



***CITY CENTER COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisor
Regular Meeting***

Date & Time:

Tuesday

May 12, 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, May 12, 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, May 12, 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**
 - A. Presentation of Yellowstone Irrigation Inspection Reports – March & April [Exhibit 1](#)
- IV. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Meeting Held March 10, 2026 [Exhibit 2](#)
 - B. Consideration for Acceptance – The February 2026 Unaudited Financial Report [Exhibit 3](#)
 - C. Consideration for Acceptance – The March 2026 Unaudited Financial Report [Exhibit 4](#)
 - D. Ratification of Yellowstone Invoices [Exhibit 5](#)
 - Quarterly Palm Injections w/Fertilizer - \$342.48
 - Exit and Middle Island Landscape Beds Rehabilitation - \$6,748.84
 - Boulevard Side Island Plant Replacement - \$4,840.46
 - Posner Park Monument Sign Plant Replacement - \$6,140.50
 - Ornamental Grass Infills - \$10,616.84
- V. Business Items**
 - A. Presentation of Tax Exempt Compliance Services, LLC Rebate Calculation on Special Assessment Revenue Bonds Series 2015 (2005A and 2007A) [Exhibit 6](#)
 - B. Consideration of Steadfast Alliance Aquatic Maintenance Proposal for FY 2027 - \$8,220.00 annual [Exhibit 7](#)
 - C. Presentation of FY 2026-2027 Proposed Budget [Exhibit 8](#)
 - D. Consideration & Adoption of **Resolution 2026-04**, Approving Proposed FY 2026-2027 Budget & Setting a Public Hearing [Exhibit 9](#)

VI. Staff Reports

A. District Manager

- Presentation of City Center CDD Registered Voter Count
– 587 as of April 15

[Exhibit 10](#)

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

**Yellowstone Landscape
Irrigation Inspection Sheet**

Date : 3/11/26
 Property : City Center Posner Park
 Timer Location : Entrance Wall
 Tech Name : Michael

Start Time: 12:00 AM Rain Sensor: Good
 Watering days: Tue FRI
 Program A: Program B: Program C:
 Timer: Rain Bird Timer Condition: Good

Station	Run Times / Tiempos de ejecución	Irrigation Type / Tipo de riego	T = Turf / S = Shrubs / A = Annuals	Spray Heads 6" / Cabezales de pulverización rotos de 6"	Spray Heads 12" / Cabezales de pulverización rotos de 12"	Bad Rotor Heads / Cabezales de rotor rotos	MP Rotator Nozzle	Clog MP Rotator / Obstrucción del MP Rotator	Bad Solenoid / Solenoide defectuoso	Bad Decoder / Decodificador defectuoso	Lateral Line Break / Rotura de la línea lateral	Bad Valve / Válvula defectuosa	Valve Stuck / Válvula atascada	Clean Drip Filter / Limpiar el filtro de goteo	Broken Valve Box / Caja de válvulas rota	Check & No Issues Found / Inspeccion completa sin fallas.	Comments / Comentarios
8	30	S															
10	60	DR															
13	40	S															
14	60	S															
15	60	S									✓						
17	60	S															
18	30	S															
19	25	DR															
20	25	DR															
21	45	S															
22	60	DR															
24	30	S															
25	30	S															
26	30	S															
27	60	DR															
29	60	DR															
31	30	S		2			4										



Irrigation Notes / Notas de riego
 2. Three quarters circles ✓
 Side Line

**Yellowstone Landscape
Irrigation Inspection Sheet**

Date: 4/24/2026
 Property: City Center Park & Park
 Timer Location: Behind the entrance wall
 Tech Name: Michael

Start Time: 11:00 PM Rain Sensor: X
 Watering days: Tue Fri
 Program A: ✓ Program B: ✓ Program C: ✓
 Timer: Rain Bird Timer Condition: Good

Station	Run Times / Tiempos de ejecución	Irrigation Type / Tipo de riego	T = Turf / S = Shrubs / A = Annuals	Spray Heads 6" / Cabezales de pulverización rotos de 6"	Spray Heads 12" / Cabezales de pulverización rotos de 12"	Bad Rotor Heads / Cabezales de rotor rotos	MP Rotator Nozzle	Clog MP Rotator / Obstrucción del MP Rotator	Bad Solenoid / Solenoide defectuoso	Bad Decoder / Decodificador defectuoso	Lateral Line Break / Rotura de la línea lateral	Bad Valve / Válvula defectuosa	Valve Stuck / Válvula atascada	Clean Drip Filter / Limpiar el filtro de goteo	Broken Valve Box / Caja de válvulas rota	Check & No Issues Found / Inspección completa sin fallas.	Comments / Comentarios
✓ 8	30	S															
✓ 10	60	DR/S															
✓ 13	40	S/MP															
✓ 14	60	S															1
✓ 15	60	S															
✓ 17	60	S															
✓ 18	30	S															
✓ 19	30	DR															They pecked at the drip
✓ 20	20	DR															They pecked at the drip
21	30	S															
✓ 22	60	DR															2 comin drip
✓ 24	30	S															
25	30	S															
✓ 26	30	S															1 1
✓ 27	60	DR															OO F Broken
✓ 29	60	DR															OO F Silindrid broken
✓ 31	30	S															OO F Broken



Irrigation Notes / Notas de riego
 The minifet and was removed from the clock because the sine wave mechanism is broken causing it to get stuck and there are some broken drip components
 In the other section
 Are the valves Toro brand?

EXHIBIT 2

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, March 10, 2026 at 1:09 p.m. at the Ramada by Wyndham Davenport Orlando
6 South, located at 43824 US Highway 27, Davenport, FL, 33837.

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 Mahmoud “Tommy” Khatib	Board Supervisor, Vice Chairman
11 Victor Khatib	Board Supervisor, Assistant Secretary
12 Raisa Contreras	Board Supervisor, Assistant Secretary

13 Also present were:

14 David McInnes	District Manager, Vesta District Services
15 Tracy Robin	District Counsel, Straley Robin Vericker
16 Richard Mills (<i>via phone</i>)	District Engineer, Kimley Horn
17 Kelly Froelich	Audience
18 Hind Gara	Audience

19 *The following is a summary of the discussions and actions taken at the March 10, 2026 City Center CDD*
20 *Board 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 January 13, 2026
- 28 B. Exhibit 2: Consideration for Acceptance – The December 2025 Unaudited Financial Report
- 29 C. Exhibit 3: Consideration for Acceptance – The January 2026 Unaudited Financial Report
- 30 D. Exhibit 4: Ratification of Yellowstone Invoices
 - 31 ➤ Roadway Landscape Debris Cleanup - \$630.00
 - 32 ➤ Repairs from October 2025 Inspection - \$224.00

33 On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the
34 Board approved all items of the Consent Agenda for the City Center Community Development District.

35 **FIFTH ORDER OF BUSINESS – Business Items**

- 36 A. Exhibit 5: Consideration & Adoption of **Resolution 2026-02**, Authorizing and Approving Transfer
37 Interlocal Agreement
 - 38 ➤ Exhibit 6: Interlocal Agreement for Transfer of Roads and Maintenance

- 39 ➤ Exhibit 7: Special Warranty Deed
- 40 ➤ Exhibit 8: Perpetual Joint Use Drainage Easement
- 41 ➤ Exhibit 9: Assignment of Billboard Lease

42 On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the
43 Board adopted **Resolution 2026-02**, Authorizing and Approving Transfer Interlocal Agreement, for the
44 City Center Community Development District.

45 *(The Board recessed the meeting at 1:21 p.m. and reconvened at 1:25 p.m.)*

- 46 B. Exhibit 10: Consideration of Yellowstone Landscape Posner Blvd Palm Trimming Proposal -
47 \$5,300.00

48 On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the
49 Board approved the Yellowstone Landscape Posner Blvd Palm Trimming Proposal, as presented, in the
50 amount of \$5,300.00 for the City Center Community Development District.

51 **SIXTH ORDER OF BUSINESS – Office of Elected Supervisors**

- 52 A. Exhibit 11: Acceptance of Supervisor Albino-Sanchez Resignation from Board of Supervisors &
53 Declaring Seat #3 Vacant

54 On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the
55 Board accepted the letter of resignation from Supervisor Albino-Sanchez, as presented, and declared a
56 vacancy for Seat #3 on the Board of Supervisors for the City Center Community Development District.

- 57 B. Consideration of Appointment to Seat #3 Board Vacancy
58 Kelly Froelich was nominated to the vacancy on Seat #3.

59 On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the
60 Board approved appointing Kelly Froelich to fill the vacancy for Seat #3 on the Board of Supervisors for
61 the City Center Community Development District.

- 62 C. Exhibit 12: Administration of Oath of Office
- 63 D. Exhibit 13: New Supervisor Information Sheet
- 64 E. Acceptance of Additional Resignation from Board (if applicable) & Declaring Seat Vacant
65 Ms. Contreras announced her resignation from the Board, effective immediately.

66 On a MOTION by Mr. Tommy Khatib, SECONDED by Ms. Froelich, WITH ALL IN FAVOR, the Board
67 accepted the statement of resignation from Supervisor Contreras, as presented, and declared a vacancy for
68 Seat #4 on the Board of Supervisors for the City Center Community Development District.

- 69 F. Consideration of Appointment Seat Due to Additional Board Vacancy (if applicable)
70 Hind Gara was nominated to the vacancy on Seat #3.

71 On a MOTION by Mr. Tommy Khatib, SECONDED by Ms. Froelich, WITH ALL IN FAVOR, the Board
72 approved appointing Hind Gara to fill the vacancy for Seat #4 on the Board of Supervisors for the City
73 Center Community Development District.

74 G. Exhibit 14: Consideration & Adoption of **Resolution 2026-03**, Designating Officers

75 On a MOTION by Mr. Victor Khatib, SECONDED by Ms. Froelich, WITH ALL IN FAVOR, the Board
76 approved designating Tommy Khatib as Chair of the Board of Supervisors for the City Center Community
77 Development District.

78
79 On a MOTION by Mr. Tommy Khatib, SECONDED by Ms. Froelich, WITH ALL IN FAVOR, the Board
80 approved designating Victor Khatib as Vice Chair of the Board of Supervisors for the City Center
81 Community Development District.

82
83 On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the
84 Board adopted **Resolution 2026-03**, Designating Officers, as amended, for the City Center Community
85 Development District.

86 H. Review of Sunshine and Public Records Laws

- 87 ➤ Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- 88 ➤ Government in the Sunshine Manual
- 89 ➤ Resources for Required Ethics Training

90 **SEVENTH ORDER OF BUSINESS – Staff Reports**

91 A. District Manager

92 Mr. McInnes discussed notices and letters related to the election, as well as some work with
93 Yellowstone on addressing freeze-related damage to the landscape.

94 B. District Counsel

95 Mr. Robin stated that he had nothing specific to report.

96 C. District Engineer

97 Mr. Mills noted that he was looking into performing and submitting an inspection on some ponds
98 in response to a Water Management District notice of compliance that had been received.

99 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

100 There being none, the next item followed.

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

103 There being none, the next item followed.

104 **TENTH ORDER OF BUSINESS – Adjournment**

105 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
106 adjourn the meeting. There being none, Mr. Tommy Khatib made a motion to adjourn the meeting.

107 On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the
108 Board adjourned the meeting at 1:57 p.m. for the City Center Community Development District.

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

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

114

Signature

Signature

115

Printed Name

Printed Name

116 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 3

*City Center
Community Development District*

*Financial Statements
(Unaudited)*

February 28, 2026



City Center CDD
Balance Sheet
February 28, 2026

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1 Operating	\$ 988,147	\$ -	\$ -	\$ -	\$ 988,147
2 Money Market	636,788	-	-	-	636,788
3 Investments:					
4 Revenue Fund	-	-	121,971	158,110	280,081
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	78,068	79,146	14,312	16,947	188,474
11 Undeposited Funds	-	-	-	-	-
12 Due From Other Funds	-	792,479	77,912	92,366	962,756
13 Deposits (Utility)	865	-	-	-	865
14 Prepaid Expense	-	-	-	-	-
15 TOTAL ASSETS	\$ 1,703,868	\$ 871,625	\$ 264,255	\$ 317,731	\$ 3,157,478
16 LIABILITIES					
17 Accounts Payable	\$ 6,001	\$ -	\$ -	\$ -	\$ 6,001
18 Deferred Revenue On Roll	78,068	79,146	14,312	16,947	188,474
19 Due To Other Funds	962,756	-	-	-	962,756
20 Accrued Expenses	-	-	-	-	-
21 TOTAL LIABILITIES	1,046,825	79,146	14,312	16,947	1,157,230
22 FUND BALANCE					
23 Nonspendable					-
24 Prepaid & Deposits	865	-	-	-	865
25 Unassigned	656,177	792,479	249,943	300,784	1,999,382
26 TOTAL FUND BALANCE	657,042	792,479	249,943	300,784	2,000,247
27 TOTAL LIABILITIES & FUND BALANCE	\$ 1,703,868	\$ 871,625	\$ 264,255	\$ 317,731	\$ 3,157,478

City Center CDD

General Fund

Statement of Revenue, Expenditures, and Changes in Fund Balance

For the period from October 1, 2025 to February 28, 2026

	FY 2026 Budget	FY 2026 February	FY 2026 Year-to-Date	VARIANCE to Budget	% Actual FY Budget
1 REVENUES					
2 On Roll Special Assessments	\$ 501,099	\$ -	\$ 423,031	\$ (78,068)	84%
3 Interest Revenue	-	1,560	8,729	8,729	
4 Miscellaneous Revenue	-	-	3,333	3,333	
5 TOTAL REVENUES	\$ 501,099	\$ 1,560	\$ 435,093	\$ (66,006)	87%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ -	\$ 600	\$ (8,400)	7%
9 District Management	38,325	3,194	15,969	(22,356)	42%
10 Facility Rental	2,000	-	161	(1,840)	8%
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	-	166	(2,334)	7%
15 Bank Fees	100	-	-	(100)	0%
16 District Engineer	15,000	-	4,919	(10,081)	33%
17 Legal Services - General	20,000	10,745	15,265	(4,736)	76%
18 Web-Site / Email System - IT Support	2,200	42	1,710	(490)	78%
19 Administrative Contingency	500	4	4	(496)	1%
20 Assessment Collection Fees	11,000	-	200	(10,800)	2%
21 Assessment Preparation	551	53	263	(289)	48%
22 TOTAL GENERAL ADMINISTRATION	105,551	14,037	39,431	(66,120)	37%
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	230	(321)	42%
30 Trustee Fees	5,500	-	2,694	(2,806)	49%
31 TOTAL DEBT SERVICE ADMINISTRATION	12,564	46	8,436	(4,128)	67%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	82,400	5,664	29,295	(53,105)	36%
34 Utility - Water (Reclaimed)	3,500	333	3,758	258	107%
35 Pond Maintenance	10,474	685	3,425	(7,049)	33%
36 Landscape Maintenance	105,000	7,455	34,755	(70,245)	33%
37 Landscape Replenishment	5,000	-	-	(5,000)	0%
38 Irrigation Maintenance	4,000	224	224	(3,776)	6%
39 Field - Contingency	6,300	-	-	(6,300)	0%
40 Capital Improvements	21,000	-	-	(21,000)	0%
41 Security Patrol	78,750	6,000	49,300	(29,450)	63%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	366,424	20,361	120,757	(245,667)	33%
44 TOTAL EXPENDITURES	\$ 501,099	\$ 34,444	\$ 179,392	\$ (321,707)	36%
45 REVENUES OVER (UNDER) EXPENDITURES	-	(32,884)	255,701	255,701	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ (32,884)	\$ 255,701	\$ 255,701	
51 Fund Balance - Beginning	138,962		401,342	262,379	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 657,042.37	\$ 518,080	

City Center CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to February 28, 2026

	FY 2026	FY 2026	VARIANCE
	<u>Budget</u>	<u>Year-to-Date</u>	<u>to Budget</u>
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 508,000	\$ 428,854	\$ (79,146)
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	508,000	428,854	(79,146)
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	-	428,854	428,854
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	428,854	428,854
15 Fund Balance - Beginning	50,936	363,625	312,689
16 FUND BALANCE - ENDING - PROJECTED	\$ 50,936	\$ 792,479	\$ 741,543

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 February 28, 2026

	FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 91,951	\$ 77,639	\$ (14,312)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	2,703	2,703
5 TOTAL REVENUES	91,951	80,342	(11,609)
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	58,017	57,370
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	647	58,017	57,370
20 Fund Balance - Beginning		191,926	191,926
21 FUND BALANCE - ENDING - PROJECTED	\$ 647	\$ 249,943	\$ 249,295

* 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 February 28, 2026

	FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 108,990	\$ 92,043	\$ (16,947)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	3,290	3,290
5 TOTAL REVENUES	108,990	95,333	(13,657)
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	65,993	65,153
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	840	65,993	65,153
20 Fund Balance - Beginning		234,790	234,790
21 FUND BALANCE - ENDING - PROJECTED	\$ 840	\$ 300,784	\$ 299,944

* 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
12/01/2025			Deposit	666.67		153,059.70
12/01/2025	100305	Yellowstone Landscape	Invoice: 1041181 (Reference: Landscape Maintenance: 12/2025.)		6,825.00	146,234.70
12/01/2025	100306	High Demand Protective Sevices L.L.C.	Invoice: 20242238 (Reference: Security Patrol: 12/2025.)		6,600.00	139,634.70
12/02/2025	100307	Steadfast Alliance	Invoice: SA-17746 (Reference: Pond Maintenance: 12/2025.)		685.00	138,949.70
12/03/2025	120325ACH1	Duke Energy	Various Accounts		71.48	138,878.22
12/03/2025	120325ACH2	Duke Energy	Various Accounts		432.09	138,446.13
12/05/2025	120525ACH	Google	Google Email December		39.20	138,406.93
12/08/2025	120825ACH1	Duke Energy	Various Accounts		5,384.75	133,022.18
12/08/2025	120825ACH2	Polk County Utilities	Reuse 3 Posner Blvd 10/6/25 - 11/5/25		796.75	132,225.43
12/08/2025	120825ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 10/06/2025 - 11/05/25		33.60	132,191.83
12/08/2025			Deposit	846,735.51		978,927.34
12/11/2025	100308	High Demand Protective Sevices L.L.C.	Invoice: 20242244 (Reference: Security Patrol: 1/2026.)		6,300.00	972,627.34
12/15/2025	100309	Vesta District Services	Invoice: 429984 (Reference: Management Fees Dec 25.)		3,292.17	969,335.17
12/26/2025	100310	Straley Robin Vericker	Invoice: 27671 (Reference: District Counsel: 11/2025.)		280.00	969,055.17
12/26/2025	100311	Business Observer	Invoice: 25-01973K (Reference: Legal Advertising.)		61.25	968,993.92
12/31/2025		End of Month		847,402.18 #	30,801.29	968,993.92
01/02/2026	010226ACH1	Duke Energy	Various Accounts		432.09	968,561.83
01/02/2026	010226ACH2	Duke Energy	Various Accounts		68.10	968,493.73
01/02/2026			Deposit	666.67		969,160.40
01/05/2026	010526ACH1	Duke Energy	Various Accounts		5,384.75	963,775.65
01/05/2026	010526ACH2	Google	Google Email January		42.00	963,733.65
01/07/2026	100312	Vesta District Services	Invoice: 430300 (Reference: Management Fees Jan 26.)		3,292.17	960,441.48
01/07/2026	010726ACH1	Polk County Utilities	Reuse 3 Posner Blvd 11/5/25 - 12/5/25		778.00	959,663.48
01/07/2026	010726ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 11/05/2025 - 12/04/25		33.60	959,629.88
01/09/2026			Deposit	90,020.31		1,049,650.19
01/12/2026	100313	Steadfast Alliance	Invoice: SA-18970 (Reference: Pond Maintenance: 1/2026.)		685.00	1,048,965.19

Date	Number	Name	Memo	Deposits	Payments	Balance
01/12/2026	100314	High Demand Protective Sevices L.L.C.	Invoice: 20242252 (Reference: Security Patrol: 2/2026.)		5,700.00	1,043,265.19
01/16/2026	100315	Polk County Tax Collectors	Invoice: 187 (Reference: Postage.)		199.62	1,043,065.57
01/16/2026	100316	Yellowstone Landscape	Invoice: 1082847 (Reference: Landscape Maintenance Jan 26.)		6,825.00	1,036,240.57
01/20/2026	2642	Mahmoud A. Khatib	BOS Meeting 1/13/26		200.00	1,036,040.57
01/20/2026	2643	Raisa E. Contreras	BOS Meeting 1/13/26		200.00	1,035,840.57
01/20/2026	2644	Victor Khatib	BOS Meeting 1/13/26		200.00	1,035,640.57
01/26/2026	100317	Straley Robin Vericker	Invoice: 27871 (Reference: Legal Services for December 2025.)		3,338.00	1,032,302.57
01/28/2026	100318	Kimley-Horn & Assoc., Inc.	Invoice: 34545932 (Reference: Engineering Services Dec 25.)		1,746.53	1,030,556.04
01/29/2026	100319	High Demand Protective Sevices L.L.C.	Invoice: 20242258 (Reference: Security Patrol: 3/2026.)		6,200.00	1,024,356.04
01/29/2026			Deposit	1,853.60		1,026,209.64
01/30/2026			Deposit	666.67		1,026,876.31
01/30/2026	100320	Business Observer	Invoice: 26-00135K (Reference: Legal Advertising.) Invoice: 26-00153K (Reference: Legal Adver...		105.00	1,026,771.31
01/31/2026		End of Month		93,207.25 #	35,429.86	1,026,771.31
02/02/2026	100321	Vesta District Services	Invoice: 430645 (Reference: Management Fees Feb 26.)		3,292.17	1,023,479.14
02/02/2026	100322	Yellowstone Landscape	Invoice: 1093145 (Reference: Landscape Maintenance 2/2026.)		6,825.00	1,016,654.14
02/04/2026	100323	Yellowstone Landscape	Invoice: 1099159 (Reference: Irrigation Repairs.)		224.00	1,016,430.14
02/04/2026	100324	Steadfast Alliance	Invoice: SA-19583 (Reference: Pond Maintenance: 2/2026.)		685.00	1,015,745.14
02/04/2026	020426ACH1	Duke Energy	Various Accounts		82.65	1,015,662.49
02/04/2026	020426ACH2	Duke Energy	Various Accounts		435.44	1,015,227.05
02/05/2026	020526ACH1	Google	Google Email February		42.00	1,015,185.05
02/09/2026	020926ACH1	Duke Energy	Various Accounts		5,452.09	1,009,732.96
02/10/2026	021026ACH1	Polk County Utilities	Reuse 3 Posner Blvd 12/5/25 - 1/6/26		844.25	1,008,888.71
02/10/2026	021026ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 12/5/25 - 1/6/26		33.60	1,008,855.11
02/10/2026	100325	High Demand Protective Sevices L.L.C.	Invoice: 20242263 (Reference: Security Patrol: 4/2026.)		6,000.00	1,002,855.11
02/17/2026	100326	Vesta District Services	Invoice: 430881 (Reference: Billable Expenses - Jan 2026.)		160.50	1,002,694.61
02/18/2026	100327	Kimley-Horn & Assoc., Inc.	Invoice: 34797618 (Reference: Engineering Services Jan 26.)		3,172.85	999,521.76
02/20/2026	100328	Straley Robin Vericker	Invoice: 27951 (Reference: District Counsel Services: 1/2026.)		10,745.00	988,776.76
02/20/2026	100329	Yellowstone Landscape	Invoice: 1112019 (Reference: Storm debris cleanup.)		630.00	988,146.76
02/28/2026		End of Month		0.00 #	38,624.55	988,146.76

EXHIBIT 4

*City Center
Community Development District*

*Financial Statements
(Unaudited)*

March 31, 2026



City Center CDD
Balance Sheet
March 31, 2026

	General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1 Operating	\$ 979,754	\$ -	\$ -	\$ -	\$ 979,754
2 Money Market	638,519	-	-	-	638,519
3 Investments:					
4 Revenue Fund	-	-	122,407	158,637	281,044
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	78,068	79,146	14,312	16,947	188,474
11 Undeposited Funds	-	-	-	-	-
12 Due From Other Funds	-	792,479	77,912	92,366	962,756
13 Deposits (Utility)	865	-	-	-	865
14 Prepaid Expense	-	-	-	-	-
15 TOTAL ASSETS	\$ 1,697,207	\$ 871,625	\$ 264,690	\$ 318,258	\$ 3,151,780
16 LIABILITIES					
17 Accounts Payable	\$ 12,531	\$ -	\$ -	\$ -	\$ 12,531
18 Deferred Revenue On Roll	78,068	79,146	14,312	16,947	188,474
19 Due To Other Funds	962,756	-	-	-	962,756
20 Accrued Expenses	-	-	-	-	-
21 TOTAL LIABILITIES	1,053,356	79,146	14,312	16,947	1,163,761
22 FUND BALANCE					
23 Nonspendable					-
24 Prepaid & Deposits	865	-	-	-	865
25 Unassigned	642,986	792,479	250,378	301,311	1,987,153
26 TOTAL FUND BALANCE	643,851	792,479	250,378	301,311	1,988,018
27 TOTAL LIABILITIES & FUND BALANCE	\$ 1,697,207	\$ 871,625	\$ 264,690	\$ 318,258	\$ 3,151,780

City Center CDD

General Fund

Statement of Revenue, Expenditures, and Changes in Fund Balance

For the period from October 1, 2025 to March 31, 2026

	FY 2026 Budget	FY 2026 March	FY 2026 Year-to-Date	VARIANCE to Budget	% Actual FY Budget
1 REVENUES					
2 On Roll Special Assessments	\$ 501,099	\$ -	\$ 423,031	\$ (78,068)	84%
3 Interest Revenue	-	1,732	10,461	10,461	
4 Miscellaneous Revenue	-	10,257	13,591	13,591	
5 TOTAL REVENUES	\$ 501,099	\$ 11,989	\$ 447,082	\$ (54,017)	89%
6 EXPENDITURES					
7 ADMINISTRATIVE					
8 Supervisor Compensation	\$ 9,000	\$ 1,000	\$ 1,600	\$ (7,400)	18%
9 District Management	38,325	3,194	19,163	(19,163)	50%
10 Facility Rental	2,000	200	361	(1,640)	18%
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	-	166	(2,334)	7%
15 Bank Fees	100	-	-	(100)	0%
16 District Engineer	15,000	-	4,919	(10,081)	33%
17 Legal Services - General	20,000	805	16,070	(3,931)	80%
18 Web-Site / Email System - IT Support	2,200	42	1,752	(448)	80%
19 Administrative Contingency	500	4	8	(492)	2%
20 Assessment Collection Fees	11,000	-	200	(10,800)	2%
21 Assessment Preparation	551	53	315	(236)	57%
22 TOTAL GENERAL ADMINISTRATION	105,551	5,297	44,728	(60,823)	42%
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	276	(275)	50%
30 Trustee Fees	5,500	-	2,694	(2,806)	49%
31 TOTAL DEBT SERVICE ADMINISTRATION	12,564	46	8,482	(4,082)	68%
32 FIELD OPERATIONS & MAINTENANCE					
33 Utility - Electricity & Streetlights	82,400	5,661	34,956	(47,444)	42%
34 Utility - Water (Reclaimed)	3,500	467	4,224	724	121%
35 Pond Maintenance	10,474	685	4,110	(6,364)	39%
36 Landscape Maintenance	105,000	6,825	41,580	(63,420)	40%
37 Landscape Replenishment	5,000	-	-	(5,000)	0%
38 Irrigation Maintenance	4,000	-	224	(3,776)	6%
39 Field - Contingency	6,300	-	-	(6,300)	0%
40 Capital Improvements	21,000	-	-	(21,000)	0%
41 Security Patrol	78,750	6,200	55,500	(23,250)	70%
42 Maintenance Contingency	50,000	-	-	(50,000)	0%
43 TOTAL FIELD OPERATIONS	366,424	19,837	140,594	(225,830)	38%
44 TOTAL EXPENDITURES	\$ 501,099	\$ 25,181	\$ 204,573	\$ (296,526)	41%
45 REVENUES OVER (UNDER) EXPENDITURES	-	(13,192)	242,509	242,509	
46 OTHER FINANCING SOURCES & USES					
47 Transfers In	-	-	-	-	
48 Transfers Out	-	-	-	-	
49 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	
50 NET CHANGE IN FUND BALANCE	\$ -	\$ (13,192)	\$ 242,509	\$ 242,509	
51 Fund Balance - Beginning	138,962		401,342	262,379	
52 FUND BALANCE - ENDING - PROJECTED	\$ 138,962		\$ 643,850.80	\$ 504,888	

City Center CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to March 31, 2026

	FY 2026	FY 2026	VARIANCE
	<u>Budget</u>	<u>Year-to-Date</u>	<u>to Budget</u>
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 508,000	\$ 428,854	\$ (79,146)
3 Interest & Miscellaneous	-	-	-
4 TOTAL REVENUES	508,000	428,854	(79,146)
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	-	428,854	428,854
10 OTHER FINANCING SOURCES & USES			
11 Transfers In	-	-	-
12 Transfers Out	-	-	-
13 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
14 NET CHANGE IN FUND BALANCE	-	428,854	428,854
15 Fund Balance - Beginning	50,936	363,625	312,689
16 FUND BALANCE - ENDING - PROJECTED	\$ 50,936	\$ 792,479	\$ 741,543

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 March 31, 2026

	FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 91,951	\$ 77,639	\$ (14,312)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	3,139	3,139
5 TOTAL REVENUES	91,951	80,778	(11,174)
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	58,452	57,805
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	647	58,452	57,805
20 Fund Balance - Beginning		191,926	191,926
21 FUND BALANCE - ENDING - PROJECTED	\$ 647	\$ 250,378	\$ 249,731

* 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 March 31, 2026

	FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1 REVENUES			
2 Special Assessments - On Roll (Net)	\$ 108,990	\$ 92,043	\$ (16,947)
3 Special Assessments - Excess Fees	-	-	-
4 Interest Revenue	-	3,817	3,817
5 TOTAL REVENUES	108,990	95,861	(13,129)
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	66,521	65,681
15 OTHER FINANCING SOURCES & USES			
16 Transfers In	-	-	-
17 Transfers Out	-	-	-
18 TOTAL OTHER FINANCING SOURCES & USES	-	-	-
19 NET CHANGE IN FUND BALANCE	840	66,521	65,681
20 Fund Balance - Beginning		234,790	234,790
21 FUND BALANCE - ENDING - PROJECTED	\$ 840	\$ 301,311	\$ 300,471

* 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
12/01/2025			Deposit	666.67		153,059.70
12/01/2025	100305	Yellowstone Landscape	Invoice: 1041181 (Reference: Landscape Maintenance: 12/2025.)		6,825.00	146,234.70
12/01/2025	100306	High Demand Protective Sevices L.L.C.	Invoice: 20242238 (Reference: Security Patrol: 12/2025.)		6,600.00	139,634.70
12/02/2025	100307	Steadfast Alliance	Invoice: SA-17746 (Reference: Pond Maintenance: 12/2025.)		685.00	138,949.70
12/03/2025	120325ACH1	Duke Energy	Various Accounts		71.48	138,878.22
12/03/2025	120325ACH2	Duke Energy	Various Accounts		432.09	138,446.13
12/05/2025	120525ACH	Google	Google Email December		39.20	138,406.93
12/08/2025	120825ACH1	Duke Energy	Various Accounts		5,384.75	133,022.18
12/08/2025	120825ACH2	Polk County Utilities	Reuse 3 Posner Blvd 10/6/25 - 11/5/25		796.75	132,225.43
12/08/2025	120825ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 10/06/2025 - 11/05/25		33.60	132,191.83
12/08/2025			Deposit	846,735.51		978,927.34
12/11/2025	100308	High Demand Protective Sevices L.L.C.	Invoice: 20242244 (Reference: Security Patrol: 1/2026.)		6,300.00	972,627.34
12/15/2025	100309	Vesta District Services	Invoice: 429984 (Reference: Management Fees Dec 25.)		3,292.17	969,335.17
12/26/2025	100310	Straley Robin Vericker	Invoice: 27671 (Reference: District Counsel: 11/2025.)		280.00	969,055.17
12/26/2025	100311	Business Observer	Invoice: 25-01973K (Reference: Legal Advertising.)		61.25	968,993.92
12/31/2025		End of Month		847,402.18 #	30,801.29	968,993.92
01/02/2026	010226ACH1	Duke Energy	Various Accounts		432.09	968,561.83
01/02/2026	010226ACH2	Duke Energy	Various Accounts		68.10	968,493.73
01/02/2026			Deposit	666.67		969,160.40
01/05/2026	010526ACH1	Duke Energy	Various Accounts		5,384.75	963,775.65
01/05/2026	010526ACH2	Google	Google Email January		42.00	963,733.65
01/07/2026	100312	Vesta District Services	Invoice: 430300 (Reference: Management Fees Jan 26.)		3,292.17	960,441.48
01/07/2026	010726ACH1	Polk County Utilities	Reuse 3 Posner Blvd 11/5/25 - 12/5/25		778.00	959,663.48
01/07/2026	010726ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 11/05/2025 - 12/04/25		33.60	959,629.88
01/09/2026			Deposit	90,020.31		1,049,650.19
01/12/2026	100313	Steadfast Alliance	Invoice: SA-18970 (Reference: Pond Maintenance: 1/2026.)		685.00	1,048,965.19

Date	Number	Name	Memo	Deposits	Payments	Balance
01/12/2026	100314	High Demand Protective Sevices L.L.C.	Invoice: 20242252 (Reference: Security Patrol: 2/2026.)		5,700.00	1,043,265.19
01/16/2026	100315	Polk County Tax Collectors	Invoice: 187 (Reference: Postage.)		199.62	1,043,065.57
01/16/2026	100316	Yellowstone Landscape	Invoice: 1082847 (Reference: Landscape Maintenance Jan 26.)		6,825.00	1,036,240.57
01/20/2026	2642	Mahmoud A. Khatib	BOS Meeting 1/13/26		200.00	1,036,040.57
01/20/2026	2643	Raisa E. Contreras	BOS Meeting 1/13/26		200.00	1,035,840.57
01/20/2026	2644	Victor Khatib	BOS Meeting 1/13/26		200.00	1,035,640.57
01/26/2026	100317	Straley Robin Vericker	Invoice: 27871 (Reference: Legal Services for December 2025.)		3,338.00	1,032,302.57
01/28/2026	100318	Kimley-Horn & Assoc., Inc.	Invoice: 34545932 (Reference: Engineering Services Dec 25.)		1,746.53	1,030,556.04
01/29/2026	100319	High Demand Protective Sevices L.L.C.	Invoice: 20242258 (Reference: Security Patrol: 3/2026.)		6,200.00	1,024,356.04
01/29/2026			Deposit	1,853.60		1,026,209.64
01/30/2026			Deposit	666.67		1,026,876.31
01/30/2026	100320	Business Observer	Invoice: 26-00135K (Reference: Legal Advertising.) Invoice: 26-00153K (Reference: Legal Adver...		105.00	1,026,771.31
01/31/2026	End of Month			93,207.25 #	35,429.86	1,026,771.31
02/02/2026	100321	Vesta District Services	Invoice: 430645 (Reference: Management Fees Feb 26.)		3,292.17	1,023,479.14
02/02/2026	100322	Yellowstone Landscape	Invoice: 1093145 (Reference: Landscape Maintenance 2/2026.)		6,825.00	1,016,654.14
02/04/2026	100323	Yellowstone Landscape	Invoice: 1099159 (Reference: Irrigation Repairs.)		224.00	1,016,430.14
02/04/2026	100324	Steadfast Alliance	Invoice: SA-19583 (Reference: Pond Maintenance: 2/2026.)		685.00	1,015,745.14
02/04/2026	020426ACH1	Duke Energy	Various Accounts		82.65	1,015,662.49
02/04/2026	020426ACH2	Duke Energy	Various Accounts		435.44	1,015,227.05
02/05/2026	020526ACH1	Google	Google Email February		42.00	1,015,185.05
02/09/2026	020926ACH1	Duke Energy	Various Accounts		5,452.09	1,009,732.96
02/10/2026	021026ACH1	Polk County Utilities	Reuse 3 Posner Blvd 12/5/25 - 1/6/26		844.25	1,008,888.71
02/10/2026	021026ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 12/5/25 - 1/6/26		33.60	1,008,855.11
02/10/2026	100325	High Demand Protective Sevices L.L.C.	Invoice: 20242263 (Reference: Security Patrol: 4/2026.)		6,000.00	1,002,855.11
02/17/2026	100326	Vesta District Services	Invoice: 430881 (Reference: Billable Expenses - Jan 2026.)		160.50	1,002,694.61
02/18/2026	100327	Kimley-Horn & Assoc., Inc.	Invoice: 34797618 (Reference: Engineering Services Jan 26.)		3,172.85	999,521.76
02/20/2026	100328	Straley Robin Vericker	Invoice: 27951 (Reference: District Counsel Services: 1/2026.)		10,745.00	988,776.76
02/20/2026	100329	Yellowstone Landscape	Invoice: 1112019 (Reference: Storm debris cleanup.)		630.00	988,146.76
02/28/2026	End of Month			0.00 #	38,624.55	988,146.76
03/02/2026			Deposit	666.67		988,813.43
03/02/2026	100330	Vesta District Services	Invoice: 431092 (Reference: Management Fees March 26.)		3,292.17	985,521.26
03/03/2026	100331	Steadfast Alliance	Invoice: SA-20608 (Reference: Aquatic Maintenance March 26.)		685.00	984,836.26
03/04/2026	030426ACH1	Duke Energy	Various Accounts		63.83	984,772.43
03/04/2026	030426ACH2	Duke Energy	Various Accounts		422.09	984,350.34
03/05/2026	030526ACH1	Google	Google Email March		42.00	984,308.34
03/09/2026	030926ACH1	Duke Energy	Various Accounts		5,177.90	979,130.44
03/10/2026	031026ACH1	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 1/6/26 - 2/4/26		33.60	979,096.84
03/10/2026	031026ACH2	Polk County Utilities	Reuse 3 Posner Blvd 1/6/26 - 2/4/26		299.25	978,797.59
03/11/2026	100332	Vesta District Services	Invoice: 431332 (Reference: Form 1099 Filing.)		4.06	978,793.53
03/11/2026	100333	Yellowstone Landscape	Invoice: 1128033 (Reference: Landscape Maintenance: 3/2026.)		6,825.00	971,968.53
03/13/2026			Deposit	8,923.97		980,892.50
03/23/2026	100334	Straley Robin Vericker	Invoice: 28072 (Reference: Legal Services: 2/2026.)		805.00	980,087.50
03/24/2026	2645	Hind Gara	BOS Meeting 3/10/26		200.00	979,887.50
03/24/2026	2646	Kelly Froelich	BOS Meeting 3/10/26		200.00	979,687.50
03/24/2026	2647	Mahmoud A. Khatib	BOS Meeting 3/10/26		200.00	979,487.50
03/24/2026	2648	Raisa E. Contreras	BOS Meeting 3/10/26		200.00	979,287.50
03/24/2026	2649	Victor Khatib	BOS Meeting 3/10/26		200.00	979,087.50
03/30/2026			Deposit	666.67		979,754.17
03/31/2026	End of Month			10,257.31 #	18,649.90	979,754.17

EXHIBIT 5



INVOICE

INVOICE #	INVOICE DATE
1144513	4/2/2026
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

Address: 1300 Posner Blvd
Davenport, FL 33837

Invoice Due Date: May 2, 2026

Invoice Amount: \$342.48

Description	Current Amount
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Quarterly Palm Injections w/Fertilizer (FEB 2026)

Arbor	\$342.48
-------	----------

Excellence Invoice Total **\$342.48**

IN COMMERCIAL LANDSCAPING

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



Proposal #: 683038

Date: 3/31/2026

From: Virginia Alvarez Cortes

**Proposal for
City Center CDD**

David McInnes

Vesta Property Services

250 International Parkway

Suite 208

Lake Mark, FL 32746

dmcinnes@vestapropertyservices.com

LOCATION OF PROPERTY

1300 Posner Blvd

Davenport, FL 33837

Exit and middle island landscape rehab.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,400.00
Crown of Thorns- 3 GAL	95	\$28.00	\$2,660.00
Hunter Dripline -250 feet	3	\$199.31	\$597.93
Drip coupling- 25 piece bag	2	\$19.46	\$38.91
Blue Agave- 7 GAL	12	\$114.00	\$1,368.00
Variegated Agave- 7 GAL	6	\$114.00	\$684.00

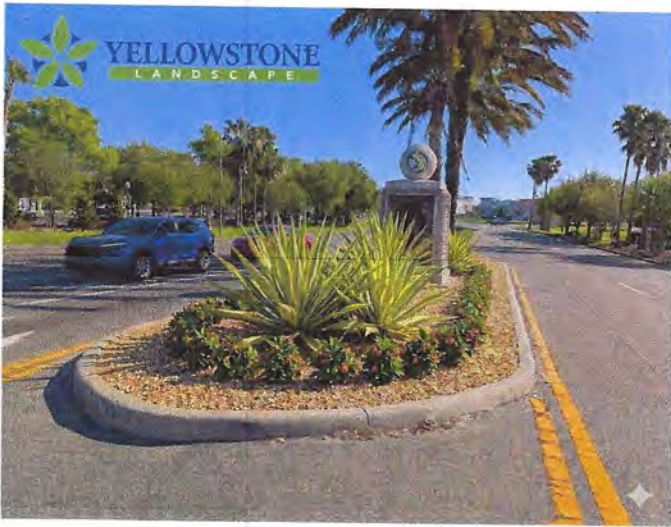
Proposal to rehabilitate landscape beds located on entrance of boulevard.

Exit side landscape bed by column. Proposing to install plants with thorns to prevent people from destroying landscape.

Middle island of boulevard. Proposing to install plants with thorns to prevent people from destroying landscape.

Irrigation dripline adjustments needed.

Install and demo labor included. No mulch/pebbles is included on proposal.



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By

David C. McInerney

David C. McInerney / Dist. Mgr.

Print Name/Title

Date

4/6/2026

City Center CDD

Subtotal	\$6,748.84
Sales Tax	\$0.00
Proposal Total	\$6,748.84

THIS IS NOT AN INVOICE



Proposal #: 682903

Date: 3/31/2026

From: Virginia Alvarez Cortes

**Proposal for
City Center CDD**

David McInnes
Vesta Property Services
250 International Parkway
Suite 208
Lake Mark, FL 32746
dmcinnes@vestapropertyservices.com

LOCATION OF PROPERTY

1300 Posner Blvd
Davenport, FL 33837

Blvd side island plant replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,540.00
Yellow African Iris- 1 Gal	120	\$12.50	\$1,500.00
Plumbago- 3 GAL	80	\$19.77	\$1,581.69
Hunter Dripline -250 feet	1	\$199.31	\$199.31
Drip coupling- 25 piece bag	1	\$19.46	\$19.46

Proposal to replace dead ixoras affected by cold damage on both sides landscape beds located on entrance of boulevard.

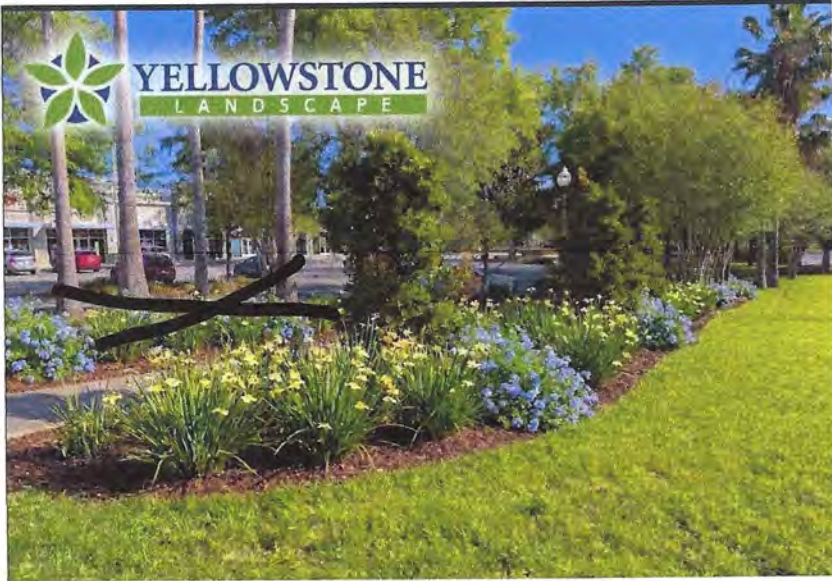
Entrance side landscape bed is smaller in size, which requires less plant material.

Install 3 beds of 1 gal liriopse which will reduce amount of 3 gallon plants needed.

Our recommendation is to replace ixora with plumbago shrub which is a more cold hardy plant.

Irrigation adjustments needed.

Install and demo labor included. No mulch is included on proposal.



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By David C. McInnes
David C. McInnes / Dist. Mgr.
 Print Name/Title
 Date 4/6/2026

City Center CDD

Subtotal	\$4,840.46
Sales Tax	\$0.00
Proposal Total	\$4,840.46

THIS IS NOT AN INVOICE



Proposal #: 682891
 Date: 3/31/2026
 From: Virginia Alvarez Cortes

**Proposal for
 City Center CDD**

David McInnes
 Vesta Property Services
 250 International Parkway
 Suite 208
 Lake Mark, FL 32746
 dmcinnes@vestapropertyservices.com

LOCATION OF PROPERTY

1300 Posner Blvd
 Davenport, FL 33837

Posner park monument sign plant replacement.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$2,100.00
Liriope Super Blue- 1 Gal	180	\$7.10	\$1,278.00
Little John "Bottle Brush" 3 GAL	95	\$27.50	\$2,612.50
Dump Fee	1	\$150.00	\$150.00

Proposal to replace dead ixoras affected by cold damage.

Install 2 rows of 1 gal liriope which will reduce amount of 3 gallon plants needed.

Our recommendation is to replace ixora with little john "bottle brush" shrub which is a more cold hardy plant.

Install and demo labor included. No mulch is included on proposal.

Dump fee for dead ixoras.



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By

David C. McInnes

David C. McInnes / Dist. Mgr.

Print Name/Title

Date

4/6/2026

City Center CDD

Subtotal	\$6,140.50
Sales Tax	\$0.00
Proposal Total	\$6,140.50

THIS IS NOT AN INVOICE



Proposal #: 683334

Date: 3/31/2026

From: Virginia Alvarez Cortes

**Proposal for
City Center CDD**

David McInnes
Vesta Property Services
250 International Parkway
Suite 208
Lake Mark, FL 32746
dmcinnes@vestapropertyservices.com

LOCATION OF PROPERTY

1300 Posner Blvd
Davenport, FL 33837

**Ornamental grasses infills- Boulevard and
sidewalks**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$4,900.00
Hunter Dripline -250 feet	3	\$199.31	\$597.93
Drip coupling- 25 piece bag	2	\$19.46	\$38.91
Muhly grass-1 GAL	120	\$6.75	\$810.00
Red Fountain grass- 3 GAL	280	\$14.00	\$3,920.00
Dump Fee	1	\$350.00	\$350.00

Proposal to infill missing Pink Muhly ornamental grasses on sidewalk landscape beds and middle island beds.

Red fountain grasses- After inspecting grasses, it has been determined grasses suffered from freeze damage. it is possible to cut back grasses and see if they come back but recovery is not guarantee.

Total of 341 red fountain grasses needing replacement, our recommendation is to replace grasses but plant them at more separate spacing to reduce plant material needed.

Labor to install and remove dead grasses included.

Dump fee for dead grasses.

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By David C. Malmer
David P. McInnes / Dist. Mgr.
Print Name/Title
Date 4/6/2026

City Center CDD

Subtotal	\$10,616.84
Sales Tax	\$0.00
Proposal Total	\$10,616.84

THIS IS NOT AN INVOICE

EXHIBIT 6

Tax Exempt Compliance Services, LLC
(Wholly owned subsidiary of GNP Services, CPA, PA)

P.O. Box 1179
Orange Park, FL 32067-1179
linda@dufresnecpas.com or tisha@gnpccpas.com
904-327-8377

April 9, 2026

Mr. Logan Muether, Sr. Financial Analyst
District Services
Vesta Property Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

RE: City Center Community Development District \$2,485,000 Special
Assessment Revenue Bonds, Series 2015 (2005A Project and 2007A
Project)

Dear Mr. Muether:

This letter is to confirm and specify the terms of our prospective engagement to provide arbitrage rebate services for the Bond listed on the attached schedule (the "Bonds") and to clarify the nature and extent of the services we will provide. In order to ensure an understanding of our mutual responsibilities, we ask all clients for whom services are to be performed to confirm the following understanding.

We will perform mathematical computations to calculate the arbitrage rebate liability for the Bonds. The report we deliver on any computation date that is not an installment computation date will be in the form of a cover letter with a synopsis presenting the arbitrage rebate liability; on each installment computation date a full report with all supporting schedules will be provided. We will also prepare any Internal Revenue Service forms that are required to be filed in connection with the arbitrage rebate liability for the Bonds.

The mathematical computations will be performed using information that you or the Bonds trustee will furnish to us. We will make no audit or other verification of the data you submit, although we may need to ask you for clarification of some of the information.

It is your responsibility and that of the Bonds trustee to provide all the information required for the preparation of the complete and accurate calculation of the arbitrage rebate liability. You represent that the information you are supplying to us is accurate and complete to the best of your knowledge. You should retain all the documents and other data that form the basis of the calculation of the arbitrage rebate liability. These may be necessary to prove the accuracy and completeness of any returns required to be filed with a taxing authority.

Our work in connection with the preparation of the calculation of the arbitrage rebate liability does not include any procedures designed to discover defalcation or other irregularities, should any exist.

We will use our judgment in resolving questions where the tax law is unclear, or where there may be conflicts between the taxing authorities' interpretations of the law and other supportable positions. We plan to perform reasonable research to support positions taken in your returns. Unless otherwise instructed by you, we will resolve such questions in your favor whenever possible.

The law provides for a penalty to be imposed on any underpayment that results from negligence or disregard of rules or regulations. Negligence "includes any failure to make a reasonable attempt to comply..." with the code. Disregard "includes any careless, reckless or intentional disregard". The law also provides various other penalties that may be imposed when taxpayers understate their tax liability. If the tax authorities assess penalties, you agree to be responsible for their payment and not to look to us for reimbursement.

Your returns may be selected for review by the taxing authorities. Any proposed adjustments by the examining agent are subject to certain rights of appeal. In the event of such government tax examination, we recommend that you hire a competent professional to represent you. We will be available, upon request, to represent you and will render additional invoices for the time and expenses incurred.

Our fee for these services will be as set forth on Schedule A. Payment is due on receipt. Invoices not paid within ten days are subject to interest at the rate of 1% per month, prorated for the applicable number of days. After ninety days if the invoice remains unpaid, the account may be turned over to a collection agency. Any costs related to collection will be your responsibility.

Our report will be delivered to the email address you specify on the attachment to this engagement letter. Please complete the name, title, phone number and email address for each recipient to whom you would like the report to be sent.

We will not be providing any services nor preparing any returns for you that are not covered by this agreement. If you do not accept the above conditions we will be unable to provide any services. If you have any questions regarding anything in this letter, you may contact me using the information shown above. We want to express our appreciation for this opportunity to work with you.

Sincerely,

Tax Exempt Compliance Svcs, LLC

Tax Exempt Compliance Services, LLC

**SCHEDULE A
FEES FOR ANNUAL COMPUTATION PERIOD
REBATABLE ARBITRAGE LIABILITY CALCULATIONS**

City Center Community Development District
\$2,485,000 Special Assessment Revenue Bonds,
Series 2015 (2005A Project and 2007A Project)

Annual Computation Period Fees (3/1/25 - 3/1/26)	
Annual Fee	\$ 500
Total Annual Computation Period fee - Cover Letter and Synopsis	<u>\$ 500</u>

Proposal to perform annual arbitrage rebate calculation is accepted
as evidenced by the signature below:

Signature _____ Title

Printed Name

Telephone Number

Email

Report Recipients:

Printed Name _____ Title _____ Telephone Number _____ Email

Printed Name _____ Title _____ Telephone Number _____ Email

Printed Name _____ Title _____ Telephone Number _____ Email

Printed Name _____ Title _____ Telephone Number _____ Email

EXHIBIT 7

2026

STEADFAST

ALLIANCE



Vesta

Proposal for Pond Maintenance:

City Center

3500 Posner Blvd, Davenport, FL 33837



3/24/2026

Vesta Property Services

250 International Pkwy Ste 208, Lake Mary, FL 32746

Attn: David McInnes

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at City Center CDD.

Program to consist of areas #1-6 as indicated on attached map.

Area to be serviced measures 7977 LF & 10.31 AC.

Occurrence: **1** events/month

Annual Cost: \$8220.00

(\$685.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Kevin Riemensperger

Steadfast Contractors Alliance, LLC.

Kevin Riemensperger, Aquatics Division Manager

Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request in ponds one acre or less. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, Steadfast will require notification of known drainage issues. Throughout the contract, outflow structures will be periodically inspected to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*

Service Area



CITY CENTER CDD

3500 Posner Blvd, Davenport, FL 33837

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licenses will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / Steadfast Environmental, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2026.

Matt Goldrick

Steadfast Representative

Account Manager

Title

Signature of Owner or Agent

Title



Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast _____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:

EXHIBIT 8

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 TO FY27
1 REVENUES					
2 ON ROLL SPECIAL ASSESSMENTS	\$ 471,955	\$ 491,645	\$ 501,099	\$ 536,358	\$ 35,259
3 BILLBOARD LEASE	9,768	14,670	-	-	-
INTEREST		18,074			
4 TOTAL REVENUE	481,723	524,389	501,099	536,358	35,259
5 EXPENDITURES					
6 ADMINISTRATIVE EXPENSES					
7 SUPERVISOR COMPENSATION	4,600	2,200	9,000	9,000	-
8 DISTRICT MANAGEMENT	34,608	36,500	38,325	39,666	1,341
9 FACILITY RENTAL	1,129	482	2,000	1,500	(500)
10 REGULATORY & PERMIT FEES	175	175	175	175	-
11 MISCELLANEOUS FEES	46	28	500	200	(300)
12 AUDITING SERVICES	3,725	3,600	3,700	3,800	100
13 LEGAL ADVERTISING	159	442	2,500	2,000	(500)
14 BANK FEES	-	15	100	100	-
15 DISTRICT ENGINEER	17,444	14,933	15,000	15,450	450
16 LEGAL SERVICES - GENERAL	17,693	4,908	20,000	18,000	(2,000)
17 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	1,947	1,947	2,200	2,200	-
18 ADMINISTRATIVE CONTINGENCY	206	598	500	500	-
19 ASSESSMENT COLLECTION FEES	10,642	13,167	11,000	14,500	3,500
20 ASSESSMENT PREPARATION	500	525	551	570	19
21 TOTAL GENERAL ADMINISTRATION	92,874	79,520	105,551	107,662	2,111
22					
23 INSURANCE:					
24 INSURANCE (Public Officials, Liab., Prop. & Casualty)	9,799	10,380	16,560	12,500	(4,060)
25 TOTAL INSURANCE	9,799	10,380	16,560	12,500	(4,060)
26					
27 DEBT SERVICE ADMINISTRATION:					
28 DISSEMINATION SERVICES (DISCLOSURE REPORT)	5,000	5,250	5,513	5,706	193
29 ARBITRAGE REBATE CALCULATION	5,000	500	1,000	1,000	-
30 BOND AMORTIZATION	500	600	551	570	19
31 TRUSTEE FEES	5,388	2,694	5,500	5,500	-
32 TOTAL DEBT SERVICE ADMINISTRATION	15,888	9,044	12,564	12,776	212
33					
34 FIELD OPERATIONS & MAINTENANCE:					
35 UTILITY - ELECTRICITY & STREETLIGHTS	67,011	69,007	82,400	84,872	2,472
36 UTILITY - WATER (RECLAIMED)	1,282	6,687	3,500	7,500	4,000
37 POND MAINTENANCE	8,220	8,220	10,474	10,998	524
38 LANDSCAPE MAINTENANCE	103,121	90,419	105,000	125,000	20,000
39 LANDSCAPE REPLINSHMENT	-	7,603	5,000	20,000	15,000
40 IRRIGATION MAINTENANCE	1,928	2,332	4,000	4,000	-
41 FIELD - CONTINGENCY	3,610	535	6,300	6,300	-
42 CAPITAL IMPROVEMENTS	-	-	21,000	21,000	-
43 SECURITY PATROL	67,400	75,245	78,750	68,750	(10,000)
44 DEBRIS CLEAN UP	-	-	-	10,000	10,000
45 MAINTENANCE CONTINGENCY	5,875	-	50,000	45,000	(5,000)
46 TOTAL FIELD OPERATIONS & MAINTENANCE	258,447	260,049	366,424	403,420	36,996
47					
48 TOTAL EXPENDITURES	377,008	358,993	501,099	536,358	35,259
49					
50 EXCESS OF REV. OVER/(UNDER) EXPEND.	104,715	165,396	-	-	-
51					
52 FUND BALANCE - BEGINNING	131,231	235,946	235,946	401,342	165,396
53 NET CHANGE IN FUND BALANCE	104,715	165,396	-	-	-
54 LESS FUND BALANCE FORWARD	-	-	-	-	-
55 FUND BALANCE - ENDING	235,946	401,342	235,946	401,342	165,396

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 REVENUES					
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 50,936	\$ 314,944	\$ 508,000	\$ 508,000	\$ -
3 INTEREST ¹					
4 TOTAL REVENUES	50,936	314,944	508,000	508,000	-
5					
6 EXPENDITURES					
7 RENEWAL AND REPLACEMENT (RESERVE STUDY)	-	-	5,000	5,000	-
8 CAPITAL IMPROVEMENT PLAN (ANNUAL ENHANCEMENTS)	-	2,255	503,000	503,000	-
9 TOTAL EXPENDITURES	-	2,255	508,000	508,000	-
10					
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	50,936	312,689	-	-	-
12					
13 FUND BALANCE - BEGINNING - UNAUDITED	-	50,936	50,936	363,625	312,689
14 NET CHANGE IN FUND BALANCE	50,936	312,689	-	-	-
15 FUND BALANCE - ENDING - PROJECTED	50,936	363,625	50,936	363,625	312,689

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	ANNUAL AMOUNT	COMMENTS/SCOPE OF SERVICE
1 EXPENDITURES		
2 ADMINISTRATIVE EXPENSES		
3 SUPERVISOR COMPENSATION	9,000	5 supervisors for 9 meetings
4 DISTRICT MANAGEMENT	39,666	Vesta District Services Fee - 3.5% increase over FY 26
5 FACILITY RENTAL	1,500	Meeting room rental fee
6 REGULATORY & PERMIT FEES	175	Set by Statute for Department of Economic Opportunity
7 MISCELLANEOUS FEES	200	
8 AUDITING SERVICES	3,800	DMHB contract through 9/30/2026
9 LEGAL ADVERTISING	2,000	Approximately \$200 per legal advertisement
10 BANK FEES	100	Wires, check printing, etc.
11 DISTRICT ENGINEER	15,450	Proposed expense for District Engineer
12 LEGAL SERVICES - GENERAL	18,000	Proposed expense for District Counsel
13 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,200	ADA compliance of Website and Vesta maintenance
14 ADMINISTRATIVE CONTINGENCY	500	
15 ASSESSMENT COLLECTION FEES	14,500	32% increase over FY 26
16 ASSESSMENT PREPARATION	570	Vesta District Services Fee -3.5% increase over FY 26
17 TOTAL GENERAL ADMINISTRATION	107,662	
19 INSURANCE:		
20 INSURANCE (Public Officials, Liab., Prop. & Casualty)	12,500	Projected decrease over FY 26 based on FY 26 actual
21 TOTAL INSURANCE	12,500	
23 DEBT SERVICE ADMINISTRATION:		
24 DISSEMINATION SERVICES (DISCLOSURE REPORT)	5,706	Vesta District Services Fee - 3.5% increase over FY 26
25 ARBITRAGE REBATE CALCULATION	1,000	Series 2015 (05A Project) & Series 2015 (07A Project)
26 BOND AMORTIZATION	570	Vesta District Services Fee - 3.5% increase over FY 26
27 TRUSTEE FEES	5,500	Annual fees billed by the District's Trustee (US Bank)
28 TOTAL DEBT SERVICE ADMINISTRATION	12,776	
30 FIELD OPERATIONS & MAINTENANCE:		
31 UTILITY - ELECTRICITY & STREETLIGHTS	84,872	3% increase over FY 26
32 UTILITY - WATER (RECLAIMED)	7,500	Increase to closer match actual expenses
33 POND MAINTENANCE	10,998	5% increase over FY 26
34 LANDSCAPE MAINTENANCE	125,000	19% increase due to increased landscaping
35 LANDSCAPE REPLINSHMENT	20,000	Landscape Enhancement
36 IRRIGATION MAINTENANCE	4,000	Repairs of irrigation system identified by Yellowstone
37 FIELD - CONTINGENCY	6,300	
38 CAPITAL IMPROVEMENTS	21,000	Maintenance on district assets (hardscape, etc.)
39 SECURITY PATROL	68,750	Decrease in hours for security patrol
40 DEBRIS CLEAN UP		Additional expense line for miscellaneous clean up on District roadways
41 MAINTENANCE CONTINGENCY	45,000	
42 TOTAL FIELD OPERATIONS & MAINTENANCE	393,420	
44 TOTAL EXPENDITURES	526,358	

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

NET O&M BUDGET	\$536,357.60
COLLECTION COSTS	\$17,301.86
EARLY PAYMENT DISCOUNT	\$23,069.14
GROSS O&M ASSESSMENT	\$576,728.60

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

LAND USE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF RESERVE ASSESSMENT				
	O&M	SERIES 2015 DEBT	EAU FACTOR	TOTAL EAU's	EAU %	TOTAL O&M ASSESSMENT	O&M PER UNIT	EAU FACTOR	TOTAL EAU's	EAU %	TOTAL CRF ASSESSMENT	CRF PER UNIT
RETAIL (AA1 - SQ.FT.)	168,159	168,159	0.00293	493.44	13%	\$77,148.80	\$0.46	0.00293	493.44	13%	\$73,069.89	\$0.43
RETAIL (AA2 - SQ.FT.)	746,426	-	0.00293	2190.28	59%	\$342,448.92	\$0.46	0.00293	2190.28	59%	\$324,343.41	\$0.43
MULTI-FAMILY (UNITS)	1,005	-	1.00000	1005.00	27%	\$157,130.88	\$156.35	1.00000	1005.00	27%	\$148,823.26	\$148.08
	<u>915,590</u>	<u>168,159</u>		<u>3,688.72</u>	<u>100%</u>	<u>\$576,728.60</u>		<u>3,688.72</u>	<u>100%</u>	<u>\$546,236.56</u>		

LAND USE	PER UNIT ANNUAL ASSESSMENT		
	O&M	SERIES 2015 DEBT SERVICE	TOTAL PER UNIT
RETAIL (AA1 - SQ.FT.)	\$0.43	\$1.29	\$1.72
RETAIL (AA2 - SQ.FT.)	\$0.43		\$0.43
MULTI-FAMILY (UNITS)	\$148.08		\$148.08

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2015 (2005)	SERIES 2015 (2007)	FY 2027 TOTAL DS
REVENUE			
NET SPECIAL ASSESSMENTS	\$ 91,951	108,990	\$ 200,941
TOTAL REVENUE	91,951	108,990	200,941
EXPENDITURES			
INTEREST EXPENSE			
May 1, 2027	20,917	27,810	48,727
November 1, 2027	19,355	26,160	45,515
PRINCIPAL PAYMENT			
May 1, 2027	51,000	55,000	106,000
TOTAL EXPENDITURES	91,272	108,970	200,242
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 679	\$ 20	\$ 699

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

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
SERIES 2015 (2005A PROJECT) DEBT SERVICE - \$1,105,000**

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

MAXIMUM ANNUAL DEBT SERVICE: 91,951

(a) For budgetary purposes only.

**CITY CENTER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
SERIES 2015 (2007A PROJECT) DEBT SERVICE - \$1,380,000**

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

MAXIMUM ANNUAL DEBT SERVICE: 108,990

(a) For budgetary purposes only.

EXHIBIT 9

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITY CENTER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the City Center Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 11, 2026, at 1:00pm, at the Ramada by Wyndham Davenport Orlando South, 43824 US Highway 27, Davenport, FL, 33837-6808.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 12, 2026.

Attest:

**City Center Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

EXHIBIT 10



April 15, 2026

Chris Dimaculangan – Administrative Assistant
City Center CDD
250 International Pkwy, Ste. 208
Lake Mary, FL 32746

RE: City Center Community Development District Registered Voters

Dear Mr. Dimaculangan,

In response to your request, there are currently **587** voters within the City Center Community Development District as of **April 15, 2026**.

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

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida