132 extension 193. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vesta District Services, District Management

Publish:

EXHIBIT 17

**City Center Community Development District
Performance Measures/Standards and Annual Reporting Form
10/1/2025-9/30/2026**

1. Public Meeting Compliance

Goal: Hold regular Board of Supervisors Meetings at least 5 times during FY 2026

Measurement: Number of regular Board meetings held as verified with meeting minutes

Achieved: Yes _____; No _____

2. Access to Records Compliance

Goal: Ensure that meeting minutes and other public records are available and accessible to the public

Measurement: District staff will review District's website at least once every 6 months to verify documents or links are provided on the District's website

Achieved: Yes _____; No _____

3. District Engineer or Field Operations Manager Site Inspection

Goal: Ensure that District Engineer or Field Operations Manager conduct annual inspection of the infrastructure owned by the District

Measurement: The District Engineer or the Field Operations Manager will report to the Board when this inspection has occurred

Achieved: Yes _____; No _____

4. Annual Budget Preparation

Goal: Approve the preliminary budget for FY 2027 by date set by Florida Statute and Adopt the final budget for FY 2027 by date set by Florida Statute

Measurement: Preliminary budget approved and final budget adopted by dates set by Florida Statute

Achieved: Yes _____; No _____

5. Financial Audit

Goal: Accept the FY 2025 annual audit by July 1, 2026

Measurement: Whether the Board approves a motion to accept the annual audit before July 1, 2026

Achieved: Yes _____; No _____