



***CITY CENTER COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisor
Regular Meeting***

***Date & Time:
Tuesday
January 13, 2026
1:00 p.m.***

***Location:
Ramada by Wyndham Davenport Orlando South
43824 US Highway 27
Davenport, FL
33837-6808***

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, January 13, 2026 at 1:00 p.m.** at the **Ramada Davenport Orlando South, located at 43824 US-27, Davenport, FL 33837.**

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, January 13, 2026
Time: 1:00 PM
Location: Ramada by Wyndham Davenport Orlando
South
43824 US Highway 27
Davenport, FL 33837-6808

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 July 8, 2025 [Exhibit 1](#)
- B. Consideration for Acceptance – The June 2025 Unaudited Financial Report [Exhibit 2](#)
- C. Consideration for Acceptance – The July 2025 Unaudited Financial Report [Exhibit 3](#)
- D. Consideration for Acceptance – The August 2025 Unaudited Financial Report [Exhibit 4](#)
- E. Consideration for Acceptance – The September 2025 Unaudited Financial Report [Exhibit 5](#)
- F. Consideration for Acceptance – The October 2025 Unaudited Financial Report [Exhibit 6](#)
- G. Consideration for Acceptance – The November 2025 Unaudited Financial Report [Exhibit 7](#)
- H. Ratification of Yellowstone Invoices [Exhibit 8](#)
 - Irrigation Repairs from July 2025 Inspection - \$975.65
 - Irrigation Repairs from September 2025 Inspection - \$307.00

V. Business Items

- A. Consideration & Adoption of **Resolution 2026-01**, General Election [Exhibit 9](#)
- B. Consideration of Posner Boulevard and Grandview Transfer to Polk County

VI. Staff Reports

- A. District Manager
- B. District Counsel
- C. District Engineer

VII. Supervisors Requests

VIII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

IX. 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, July 8, 2025 at 1:11 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, joined</i> 17 <i>in progress</i>)	District Counsel, Straley Robin Vericker
18 Richard Mills (<i>via phone</i>)	District Engineer, Kimley Horn

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

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

22 There were no comments from any audience members.

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

24 There being none, the next item followed.

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

- 26 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
27 Held April 8, 2025
- 28 B. Exhibit 2: Consideration for Acceptance – The March 2025 Unaudited Financial Report
- 29 C. Exhibit 3: Consideration for Acceptance – The April 2025 Unaudited Financial Report
- 30 D. Exhibit 4: Consideration for Acceptance – The May 2025 Unaudited Financial Report
- 31 E. Exhibit 5: Ratification of Pothole Repair Metro DC Asphalt Repair Invoice - \$2,255.00

32 Mr. McInnes noted that this was an emergency roadway repair on Victor Posner Boulevard that he
33 had authorized.

- 34 F. Exhibit 6: Ratification of Yellowstone Invoices

- 35 ➤ Palm Trimming along Posner Blvd - \$5,300.00
- 36 ➤ Trim & Lift Live Oak Trees along Posner Blvd Entrance - \$1,849.37

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

FIFTH ORDER OF BUSINESS – FY 2025-2026 Budget & Assessment Public Hearing

A. Fiscal Year 2025-2026 Budget Public Hearing

- Open the Public Hearing

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board approved opening the Fiscal Year 2025-2026 Budget Public Hearing at 1:14 p.m., for the City Center Community Development District.

- Exhibit 7: Presentation of FY 2025-2026 Budget & Assessment Roll

- Public Comments

There being none, the next item followed.

- Close the Public Hearing

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board approved closing the Fiscal Year 2025-2026 Budget Public Hearing at 1:15 p.m., for the City Center Community Development District.

B. Exhibit 8: Consideration & Adoption of **Resolution 2025-06**, Adopting Final Budget for FY 2025-2026

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-06**, Adopting Final Budget for FY 2025-2026, for the City Center Community Development District.

C. Fiscal Year 2025-2026 Assessment Public Hearing

- Open the Public Hearing

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board approved opening the Fiscal Year 2025-2026 Assessments Public Hearing at 1:17 p.m., for the City Center Community Development District.

- Public Comments

There being none, the next item followed.

- Close the Public Hearing

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board approved closing the Fiscal Year 2025-2026 Assessments Public Hearing at 1:18 p.m., for the City Center Community Development District.

D. Exhibit 9: Consideration & Adoption of **Resolution 2025-07**, Levying O&M Assessments for FY 2025-2026

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-07**, Levying O&M Assessments for FY 2025-2026, for the City Center Community Development District.

SIXTH ORDER OF BUSINESS – Business Items

A. Exhibit 10: Presentation & Acceptance of FY 2024 Audited Financial Statements

Mr. McInnes advised that this was a clean audit for the CDD.

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board accepted the FY 2024 Audited Financial Statements, for the City Center Community Development District.

B. Exhibit 11: Presentation of Registered Voter Count – 579 (*as of April 15, 2025*)

C. Consideration of Posner Boulevard Resurfacing Proposals

➤ Exhibit 12: Construction Bid Table

➤ Exhibit 13: JMHC Proposal

i. Day Construction - \$987,199

ii. Night Construction - \$1,044,199

➤ Exhibit 14: Eden Site Development Proposal

i. Day Construction - \$871,324.54

ii. Night Construction - \$907,549.30

➤ Exhibit 15: Infrastructure Improvements Map

The Board deferred on making a decision to conduct an RFP on the Posner Boulevard Resurfacing until revenues from Fiscal Year 2025 assessments were fully collected.

D. Exhibit 16: Consideration & Adoption of **Resolution 2025-08**, Adopting FY 2025-2026 Meeting Dates

Mr. McInnes noted that the schedule would continue with the 2nd Tuesday of every month, and observed that this would create a conflict with Veterans Day in November 2025. No changes were proposed to the meeting dates schedule.

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-08**, Adopting FY 2025-2026 Meeting Dates, as presented, for the City Center Community Development District.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. District Manager

➤ Action Item Report

➤ Exhibit 17: FY 2026 Performance Standards and Measures

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board approved the FY 2026 Performance Standards and Measures, for the City Center Community Development District.

B. District Counsel

Mr. Robin stated that he had nothing to report.

C. District Engineer

Mr. Mills stated that he had nothing to report.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

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

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Adjournment

Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Albino-Sanchez made a motion to adjourn the meeting.

On a MOTION by Mr. Albino-Sanchez, SECONDED by Mr. Tommy Khatib, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:35 p.m. for the City Center Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

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

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 2

*City Center
Community Development District*

*Financial Statements
(Unaudited)*

June 30, 2025



City Center CDD
Balance Sheet
June 30, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1 ASSETS					
2 Operating	\$ 123,831	\$ -	\$ -	\$ -	\$ 123,831
3 Money Market	731,627	-	-	-	731,627
4 Investments:					
5 Revenue Fund	-	-	129,997	170,344	300,341
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	-	-	-	-	-
12 Undeposited Funds	-	-	-	-	-
13 Due From Other Funds	-	362,712	9,811	11,627	384,150
14 Deposits (Utility)	865	-	-	-	865
15 Prepaid Expense	2,694	-	-	-	2,694
16 TOTAL ASSETS	\$ 859,016	\$ 362,712	\$ 189,867	\$ 232,279	\$ 1,643,874
17 LIABILITIES					
18 Accounts Payable	\$ 5,793	\$ -	\$ -	\$ -	\$ 5,793
19 Deferred Revenue On Roll	-	-	-	-	-
20 Due To Other Funds	384,150	-	-	-	384,150
21 Accrued Expenses	-	-	-	-	-
22 TOTAL LIABILITIES	389,943	-	-	-	389,943
23 FUND BALANCE					
24 Nonspendable					-
25 Prepaid & Deposits	3,559	-	-	-	3,559
26 Unassigned	465,514	362,712	189,867	232,279	1,250,372
27 TOTAL FUND BALANCE	469,073	362,712	189,867	232,279	1,253,931
28 TOTAL LIABILITIES & FUND BALANCE	\$ 859,016	\$ 362,712	\$ 189,867	\$ 232,279	\$ 1,643,874

City Center CDD

General Fund

Statement of Revenue, Expenditures, and Changes in Fund Balance For the period from October 1, 2024 to June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of June	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	\$ 37,738	\$ 490,220	\$ 9,415	102%
3 Interest Revenue	-	2,210	11,642	11,642	
4 Miscellaneous Revenue	-	667	12,003	12,003	
5 TOTAL REVENUES	\$ 480,805	\$ 40,615	\$ 513,865	\$ 33,060	107%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ -	\$ 1,400	\$ (7,600)	16%
9 District Management	36,500	3,042	27,375	(9,125)	75%
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	276	370	(2,130)	15%
15 Bank Fees	100	-	15	(85)	15%
16 District Engineer	10,000	-	14,933	4,933	149%
17 Legal Services - General	20,000	210	3,882	(16,119)	19%
18 Web-Site / Email System - IT Support	2,116	36	1,839	(277)	87%
19 Administrative Contingency	500	547	580	80	116%
20 Assessment Collection Fees	8,000	-	156	(7,844)	2%
21 Assessment Preparation	525	44	394	(131)	75%
22 TOTAL GENERAL ADMINISTRATION	95,516	4,154	51,467	(44,049)	54%
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	-	100%
29 Bond Amortization	525	50	450	(75)	86%
30 Trustee Fees	5,500	-	2,694	(2,806)	49%
31 TOTAL DEBT SERVICE ADMINISTRATION	11,775	50	8,894	(2,881)	76%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	80,000	5,367	51,341	(28,659)	64%
34 Utility - Water (Reclaimed)	4,500	427	4,556	56	101%
35 Pond Maintenance	9,975	685	6,165	(3,810)	62%
36 Landscape Maintenance	105,000	7,167	69,602	(35,398)	66%
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	6,200	69,145	(5,855)	92%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	360,775	19,846	209,997	(150,778)	58%
44 TOTAL EXPENDITURES	\$ 480,805	\$ 24,050	\$ 280,738	\$ (200,067)	58%
45 REVENUES OVER (UNDER) EXPENDITURES	-	16,564	233,127	233,127	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ 16,564	\$ 233,127	\$ 233,127	
51 Fund Balance - Beginning	138,962		235,946	96,984	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 469,073.12	\$ 330,111	

City Center CDD
Capital Reserve Fund (CRF)

Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to June 30, 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	\$ 314,032	\$ 6,032
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	308,000	314,032	6,032
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	-	311,777	311,777
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	311,777	311,777
15 Fund Balance - Beginning	-	50,936	50,936
16 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 362,712	\$ 362,712

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 June 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	\$ 93,745	\$ 1,794
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	5,516	5,516
5 TOTAL REVENUES	91,951	99,261	7,310
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	6,853	6,054
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	799	6,853	6,054
20 Fund Balance - Beginning		183,014	183,014
21 FUND BALANCE - ENDING - PROJECTED	\$ 799	\$ 189,867	\$ 189,068
<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 June 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	\$ 111,102	\$ 2,112
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	6,707	6,707
5 TOTAL REVENUES	108,990	117,809	8,819
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	8,249	7,379
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	870	8,249	7,379
20 Fund Balance - Beginning		224,029	224,029
21 FUND BALANCE - ENDING - PROJECTED	\$ 870	\$ 232,279	\$ 231,409
<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	63,669.61	72,826.59
06/02/2025	060225ACH1	Duke Energy	Various Accounts		71.22	72,755.37
06/02/2025	060225ACH2	Duke Energy	Various Accounts		431.95	72,323.42
06/02/2025	100261	Vesta District Services	Invoice: 426740 (Reference: Management Fees June 25.)		3,135.42	69,188.00
06/03/2025	100262	Steadfast Environmental, LLC	Invoice: SA-12375 (Reference: Routine Aquatic Maintenance June 25.)		685.00	68,503.00
06/05/2025			Deposit	666.67		69,169.67
06/05/2025	060525ACH1	Google	Google Email June		36.00	69,133.67
06/06/2025	100263	Business Observer	Invoice: 25-00846K (Reference: Legal Advertising.)		212.19	68,921.48
06/06/2025	060625ACH1	Duke Energy	Various Accounts		5,381.98	63,539.50
06/09/2025	060925ACH1	Polk County Utilities	Reuse 3 Posner Blvd 4/4/25 - 5/6/25		373.00	63,166.50
06/09/2025	060925ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 4/4/25 - 5/6/25		33.60	63,132.90
06/09/2025	100264	Yellowstone Landscape	Invoice: 931373 (Reference: Landscape Maintenance June 2025.)		6,825.00	56,307.90
06/10/2025	100265	Vesta District Services	Invoice: 427135 (Reference: Billable Expenses - May 2025.)		16.25	56,291.65
06/13/2025	100266	Alphagraphics Tampa Print	Invoice: 251223 (Reference: Assessment Letters.)		547.52	55,744.13
06/13/2025			Deposit	75,876.94		131,621.07
06/17/2025	100267	Yellowstone Landscape	Invoice: 935691 (Reference: Palm Injections.)		342.48	131,278.59
06/23/2025			Deposit	1,804.32		133,082.91
06/30/2025	100268	Straley Robin Vericker	Invoice: 26690 (Reference: Professional Services May 25.)		210.00	132,872.91
06/30/2025	100269	Business Observer	Invoice: 25-00924K (Reference: Legal Advertising.)		63.44	132,809.47
06/30/2025	100270	Kimley-Horn & Assoc., Inc.	Invoice: 32267142 (Reference: ENGINEERING SERVICES.)		2,778.56	130,030.91
06/30/2025	100271	High Demand Protective Sevices L.L.C.	Invoice: 20242183 (Reference: Parking Enforcement August 25.)		6,200.00	123,830.91
06/30/2025		End of Month		78,347.93	27,343.61	123,830.91

EXHIBIT 3

*City Center
Community Development District*

*Financial Statements
(Unaudited)*

July 31, 2025



City Center CDD
Balance Sheet
July 31, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1 ASSETS					
2 Operating	\$ 101,423	\$ -	\$ -	\$ -	\$ 101,423
3 Money Market	733,918	-	-	-	733,918
4 Investments:					
5 Revenue Fund	-	-	130,575	171,053	301,628
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	-	-	-	-	-
12 Undeposited Funds	-	-	-	-	-
13 Due From Other Funds	-	362,712	9,811	11,627	384,150
14 Deposits (Utility)	865	-	-	-	865
15 Prepaid Expense	2,694	-	-	-	2,694
16 TOTAL ASSETS	\$ 838,900	\$ 362,712	\$ 190,446	\$ 232,988	\$ 1,625,045
17 LIABILITIES					
18 Accounts Payable	\$ 6,954	\$ -	\$ -	\$ -	\$ 6,954
19 Deferred Revenue On Roll	-	-	-	-	-
20 Due To Other Funds	384,150	-	-	-	384,150
21 Accrued Expenses	-	-	-	-	-
22 TOTAL LIABILITIES	391,104	-	-	-	391,104
23 FUND BALANCE					
24 Nonspendable					-
25 Prepaid & Deposits	3,559	-	-	-	3,559
26 Unassigned	444,237	362,712	190,446	232,988	1,230,382
27 TOTAL FUND BALANCE	447,795	362,712	190,446	232,988	1,233,941
28 TOTAL LIABILITIES & FUND BALANCE	\$ 838,900	\$ 362,712	\$ 190,446	\$ 232,988	\$ 1,625,045

City Center CDD

General Fund

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

	FY 2025 Adopted Budget	FY 2025 Month of July	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	\$ -	\$ 490,220	\$ 9,415	102%
3 Interest Revenue	-	2,291	13,933	13,933	
4 Miscellaneous Revenue	-	1,333	13,336	13,336	
5 TOTAL REVENUES	\$ 480,805	\$ 3,624	\$ 517,489	\$ 36,684	108%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ 800	\$ 2,200	\$ (6,800)	24%
9 District Management	36,500	3,042	30,417	(6,083)	83%
10 Facility Rental	2,000	161	482	(1,519)	24%
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	72	442	(2,058)	18%
15 Bank Fees	100	-	15	(85)	15%
16 District Engineer	10,000	-	14,933	4,933	149%
17 Legal Services - General	20,000	294	4,176	(15,825)	21%
18 Web-Site / Email System - IT Support	2,116	36	1,875	(241)	89%
19 Administrative Contingency	500	-	580	80	116%
20 Assessment Collection Fees	8,000	-	156	(7,844)	2%
21 Assessment Preparation	525	44	438	(88)	83%
22 TOTAL GENERAL ADMINISTRATION	95,516	4,448	55,915	(39,601)	59%
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	-	100%
29 Bond Amortization	525	50	500	(25)	95%
30 Trustee Fees	5,500	-	2,694	(2,806)	49%
31 TOTAL DEBT SERVICE ADMINISTRATION	11,775	50	8,944	(2,831)	76%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	80,000	5,888	57,229	(22,771)	72%
34 Utility - Water (Reclaimed)	4,500	906	5,462	962	121%
35 Pond Maintenance	9,975	685	6,850	(3,125)	69%
36 Landscape Maintenance	105,000	6,825	76,427	(28,573)	73%
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	75,245	245	100%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	360,775	20,404	230,401	(130,374)	64%
44 TOTAL EXPENDITURES	\$ 480,805	\$ 24,902	\$ 305,640	\$ (175,165)	64%
45 REVENUES OVER (UNDER) EXPENDITURES	-	(21,278)	211,850	211,850	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ (21,278)	\$ 211,850	\$ 211,850	
51 Fund Balance - Beginning	138,962		235,946	96,984	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 447,795.46	\$ 308,833	

City Center CDD
Capital Reserve Fund (CRF)

Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to July 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	\$ 314,032	\$ 6,032
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	308,000	314,032	6,032
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	-	311,777	311,777
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	311,777	311,777
15 Fund Balance - Beginning	-	50,936	50,936
16 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 362,712	\$ 362,712

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 July 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	\$ 93,745	\$ 1,794
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	6,094	6,094
5 TOTAL REVENUES	91,951	99,839	7,888
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	7,432	6,633
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	799	7,432	6,633
20 Fund Balance - Beginning		183,014	183,014
21 FUND BALANCE - ENDING - PROJECTED	\$ 799	\$ 190,446	\$ 189,646
<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 July 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	\$ 111,102	\$ 2,112
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	7,416	7,416
5 TOTAL REVENUES	108,990	118,518	9,528
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	8,958	8,088
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	870	8,958	8,088
20 Fund Balance - Beginning		224,029	224,029
21 FUND BALANCE - ENDING - PROJECTED	\$ 870	\$ 232,988	\$ 232,118
* 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
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	63,669.61	72,826.59
06/02/2025	060225ACH1	Duke Energy	Various Accounts		71.22	72,755.37
06/02/2025	060225ACH2	Duke Energy	Various Accounts		431.95	72,323.42
06/02/2025	100261	Vesta District Services	Invoice: 426740 (Reference: Management Fees June 25.)		3,135.42	69,188.00
06/03/2025	100262	Steadfast Environmental, LLC	Invoice: SA-12375 (Reference: Routine Aquatic Maintenance June 25.)		685.00	68,503.00
06/05/2025			Deposit	666.67		69,169.67
06/05/2025	060525ACH1	Google	Google Email June		36.00	69,133.67
06/06/2025	100263	Business Observer	Invoice: 25-00846K (Reference: Legal Advertising.)		212.19	68,921.48
06/06/2025	060625ACH1	Duke Energy	Various Accounts		5,381.98	63,539.50
06/09/2025	060925ACH1	Polk County Utilities	Reuse 3 Posner Blvd 4/4/25 - 5/6/25		373.00	63,166.50
06/09/2025	060925ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 4/4/25 - 5/6/25		33.60	63,132.90
06/09/2025	100264	Yellowstone Landscape	Invoice: 931373 (Reference: Landscape Maintenance June 2025.)		6,825.00	56,307.90
06/10/2025	100265	Vesta District Services	Invoice: 427135 (Reference: Billable Expenses - May 2025.)		16.25	56,291.65
06/13/2025	100266	Alphagraphics Tampa Print	Invoice: 251223 (Reference: Assessment Letters.)		547.52	55,744.13
06/13/2025			Deposit	75,876.94		131,621.07
06/17/2025	100267	Yellowstone Landscape	Invoice: 935691 (Reference: Palm Injections.)		342.48	131,278.59
06/23/2025			Deposit	1,804.32		133,082.91
06/30/2025	100268	Straley Robin Vericker	Invoice: 26690 (Reference: Professional Services May 25.)		210.00	132,872.91
06/30/2025	100269	Business Observer	Invoice: 25-00924K (Reference: Legal Advertising.)		63.44	132,809.47
06/30/2025	100270	Kimley-Horn & Assoc., Inc.	Invoice: 32267142 (Reference: ENGINEERING SERVICES.)		2,778.56	130,030.91
06/30/2025	100271	High Demand Protective Sevices L.L.C.	Invoice: 20242183 (Reference: Parking Enforcement August 25.)		6,200.00	123,830.91
06/30/2025		End of Month		78,347.93	27,343.61	123,830.91
07/01/2025			Deposit	666.67		124,497.58
07/01/2025	100272	Yellowstone Landscape	Invoice: 939113 (Reference: Landscape Maintenance July 2025.)		6,825.00	117,672.58
07/01/2025	100273	Vesta District Services	Invoice: 427205 (Reference: Management Fees July 25.)		3,135.42	114,537.16
07/02/2025	100274	Steadfast Environmental, LLC	Invoice: SA-13342 (Reference: Routine Aquatic Maintenance 7/25.)		685.00	113,852.16
07/02/2025	070225ACH1	Duke Energy	Various Accounts		70.71	113,781.45
07/02/2025	070225ACH2	Duke Energy	Various Accounts		431.95	113,349.50
07/07/2025	070725ACH1	Google	Google Email July		36.00	113,313.50
07/09/2025	070925ACH1	Duke Energy	Various Accounts		4,864.20	108,449.30
07/09/2025	070925ACH2	Polk County Utilities	Reuse 3 Posner Blvd 5/6/25 - 6/4/25		389.00	108,060.30
07/09/2025	070925ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 5/6/25 - 6/4/25		37.52	108,022.78
07/14/2025	100275	Business Observer	Invoice: 25-01035K (Reference: Legal Advertising.)		72.19	107,950.59
07/15/2025	2633	Mahmoud A. Khatib	BOS Meeting 7/8/25		200.00	107,750.59
07/15/2025	2634	Raisa E. Contreras	BOS Meeting 7/8/25		200.00	107,550.59
07/15/2025	2635	Rolando Albino Sanchez	BOS Meeting 7/8/25		200.00	107,350.59
07/15/2025	2636	Victor Khatib	BOS Meeting 7/8/25		200.00	107,150.59
07/22/2025	100276	Straley Robin Vericker	Invoice: 26846 (Reference: General Matters June 25.)		294.00	106,856.59
07/25/2025	100277	High Demand Protective Sevices L.L.C.	Invoice: 20242194 (Reference: Security Monitoring.)		6,100.00	100,756.59
07/31/2025			Deposit	666.67		101,423.26
07/31/2025		End of Month		1,333.34	23,740.99	101,423.26

EXHIBIT 4

City Center Community Development District

*Financial Statements
(Unaudited)*

August 31, 2025



City Center CDD
Balance Sheet
August 31, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1 <u>ASSETS</u>					
2 Operating	\$ 119,534	\$ -	\$ -	\$ -	\$ 119,534
3 Money Market	656,127	-	-	-	656,127
4 Investments:					
5 Revenue Fund	-	-	140,986	183,416	324,402
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	-	-	-	-	-
12 Undeposited Funds	-	-	-	-	-
13 Due From Other Funds	-	362,712	-	-	362,712
14 Deposits (Utility)	865	-	-	-	865
15 Prepaid Expense	2,694	-	-	-	2,694
16 <u>TOTAL ASSETS</u>	\$ 779,219	\$ 362,712	\$ 191,046	\$ 233,723	\$ 1,566,701
17 <u>LIABILITIES</u>					
18 Accounts Payable	\$ 6,570	\$ -	\$ -	\$ -	\$ 6,570
19 Deferred Revenue On Roll	-	-	-	-	-
20 Due To Other Funds	362,712	-	-	-	362,712
21 Accrued Expenses	-	-	-	-	-
22 <u>TOTAL LIABILITIES</u>	369,282	-	-	-	369,282
23 <u>FUND BALANCE</u>					
24 Nonspendable	-	-	-	-	-
25 Prepaid & Deposits	3,559	-	-	-	3,559
26 Unassigned	406,379	362,712	191,046	233,723	1,193,860
27 <u>TOTAL FUND BALANCE</u>	409,937	362,712	191,046	233,723	1,197,419
28 <u>TOTAL LIABILITIES & FUND BALANCE</u>	\$ 779,219	\$ 362,712	\$ 191,046	\$ 233,723	\$ 1,566,701

City Center CDD

General Fund

Statement of Revenue, Expenditures, and Changes in Fund Balance

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

	FY 2025 Adopted Budget	FY 2025 Month of August	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	\$ -	\$ 490,220	\$ 9,415	102%
3 Interest Revenue	-	2,209	16,142	16,142	
4 Miscellaneous Revenue	-	-	13,336	13,336	
5 TOTAL REVENUES	\$ 480,805	\$ 2,209	\$ 519,699	\$ 38,894	108%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ -	\$ 2,200	\$ (6,800)	24%
9 District Management	36,500	3,042	33,458	(3,042)	92%
10 Facility Rental	2,000	-	482	(1,519)	24%
11 Regulatory & Permit Fees	175	-	175	-	100%
12 Miscellaneous Fees	500	-	28	(472)	6%
13 Auditing Services	3,600	3,600	3,600	-	100%
14 Legal Advertising	2,500	-	442	(2,058)	18%
15 Bank Fees	100	-	15	(85)	15%
16 District Engineer	10,000	-	14,933	4,933	149%
17 Legal Services - General	20,000	105	4,281	(15,720)	21%
18 Web-Site / Email System - IT Support	2,116	36	1,911	(205)	90%
19 Administrative Contingency	500	19	598	98	120%
20 Assessment Collection Fees	8,000	13,011	13,167	5,167	165%
21 Assessment Preparation	525	44	481	(44)	92%
22 TOTAL GENERAL ADMINISTRATION	95,516	19,856	75,771	(19,745)	79%
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	-	100%
29 Bond Amortization	525	50	550	25	105%
30 Trustee Fees	5,500	-	2,694	(2,806)	49%
31 TOTAL DEBT SERVICE ADMINISTRATION	11,775	50	8,994	(2,781)	76%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	80,000	5,886	63,115	(16,885)	79%
34 Utility - Water (Reclaimed)	4,500	665	6,126	1,626	136%
35 Pond Maintenance	9,975	685	7,535	(2,440)	76%
36 Landscape Maintenance	105,000	6,825	83,252	(21,748)	79%
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	81,345	6,345	108%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	360,775	20,161	250,562	(110,213)	69%
44 TOTAL EXPENDITURES	\$ 480,805	\$ 40,067	\$ 345,707	\$ (135,098)	72%
45 REVENUES OVER (UNDER) EXPENDITURES	-	(37,858)	173,992	173,992	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ (37,858)	\$ 173,992	\$ 173,992	
51 Fund Balance - Beginning	138,962		235,946	96,984	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 409,937.39	\$ 270,975	

City Center CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to August 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	\$ 314,032	\$ 6,032
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	308,000	314,032	6,032
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	-	311,777	311,777
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	311,777	311,777
15 Fund Balance - Beginning	-	50,936	50,936
16 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 362,712	\$ 362,712

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 August 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	\$ 93,745	\$ 1,794
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	6,694	6,694
5 TOTAL REVENUES	91,951	100,440	8,489
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	8,032	7,233
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	799	8,032	7,233
20 Fund Balance - Beginning		183,014	183,014
21 FUND BALANCE - ENDING - PROJECTED	\$ 799	\$ 191,046	\$ 190,247
<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 August 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	\$ 111,102	\$ 2,112
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	8,152	8,152
5 TOTAL REVENUES	108,990	119,254	10,264
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	9,694	8,824
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	870	9,694	8,824
20 Fund Balance - Beginning		224,029	224,029
21 FUND BALANCE - ENDING - PROJECTED	\$ 870	\$ 233,723	\$ 232,853

* 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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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
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

Date	Number	Name	Memo	Deposits	Payments	Balance
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	63,669.61	72,826.59
06/02/2025	060225ACH1	Duke Energy	Various Accounts		71.22	72,755.37
06/02/2025	060225ACH2	Duke Energy	Various Accounts		431.95	72,323.42
06/02/2025	100261	Vesta District Services	Invoice: 426740 (Reference: Management Fees June 25.)		3,135.42	69,188.00
06/03/2025	100262	Steadfast Environmental, LLC	Invoice: SA-12375 (Reference: Routine Aquatic Maintenance June 25.)		685.00	68,503.00
06/05/2025			Deposit	666.67		69,169.67
06/05/2025	060525ACH1	Google	Google Email June		36.00	69,133.67
06/06/2025	100263	Business Observer	Invoice: 25-00846K (Reference: Legal Advertising.)		212.19	68,921.48
06/06/2025	060625ACH1	Duke Energy	Various Accounts		5,381.98	63,539.50
06/09/2025	060925ACH1	Polk County Utilities	Reuse 3 Posner Blvd 4/4/25 - 5/6/25		373.00	63,166.50
06/09/2025	060925ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 4/4/25 - 5/6/25		33.60	63,132.90
06/09/2025	100264	Yellowstone Landscape	Invoice: 931373 (Reference: Landscape Maintenance June 2025.)		6,825.00	56,307.90
06/10/2025	100265	Vesta District Services	Invoice: 427135 (Reference: Billable Expenses - May 2025.)		16.25	56,291.65
06/13/2025	100266	Alphagraphics Tampa Print	Invoice: 251223 (Reference: Assessment Letters.)		547.52	55,744.13
06/13/2025			Deposit	75,876.94		131,621.07
06/17/2025	100267	Yellowstone Landscape	Invoice: 935691 (Reference: Palm Injections.)		342.48	131,278.59
06/23/2025			Deposit	1,804.32		133,082.91
06/30/2025	100268	Straley Robin Vericker	Invoice: 26690 (Reference: Professional Services May 25.)		210.00	132,872.91
06/30/2025	100269	Business Observer	Invoice: 25-00924K (Reference: Legal Advertising.)		63.44	132,809.47
06/30/2025	100270	Kimley-Horn & Assoc., Inc.	Invoice: 32267142 (Reference: ENGINEERING SERVICES.)		2,778.56	130,030.91
06/30/2025	100271	High Demand Protective Sevices L.L.C.	Invoice: 20242183 (Reference: Parking Enforcement August 25.)		6,200.00	123,830.91
06/30/2025		End of Month		78,347.93	27,343.61	123,830.91
07/01/2025			Deposit	666.67		124,497.58
07/01/2025	100272	Yellowstone Landscape	Invoice: 939113 (Reference: Landscape Maintenance July 2025.)		6,825.00	117,672.58
07/01/2025	100273	Vesta District Services	Invoice: 427205 (Reference: Management Fees July 25.)		3,135.42	114,537.16
07/02/2025	100274	Steadfast Environmental, LLC	Invoice: SA-13342 (Reference: Routine Aquatic Maintenance 7/25.)		685.00	113,852.16
07/02/2025	070225ACH1	Duke Energy	Various Accounts		70.71	113,781.45
07/02/2025	070225ACH2	Duke Energy	Various Accounts		431.95	113,349.50
07/07/2025	070725ACH1	Google	Google Email July		36.00	113,313.50
07/09/2025	070925ACH1	Duke Energy	Various Accounts		4,864.20	108,449.30
07/09/2025	070925ACH2	Polk County Utilities	Reuse 3 Posner Blvd 5/6/25 - 6/4/25		389.00	108,060.30
07/09/2025	070925ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 5/6/25 - 6/4/25		37.52	108,022.78
07/14/2025	100275	Business Observer	Invoice: 25-01035K (Reference: Legal Advertising.)		72.19	107,950.59
07/15/2025	2633	Mahmoud A. Khatib	BOS Meeting 7/8/25		200.00	107,750.59
07/15/2025	2634	Raisa E. Contreras	BOS Meeting 7/8/25		200.00	107,550.59
07/15/2025	2635	Rolando Albino Sanchez	BOS Meeting 7/8/25		200.00	107,350.59
07/15/2025	2636	Victor Khatib	BOS Meeting 7/8/25		200.00	107,150.59
07/22/2025	100276	Straley Robin Vericker	Invoice: 26846 (Reference: General Matters June 25.)		294.00	106,856.59
07/25/2025	100277	High Demand Protective Sevices L.L.C.	Invoice: 20242194 (Reference: Security Monitoring.)		6,100.00	100,756.59
07/31/2025			Deposit	666.67		101,423.26
07/31/2025		End of Month		1,333.34	23,740.99	101,423.26
08/01/2025	100278	Yellowstone Landscape	Invoice: 959039 (Reference: Monthly Landscape Maintenance August 2025.)		6,825.00	94,598.26
08/04/2025	080425ACH1	Duke Energy	Various Accounts		431.95	94,166.31
08/04/2025	080425ACH2	Duke Energy	Various Accounts		74.39	94,091.92
08/04/2025	100279	Steadfast Environmental, LLC	Invoice: SA-14054 (Reference: Routine Aquatic Maintenance Aug 25.)		685.00	93,406.92
08/05/2025	080525ACH1	Google	Google Email August		36.00	93,370.92
08/06/2025	080625ACH1	Duke Energy	Various Accounts		5,381.98	87,988.94
08/14/2025	100280	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90112038 (Reference: Audit Services thru September 2024.)		3,600.00	84,388.94
08/14/2025	100281	Vesta District Services	Invoice: 428105 (Reference: Management Fees Aug 25.)		3,135.42	81,253.52
08/18/2025	081825ACH1	Polk County Utilities	Reuse 3 Posner Blvd 6/6/25 - 7/3/25		872.00	80,381.52
08/18/2025	081825ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 6/6/25 - 7/3/25		33.60	80,347.92
08/19/2025	100282	Vesta District Services	Invoice: 428046 (Reference: Billable Expenses - Jul 2025.)		160.50	80,187.42
08/20/2025	2637	US Bank tax distribution			21,437.53	58,749.89
08/21/2025	2638	Polk County Property Appraiser	1% Admin Free		13,011.18	45,738.71
08/21/2025			Funds Transfer	80,000.00		125,738.71
08/21/2025	100283	High Demand Protective Sevices L.L.C.	Invoice: 20242202 (Reference: Security.)		6,100.00	119,638.71
08/26/2025	100284	Straley Robin Vericker	Invoice: 27011 (Reference: Professional Services Aug 25.)		105.00	119,533.71

Date	Number	Name	Memo	Deposits	Payments	Balance
08/31/2025		End of Month		80,000.00	61,889.55	119,533.71

EXHIBIT 5

City Center Community Development District

*Financial Statements
(Unaudited)*

September 30, 2025



City Center CDD
Balance Sheet
September 30, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1 ASSETS					
2 Operating	\$ 96,249	\$ -	\$ -	\$ -	\$ 96,249
3 Money Market	658,059	-	-	-	658,059
4 Investments:					
5 Revenue Fund	-	-	141,594	184,160	325,753
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	-	-	-	-	-
12 Undeposited Funds	-	-	-	-	-
13 Due From Other Funds	-	362,791	23	28	362,842
14 Deposits (Utility)	865	-	-	-	865
15 Prepaid Expense	4,209	-	-	-	4,209
16 TOTAL ASSETS	\$ 759,382	\$ 362,791	\$ 191,677	\$ 234,495	\$ 1,548,344
17 LIABILITIES					
18 Accounts Payable	\$ 8,209	\$ -	\$ -	\$ -	8,209
19 Deferred Revenue On Roll	-	-	-	-	-
20 Due To Other Funds	362,842	-	-	-	362,842
21 Accrued Expenses	-	-	-	-	-
22 TOTAL LIABILITIES	371,051	-	-	-	371,051
23 FUND BALANCE					
24 Nonspendable					-
25 Prepaid & Deposits	5,074	-	-	-	5,074
26 Unassigned	383,257	362,791	191,677	234,495	1,172,220
27 TOTAL FUND BALANCE	388,331	362,791	191,677	234,495	1,177,293
28 TOTAL LIABILITIES & FUND BALANCE	\$ 759,382	\$ 362,791	\$ 191,677	\$ 234,495	\$ 1,548,344

City Center CDD

General Fund

Statement of Revenue, Expenditures, and Changes in Fund Balance

For the period from October 1, 2024 to September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of September	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	\$ 122	\$ 490,342	\$ 9,537	102%
3 Interest Revenue	-	1,932	18,074	18,074	
4 Miscellaneous Revenue	-	1,333	14,670	14,670	
5 TOTAL REVENUES	\$ 480,805	\$ 3,387	\$ 523,086	\$ 42,281	109%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ -	\$ 2,200	\$ (6,800)	24%
9 District Management	36,500	3,042	36,500	0	100%
10 Facility Rental	2,000	-	482	(1,519)	24%
11 Regulatory & Permit Fees	175	-	175	-	100%
12 Miscellaneous Fees	500	-	28	(472)	6%
13 Auditing Services	3,600	-	3,600	-	100%
14 Legal Advertising	2,500	-	442	(2,058)	18%
15 Bank Fees	100	-	15	(85)	15%
16 District Engineer	10,000	-	14,933	4,933	149%
17 Legal Services - General	20,000	242	4,523	(15,478)	23%
18 Web-Site / Email System - IT Support	2,116	1,551	1,947	(169)	92%
19 Administrative Contingency	500	-	598	98	120%
20 Assessment Collection Fees	8,000	-	13,167	5,167	165%
21 Assessment Preparation	525	44	525	-	100%
22 TOTAL GENERAL ADMINISTRATION	95,516	4,878	79,135	(16,381)	83%
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	-	100%
29 Bond Amortization	525	50	600	75	114%
30 Trustee Fees	5,500	-	2,694	(2,806)	49%
31 TOTAL DEBT SERVICE ADMINISTRATION	11,775	50	9,044	(2,731)	77%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	80,000	5,891	69,007	(10,993)	86%
34 Utility - Water (Reclaimed)	4,500	561	6,687	2,187	149%
35 Pond Maintenance	9,975	685	8,220	(1,755)	82%
36 Landscape Maintenance	105,000	7,167	90,419	(14,581)	86%
37 Landscape Replenishment	5,000	-	7,603	2,603	152%
38 Irrigation Maintenance	4,000	976	2,025		
39 Field - Contingency	6,300	-	535	(5,765)	8%
40 Capital Improvements	21,000	-	-	(21,000)	0%
41 Security Patrol	75,000	6,300	87,645	12,645	117%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	360,775	21,580	272,142	(88,633)	75%
44 TOTAL EXPENDITURES	\$ 480,805	\$ 26,509	\$ 370,701	\$ (110,104)	77%
45 REVENUES OVER (UNDER) EXPENDITURES	-	(23,121)	152,385	152,385	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ (23,121)	\$ 152,385	\$ 152,385	
51 Fund Balance - Beginning	138,962		235,946	96,984	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 388,330.96	\$ 249,369	

City Center CDD
Capital Reserve Fund (CRF)

Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2024 to September 30, 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	\$ 314,110	\$ 6,110
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	308,000	314,110	6,110
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	-	311,855	311,855
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	311,855	311,855
15 Fund Balance - Beginning	-	50,936	50,936
16 FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 362,791	\$ 362,791

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 September 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	\$ 93,769	\$ 1,817
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	7,302	7,302
5 TOTAL REVENUES	91,951	101,071	9,119
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	8,663	7,864
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	799	8,663	7,864
20 Fund Balance - Beginning		183,014	183,014
21 FUND BALANCE - ENDING - PROJECTED	\$ 799	\$ 191,677	\$ 190,877
<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 September 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	\$ 111,130	\$ 2,140
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	8,896	8,896
5 TOTAL REVENUES	108,990	120,026	11,036
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	10,466	9,596
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	870	10,466	9,596
20 Fund Balance - Beginning		224,029	224,029
21 FUND BALANCE - ENDING - PROJECTED	\$ 870	\$ 234,495	\$ 233,625
* 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
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	63,669.61	72,826.59
06/02/2025	060225ACH1	Duke Energy	Various Accounts		71.22	72,755.37
06/02/2025	060225ACH2	Duke Energy	Various Accounts		431.95	72,323.42
06/02/2025	100261	Vesta District Services	Invoice: 426740 (Reference: Management Fees June 25.)		3,135.42	69,188.00
06/03/2025	100262	Steadfast Environmental, LLC	Invoice: SA-12375 (Reference: Routine Aquatic Maintenance June 25.)		685.00	68,503.00
06/05/2025			Deposit	666.67		69,169.67
06/05/2025	060525ACH1	Google	Google Email June		36.00	69,133.67
06/06/2025	100263	Business Observer	Invoice: 25-00846K (Reference: Legal Advertising.)		212.19	68,921.48
06/06/2025	060625ACH1	Duke Energy	Various Accounts		5,381.98	63,539.50
06/09/2025	060925ACH1	Polk County Utilities	Reuse 3 Posner Blvd 4/4/25 - 5/6/25		373.00	63,166.50
06/09/2025	060925ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 4/4/25 - 5/6/25		33.60	63,132.90
06/09/2025	100264	Yellowstone Landscape	Invoice: 931373 (Reference: Landscape Maintenance June 2025.)		6,825.00	56,307.90
06/10/2025	100265	Vesta District Services	Invoice: 427135 (Reference: Billable Expenses - May 2025.)		16.25	56,291.65
06/13/2025	100266	Alphagraphics Tampa Print	Invoice: 251223 (Reference: Assessment Letters.)		547.52	55,744.13
06/13/2025			Deposit	75,876.94		131,621.07
06/17/2025	100267	Yellowstone Landscape	Invoice: 935691 (Reference: Palm Injections.)		342.48	131,278.59
06/23/2025			Deposit	1,804.32		133,082.91
06/30/2025	100268	Straley Robin Vericker	Invoice: 26690 (Reference: Professional Services May 25.)		210.00	132,872.91
06/30/2025	100269	Business Observer	Invoice: 25-00924K (Reference: Legal Advertising.)		63.44	132,809.47
06/30/2025	100270	Kimley-Horn & Assoc., Inc.	Invoice: 32267142 (Reference: ENGINEERING SERVICES.)		2,778.56	130,030.91
06/30/2025	100271	High Demand Protective Sevices L.L.C.	Invoice: 20242183 (Reference: Parking Enforcement August 25.)		6,200.00	123,830.91
06/30/2025		End of Month		78,347.93	27,343.61	123,830.91
07/01/2025			Deposit	666.67		124,497.58
07/01/2025	100272	Yellowstone Landscape	Invoice: 939113 (Reference: Landscape Maintenance July 2025.)		6,825.00	117,672.58
07/01/2025	100273	Vesta District Services	Invoice: 427205 (Reference: Management Fees July 25.)		3,135.42	114,537.16
07/02/2025	100274	Steadfast Environmental, LLC	Invoice: SA-13342 (Reference: Routine Aquatic Maintenance 7/25.)		685.00	113,852.16
07/02/2025	070225ACH1	Duke Energy	Various Accounts		70.71	113,781.45
07/02/2025	070225ACH2	Duke Energy	Various Accounts		431.95	113,349.50
07/07/2025	070725ACH1	Google	Google Email July		36.00	113,313.50
07/09/2025	070925ACH1	Duke Energy	Various Accounts		4,864.20	108,449.30
07/09/2025	070925ACH2	Polk County Utilities	Reuse 3 Posner Blvd 5/6/25 - 6/4/25		389.00	108,060.30
07/09/2025	070925ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 5/6/25 - 6/4/25		37.52	108,022.78
07/14/2025	100275	Business Observer	Invoice: 25-01035K (Reference: Legal Advertising.)		72.19	107,950.59
07/15/2025	2633	Mahmoud A. Khatib	BOS Meeting 7/8/25		200.00	107,750.59
07/15/2025	2634	Raisa E. Contreras	BOS Meeting 7/8/25		200.00	107,550.59
07/15/2025	2635	Rolando Albino Sanchez	BOS Meeting 7/8/25		200.00	107,350.59
07/15/2025	2636	Victor Khatib	BOS Meeting 7/8/25		200.00	107,150.59
07/22/2025	100276	Straley Robin Vericker	Invoice: 26846 (Reference: General Matters June 25.)		294.00	106,856.59
07/25/2025	100277	High Demand Protective Sevices L.L.C.	Invoice: 20242194 (Reference: Security Monitoring.)		6,100.00	100,756.59
07/31/2025			Deposit	666.67		101,423.26
07/31/2025		End of Month		1,333.34	23,740.99	101,423.26
08/01/2025	100278	Yellowstone Landscape	Invoice: 959039 (Reference: Monthly Landscape Maintenance August 2025.)		6,825.00	94,598.26
08/04/2025	080425ACH1	Duke Energy	Various Accounts		431.95	94,166.31
08/04/2025	080425ACH2	Duke Energy	Various Accounts		74.39	94,091.92
08/04/2025	100279	Steadfast Environmental, LLC	Invoice: SA-14054 (Reference: Routine Aquatic Maintenance Aug 25.)		685.00	93,406.92

Date	Number	Name	Memo	Deposits	Payments	Balance
08/05/2025	080525ACH1	Google	Google Email August		36.00	93,370.92
08/06/2025	080625ACH1	Duke Energy	Various Accounts		5,381.98	87,988.94
08/14/2025	100280	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90112038 (Reference: Audit Services thru September 2024.)		3,600.00	84,388.94
08/14/2025	100281	Vesta District Services	Invoice: 428105 (Reference: Management Fees Aug 25.)		3,135.42	81,253.52
08/18/2025	081825ACH1	Polk County Utilities	Reuse 3 Posner Blvd 6/6/25 - 7/3/25		872.00	80,381.52
08/18/2025	081825ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 6/6/25 - 7/3/25		33.60	80,347.92
08/19/2025	100282	Vesta District Services	Invoice: 428046 (Reference: Billable Expenses - Jul 2025.)		160.50	80,187.42
08/20/2025	2637	US Bank tax distribution			21,437.53	58,749.89
08/21/2025	2638	Polk County Property Appraiser	1% Admin Free		13,011.18	45,738.71
08/21/2025			Funds Transfer	80,000.00		125,738.71
08/21/2025	100283	High Demand Protective Sevices L.L.C.	Invoice: 20242202 (Reference: Security.)		6,100.00	119,638.71
08/26/2025	100284	Straley Robin Vericker	Invoice: 27011 (Reference: Professional Services Aug 25.)		105.00	119,533.71
08/31/2025		End of Month		80,000.00	61,889.55	119,533.71
09/02/2025	100285	Yellowstone Landscape	Invoice: 981942 (Reference: Landscape Maintenance Sept 25.)		6,825.00	112,708.71
09/03/2025			Deposit	666.67		113,375.38
09/03/2025	100286	Steadfast Environmental, LLC	Invoice: SA-14909 (Reference: Routine Aquatic Maintenance Sept 25.)		685.00	112,690.38
09/04/2025	090425ACH1	Duke Energy	Various Accounts		70.77	112,619.61
09/04/2025	090425ACH2	Duke Energy	Various Accounts		432.04	112,187.57
09/05/2025	100287	Yellowstone Landscape	Invoice: 989356 (Reference: Irrigation Repairs July 25.)		975.65	111,211.92
09/05/2025	090525ACH1	Google	Google Email September		36.00	111,175.92
09/08/2025	100288	Vesta District Services	Invoice: 428438 (Reference: Management Fees Sept 25.)		3,135.42	108,040.50
09/08/2025	090825ACH1	Duke Energy	Various Accounts		5,383.67	102,656.83
09/09/2025	090925ACH1	Polk County Utilities	Reuse 3 Posner Blvd 07/03/2025 - 08/05/2025		631.00	102,025.83
09/09/2025	090925ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 07/03/2025 - 08/05/2025		33.60	101,992.23
09/12/2025	100289	Yellowstone Landscape	Invoice: 994648 (Reference: Quarterly injection for Palms.)		342.48	101,649.75
09/15/2025	100290	Vesta District Services	Invoice: 428505 (Reference: Billable Expenses - Aug 2025.)		18.70	101,631.05
09/23/2025	100291	High Demand Protective Sevices L.L.C.	Invoice: 20242212 (Reference: Security Patrol: 11/2025.)		6,300.00	95,331.05
09/29/2025			Deposit	666.67		95,997.72
09/30/2025			Deposit	251.32		96,249.04
09/30/2025		End of Month		1,584.66	24,869.33	96,249.04

EXHIBIT 6

City Center Community Development District

*Financial Statements
(Unaudited)*

October 31, 2025



City Center CDD
Balance Sheet
October 31, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
## Operating	\$ 62,910	\$ -	\$ -	\$ -	\$ 62,910
3 Money Market	659,981	-	-	-	659,981
4 Investments:					
5 Revenue Fund	-	-	142,199	184,901	327,100
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	501,099	508,000	91,951	108,990	1,210,040
12 Undeposited Funds	-	-	-	-	-
13 Due From Other Funds	-	362,978	369	437	363,784
14 Deposits (Utility)	865	-	-	-	865
15 Prepaid Expense	-	-	-	-	-
16 TOTAL ASSETS	\$ 1,224,855	\$ 870,978	\$ 284,579	\$ 344,635	\$ 2,725,048
17 LIABILITIES					
18 Accounts Payable	\$ 6,968	\$ -	\$ -	\$ -	\$ 6,968
19 Deferred Revenue On Roll	501,099	508,000	91,951	108,990	1,210,040
20 Due To Other Funds	363,784	-	-	-	363,784
21 Accrued Expenses	-	-	-	-	-
22 TOTAL LIABILITIES	871,851	508,000	91,951	108,990	1,580,792
23 FUND BALANCE					
24 Nonspendable					-
25 Prepaid & Deposits	865	-	-	-	865
26 Unassigned	352,139	362,978	192,628	235,645	1,143,391
27 TOTAL FUND BALANCE	353,004	362,978	192,628	235,645	1,144,256
28 TOTAL LIABILITIES & FUND BALANCE	\$ 1,224,855	\$ 870,978	\$ 284,579	\$ 344,635	\$ 2,725,048

City Center CDD

General Fund

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

	FY 2026 Budget	FY 2026 October	FY 2026 Year-to-Date	VARIANCE to Budget	% Actual FY Budget
1 REVENUES					
2 On Roll Special Assessments	\$ 501,099	\$ -	\$ -	\$ (501,099)	0%
3 Interest Revenue	-	1,922	1,922	1,922	
4 Miscellaneous Revenue	-	-	-	-	
5 TOTAL REVENUES	\$ 501,099	\$ 1,922	\$ 1,922	\$ (499,177)	0%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ -	\$ -	\$ (9,000)	0%
9 District Management	38,325	3,194	3,194	(35,131)	8%
10 Facility Rental	2,000	-	-	(2,000)	0%
11 Regulatory & Permit Fees	175	175	175	-	100%
12 Miscellaneous Fees	500	-	-	(500)	0%
13 Auditing Services	3,700	-	-	(3,700)	0%
14 Legal Advertising	2,500	-	-	(2,500)	0%
15 Bank Fees	100	-	-	(100)	0%
16 District Engineer	15,000	-	-	(15,000)	0%
17 Legal Services - General	20,000	-	-	(20,000)	0%
18 Web-Site / Email System - IT Support	2,200	1,551	1,551	(649)	71%
19 Administrative Contingency	500	-	-	(500)	0%
20 Assessment Collection Fees	11,000	-	-	(11,000)	0%
21 Assessment Preparation	551	53	53	(499)	10%
22 TOTAL GENERAL ADMINISTRATION	105,551	4,972	4,972	(100,579)	5%
23 INSURANCE					
24 Insurance (Public Officials, Liability, Property)	16,560	10,768	10,768	(5,792)	65%
25 TOTAL INSURANCE	16,560	10,768	10,768	(5,792)	65%
26 DEBT SERVICE ADMINISTRATION					
27 Dissemination Services (Disclosure Report)	5,513	5,513	5,513	-	100%
28 Arbitrage Rebate Calculation	1,000	-	-	(1,000)	0%
29 Bond Amortization	551	46	46	(505)	8%
30 Trustee Fees	5,500	2,694	2,694	(2,806)	49%
31 TOTAL DEBT SERVICE ADMINISTRATION	12,564	8,253	8,253	(4,311)	66%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	82,400	5,888	5,888	(76,512)	7%
34 Utility - Water (Reclaimed)	3,500	905	905	(2,595)	26%
35 Pond Maintenance	10,474	685	685	(9,789)	7%
36 Landscape Maintenance	105,000	6,825	6,825	(98,175)	7%
37 Landscape Replenishment	5,000	-	-	(5,000)	0%
38 Irrigation Maintenance	4,000	-	-	(4,000)	0%
39 Field - Contingency	6,300	-	-	(6,300)	0%
40 Capital Improvements	21,000	-	-	(21,000)	0%
41 Security Patrol	78,750	-	-	(78,750)	0%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	366,424	14,303	14,303	(352,121)	4%
44 TOTAL EXPENDITURES	\$ 501,099	\$ 38,296	\$ 38,296	\$ (462,803)	8%
45 REVENUES OVER (UNDER) EXPENDITURES	-	(36,374)	(36,374)	(36,374)	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ (36,374)	\$ (36,374)	\$ (36,374)	
51 Fund Balance - Beginning	138,962		389,378	250,416	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 353,004.16	\$ 214,042	

City Center CDD
Capital Reserve Fund (CRF)

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

	FY 2026	FY 2026	VARIANCE
	Budget	Year-to-Date	to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 508,000	\$ -	\$ (508,000)
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	508,000	-	(508,000)
5 EXPENDITURES			
6 Renewal And Replacement	5,000	-	(5,000)
7 Capital Improvement Plan	503,000	-	(503,000)
8 TOTAL EXPENDITURES	508,000	-	(508,000)
9 REVENUES OVER (UNDER) EXPENDITURES	-	-	-
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	-	-
15 Fund Balance - Beginning	50,936	362,978	312,042
16 FUND BALANCE - ENDING - PROJECTED	\$ 50,936	\$ 362,978	\$ 312,042

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

	FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 91,951	\$ -	\$ (91,951)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	606	606
5 TOTAL REVENUES	91,951	606	(91,346)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2025	29,340	-	29,340
9 May 1, 2026	22,387	-	22,387
10 November 1, 2026	20,917	-	20,917
11 Principal Retirement			
12 May 1, 2026	48,000	-	48,000
13 TOTAL EXPENDITURES	91,304	-	(91,304)
14 REVENUES OVER (UNDER) EXPENDITURES	647	606	(42)
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	647	606	(42)
20 Fund Balance - Beginning		192,022	192,022
21 FUND BALANCE - ENDING - PROJECTED	\$ 647	\$ 192,628	\$ 191,981

* 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, 2025 to October 31, 2025

	FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 108,990	\$ -	\$ (108,990)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	741	741
5 TOTAL REVENUES	108,990	741	(108,249)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2025	29,340	-	29,340
9 May 1, 2026	29,340	-	29,340
10 November 1, 2026	27,810	-	27,810
11 Principal Retirement			
12 May 1, 2026	51,000	-	51,000
13 TOTAL EXPENDITURES	108,150	-	(108,150)
14 REVENUES OVER (UNDER) EXPENDITURES	840	741	(99)
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	840	741	(99)
20 Fund Balance - Beginning		234,904	234,904
21 FUND BALANCE - ENDING - PROJECTED	\$ 840	\$ 235,645	\$ 234,805

* financed by prior year revenue

City Center CDD
Check Register - FY 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				283,063.45
10/01/2025	100292	Straley Robin Vericker	Invoice: 27244 (Reference: Legal Services Aug 25.)		242.00	96,007.04
10/03/2025	100325ACH1	Duke Energy	Various Accounts		74.65	89,107.39
10/03/2025	100325ACH2	Duke Energy	Various Accounts		432.09	88,675.30
10/06/2025	100625ACH3	Google	Google Email October		36.00	88,639.30
10/07/2025	100295	Steadfast Alliance	Invoice: SA-15948 (Reference: Routine Aquatic Maintenance Oct 25.)		685.00	87,954.30
10/07/2025	100296	Vesta District Services	Invoice: 428928 (Reference: Management Fees Oct 25.)		3,292.17	84,662.13
10/08/2025	100297	Vesta District Services	Invoice: 428975 (Reference: Dissemination Agent Fee.)		5,513.00	79,149.13
10/08/2025	2639	Egis Insurance & Risk Advisors	Insurance FY Policy# 100125234 10/01/25-10/01/26		10,768.00	68,381.13
10/08/2025	100825ACH1	Duke Energy	Various Accounts		5,384.75	62,996.38
10/08/2025	100825ACH2	Polk County Utilities	Reuse 3 Posner Blvd 08/05/2025 - 09/08/2025		527.00	62,469.38
10/08/2025	100825ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 08/05/2025 - 09/04/2025		33.60	62,435.78
10/14/2025	100298	Yellowstone Landscape	Invoice: 1014654 (Reference: Irrigation Repairs.)		307.00	62,128.78
10/21/2025	100299	Straley Robin Vericker	Invoice: 27334 (Reference: General Counsel Sept 25.)		385.00	61,743.78
10/28/2025	2640	SchoolNow			1,515.00	60,228.78
10/30/2025	407		FY25 Excess Fees collected FY26	2,681.60		62,910.38
10/31/2025		End of Month		2,681.60	29,195.26	62,910.38

EXHIBIT 7

*City Center
Community Development District*

*Financial Statements
(Unaudited)*

November 30, 2025



City Center CDD
Balance Sheet
November 30, 2025

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1 Operating	\$ 152,393	\$ -	\$ -	\$ -	\$ 152,393
2 Money Market	631,761	-	-	-	631,761
3 Investments:					
4 Revenue Fund	-	-	120,485	156,308	276,793
5 Interest Fund	-	-	-	-	-
6 Reserve	-	-	50,000	50,000	100,000
7 Prepayment	-	-	60	308	368
8 Sinking Fund	-	-	-	-	-
9 Accounts Receivable	-	-	-	-	-
10 Assessments Receivable - On Roll	466,746	473,175	85,646	101,516	1,127,083
11 Undeposited Funds	-	-	-	-	-
12 Due From Other Funds	-	397,804	6,673	7,911	412,388
13 Deposits (Utility)	865	-	-	-	865
14 Prepaid Expense	-	-	-	-	-
15 TOTAL ASSETS	\$ 1,251,766	\$ 870,978	\$ 262,864	\$ 316,043	\$ 2,701,651
16 LIABILITIES					
17 Accounts Payable	\$ 13,319	\$ -	\$ -	\$ -	\$ 13,319
18 Deferred Revenue On Roll	466,746	473,175	85,646	101,516	1,127,083
19 Due To Other Funds	412,388	-	-	-	412,388
20 Accrued Expenses	-	-	-	-	-
21 TOTAL LIABILITIES	892,454	473,175	85,646	101,516	1,552,790
22 FUND BALANCE					
23 Nonspendable					-
24 Prepaid & Deposits	865	-	-	-	865
25 Unassigned	358,447	397,804	177,218	214,527	1,147,996
26 TOTAL FUND BALANCE	359,312	397,804	177,218	214,527	1,148,861
27 TOTAL LIABILITIES & FUND BALANCE	\$ 1,251,766	\$ 870,978	\$ 262,864	\$ 316,043	\$ 2,701,651

City Center CDD

General Fund

Statement of Revenue, Expenditures, and Changes in Fund Balance For the period from October 1, 2025 to November 30, 2025

	FY 2026 Budget	FY 2026 November	FY 2026 Year-to-Date	VARIANCE to Budget	% Actual FY Budget
1 REVENUES					
2 On Roll Special Assessments	\$ 501,099	\$ 34,353	\$ 34,353	\$ (466,746)	7%
3 Interest Revenue	-	1,780	3,702	3,702	
4 Miscellaneous Revenue	-	1,333	1,333	1,333	
5 TOTAL REVENUES	\$ 501,099	\$ 37,466	\$ 39,388	\$ (461,711)	8%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ -	\$ -	\$ (9,000)	0%
9 District Management	38,325	3,194	6,388	(31,938)	17%
10 Facility Rental	2,000	-	-	(2,000)	0%
11 Regulatory & Permit Fees	175	-	175	-	100%
12 Miscellaneous Fees	500	-	-	(500)	0%
13 Auditing Services	3,700	-	-	(3,700)	0%
14 Legal Advertising	2,500	-	-	(2,500)	0%
15 Bank Fees	100	-	-	(100)	0%
16 District Engineer	15,000	-	-	(15,000)	0%
17 Legal Services - General	20,000	902	902	(19,099)	5%
18 Web-Site / Email System - IT Support	2,200	36	1,587	(613)	72%
19 Administrative Contingency	500	-	-	(500)	0%
20 Assessment Collection Fees	11,000	-	-	(11,000)	0%
21 Assessment Preparation	551	53	105	(446)	19%
22 TOTAL GENERAL ADMINISTRATION	105,551	4,184	9,156	(96,395)	9%
23 INSURANCE					
24 Insurance (Public Officials, Liability, Property)	16,560	-	10,768	(5,792)	65%
25 TOTAL INSURANCE	16,560	-	10,768	(5,792)	65%
26 DEBT SERVICE ADMINISTRATION					
27 Dissemination Services (Disclosure Report)	5,513	-	5,513	-	100%
28 Arbitrage Rebate Calculation	1,000	-	-	(1,000)	0%
29 Bond Amortization	551	46	92	(459)	17%
30 Trustee Fees	5,500	-	2,694	(2,806)	49%
31 TOTAL DEBT SERVICE ADMINISTRATION	12,564	46	8,299	(4,265)	66%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	82,400	5,888	11,776	(70,624)	14%
34 Utility - Water (Reclaimed)	3,500	830	1,735	(1,765)	50%
35 Pond Maintenance	10,474	685	1,370	(9,104)	13%
36 Landscape Maintenance	105,000	6,825	13,650	(91,350)	13%
37 Landscape Replenishment	5,000	-	-	(5,000)	0%
38 Irrigation Maintenance	4,000	-	-	(4,000)	0%
39 Field - Contingency	6,300	-	-	(6,300)	0%
40 Capital Improvements	21,000	-	-	(21,000)	0%
41 Security Patrol	78,750	12,700	12,700	(66,050)	16%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	366,424	26,929	41,232	(325,192)	11%
44 TOTAL EXPENDITURES	\$ 501,099	\$ 31,158	\$ 69,454	\$ (431,645)	14%
45 REVENUES OVER (UNDER) EXPENDITURES	-	6,308	(30,066)	(30,066)	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ 6,308	\$ (30,066)	\$ (30,066)	
51 Fund Balance - Beginning	138,962		389,378	250,416	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 359,312.02	\$ 220,350	

City Center CDD
Capital Reserve Fund (CRF)

Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to November 30, 2025

	FY 2026	FY 2026	VARIANCE
	Budget	Year-to-Date	to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 508,000	\$ 34,825	\$ (473,175)
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	508,000	34,825	(473,175)
5 EXPENDITURES			
6 Renewal And Replacement	5,000	-	(5,000)
7 Capital Improvement Plan	503,000	-	(503,000)
8 TOTAL EXPENDITURES	508,000	-	(508,000)
9 REVENUES OVER (UNDER) EXPENDITURES	-	34,825	34,825
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	34,825	34,825
15 Fund Balance - Beginning	50,936	362,978	312,042
16 FUND BALANCE - ENDING - PROJECTED	\$ 50,936	\$ 397,804	\$ 346,868

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

	FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 91,951	\$ 6,305	\$ (85,647)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	1,217	1,217
5 TOTAL REVENUES	91,951	7,522	(84,430)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2025	29,340	22,326	7,014
9 May 1, 2026	22,387	-	22,387
10 November 1, 2026	20,917	-	20,917
11 Principal Retirement			
12 May 1, 2026	48,000	-	48,000
13 TOTAL EXPENDITURES	91,304	22,326	(68,978)
14 REVENUES OVER (UNDER) EXPENDITURES	647	(14,804)	(15,451)
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	647	(14,804)	(15,451)
20 Fund Balance - Beginning		192,022	192,022
21 FUND BALANCE - ENDING - PROJECTED	\$ 647	\$ 177,218	\$ 176,571

* 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, 2025 to November 30, 2025

	FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 108,990	\$ 7,474	\$ (101,516)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	1,489	1,489
5 TOTAL REVENUES	108,990	8,963	(100,027)
6 EXPENDITURES			
7 Interest Expense			
8 * November 1, 2025	29,340	29,340	-
9 May 1, 2026	29,340	-	29,340
10 November 1, 2026	27,810	-	27,810
11 Principal Retirement			
12 May 1, 2026	51,000	-	51,000
13 TOTAL EXPENDITURES	108,150	29,340	(78,810)
14 REVENUES OVER (UNDER) EXPENDITURES	840	(20,377)	(21,217)
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	840	(20,377)	(21,217)
20 Fund Balance - Beginning		234,904	234,904
21 FUND BALANCE - ENDING - PROJECTED	\$ 840	\$ 214,527	\$ 213,687

* financed by prior year revenue

City Center CDD
Check Register - FY 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				283,063.45
10/01/2025	100292	Straley Robin Vericker	Invoice: 27244 (Reference: Legal Services Aug 25.)		242.00	96,007.04
10/03/2025	100325ACH1	Duke Energy	Various Accounts		74.65	89,107.39
10/03/2025	100325ACH2	Duke Energy	Various Accounts		432.09	88,675.30
10/06/2025	100625ACH3	Google	Google Email October		36.00	88,639.30
10/07/2025	100295	Steadfast Alliance	Invoice: SA-15948 (Reference: Routine Aquatic Maintenance Oct 25.)		685.00	87,954.30
10/07/2025	100296	Vesta District Services	Invoice: 428928 (Reference: Management Fees Oct 25.)		3,292.17	84,662.13
10/08/2025	100297	Vesta District Services	Invoice: 428975 (Reference: Dissemination Agent Fee.)		5,513.00	79,149.13
10/08/2025	2639	Egis Insurance & Risk Advisors	Insurance FY Policy# 100125234 10/01/25-10/01/26		10,768.00	68,381.13
10/08/2025	100825ACH1	Duke Energy	Various Accounts		5,384.75	62,996.38
10/08/2025	100825ACH2	Polk County Utilities	Reuse 3 Posner Blvd 08/05/2025 - 09/08/2025		527.00	62,469.38
10/08/2025	100825ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 08/05/2025 - 09/04/2025		33.60	62,435.78
10/14/2025	100298	Yellowstone Landscape	Invoice: 1014654 (Reference: Irrigation Repairs.)		307.00	62,128.78
10/21/2025	100299	Straley Robin Vericker	Invoice: 27334 (Reference: General Counsel Sept 25.)		385.00	61,743.78
10/28/2025	2640	SchoolNow			1,515.00	60,228.78
10/30/2025	407		FY25 Excess Fees collected FY26	2,681.60		62,910.38
10/31/2025		End of Month		2,681.60	29,195.26	62,910.38
11/03/2025	110325ACH1	Duke Energy	Various Accounts		71.13	62,839.25
11/03/2025	110325ACH2	Duke Energy	Various Accounts		432.09	62,407.16
11/03/2025			Deposit	666.67		63,073.83
11/03/2025	100300	High Demand Protective Sevices L.L.C.	Invoice: 20242225 (Reference: Security Patrol: 11/2025.)		6,100.00	56,973.83
11/04/2025	100301	Steadfast Alliance	Invoice: SA-16861 (Reference: Pond Maintenance: 11/2025.)		685.00	56,288.83
11/05/2025	110525ACH1	Google	Google Email November		36.00	56,252.83
11/07/2025	110725ACH1	Duke Energy	Various Accounts		5,384.75	50,868.08
11/10/2025			Deposit	666.67		51,534.75
11/10/2025	100302	Vesta District Services	Invoice: 429496 (Reference: Management Fees Nov 25.)		3,292.17	48,242.58
11/10/2025	111025ACH1	Polk County Utilities	Reuse 3 Posner Blvd 09/08/2025 - 10/06/2025		871.50	47,371.08
11/10/2025	111025ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 09/04/2025 - 10/06/2025		33.60	47,337.48
11/12/2025	100303	Yellowstone Landscape	Invoice: 1032794 (Reference: Landscape Maintenance: 11/2025.)		6,825.00	40,512.48
11/18/2025			Funds Transfer	30,000.00		70,512.48
11/21/2025	2641	Florida Dept. of Economic Opportunity	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	70,337.48
11/25/2025	100304	Straley Robin Vericker	Invoice: 27575 (Reference: Legal Services: 10/2025.)		901.50	69,435.98
11/26/2025			Deposit	82,957.05		152,393.03
11/30/2025		End of Month		114,290.39	24,807.74	152,393.03

EXHIBIT 8

**Bill To:**

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

Property Name: City Center CDD

INVOICE

INVOICE #	INVOICE DATE
989356	9/3/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 3, 2025

Balance Due: \$975.65

Description	Current Amount
Irrigation repairs from July 2025 inspection	
Irrigation Repairs	\$975.65

Subtotal	\$975.65
Amount Paid	\$0.00
BALANCE DUE	\$975.65

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



INVOICE

INVOICE #	INVOICE DATE
1014654	10/13/2025
TERMS	PO NUMBER
Net 30	

Bill To:

City Center CDD
c/o DPGF
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

Invoice Due Date: November 12, 2025

Invoice Amount: \$307.00

Description	Qty	Unit Price	Current Amount
Irrigation repairs from SEP 2025 inspection			
Irrigation Labor (Labor)	2.00	\$72.00	\$144.00
Rainbird solenoid- Zone 9 (Material)	1.00	\$110.00	\$110.00
Spray Head 12" pop-up (Material)	1.00	\$35.00	\$35.00
Spray Head 6" pop-up (Material)	1.00	\$18.00	\$18.00

Excellence

IN COMMERCIAL LANDSCAPING

Subtotal	\$307.00
Sales Tax	\$0.00
Invoice Total	\$307.00

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

EXHIBIT 9

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITY CENTER COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE POLK COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Polk County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. **CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Vacant	November 2028
2	Victor Khatib	November 2028
3	Rolando Albino Sanchez	November 2026
4	Raisa E. Contreras	November 2028
5	Tommy Khatib	November 2026

2. **GENERAL ELECTION SEATS.** Seat 3, currently held by Rolando Albino Sanchez, and Seat 5, currently held by Tommy Khatib, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is

a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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.

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

PASSED AND ADOPTED this 13th day of January, 2026.

ATTEST:

**CITY CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CITY CENTER COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the City Center Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at _____, Phone (____) _____. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Chapter 2004-461, Laws of Florida. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The City Center Community Development District has two (2) seats up for election, specifically Seats 3 and 5, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]