CITY CENTER
COMMUNITY DEVELOPMENT DISTRICT

Agenda Package
Regular Meeting

Tuesday
November 10, 2026
1:00 p.m.

Meeting Location:
Ramada by Wyndham Davenport Orlando South
43824 U.S. Highway 27
Davenport, FL 33837-6808

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

City Center
Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
City Center Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the City Center Community Development District is scheduled for **Tuesday, November 10, 2026, at 1:00 p.m.** at the **Ramada by Wyndham Davenport Orlando South,** located at **43824 U.S. Highway 27, Davenport, FL 33837-6808.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be 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. We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

City Center Community Development District

Board of Supervisors
Tommy Khatib, Chairman
Victor Khatib, Vice Chairman
Kelly Froelich, Assistant Supervisor
Hind Gara, Assistant Supervisor

Staff
David McInnes, District Manager
Tracy Robin, District Counsel
Richard Mills, District Engineer

Meeting Agenda
November 10, 2026, 1:00 p.m.

1. **Call to Order/Roll Call**
2. **Audience Comments –** *(limited to 3 minutes per individual for agenda items)*
3. **Vendor Reports – Questions from Board Members Only**
   A. Yellowstone Landscaping
      - Posner Park Entrance Turf Damage Report – August 28, 2026 — Exhibit 1
      - Irrigation Inspection Report – August & September 2026 — Exhibit 2
      - Fert/Chem Turf & Shrubs Report – September 2026 — Exhibit 3
4. **Staff Reports – Questions from Board Members Only**
   A. District Counsel
   B. District Engineer
   C. District Manager
6. **Consent Agenda**
   A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 11, 2026 — Exhibit 4
   B. Consideration for Acceptance – The July 2026 Unaudited Financial Statements — Exhibit 5
   C. Consideration for Acceptance – The August 2026 Unaudited Financial Statements — Exhibit 6
   D. Consideration for Acceptance – The September 2026 Unaudited Financial Statements — Exhibit 7

7. Business Items

A. Consideration & Adoption of **Resolution 2027-01**, FY 2026 Budget Amendment Resolution — Exhibit 8

B. Consideration of Main View Drive 2" Asphalt Mill, Install, and Restripe Proposals — Exhibit 9

- Hall Company, Inc. - $40,105.00
- Grade-A-Way - $30,225.00

8. Discussion Topics

A. End-Of-Year Evaluation of FY 2026 Performance Measures and Standards — Exhibit 10

9. Supervisors' Requests

10. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

11. Action Items Summary

12. Next Meeting Quorum Check: December 1, 2026 at 1:00 p.m. at the Holiday Inn Express & Suites Orlando South-Davenport, 4050 Hotel Drive, Davenport, Florida 33897

[VACANT]	☐ IN PERSON	☐ REMOTE	☐ NO
Victor Khatib	☐ IN PERSON	☐ REMOTE	☐ NO
Kelly Froelich	☐ IN PERSON	☐ REMOTE	☐ NO
Hind Gara	☐ IN PERSON	☐ REMOTE	☐ NO
Tommy Khatib	☐ IN PERSON	☐ REMOTE	☐ NO

13. Adjournment

EXHIBIT 1

Return to Agenda

POSNER PARK CDD- TURF DAMAGE

Friday, August 28, 2026

9 Issues Identified

Return to Agenda



HEAVY MACHINE TURF DAMAGE



ISSUE 3



ISSUE 4



ISSUE 5

Return to Agenda



ISSUE 6



ISSUE 7



ISSUE 8



ISSUE 9

Return to Agenda



NOT MAINTAINING THIS AREA DUE TO POSSIBLE COUNTY WORK

Return to Agenda

EXHIBIT 2

Return to Agenda

Yellowstone Landscape
Irrigation Inspection Sheet

Date :	8/17/2026		
Property :	Craft Center Pasher		
Timer Location :	Behind the entrance sign		
Tech Name :	Michael		

Start Time:	11:00 PM			Rain Sensor	
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					2 ✓										
15	60	S															
17	60	S															
18	30	S															
19	40	DR															
20	60	DR															1 COPIN ✓
21	45	S															
22	60	DR															
24	30	S															
25	30	S					1 ✓										
26	30	S															
27	60	DR															
29	60	DR															
31	30	S															

Irrigation Notes / Notas de riego

Yellowstone Landscape
Irrigation Inspection Sheet

Date :	9/8/2026
Property :	Cathedral Canyon Park
Timer Location :	Behind the Entrance wall
Tech Name :	Micaael

Start Time:				Rain Sensor	Good
Watering days					
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	30	S		1			1										
14	40	S															
15	30	S					2										
17	30	S															
18	30	S															
19	40	DR											1				2 in Common
20	60	DR															
~~21~~	~~S~~																
22	60	DR															
24	30	S															
~~25~~	~~S~~																
26	30	S		1			1										
27	60	DR															1 Common
29	60	DR															
31	30	S															

Irrigation Notes / Notas de riego

EXHIBIT 3

Return to Agenda

YELLOWSTONE LANDSCAPE

Fert / Chem Property Report

Date: 9/22/26

Property Name: Libby Center CDD

Technician: Rudy

Time: 9:30a

Tempreture: 85°

Wind Speed:

Fertilizer

Product	Rate	Qty	Gallon Water	Status
Micro-N		12oz	4	

Insect Control

Product	Rate	Qty	Gallon Water	Status
Bifen IT	2oz	2oz	4	

Weed Control

Product	Rate	Qty	Gallon Water	Status

Fungus Control

Product	Rate	Qty	Gallon Water	Status
Eagle		2oz	4	

Target Pest Insect	
Target Pest Disease	
Target Pest Weeds	

Target Crop	Targeting Plumbago Plant's

Notes

Today we are servicing the Plumbago's for color and fungal issues. This blvd is receiving a good amount of water because turf is displaying a good amount of dollar weeds which that will cause issues through out both turf and ornamental beds. Micro-N will help improve color as well and health of the plants.

Equipment Used	
Equipment Used	

Technician Signature

Manager Signature

YELLOWSTONE LANDSCAPE

Fert / Chem Property Report

Date: 09/05/26

Property Name: City Center CDD

Technician Victor

Time: 2:07 PM 3:40

Tempreture 92°F

Wind Speed 6 MP

Fertilizer

Product	Rate	Qty	Gallon Water	Status
12-0-0		240 oz	60g	

Insect Control

Product	Rate	Qty	Gallon Water	Status
Bifen		8 oz	60g	

Weed Control

Product	Rate	Qty	Gallon Water	Status
~~Barrier~~				
Trimec		30 oz	60g	
MSM		1.3 oz	60g	
Octane		½	60g	

Fungus Control

Product	Rate	Qty	Gallon Water	Status

Target Pest Insect	All insects
Target Pest Disease	
Target Pest Weeds	All weeds

Target Crop	

Notes

Treatment was applied against weeds and insects and the entire boulevard was fertilized

Equipment Used	
Equipment Used	

Technician Signature Victor Jay

Manager Signature

EXHIBIT 4

Return to Agenda

MINUTES OF MEETING

CITY CENTER

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the City Center Community Development District was held on Tuesday, August 11, 2026 at 1:09 p.m. at the Ramada by Wyndham Davenport Orlando South, located at 43824 US Highway 27, Davenport, FL, 33837.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Tommy Khatib	Board Supervisor, Chairman
Victor Khatib	Board Supervisor, Vice Chairman
Kelly Froelich	Board Supervisor, Assistant Secretary

Also present were:

David McInnes	District Manager, Vesta District Services
Tracy Robin *(via phone)*	District Counsel, Straley Robin Vericker
Richard Mills *(via phone)*	District Engineer, Kimley Horn

The following is a summary of the discussions and actions taken at the August 11, 2026 City Center CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Audience Comments

There were no comments from any audience members.

THIRD ORDER OF BUSINESS – Public Hearings

A. FY 2026-2027 Budget Public Hearing

- Open the Public Hearing

On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the Board approved opening the FY 2026-2027 Budget Public Hearing for the City Center Community Development District.

(The Board recessed the regular meeting at 1:10 p.m.)

- Exhibit 1: Presentation of FY 2026-2027 Approved Proposed Budget & Assessment Roll

  Mr. McInnes noted a new expense line item in the budget for debris removal, in a total allocated amount of $10,000.

- Public Comments

  There being none, the next item followed.

- Close the Public Hearing

On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the Board approved closing the FY 2026-2027 Budget Public Hearing for the City Center Community Development District.

Return to Agenda

(The Board reconvened the regular meeting at 1:17 p.m.)

B. Exhibit 2: Consideration & Adoption of **Resolution 2026-05**, Adopting FY 2026-2027 Budget

> On a MOTION by Mr. Tommy Khatib, SECONDED by Ms. Froelich, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-05**, Adopting the FY 2026-2027 Budget in substantial form and allowing the District Manager to make technical changes as needed, for the City Center Community Development District.

C. Exhibit 3: FY 2026-2027 Assessments Public Hearing

- Open the Public Hearing

> On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the Board approved opening the FY 2026-2027 Assessments Public Hearing for the City Center Community Development District.

(The Board recessed the regular meeting at 1:38 p.m.)

- Public Comments
  1. Exhibit 3: Letter of Formal Objection Received July 23, 2026

     Mr. McInnes provided an explanation of the letter objecting to the assessments.

Close the Public Hearing

> On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the Board approved closing the FY 2026-2027 Assessments Public Hearing for the City Center Community Development District.

(The Board reconvened the regular meeting at 1:39 p.m.)

D. Exhibit 4: Consideration & Adoption of **Resolution 2026-06**, Annual Assessments

> On a MOTION by Mr. Tommy Khatib, SECONDED by Ms. Froelich, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06**, Adopting the Annual Assessments in substantial form and allowing the District Manager to make technical changes as needed, for the City Center Community Development District.

FOURTH ORDER OF BUSINESS – Vendor Reports

A. Yellowstone Landscaping

- Exhibit 5: Plan Install Report Dated June 3, 2026
- Exhibit 6: Irrigation Inspection Report – June & July 2026
- Exhibit 7: Lawn & Ornamental Report – July 2026

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

Mr. Robin stated that he had nothing specific to report unless the Board had any questions.

Return to Agenda

B. District Engineer

Updates were provided on the ERP and pond inspection.

C. District Manager

Mr. McInnes stated that he had nothing specific to report.

SIXTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 12, 2026

B. Exhibit 9: Consideration for Acceptance – The April 2026 Unaudited Financial Report

C. Exhibit 10: Consideration for Acceptance – The May 2026 Unaudited Financial Report

D. Exhibit 11: Consideration for Acceptance – The June 2026 Unaudited Financial Report

E. Exhibit 12: Ratification of Yellowstone Invoices

a. #706586 – Quarterly Palm Injections May 2026 - $342.46

b. #706554 – Valve Replacement and Lateral Leak Repair - $729.80

c. #707311 – Ornamental Grasses Bed Dripline Replacement - $1,425.70

d. #712549 – Posner Park Mulch Install Summer 2026 - $12,400.00

e. #713848 – Infill Missing Grasses from Vehicle Damage - $477.96

f. #717544 – June 2026 Irrigation Repairs - $723.00

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

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 13: Consideration & Adoption of **Resolution 2026-07**, Re-Designating Officers

> On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-07**, Re-Designating Officers, as amended, for the City Center Community Development District.

B. Exhibit 14: Consideration & Adoption of **Resolution 2026-08**, Designating Signatories

> On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-08**, Designating Signatories, for the City Center Community Development District.

C. Exhibit 15: Consideration & Adoption of **Resolution 2026-09**, Adopting FY 2027 Meeting Schedule

Mr. McInnes stated that due to quarterly schedule conflicts, four of the meetings on the schedule would continue to be held at the Ramada, while all other meetings would be held at the Holiday Inn Express on the 1st Tuesday of each month.

Return to Agenda

On a MOTION by Mr. Tommy Khatib, SECONDED by Ms. Froelich, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-09**, Adopting FY 2027 Meeting Schedule, as amended, for the City Center Community Development District.

D. Exhibit 16: Presentation and Adoption of Annual Performance Measures and Standards for FY 2027

On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the Board approved the FY 2027 Performance Measures and Standards, for the City Center Community Development District.

E. Exhibit 17: Presentation and Acceptance of FY 2025 Audited Financial Statements

On a MOTION by Mr. Tommy Khatib, SECONDED by Ms. Froelich, WITH ALL IN FAVOR, the Board accepted the FY 2025 Audited Financial Statements for the City Center Community Development District.

F. Exhibit 18: Presentation and Acceptance of Arbitrage Report for Special Assessment Revenue Bonds, Series 2015 (2005A Project and 2007A Project)

On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the Board accepted the Arbitrage Report for Special Assessment Revenue Bonds, Series 2015 (2005A Project and 2007A Project), as presented, for the City Center Community Development District.

G. Exhibit 19: Presentation of FC Lawn Service Landscape Maintenance Proposal - $81,900.00

No action was taken by the Board on this item.

H. Exhibit 20: Consideration & Approval of Yellowstone Turf Installation Proposal for Monument Exit Area – Proposal #717563 - $875.00

On a MOTION by Mr. Tommy Khatib, SECONDED by Ms. Froelich, WITH ALL IN FAVOR, the Board approved the Yellowstone Turf Installation Proposal for the Monument Exit Area, in the amount of $875.00, for the City Center Community Development District.

I. Exhibit 21: Consideration & Approval of FC Lawn Service Yard Sign Removal Proposal - $6,480.00

Comments were made clarifying that the site visits for yard sign removal would be on a weekly basis.

On a MOTION by Mr. Tommy Khatib, SECONDED by Mr. Victor Khatib, WITH ALL IN FAVOR, the Board approved the C Lawn Service Yard Sign Removal Proposal, in the amount of $6,480.00, for the City Center Community Development District.

EIGHTH ORDER OF BUSINESS – Discussion Topics

There being none, the next item followed.

NINTH ORDER OF BUSINESS – Supervisors' Requests

There being none, the next item followed.

Return to Agenda

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

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS – Action Items Summary

The District Engineer will have all current ERP permits transferred to the District name.

TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 8, 2026 at 1:00 p.m. at the Ramada by Wyndham Davenport Orlando South, 43824 US Highway 27, Davenport, FL 33837-6808

All Board members present stated that they planned on attending the next meeting in person, which would constitute a quorum.

THIRTEENTH 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. Tommy Khatib made a motion to adjourn the meeting.

On a MOTION by Mr. Tommy Khatib, SECONDED by Ms. Froelich, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:37 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**

Return to Agenda

EXHIBIT 5

Return to Agenda

City Center
Community Development District

Financial Statements
(Unaudited)

July 31, 2026



Return to Agenda

City Center CDD
Balance Sheet
July 31, 2026

		General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1	**ASSETS**					
2	Operating	$ 171,039	$ -	$ -	$ -	$ 171,039
3	Money Market	1,351,073	-	-	-	1,351,073
4	Investments:					
5	Revenue Fund	-	-	132,026	173,140	305,166
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	-	882,770	16,346	19,379	918,495
14	Deposits (Utility)	865	-	-	-	865
15	Prepaid Expense	2,694	-	-	-	2,694
16	**TOTAL ASSETS**	**$ 1,525,671**	**$ 882,770**	**$ 198,432**	**$ 242,826**	**$ 2,849,699**
17	**LIABILITIES**					
18	Accounts Payable	$ 21,258	$ -	$ -	$ -	$ 21,258
19	Deferred Revenue On Roll	-	-	-	-	-
20	Due To Other Funds	918,495	-	-	-	918,495
21	Accrued Expenses	-	-	-	-	-
22	**TOTAL LIABILITIES**	**939,753**	**-**	**-**	**-**	**939,753**
23	**FUND BALANCE**					
24	Nonspendable					-
25	Prepaid & Deposits	3,559	-	-	-	3,559
26	Unassigned	582,359	882,770	198,432	242,826	1,906,388
27	**TOTAL FUND BALANCE**	**585,918**	**882,770**	**198,432**	**242,826**	**1,909,946**
28	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,525,671**	**$ 882,770**	**$ 198,432**	**$ 242,826**	**$ 2,849,699**

Return to Agenda

City Center CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to July 31, 2026

		FY 2026 Budget	FY 2026 July	FY 2026 Year-to-Date	VARIANCE to Budget	% Actual FY Budget
1	**REVENUES**					
2	On Roll Special Assessments	$ 501,099	$ 16	$ 512,096	$ 10,997	102%
3	Interest Revenue	-	3,628	23,015	23,015	0%
4	Miscellaneous Revenue	-	-	13,591	13,591	0%
5	**TOTAL REVENUES**	**$ 501,099**	**$ 3,644**	**$ 548,701**	**$ 47,602**	**109%**
6	**EXPENDITURES**					
7	**ADMINISTRATIVE**					
8	Supervisor Compensation	$ 9,000	$ -	$ 2,400	$ (6,600)	27%
9	District Management	38,325	3,194	31,938	(6,388)	83%
10	Facility Rental	2,000	-	561	(1,440)	28%
11	Regulatory & Permit Fees	175	-	175	-	100%
12	Miscellaneous Fees	500	680	680	180	136%
13	Auditing Services	3,700	-	3,700	-	100%
14	Legal Advertising	2,500	273	494	(2,006)	20%
15	Bank Fees	100	-	-	(100)	0%
16	District Engineer	15,000	-	17,146	2,146	114%
17	Legal Services - General	20,000	140	21,217	1,217	106%
18	Web-Site / Email System - IT Support	2,200	42	1,920	(280)	87%
19	Administrative Contingency	500	16	24	(476)	5%
20	Assessment Collection Fees	11,000	-	200	(10,800)	2%
21	Assessment Preparation	551	53	525	(26)	95%
22	**TOTAL GENERAL ADMINISTRATION**	**105,551**	**4,398**	**80,979**	**(24,572)**	**77%**
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	-	500	(500)	50%
29	Bond Amortization	551	46	459	(92)	83%
30	Trustee Fees	5,500	-	5,388	(112)	98%
31	**TOTAL DEBT SERVICE ADMINISTRATION**	**12,564**	**46**	**11,860**	**(704)**	**94%**
32	**FIELD OPERATIONS & MAINTENANCE**					
33	Utility - Electricity & Streetlights	82,400	5,634	57,554	(24,846)	70%
34	Utility - Water (Reclaimed)	3,500	1,800	8,626	5,126	246%
35	Pond Maintenance	10,474	685	6,850	(3,624)	65%
36	Landscape Maintenance	105,000	6,825	74,577	(30,423)	71%
37	Landscape Replenishment	5,000	12,400	41,377	36,377	828%
38	Irrigation Maintenance	4,000	723	3,585	(415)	90%
39	Field - Contingency	6,300	-	-	(6,300)	0%
40	Capital Improvements	21,000	-	-	(21,000)	0%
41	Security Patrol	78,750	-	67,950	(10,800)	86%
42	Maintenance Contingency	50,000	-	-	(50,000)	0%
43	**TOTAL FIELD OPERATIONS**	**366,424**	**28,067**	**260,518**	**(105,906)**	**71%**
44	**TOTAL EXPENDITURES**	**$ 501,099**	**$ 32,511**	**$ 364,125**	**$ (136,974)**	**73%**
45	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(28,867)**	**184,576**	**184,576**	
46	**OTHER FINANCING SOURCES & USES**					
47	Transfers In	-	-	-	-	
48	Transfers Out	-	-	-	-	
49	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
50	**NET CHANGE IN FUND BALANCE**	**$ -**	**$ (28,867)**	**$ 184,576**	**$ 184,576**	
51	Fund Balance - Beginning	138,962		401,342	262,379	
52	**FUND BALANCE - ENDING - PROJECTED**	**$ 138,962**		**$ 585,918**	**$ 446,956**	

Return to Agenda

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

		FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 508,000	$ 519,145	$ 11,145
3	Interest & Miscellaneous	-	-	-
4	**TOTAL REVENUES**	**508,000**	**519,145**	**11,145**
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**	**-**	**519,145**	**519,145**
10	**OTHER FINANCING SOURCES & USES**			
11	Transfers In	-	-	-
12	Transfers Out	-	-	-
13	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
14	**NET CHANGE IN FUND BALANCE**	**-**	**519,145**	**519,145**
15	Fund Balance - Beginning	50,936	363,625	**312,689**
16	**FUND BALANCE - ENDING - PROJECTED**	**$ 50,936**	**$ 882,770**	**$ 831,834**

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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 July 31, 2026

		FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 91,951	$ 93,985	$ 2,034
3	Special Assessments - Excess Fees	-	-	-
4	Interest Revenue	-	5,172	5,172
5	**TOTAL REVENUES**	**91,951**	**99,157**	**7,206**
6	**EXPENDITURES**			
7	Interest Expense			
8	** November 1, 2025*	*29,340*	*22,326*	*7,014*
9	May 1, 2026	22,387	22,326	61
10	November 1, 2026	20,917	-	20,917
11	Principal Retirement			
12	May 1, 2026	48,000	48,000	-
13	**TOTAL EXPENDITURES**	**91,304**	**92,651**	**1,347**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**647**	**6,506**	**5,859**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**647**	**6,506**	**5,859**
20	Fund Balance - Beginning		191,926	191,926
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 647**	**$ 198,432**	**$ 197,785**

** financed by prior year revenue*

Return to Agenda

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 July 31, 2026

		FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 108,990	$ 111,422	$ 2,432
3	Special Assessments - Excess Fees	-	-	-
4	Interest Revenue	-	6,294	6,294
5	**TOTAL REVENUES**	**108,990**	**117,716**	**8,726**
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**	**109,680**	**1,530**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**840**	**8,036**	**7,196**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**840**	**8,036**	**7,196**
20	Fund Balance - Beginning		234,790	234,790
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 840**	**$ 242,826**	**$ 241,986**

** financed by prior year revenue*

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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
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

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
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**
04/02/2026	100335	Steadfast Alliance	Invoice: SA-21747 (Reference: Routine Aquatic Maintenance Apr 26.)		685.00	979,069.17
04/02/2026	040226ACH1	Duke Energy	Various Accounts		61.64	979,007.53
04/02/2026	040226ACH2	Duke Energy	Various Accounts		422.05	978,585.48
04/06/2026	100336	Vesta District Services	Invoice: 431773 (Reference: Management Fees Apr 26.)		3,292.17	975,293.31
04/06/2026	100337	Yellowstone Landscape	Invoice: 1144513 (Reference: Quarterly Palm Injections.)		342.48	974,950.83
04/06/2026	040626ACH1	Google	Google Email April		42.00	974,908.83
04/07/2026	100338	Yellowstone Landscape	Invoice: 1146901 (Reference: Landscape Maintenance: 4/2026.)		6,825.00	968,083.83
04/07/2026	040726ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 2/4/26 - 3/5/26		33.60	968,050.23
04/07/2026	040726ACH1	Polk County Utilities	Reuse 3 Posner Blvd 2/4/26 - 3/9/26		433.00	967,617.23
04/08/2026	040826ACH1	Duke Energy	Various Accounts		5,177.11	962,440.12
04/10/2026	2650	US Bank tax distribution			170,277.57	792,162.55
04/14/2026	100339	Vesta District Services	Invoice: 431910 (Reference: Billable Expenses - Mar 2026.)		204.06	791,958.49
04/17/2026			Deposit	191,097.88		983,056.37
04/20/2026	100340	High Demand Protective Sevices L.L.C.	Invoice: 20242275 (Reference: Security Patrol: 5/26 & 6/26.)		6,200.00	976,856.37
04/21/2026	100341	Straley Robin Vericker	Invoice: 28309 (Reference: Legal Services: 3/2026.)		2,988.88	973,867.49
04/29/2026			Funds Transfer		700,000.00	273,867.49
04/30/2026	100342	Kimley-Horn & Assoc., Inc.	Invoice: 35359710 (Reference: Engineering Services Mar 26.)		4,170.48	269,697.01
04/30/2026			Deposit	155.30		269,852.31
04/30/2026		**End of Month**		**191,253.18**	**901,155.04**	**269,852.31**
05/01/2026	100343	Steadfast Alliance	Invoice: SA-22858 (Reference: Routine Aquatic Maintenance May 26.)		685.00	269,167.31
05/04/2026	050426ACH1	Duke Energy	Various Accounts		69.20	269,098.11
05/05/2026	100344	Yellowstone Landscape	Invoice: 1158531 (Reference: Quarterly Palm Injections.) Invoice: 1163388 (Reference: Landsca...		7,167.48	261,930.63
05/05/2026	100345	High Demand Protective Sevices L.L.C.	Invoice: 20242291 (Reference: Guard Services 7/1/26 - 8/31/26.)		6,250.00	255,680.63
05/05/2026	050526ACH1	Google	Google Email May		42.00	255,638.63
05/06/2026	100346	Yellowstone Landscape	Invoice: 1168199 (Reference: Palm Tree Trimming.)		5,300.00	250,338.63

Return to Agenda

Date	Number	Name	Memo	Deposits	Payments	Balance
05/06/2026	050626ACH1	Duke Energy	Various Accounts		422.05	249,916.58
05/08/2026	050826ACH1	Duke Energy	Various Accounts		5,177.11	244,739.47
05/11/2026	051126ACH1	Polk County Utilities	Reuse 3 Posner Blvd 3/9/26 - 4/8/26		694.25	244,045.22
05/11/2026	051126ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 3/5/26 - 4/6/26		33.60	244,011.62
05/13/2026	100347	Vesta District Services	Invoice: 432464 (Reference: Management Fees May 26.)		3,292.17	240,719.45
05/14/2026	100348	Straley Robin Vericker	Invoice: 28318 (Reference: Legal Services: 4/2026.)		285.00	240,434.45
05/14/2026	100349	Victor Khatib	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	240,234.45
05/14/2026	100350	Hind Gara	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	240,034.45
05/14/2026	100351	Yellowstone Landscape	Invoice: 1173813 (Reference: Irrigation Repairs Mar & Apr 26.)		482.40	239,552.05
05/14/2026	100352	Kelly Froelich	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	239,352.05
05/14/2026	100353	Mahmoud A. Khatib	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	239,152.05
05/18/2026	100354	Business Observer	Invoice: 26-00914K (Reference: Legal Ad: Candidate Qualifying.)		54.69	239,097.36
05/26/2026	100355	Kimley-Horn & Assoc., Inc.	Invoice: 35675355 (Reference: District Engineer Services: 4/2025.)		5,316.31	233,781.05
05/31/2026		**End of Month**		**0.00**	**36,071.26**	**233,781.05**
06/01/2026	100356	Steadfast Alliance	Invoice: SA-23999 (Reference: Pond Maintenance: 6/2026.)		685.00	233,096.05
06/03/2026	060326ACH1	Duke Energy	Various Accounts		62.95	233,033.10
06/03/2026	060326ACH2	Duke Energy	Various Accounts		434.10	232,599.00
06/04/2026	100357	Yellowstone Landscape	Invoice: 1187747 (Reference: Landscape Maintenance: 7/2026.)		6,825.00	225,774.00
06/05/2026	100358	Yellowstone Landscape	Invoice: 1191165 (Reference: Landscape Enhancement.) Invoice: 1191167 (Reference: Irrigation ...		30,502.14	195,271.86
06/05/2026	060526ACH1	Google	Google Email June		42.00	195,229.86
06/08/2026	060826ACH1	Duke Energy	Various Accounts		5,177.11	190,052.75
06/08/2026	060826ACH2	Polk County Utilities	Reuse 3 Posner Blvd 04/06/2026 - 05/06/2026		331.75	189,721.00
06/08/2026	060826ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 04/06/2026 - 05/06/2026		33.60	189,687.40
06/08/2026	100359	Vesta District Services	Invoice: 432884 (Reference: Billable Expenses May 26.)		200.00	189,487.40
06/08/2026	100360	GNP Services, CPA, PA	Invoice: 7860 (Reference: Rebatable Arbitrage.)		500.00	188,987.40
06/09/2026	100361	Vesta District Services	Invoice: 433033 (Reference: Management Fees June 26.)		3,292.17	185,695.23
06/16/2026	100362	U.S. Bank	Invoice: 8158127 (Reference: Trustee Fees.)		5,387.50	180,307.73
06/22/2026	100363	Straley Robin Vericker	Invoice: 28631 (Reference: Legal Services: 5/2026.)		1,733.50	178,574.23
06/24/2026			Deposit	23,789.97		202,364.20
06/26/2026	100364	High Demand Protective Sevices L.L.C.	Invoice: 20242298 (Reference: Security Patrol: 9/2026.)		6,200.00	196,164.20
06/26/2026	100365	Yellowstone Landscape	Invoice: 1202684 (Reference: Quarterly Palm Injections: 5/2026.)		342.48	195,821.72
06/26/2026	100366	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90119517 (Reference: Audit FYE 09/30/2025.)		3,700.00	192,121.72
06/30/2026		**End of Month**		**23,789.97**	**65,449.30**	**192,121.72**
07/01/2026	100367	Steadfast Alliance	Invoice: SA-25280 (Reference: Pond Maintenance: 7/2026.)		685.00	191,436.72
07/01/2026	100368	Vesta District Services	Invoice: 433139 (Reference: Management Fees July 26.)		3,292.17	188,144.55
07/02/2026	070226ACH1	Duke Energy	Various Accounts		435.52	187,709.03
07/02/2026	070226ACH2	Duke Energy	Various Accounts		60.98	187,648.05
07/06/2026	100369	Yellowstone Landscape	Invoice: 1213953 (Reference: Landscape Maintenance: 7/2026.)		6,825.00	180,823.05
07/06/2026	070626ACH1	Google	Google Email July		42.00	180,781.05
07/08/2026	070826ACH1	Duke Energy	Various Accounts		5,124.54	175,656.51
07/08/2026	070826ACH2	Polk County Utilities	Reuse 3 Posner Blvd 05/06/2026 - 06/04/2026		1,474.25	174,182.26
07/08/2026	070826ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 05/06/2026 - 06/04/2026		33.60	174,148.66
07/09/2026			Deposit	685.00		174,833.66
07/13/2026	100370	Business Observer	Invoice: 26-01400K (Reference: Legal Advertising.)		210.00	174,623.66
07/14/2026	100371	Straley Robin Vericker	Invoice: 28647 (Reference: Legal Services: 6/2026.)		140.00	174,483.66
07/20/2026	100372	Business Observer	Invoice: 26-01430K (Reference: Legal Advertising.)		63.44	174,420.22
07/20/2026	100373	Kimley-Horn & Assoc., Inc.	Invoice: 36447366 (Reference: District Engineer: 6/2026.)		2,739.34	171,680.88
07/23/2026	100374	Alphagraphics Tampa Print	Invoice: 262253 (Reference: Mailings.)		680.48	171,000.40
07/31/2026			Deposit	38.52		171,038.92
07/31/2026		**End of Month**		**723.52**	**21,806.32**	**171,038.92**

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EXHIBIT 6

Return to Agenda

City Center
Community Development District

Financial Statements
(Unaudited)

August 31, 2026



Return to Agenda

City Center CDD
Balance Sheet
August 31, 2026

		General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1	**ASSETS**					
2	Operating	$ 103,210	$ -	$ -	$ -	$ 103,210
3	Money Market	1,354,711	-	-	-	1,354,711
4	Investments:					
5	Revenue Fund	-	-	132,529	173,757	306,285
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	-	-	16,346	19,379	35,725
13	Due From Other Funds	-	882,770	-	-	882,770
14	Deposits (Utility)	865	-	-	-	865
15	Prepaid Expense	2,694	-	-	-	2,694
16	**TOTAL ASSETS**	**$ 1,461,479**	**$ 882,770**	**$ 198,935**	**$ 243,443**	**$ 2,786,627**
17	**LIABILITIES**					
18	Accounts Payable	$ 12,452	$ -	$ -	$ -	$ 12,452
19	Deferred Revenue On Roll	-	-	-	-	-
20	Due To Other Funds	882,770	-	-	-	882,770
21	Accrued Expenses	-	-	-	-	-
22	**TOTAL LIABILITIES**	**895,221**	**-**	**-**	**-**	**895,221**
23	**FUND BALANCE**					
24	Nonspendable					-
25	Prepaid & Deposits	3,559	-	-	-	3,559
26	Unassigned	562,699	882,770	198,935	243,443	1,887,847
27	**TOTAL FUND BALANCE**	**566,258**	**882,770**	**198,935**	**243,443**	**1,891,406**
28	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,461,479**	**$ 882,770**	**$ 198,935**	**$ 243,443**	**$ 2,786,627**

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City Center CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to August 31, 2026

		FY 2026 Budget	FY 2026 August	FY 2026 Year-to-Date	VARIANCE to Budget	% Actual FY Budget
1	**REVENUES**					
2	On Roll Special Assessments	$ 501,099	$ -	$ 512,096	$ 10,997	102%
3	Interest Revenue	-	3,638	26,652	26,652	0%
4	Miscellaneous Revenue	-	-	13,591	13,591	0%
5	**TOTAL REVENUES**	**$ 501,099**	**$ 3,638**	**$ 552,339**	**$ 51,240**	**110%**
6	**EXPENDITURES**					
7	**ADMINISTRATIVE**					
8	Supervisor Compensation	$ 9,000	$ 600	$ 3,000	$ (6,000)	33%
9	District Management	38,325	3,194	35,131	(3,194)	92%
10	Facility Rental	2,000	200	761	(1,240)	38%
11	Regulatory & Permit Fees	175	-	175	-	100%
12	Miscellaneous Fees	500	-	680	180	136%
13	Auditing Services	3,700	-	3,700	-	100%
14	Legal Advertising	2,500	-	494	(2,006)	20%
15	Bank Fees	100	-	-	(100)	0%
16	District Engineer	15,000	4,168	21,313	6,313	142%
17	Legal Services - General	20,000	185	21,401	1,401	107%
18	Web-Site / Email System - IT Support	2,200	42	1,962	(238)	89%
19	Administrative Contingency	500	-	24	(476)	5%
20	Assessment Collection Fees	11,000	-	200	(10,800)	2%
21	Assessment Preparation	551	53	578	27	105%
22	**TOTAL GENERAL ADMINISTRATION**	**105,551**	**8,441**	**89,419**	**(16,132)**	**85%**
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	-	500	(500)	50%
29	Bond Amortization	551	46	505	(46)	92%
30	Trustee Fees	5,500	-	5,388	(112)	98%
31	**TOTAL DEBT SERVICE ADMINISTRATION**	**12,564**	**46**	**11,906**	**(658)**	**95%**
32	**FIELD OPERATIONS & MAINTENANCE**					
33	Utility - Electricity & Streetlights	82,400	5,624	63,178	(19,222)	77%
34	Utility - Water (Reclaimed)	3,500	228	8,854	5,354	253%
35	Pond Maintenance	10,474	685	7,535	(2,939)	72%
36	Landscape Maintenance	105,000	6,825	81,402	(23,598)	78%
37	Landscape Replenishment	5,000	478	41,855	36,855	837%
38	Irrigation Maintenance	4,000	-	3,585	(415)	90%
39	Field - Contingency	6,300	-	-	(6,300)	0%
40	Capital Improvements	21,000	-	-	(21,000)	0%
41	Security Patrol	78,750	972	68,922	(9,828)	88%
42	Maintenance Contingency	50,000	-	-	(50,000)	0%
43	**TOTAL FIELD OPERATIONS**	**366,424**	**14,811**	**275,330**	**(91,094)**	**75%**
44	**TOTAL EXPENDITURES**	**$ 501,099**	**$ 23,298**	**$ 387,423**	**$ (113,676)**	**77%**
45	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(19,660)**	**164,916**	**164,916**	
46	**OTHER FINANCING SOURCES & USES**					
47	Transfers In	-	-	-	-	
48	Transfers Out	-	-	-	-	
49	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
50	**NET CHANGE IN FUND BALANCE**	**$ -**	**$ (19,660)**	**$ 164,916**	**$ 164,916**	
51	Fund Balance - Beginning	138,962		401,342	262,379	
52	**FUND BALANCE - ENDING - PROJECTED**	**$ 138,962**		**$ 566,258**	**$ 427,296**	

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

		FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 508,000	$ 519,145	$ 11,145
3	Interest & Miscellaneous	-	-	-
4	**TOTAL REVENUES**	**508,000**	**519,145**	**11,145**
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**	**-**	**519,145**	**519,145**
10	**OTHER FINANCING SOURCES & USES**			
11	Transfers In	-	-	-
12	Transfers Out	-	-	-
13	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
14	**NET CHANGE IN FUND BALANCE**	**-**	**519,145**	**519,145**
15	Fund Balance - Beginning	50,936	363,625	**312,689**
16	**FUND BALANCE - ENDING - PROJECTED**	**$ 50,936**	**$ 882,770**	**$ 831,834**

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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 August 31, 2026

		FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 91,951	$ 93,985	$ 2,034
3	Special Assessments - Excess Fees	-	-	-
4	Interest Revenue	-	5,675	5,675
5	**TOTAL REVENUES**	**91,951**	**99,660**	**7,709**
6	**EXPENDITURES**			
7	Interest Expense			
8	** November 1, 2025*	*29,340*	*22,326*	*7,014*
9	May 1, 2026	22,387	22,326	61
10	November 1, 2026	20,917	-	20,917
11	Principal Retirement			
12	May 1, 2026	48,000	48,000	-
13	**TOTAL EXPENDITURES**	**91,304**	**92,651**	**1,347**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**647**	**7,009**	**6,362**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**647**	**7,009**	**6,362**
20	Fund Balance - Beginning		191,926	191,926
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 647**	**$ 198,935**	**$ 198,288**

** financed by prior year revenue*

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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 August 31, 2026

		FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 108,990	$ 111,422	$ 2,432
3	Special Assessments - Excess Fees	-	-	-
4	Interest Revenue	-	6,911	6,911
5	**TOTAL REVENUES**	**108,990**	**118,333**	**9,343**
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**	**109,680**	**1,530**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**840**	**8,653**	**7,813**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**840**	**8,653**	**7,813**
20	Fund Balance - Beginning		234,790	234,790
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 840**	**$ 243,443**	**$ 242,603**

** financed by prior year revenue*

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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
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

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Date	Number	Name	Memo	Deposits	Payments	Balance
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**
04/02/2026	100335	Steadfast Alliance	Invoice: SA-21747 (Reference: Routine Aquatic Maintenance Apr 26.)		685.00	979,069.17
04/02/2026	040226ACH1	Duke Energy	Various Accounts		61.64	979,007.53
04/02/2026	040226ACH2	Duke Energy	Various Accounts		422.05	978,585.48
04/06/2026	100336	Vesta District Services	Invoice: 431773 (Reference: Management Fees Apr 26.)		3,292.17	975,293.31
04/06/2026	100337	Yellowstone Landscape	Invoice: 1144513 (Reference: Quarterly Palm Injections.)		342.48	974,950.83
04/06/2026	040626ACH1	Google	Google Email April		42.00	974,908.83
04/07/2026	100338	Yellowstone Landscape	Invoice: 1146901 (Reference: Landscape Maintenance: 4/2026.)		6,825.00	968,083.83
04/07/2026	040726ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 2/4/26 - 3/5/26		33.60	968,050.23
04/07/2026	040726ACH1	Polk County Utilities	Reuse 3 Posner Blvd 2/4/26 - 3/9/26		433.00	967,617.23
04/08/2026	040826ACH1	Duke Energy	Various Accounts		5,177.11	962,440.12
04/10/2026	2650	US Bank tax distribution			170,277.57	792,162.55
04/14/2026	100339	Vesta District Services	Invoice: 431910 (Reference: Billable Expenses - Mar 2026.)		204.06	791,958.49
04/17/2026			Deposit	191,097.88		983,056.37
04/20/2026	100340	High Demand Protective Sevices L.L.C.	Invoice: 20242275 (Reference: Security Patrol: 5/26 & 6/26.)		6,200.00	976,856.37
04/21/2026	100341	Straley Robin Vericker	Invoice: 28309 (Reference: Legal Services: 3/2026.)		2,988.88	973,867.49
04/29/2026			Funds Transfer		700,000.00	273,867.49
04/30/2026	100342	Kimley-Horn & Assoc., Inc.	Invoice: 35359710 (Reference: Engineering Services Mar 26.)		4,170.48	269,697.01

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Date	Number	Name	Memo	Deposits	Payments	Balance
04/30/2026			Deposit	155.30		269,852.31
04/30/2026		**End of Month**		**191,253.18**	**901,155.04**	**269,852.31**
05/01/2026	100343	Steadfast Alliance	Invoice: SA-22858 (Reference: Routine Aquatic Maintenance May 26.)		685.00	269,167.31
05/04/2026	050426ACH1	Duke Energy	Various Accounts		69.20	269,098.11
05/05/2026	100344	Yellowstone Landscape	Invoice: 1158531 (Reference: Quarterly Palm Injections.) Invoice: 1163388 (Reference: Landsca...		7,167.48	261,930.63
05/05/2026	100345	High Demand Protective Sevices L.L.C.	Invoice: 20242291 (Reference: Guard Services 7/1/26 - 8/31/26.)		6,250.00	255,680.63
05/05/2026	050526ACH1	Google	Google Email May		42.00	255,638.63
05/06/2026	100346	Yellowstone Landscape	Invoice: 1168199 (Reference: Palm Tree Trimming.)		5,300.00	250,338.63
05/06/2026	050626ACH1	Duke Energy	Various Accounts		422.05	249,916.58
05/08/2026	050826ACH1	Duke Energy	Various Accounts		5,177.11	244,739.47
05/11/2026	051126ACH1	Polk County Utilities	Reuse 3 Posner Blvd 3/9/26 - 4/8/26		694.25	244,045.22
05/11/2026	051126ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 3/5/26 - 4/6/26		33.60	244,011.62
05/13/2026	100347	Vesta District Services	Invoice: 432464 (Reference: Management Fees May 26.)		3,292.17	240,719.45
05/14/2026	100348	Straley Robin Vericker	Invoice: 28318 (Reference: Legal Services: 4/2026.)		285.00	240,434.45
05/14/2026	100349	Victor Khatib	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	240,234.45
05/14/2026	100350	Hind Gara	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	240,034.45
05/14/2026	100351	Yellowstone Landscape	Invoice: 1173813 (Reference: Irrigation Repairs Mar & Apr 26.)		482.40	239,552.05
05/14/2026	100352	Kelly Froelich	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	239,352.05
05/14/2026	100353	Mahmoud A. Khatib	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	239,152.05
05/18/2026	100354	Business Observer	Invoice: 26-00914K (Reference: Legal Ad: Candidate Qualifying.)		54.69	239,097.36
05/26/2026	100355	Kimley-Horn & Assoc., Inc.	Invoice: 35675355 (Reference: District Engineer Services: 4/2025.)		5,316.31	233,781.05
05/31/2026		**End of Month**		**0.00**	**36,071.26**	**233,781.05**
06/01/2026	100356	Steadfast Alliance	Invoice: SA-23999 (Reference: Pond Maintenance: 6/2026.)		685.00	233,096.05
06/03/2026	060326ACH1	Duke Energy	Various Accounts		62.95	233,033.10
06/03/2026	060326ACH2	Duke Energy	Various Accounts		434.10	232,599.00
06/04/2026	100357	Yellowstone Landscape	Invoice: 1187747 (Reference: Landscape Maintenance: 7/2026.)		6,825.00	225,774.00
06/05/2026	100358	Yellowstone Landscape	Invoice: 1191165 (Reference: Landscape Enhancement.) Invoice: 1191167 (Reference: Irrigation ...		30,502.14	195,271.86
06/05/2026	060526ACH1	Google	Google Email June		42.00	195,229.86
06/08/2026	060826ACH1	Duke Energy	Various Accounts		5,177.11	190,052.75
06/08/2026	060826ACH2	Polk County Utilities	Reuse 3 Posner Blvd 04/06/2026 - 05/06/2026		331.75	189,721.00
06/08/2026	060826ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 04/06/2026 - 05/06/2026		33.60	189,687.40
06/08/2026	100359	Vesta District Services	Invoice: 432884 (Reference: Billable Expenses May 26.)		200.00	189,487.40
06/08/2026	100360	GNP Services, CPA, PA	Invoice: 7860 (Reference: Rebatable Arbitrage.)		500.00	188,987.40
06/09/2026	100361	Vesta District Services	Invoice: 433033 (Reference: Management Fees June 26.)		3,292.17	185,695.23
06/16/2026	100362	U.S. Bank	Invoice: 8158127 (Reference: Trustee Fees.)		5,387.50	180,307.73
06/22/2026	100363	Straley Robin Vericker	Invoice: 28631 (Reference: Legal Services: 5/2026.)		1,733.50	178,574.23
06/24/2026			Deposit	23,789.97		202,364.20
06/26/2026	100364	High Demand Protective Sevices L.L.C.	Invoice: 20242298 (Reference: Security Patrol: 9/2026.)		6,200.00	196,164.20
06/26/2026	100365	Yellowstone Landscape	Invoice: 1202684 (Reference: Quarterly Palm Injections: 5/2026.)		342.48	195,821.72
06/26/2026	100366	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90119517 (Reference: Audit FYE 09/30/2025.)		3,700.00	192,121.72
06/30/2026		**End of Month**		**23,789.97**	**65,449.30**	**192,121.72**
07/01/2026	100367	Steadfast Alliance	Invoice: SA-25280 (Reference: Pond Maintenance: 7/2026.)		685.00	191,436.72
07/01/2026	100368	Vesta District Services	Invoice: 433139 (Reference: Management Fees July 26.)		3,292.17	188,144.55
07/02/2026	070226ACH1	Duke Energy	Various Accounts		435.52	187,709.03
07/02/2026	070226ACH2	Duke Energy	Various Accounts		60.98	187,648.05
07/06/2026	100369	Yellowstone Landscape	Invoice: 1213953 (Reference: Landscape Maintenance: 7/2026.)		6,825.00	180,823.05
07/06/2026	070626ACH1	Google	Google Email July		42.00	180,781.05
07/08/2026	070826ACH1	Duke Energy	Various Accounts		5,124.54	175,656.51
07/08/2026	070826ACH2	Polk County Utilities	Reuse 3 Posner Blvd 05/06/2026 - 06/04/2026		1,474.25	174,182.26
07/08/2026	070826ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 05/06/2026 - 06/04/2026		33.60	174,148.66
07/09/2026			Deposit	685.00		174,833.66
07/13/2026	100370	Business Observer	Invoice: 26-01400K (Reference: Legal Advertising.)		210.00	174,623.66
07/14/2026	100371	Straley Robin Vericker	Invoice: 28647 (Reference: Legal Services: 6/2026.)		140.00	174,483.66
07/20/2026	100372	Business Observer	Invoice: 26-01430K (Reference: Legal Advertising.)		63.44	174,420.22
07/20/2026	100373	Kimley-Horn & Assoc., Inc.	Invoice: 36447366 (Reference: District Engineer: 6/2026.)		2,739.34	171,680.88
07/23/2026	100374	Alphagraphics Tampa Print	Invoice: 262253 (Reference: Mailings.)		680.48	171,000.40
07/31/2026			Deposit	38.52		171,038.92
07/31/2026		**End of Month**		**723.52**	**21,806.32**	**171,038.92**
08/03/2026	100375	Steadfast Alliance	Invoice: SA-26532 (Reference: Pond Maintenance: 8/2026.)		685.00	170,353.92
08/03/2026	080326ACH1	Duke Energy	Various Accounts		67.16	170,286.76
08/03/2026	080326ACH2	Duke Energy	Various Accounts		442.41	169,844.35
08/03/2026	100376	Vesta District Services	Invoice: 433766 (Reference: Management Fees Aug 26.)		3,292.17	166,552.18
08/05/2026	100377	Yellowstone Landscape	Invoice: 1235419 (Reference: Mulch installation.) Invoice: 1235462 (Reference: Irrigation Rep...		13,123.00	153,429.18
08/05/2026	080526ACH1	Google	Google Email Aug		42.00	153,387.18
08/07/2026	080726ACH1	Duke Energy	Various Accounts		5,124.54	148,262.64

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Date	Number	Name	Memo	Deposits	Payments	Balance
08/10/2026	081026ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 06/04/2026 - 07/06/2026		33.60	148,229.04
08/10/2026	081026ACH1	Polk County Utilities	Reuse 3 Posner Blvd 06/04/2026 - 07/06/2026		1,766.75	146,462.29
08/10/2026			Deposit	685.00		147,147.29
08/11/2026	100378	Vesta District Services	Invoice: 434115 (Reference: Billable Expenses - Jul 2026.)		15.60	147,131.69
08/14/2026	100379	Victor Khatib	Invoice: 081126 BOS (Reference: BOS Meeting 8/11/26.)		200.00	146,931.69
08/14/2026	100380	Kelly Froelich	Invoice: 081126 BOS (Reference: BOS Meeting 8/11/26.)		200.00	146,731.69
08/14/2026	100381	Mahmoud A. Khatib	Invoice: 081126 BOS (Reference: BOS Meeting 8/11/26.)		200.00	146,531.69
08/20/2026	100382	Straley Robin Vericker	Invoice: 28956 (Reference: Legal Services: 7/2026.)		184.50	146,347.19
08/24/2026	2651	US Bank tax distribution			35,725.07	110,622.12
08/24/2026	100383	Yellowstone Landscape	Invoice: 1246909 (Reference: Landscape Maintenance: 8/2026.)		6,825.00	103,797.12
08/24/2026	100384	High Demand Holdings and Management LLC	Invoice: 10005 (Reference: Security Patrol: 11/1/2026-12/31/2026. Check Stub Notes: Credit Appl...		587.50	103,209.62
08/31/2026		**End of Month**		**685.00**	**68,514.30**	**103,209.62**

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EXHIBIT 7

Return to Agenda

City Center
Community Development District

Financial Statements
(Unaudited)

September 30, 2026



Return to Agenda

City Center CDD
Balance Sheet
September 30, 2026

		General Fund	Capital Reserve Fund	Debt Service 2015 (05A)	Debt Service 2015 (07A)	TOTAL
1	**ASSETS**					
2	Operating	$ 77,347	$ -	$ -	$ -	$ 77,347
3	Money Market	1,058,106	-	-	-	1,058,106
4	Investments:					
5	Revenue Fund	-	-	149,382	193,758	343,140
6	Interest Fund	-	-	-	-	-
7	Reserve	-	-	50,000	50,000	100,000
8	Prepayment	-	-	60	308	368
9	Sinking Fund	-	-	-	-	-
10	Accounts Receivable	6,100	-	-	-	6,100
11	Assessments Receivable - On Roll	-	-	-	-	-
12	Undeposited Funds	-	-	-	-	-
13	Due From Other Funds	-	581,568	-	-	581,568
14	Deposits (Utility)	865	-	-	-	865
15	Prepaid Expense	7,991	-	-	-	7,991
16	**TOTAL ASSETS**	**$ 1,150,410**	**$ 581,568**	**$ 199,442**	**$ 244,065**	**$ 2,175,486**
17	**LIABILITIES**					
18	Accounts Payable	$ 22,112	$ -	$ -	$ -	$ 22,112
19	Deferred Revenue On Roll	-	-	-	-	-
20	Due To Other Funds	581,568	-	-	-	581,568
21	Accrued Expenses	48	-	-	-	48
22	**TOTAL LIABILITIES**	**603,728**	**-**	**-**	**-**	**603,728**
23	**FUND BALANCE**					
24	Nonspendable					-
25	Prepaid & Deposits	8,856	-	-	-	8,856
26	Unassigned	537,825	581,568	199,442	244,065	1,562,901
27	**TOTAL FUND BALANCE**	**546,682**	**581,568**	**199,442**	**244,065**	**1,571,757**
28	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,150,410**	**$ 581,568**	**$ 199,442**	**$ 244,065**	**$ 2,175,486**

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City Center CDD
General Fund
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to September 30, 2026

		FY 2026 Budget	FY 2026 September	FY 2026 Year-to-Date	VARIANCE to Budget	% Actual FY Budget
1	**REVENUES**					
2	On Roll Special Assessments	$ 501,099	$ -	$ 512,096	$ 10,997	102%
3	Interest Revenue	-	3,395	30,048	30,048	0%
4	Miscellaneous Revenue	-	-	13,591	13,591	0%
5	**TOTAL REVENUES**	**$ 501,099**	**$ 3,395**	**$ 555,734**	**$ 54,635**	**111%**
6	**EXPENDITURES**					
7	**ADMINISTRATIVE**					
8	Supervisor Compensation	$ 9,000	$ -	$ 3,000	$ (6,000)	33%
9	District Management	38,325	3,194	38,325	-	100%
10	Facility Rental	2,000	-	761	(1,240)	38%
11	Regulatory & Permit Fees	175	-	175	-	100%
12	Miscellaneous Fees	500	-	680	180	136%
13	Auditing Services	3,700	-	3,700	-	100%
14	Legal Advertising	2,500	-	494	(2,006)	20%
15	Bank Fees	100	-	-	(100)	0%
16	District Engineer	15,000	1,797	23,110	8,110	154%
17	Legal Services - General	20,000	538	21,939	1,939	110%
18	Web-Site / Email System - IT Support	2,200	42	2,004	(196)	91%
19	Administrative Contingency	500	-	408	(92)	82%
20	Assessment Collection Fees	11,000	-	13,590	2,590	124%
21	Assessment Preparation	551	53	630	79	114%
22	**TOTAL GENERAL ADMINISTRATION**	**105,551**	**5,623**	**108,817**	**3,266**	**103%**
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	-	500	(500)	50%
29	Bond Amortization	551	46	551	0	100%
30	Trustee Fees	5,500	-	5,388	(112)	98%
31	**TOTAL DEBT SERVICE ADMINISTRATION**	**12,564**	**46**	**11,952**	**(612)**	**95%**
32	**FIELD OPERATIONS & MAINTENANCE**					
33	Utility - Electricity & Streetlights	82,400	5,632	68,810	(13,590)	84%
34	Utility - Water (Reclaimed)	3,500	608	9,461	5,961	270%
35	Pond Maintenance	10,474	685	8,220	(2,254)	78%
36	Landscape Maintenance	105,000	6,825	88,227	(16,773)	84%
37	Landscape Replenishment	5,000	-	41,855	36,855	837%
38	Irrigation Maintenance	4,000	-	3,585	(415)	90%
39	Field - Contingency	6,300	-	-	(6,300)	0%
40	Capital Improvements	21,000	-	-	(21,000)	0%
41	Security Patrol	78,750	-	58,700	(20,050)	75%
42	Maintenance Contingency	50,000	-	-	(50,000)	0%
43	**TOTAL FIELD OPERATIONS**	**366,424**	**13,750**	**278,858**	**(87,566)**	**76%**
44	**TOTAL EXPENDITURES**	**$ 501,099**	**$ 19,419**	**$ 410,394**	**$ (90,705)**	**82%**
45	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(16,024)**	**145,340**	**145,340**	
46	**OTHER FINANCING SOURCES & USES**					
47	Transfers In	-	-	-	-	
48	Transfers Out	-	-	-	-	
49	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**	**-**	
50	**NET CHANGE IN FUND BALANCE**	**$ -**	**$ (16,024)**	**$ 145,340**	**$ 145,340**	
51	Fund Balance - Beginning	138,962		401,342	262,379	
52	**FUND BALANCE - ENDING - PROJECTED**	**$ 138,962**		**$ 546,682**	**$ 407,719**	

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City Center CDD
Capital Reserve Fund (CRF)
Statement of Revenue, Expenditures, and Changes in Fund Balance
For the period from October 1, 2025 to September 30, 2026

		FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 508,000	$ 519,145	$ 11,145
3	Interest & Miscellaneous	-	-	-
4	**TOTAL REVENUES**	**508,000**	**519,145**	**11,145**
5	**EXPENDITURES**			
6	Renewal And Replacement	5,000	-	(5,000)
7	Capital Improvement Plan	503,000	301,202	(201,798)
8	**TOTAL EXPENDITURES**	**508,000**	**301,202**	**(206,798)**
9	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**217,943**	**217,943**
10	**OTHER FINANCING SOURCES & USES**			
11	Transfers In	-	-	-
12	Transfers Out	-	-	-
13	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
14	**NET CHANGE IN FUND BALANCE**	**-**	**217,943**	**217,943**
15	Fund Balance - Beginning	50,936	363,625	**312,689**
16	**FUND BALANCE - ENDING - PROJECTED**	**$ 50,936**	**$ 581,568**	**$ 530,632**

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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 September 30, 2026

		FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 91,951	$ 93,985	$ 2,034
3	Special Assessments - Excess Fees	-	-	-
4	Interest Revenue	-	6,182	6,182
5	**TOTAL REVENUES**	**91,951**	**100,167**	**8,216**
6	**EXPENDITURES**			
7	Interest Expense			
8	** November 1, 2025*	*29,340*	*22,326*	*7,014*
9	May 1, 2026	22,387	22,326	61
10	November 1, 2026	20,917	-	20,917
11	Principal Retirement			
12	May 1, 2026	48,000	48,000	-
13	**TOTAL EXPENDITURES**	**91,304**	**92,651**	**1,347**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**647**	**7,516**	**6,869**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**647**	**7,516**	**6,869**
20	Fund Balance - Beginning		191,926	191,926
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 647**	**$ 199,442**	**$ 198,795**

** financed by prior year revenue*

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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 September 30, 2026

		FY 2026 Budget	FY 2026 Year-to-Date	VARIANCE to Budget
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 108,990	$ 111,422	$ 2,432
3	Special Assessments - Excess Fees	-	-	-
4	Interest Revenue	-	7,533	7,533
5	**TOTAL REVENUES**	**108,990**	**118,955**	**9,965**
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**	**109,680**	**1,530**
14	**REVENUES OVER (UNDER) EXPENDITURES**	**840**	**9,275**	**8,435**
15	**OTHER FINANCING SOURCES & USES**			
16	Transfers In	-	-	-
17	Transfers Out	-	-	-
18	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
19	**NET CHANGE IN FUND BALANCE**	**840**	**9,275**	**8,435**
20	Fund Balance - Beginning		234,790	234,790
21	**FUND BALANCE - ENDING - PROJECTED**	**$ 840**	**$ 244,065**	**$ 243,225**

** financed by prior year revenue*

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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
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

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Date	Number	Name	Memo	Deposits	Payments	Balance
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**
04/02/2026	100335	Steadfast Alliance	Invoice: SA-21747 (Reference: Routine Aquatic Maintenance Apr 26.)		685.00	979,069.17
04/02/2026	040226ACH1	Duke Energy	Various Accounts		61.64	979,007.53
04/02/2026	040226ACH2	Duke Energy	Various Accounts		422.05	978,585.48
04/06/2026	100336	Vesta District Services	Invoice: 431773 (Reference: Management Fees Apr 26.)		3,292.17	975,293.31
04/06/2026	100337	Yellowstone Landscape	Invoice: 1144513 (Reference: Quarterly Palm Injections.)		342.48	974,950.83
04/06/2026	040626ACH1	Google	Google Email April		42.00	974,908.83
04/07/2026	100338	Yellowstone Landscape	Invoice: 1146901 (Reference: Landscape Maintenance: 4/2026.)		6,825.00	968,083.83
04/07/2026	040726ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 2/4/26 - 3/5/26		33.60	968,050.23
04/07/2026	040726ACH1	Polk County Utilities	Reuse 3 Posner Blvd 2/4/26 - 3/9/26		433.00	967,617.23
04/08/2026	040826ACH1	Duke Energy	Various Accounts		5,177.11	962,440.12
04/10/2026	2650	US Bank tax distribution			170,277.57	792,162.55
04/14/2026	100339	Vesta District Services	Invoice: 431910 (Reference: Billable Expenses - Mar 2026.)		204.06	791,958.49
04/17/2026			Deposit	191,097.88		983,056.37
04/20/2026	100340	High Demand Protective Sevices L.L.C.	Invoice: 20242275 (Reference: Security Patrol: 5/26 & 6/26.)		6,200.00	976,856.37
04/21/2026	100341	Straley Robin Vericker	Invoice: 28309 (Reference: Legal Services: 3/2026.)		2,988.88	973,867.49
04/29/2026			Funds Transfer		700,000.00	273,867.49
04/30/2026	100342	Kimley-Horn & Assoc., Inc.	Invoice: 35359710 (Reference: Engineering Services Mar 26.)		4,170.48	269,697.01

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Date	Number	Name	Memo	Deposits	Payments	Balance
04/30/2026			Deposit	155.30		269,852.31
04/30/2026		**End of Month**		**191,253.18**	**901,155.04**	**269,852.31**
05/01/2026	100343	Steadfast Alliance	Invoice: SA-22858 (Reference: Routine Aquatic Maintenance May 26.)		685.00	269,167.31
05/04/2026	050426ACH1	Duke Energy	Various Accounts		69.20	269,098.11
05/05/2026	100344	Yellowstone Landscape	Invoice: 1158531 (Reference: Quarterly Palm Injections.) Invoice: 1163388 (Reference: Landsca...		7,167.48	261,930.63
05/05/2026	100345	High Demand Protective Sevices L.L.C.	Invoice: 20242291 (Reference: Guard Services 7/1/26 - 8/31/26.)		6,250.00	255,680.63
05/05/2026	050526ACH1	Google	Google Email May		42.00	255,638.63
05/06/2026	100346	Yellowstone Landscape	Invoice: 1168199 (Reference: Palm Tree Trimming.)		5,300.00	250,338.63
05/06/2026	050626ACH1	Duke Energy	Various Accounts		422.05	249,916.58
05/08/2026	050826ACH1	Duke Energy	Various Accounts		5,177.11	244,739.47
05/11/2026	051126ACH1	Polk County Utilities	Reuse 3 Posner Blvd 3/9/26 - 4/8/26		694.25	244,045.22
05/11/2026	051126ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 3/5/26 - 4/6/26		33.60	244,011.62
05/13/2026	100347	Vesta District Services	Invoice: 432464 (Reference: Management Fees May 26.)		3,292.17	240,719.45
05/14/2026	100348	Straley Robin Vericker	Invoice: 28318 (Reference: Legal Services: 4/2026.)		285.00	240,434.45
05/14/2026	100349	Victor Khatib	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	240,234.45
05/14/2026	100350	Hind Gara	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	240,034.45
05/14/2026	100351	Yellowstone Landscape	Invoice: 1173813 (Reference: Irrigation Repairs Mar & Apr 26.)		482.40	239,552.05
05/14/2026	100352	Kelly Froelich	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	239,352.05
05/14/2026	100353	Mahmoud A. Khatib	Invoice: 051226 BOS (Reference: BOS Meeting 5/12/26.)		200.00	239,152.05
05/18/2026	100354	Business Observer	Invoice: 26-00914K (Reference: Legal Ad: Candidate Qualifying.)		54.69	239,097.36
05/26/2026	100355	Kimley-Horn & Assoc., Inc.	Invoice: 35675355 (Reference: District Engineer Services: 4/2025.)		5,316.31	233,781.05
05/31/2026		**End of Month**		**0.00**	**36,071.26**	**233,781.05**
06/01/2026	100356	Steadfast Alliance	Invoice: SA-23999 (Reference: Pond Maintenance: 6/2026.)		685.00	233,096.05
06/03/2026	060326ACH1	Duke Energy	Various Accounts		62.95	233,033.10
06/03/2026	060326ACH2	Duke Energy	Various Accounts		434.10	232,599.00
06/04/2026	100357	Yellowstone Landscape	Invoice: 1187747 (Reference: Landscape Maintenance: 7/2026.)		6,825.00	225,774.00
06/05/2026	100358	Yellowstone Landscape	Invoice: 1191165 (Reference: Landscape Enhancement.) Invoice: 1191167 (Reference: Irrigation ...		30,502.14	195,271.86
06/05/2026	060526ACH1	Google	Google Email June		42.00	195,229.86
06/08/2026	060826ACH1	Duke Energy	Various Accounts		5,177.11	190,052.75
06/08/2026	060826ACH2	Polk County Utilities	Reuse 3 Posner Blvd 04/06/2026 - 05/06/2026		331.75	189,721.00
06/08/2026	060826ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 04/06/2026 - 05/06/2026		33.60	189,687.40
06/08/2026	100359	Vesta District Services	Invoice: 432884 (Reference: Billable Expenses May 26.)		200.00	189,487.40
06/08/2026	100360	GNP Services, CPA, PA	Invoice: 7860 (Reference: Rebatable Arbitrage.)		500.00	188,987.40
06/09/2026	100361	Vesta District Services	Invoice: 433033 (Reference: Management Fees June 26.)		3,292.17	185,695.23
06/16/2026	100362	U.S. Bank	Invoice: 8158127 (Reference: Trustee Fees.)		5,387.50	180,307.73
06/22/2026	100363	Straley Robin Vericker	Invoice: 28631 (Reference: Legal Services: 5/2026.)		1,733.50	178,574.23
06/24/2026			Deposit	23,789.97		202,364.20
06/26/2026	100364	High Demand Protective Sevices L.L.C.	Invoice: 20242298 (Reference: Security Patrol: 9/2026.)		6,200.00	196,164.20
06/26/2026	100365	Yellowstone Landscape	Invoice: 1202684 (Reference: Quarterly Palm Injections: 5/2026.)		342.48	195,821.72
06/26/2026	100366	Dibartolomeo, McBee, Hartley & Barnes, PA	Invoice: 90119517 (Reference: Audit FYE 09/30/2025.)		3,700.00	192,121.72
06/30/2026		**End of Month**		**23,789.97**	**65,449.30**	**192,121.72**
07/01/2026	100367	Steadfast Alliance	Invoice: SA-25280 (Reference: Pond Maintenance: 7/2026.)		685.00	191,436.72
07/01/2026	100368	Vesta District Services	Invoice: 433139 (Reference: Management Fees July 26.)		3,292.17	188,144.55
07/02/2026	070226ACH1	Duke Energy	Various Accounts		435.52	187,709.03
07/02/2026	070226ACH2	Duke Energy	Various Accounts		60.98	187,648.05
07/06/2026	100369	Yellowstone Landscape	Invoice: 1213953 (Reference: Landscape Maintenance: 7/2026.)		6,825.00	180,823.05
07/06/2026	070626ACH1	Google	Google Email July		42.00	180,781.05
07/08/2026	070826ACH1	Duke Energy	Various Accounts		5,124.54	175,656.51
07/08/2026	070826ACH2	Polk County Utilities	Reuse 3 Posner Blvd 05/06/2026 - 06/04/2026		1,474.25	174,182.26
07/08/2026	070826ACH3	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 05/06/2026 - 06/04/2026		33.60	174,148.66
07/09/2026			Deposit	685.00		174,833.66
07/13/2026	100370	Business Observer	Invoice: 26-01400K (Reference: Legal Advertising.)		210.00	174,623.66
07/14/2026	100371	Straley Robin Vericker	Invoice: 28647 (Reference: Legal Services: 6/2026.)		140.00	174,483.66
07/20/2026	100372	Business Observer	Invoice: 26-01430K (Reference: Legal Advertising.)		63.44	174,420.22
07/20/2026	100373	Kimley-Horn & Assoc., Inc.	Invoice: 36447366 (Reference: District Engineer: 6/2026.)		2,739.34	171,680.88
07/23/2026	100374	Alphagraphics Tampa Print	Invoice: 262253 (Reference: Mailings.)		680.48	171,000.40
07/31/2026			Deposit	38.52		171,038.92
07/31/2026		**End of Month**		**723.52**	**21,806.32**	**171,038.92**
08/03/2026	100375	Steadfast Alliance	Invoice: SA-26532 (Reference: Pond Maintenance: 8/2026.)		685.00	170,353.92
08/03/2026	080326ACH1	Duke Energy	Various Accounts		67.16	170,286.76
08/03/2026	080326ACH2	Duke Energy	Various Accounts		442.41	169,844.35
08/03/2026	100376	Vesta District Services	Invoice: 433766 (Reference: Management Fees Aug 26.)		3,292.17	166,552.18
08/05/2026	100377	Yellowstone Landscape	Invoice: 1235419 (Reference: Mulch installation.) Invoice: 1235462 (Reference: Irrigation Rep...		13,123.00	153,429.18
08/05/2026	080526ACH1	Google	Google Email Aug		42.00	153,387.18
08/07/2026	080726ACH1	Duke Energy	Various Accounts		5,124.54	148,262.64

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Date	Number	Name	Memo	Deposits	Payments	Balance
08/10/2026	081026ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 06/04/2026 - 07/06/2026		33.60	148,229.04
08/10/2026	081026ACH1	Polk County Utilities	Reuse 3 Posner Blvd 06/04/2026 - 07/06/2026		1,766.75	146,462.29
08/10/2026			Deposit	685.00		147,147.29
08/11/2026	100378	Vesta District Services	Invoice: 434115 (Reference: Billable Expenses - Jul 2026.)		15.60	147,131.69
08/14/2026	100379	Victor Khatib	Invoice: 081126 BOS (Reference: BOS Meeting 8/11/26.)		200.00	146,931.69
08/14/2026	100380	Kelly Froelich	Invoice: 081126 BOS (Reference: BOS Meeting 8/11/26.)		200.00	146,731.69
08/14/2026	100381	Mahmoud A. Khatib	Invoice: 081126 BOS (Reference: BOS Meeting 8/11/26.)		200.00	146,531.69
08/20/2026	100382	Straley Robin Vericker	Invoice: 28956 (Reference: Legal Services: 7/2026.)		184.50	146,347.19
08/24/2026	2651	US Bank tax distribution			35,725.07	110,622.12
08/24/2026	100383	Yellowstone Landscape	Invoice: 1246909 (Reference: Landscape Maintenance: 8/2026.)		6,825.00	103,797.12
08/24/2026	100384	High Demand Holdings and Management LLC	Invoice: 10005 (Reference: Security Patrol: 11/1/2026-12/31/2026. Check Stub Notes: Credit Appl...		587.50	103,209.62
08/31/2026		**End of Month**		**685.00**	**68,514.30**	**103,209.62**
09/01/2026	100385	Steadfast Alliance	Invoice: SA-27657 (Reference: Pond Maintenance: 9/2026.)		685.00	102,524.62
09/03/2026	090326ACH1	Duke Energy	Various Accounts		436.92	102,087.70
09/03/2026	090326ACH2	Duke Energy	Various Accounts		62.39	102,025.31
09/08/2026	090826ACH1	Polk County Utilities	Reuse 3 Posner Blvd 07/06/2026 - 08/05/2026		194.25	101,831.06
09/08/2026	090826ACH2	Polk County Utilities	1688 Reuse Ernie Caldwell Blvd 07/06/2026 - 08/05/2026		33.60	101,797.46
09/08/2026	090826ACH3	Google	Google Email Sept		42.00	101,755.46
09/08/2026	090826ACH4	Duke Energy	Various Accounts		5,124.54	96,630.92
09/09/2026	100386	Vesta District Services	Invoice: 434673 (Reference: Billable Expenses - Aug2026.)		584.05	96,046.87
09/10/2026	2652	Steadfast Alliance	Check #100356 returned for INV SA-23999 VCC returned		685.00	95,361.87
09/14/2026	100387	SchoolNow	Invoice: INV-SN-1692 (Reference: ADA Compliant Website.)		1,560.00	93,801.87
09/14/2026	100388	Vesta District Services	Invoice: 434820 (Reference: Management Fees Sept 26.)		3,292.17	90,509.70
09/14/2026	100389	Yellowstone Landscape	Invoice: 1265349 (Reference: Infill missing grasses from vehicle damage.)		477.96	90,031.74
09/18/2026	100390	Kimley-Horn & Assoc., Inc.	Invoice: 37058086 (Reference: District Engineer Services: 8/2026.)		4,167.84	85,863.90
09/23/2026			Funds Transfer	300,000.00		385,863.90
09/24/2026	100391	Straley Robin Vericker	Invoice: 29041 (Reference: Legal Services Aug 26.)		490.00	385,373.90
09/24/2026	100392	Polk County Roads and Drainage Division	Invoice: 2119 (Reference: Reimbursement for Posner Blvd Resurfacing.)		301,201.52	84,172.38
09/25/2026	100393	Yellowstone Landscape	Invoice: 1270577 (Reference: Landscape Maintenance: 9/2026.)		6,825.00	77,347.38
09/30/2026		**End of Month**		**300,000.00**	**325,862.24**	**77,347.38**

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EXHIBIT 8

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RESOLUTION 2027-01

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

WHEREAS, the Board of Supervisors (the "**Board**") of City Center Community Development District (the "**District**") previously adopted its budget for fiscal year 2025-2026;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by Section 189.016, Florida Statutes, to amend the budget at any time during a fiscal year based on actual revenues and expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. **Amending the Budget for Fiscal Year 2025-2026**. The Budget for Fiscal Year 2025-2026 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District's official website within five (5) days adoption and will ensure it remains on the website for at least two (2) years.

3. **Effective Date**. This Resolution shall become effective immediately upon its adoption.

Passed and adopted on November 10, 2026.

Attest:	**City Center** **Community Development District**
_____	_____
Name:_____	Name: _____
Title: Secretary/Assistant Secretary	Title: Chair/Vice Chair of the Board of Supervisors

Exhibit A: 2025/2026 Amended Budget

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City Center CDD
General Fund
Amended FY2025-2026 Budget

		FY 2026 Adopted	FY 2026 Amended	FY 2026 9/30 Financials
1	**REVENUES**			
2	On Roll Special Assessments	$ 501,099	$ 512,096	$ 512,096
3	Interest Revenue	-	30,048	30,048
4	Miscellaneous Revenue	-	13,591	13,591
5	**TOTAL REVENUES**	**$ 501,099**	**$ 555,734**	**$ 555,734**
6	**EXPENDITURES**			
7	**ADMINISTRATIVE**			
8	Supervisor Compensation	$ 9,000	$ 3,000	$ 3,000
9	District Management	38,325	38,325	38,325
10	Facility Rental	2,000	761	761
11	Regulatory & Permit Fees	175	175	175
12	Miscellaneous Fees	500	680	680
13	Auditing Services	3,700	3,700	3,700
14	Legal Advertising	2,500	494	494
15	Bank Fees	100	-	-
16	District Engineer	15,000	23,110	23,110
17	Legal Services - General	20,000	21,939	21,939
18	Web-Site / Email System - IT Support	2,200	2,004	2,004
19	Administrative Contingency	500	408	408
20	Assessment Collection Fees	11,000	13,590	13,590
21	Assessment Preparation	551	630	630
22	**TOTAL GENERAL ADMINISTRATION**	**105,551**	**108,817**	**108,817**
23	**INSURANCE**			
24	Insurance (Public Officials, Liability, Property)	16,560	10,768	10,768
25	**TOTAL INSURANCE**	**16,560**	**10,768**	**10,768**
26	**DEBT SERVICE ADMINISTRATION**			
27	Dissemination Services (Disclosure Report)	5,513	5,513	5,513
28	Arbitrage Rebate Calculation	1,000	500	500
29	Bond Amortization	551	551	551
30	Trustee Fees	5,500	5,388	5,388
31	**TOTAL DEBT SERVICE ADMINISTRATION**	**12,564**	**11,952**	**11,952**
32	**FIELD OPERATIONS & MAINTENANCE**			
33	Utility - Electricity & Streetlights	82,400	68,810	68,810
34	Utility - Water (Reclaimed)	3,500	9,461	9,461
35	Pond Maintenance	10,474	8,220	8,220
36	Landscape Maintenance	105,000	88,227	88,227
37	Landscape Replenishment	5,000	41,855	41,855
38	Irrigation Maintenance	4,000	3,585	3,585
39	Field - Contingency	6,300	-	-
40	Capital Improvements	21,000	-	-
41	Security Patrol	78,750	58,700	58,700
42	Maintenance Contingency	50,000	-	-
43	**TOTAL FIELD OPERATIONS**	**366,424**	**278,858**	**278,858**

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		FY 2026 Adopted	FY 2026 Amended	FY 2026 9/30 Financials
44	**TOTAL EXPENDITURES**	**$ 501,099**	**$ 410,394**	**$ 410,394**
45	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**145,340**	**145,340**
46	**OTHER FINANCING SOURCES & USES**			
47	Transfers In	-	-	-
48	Transfers Out	-	-	-
49	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
50	**NET CHANGE IN FUND BALANCE**	**$ -**	**$ 145,340**	**$ 145,340**
51	Fund Balance - Beginning	138,962	401,342	401,342
52	**FUND BALANCE - ENDING - PROJECTED**	**$ 138,962**	**$ 546,682**	**$ 546,682**

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City Center CDD
Capital Reserve Fund (CRF)
Amended FY2025-2026 Budget

		FY 2026 Adopted	FY 2026 Amended	FY 2026 9/30 Financials
1	**REVENUES**			
2	Special Assessments - On Roll (Net)	$ 508,000	$ 519,145	$ 519,145
3	Interest & Miscellaneous	-	-	-
4	**TOTAL REVENUES**	**508,000**	**519,145**	**519,145**
5	**EXPENDITURES**			
6	Renewal And Replacement	5,000	-	-
7	Capital Improvement Plan	503,000	301,202	301,202
8	**TOTAL EXPENDITURES**	**508,000**	**301,202**	**301,202**
9	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**217,943**	**217,943**
10	**OTHER FINANCING SOURCES & USES**			
11	Transfers In	-	-	-
12	Transfers Out	-	-	-
13	**TOTAL OTHER FINANCING SOURCES & USES**	**-**	**-**	**-**
14	**NET CHANGE IN FUND BALANCE**	**-**	**217,943**	**217,943**
15	Fund Balance - Beginning	50,936	363,625	**363,625**
16	**FUND BALANCE - ENDING - PROJECTED**	**$ 50,936**	**$ 581,568**	**$ 581,568**

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EXHIBIT 9

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2" Asphalt Mill & Pave Proposal

City Center CDD C/O Kimley-Horn

Deana Cochran

Project:

City Center CDD
1301 Posner Blvd
Davenport, Florida 33837

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Jacob Perkins
Asphalt Field Rep

Our Company

Company Info

Hall Company
225 Old Sanford Oviedo Road
Winter Springs, FL 32708

P: 407-327-4930
F: 407-327-7345
http://hallcompanyinc.com

Contact Person

Jacob Perkins
Asphalt Field Rep
Jacob@hallcompanyinc.com
Cell: 689-249-6392
Office 407-327-4930

About Us

We Solve Problems & Make Pavement Maintenance Simple

Hall Company Inc. is locally owned and has operated in Central Florida since **1983**. During this time, we have created both a highly successful asphalt division and site development division. Our expertly trained teams have acquired an extensive range of expertise, professionalism, and an impressive edge in both areas.

Our most valuable asset we are happy to share: **Our References**

Hall Company's asphalt division specializes in complete parking lot and asphalt maintenance services, to include roadway base, paving repair, asphalt paving and overlay, seal coating, parking bumpers, sports court, ADA compliance, crack & joint repair, striping, signage, drain correction/mitigation and concrete installation and repair. Our site development division offers earthwork, land clearing, roadway base, paving and underground utilities.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Proposal: City Center CDD

Pavement Mill + New Asphalt Surface

1. The area under consideration for new asphalt surface comprises approx. 553 square yards.
2. All areas will be barricaded before, during and after this project.
3. **Pavement Milling:** We will machine mill entire asphalt surface to a depth of 2" . Please note some existing asphalt will remain where mechanical milling machine is unable to mill.
4. All surfaces to be paved will be cleaned of all loose materials.
5. A **Tack Coat** will be applied to ensure adhesion of new asphalt to the existing surface below.
6. Our firm will machine install 2 inch of compacted thickness hot mix asphalt, with all work being completed in 1 trip(s). ***Vital to note that all work we specify is the final depth, not the depth prior to compaction.***
7. All tools, equipment and loose debris will be removed from the jobsite upon completion of the project.

Total Price: $38,430.00

Thermoplastic Striping

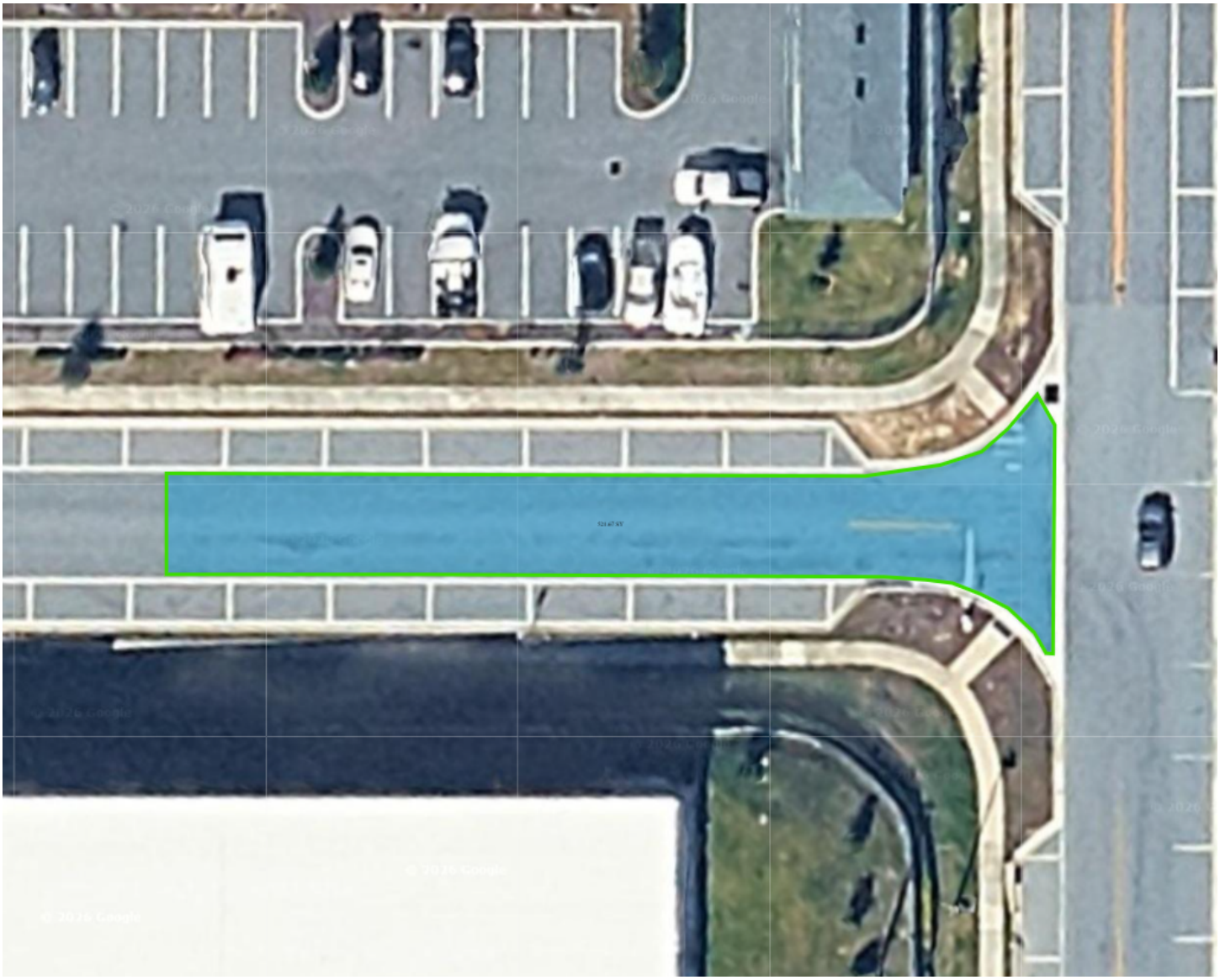
1. Thermoplastic striping to include:
   84' Crosswalk 12"
   1 Stop Bar
   50' Control Line 6"

Total Price: $1,675.00

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Proposal: City Center CDD

Limits of Work



Notes:

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Proposal: City Center CDD

2" Mill/Pave Area



Notes:

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Proposal: City Center CDD

2" Mill/Pave Area



Notes:

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Proposal: City Center CDD

2" Mill/Pave Area



Notes:

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Price Breakdown: City Center CDD

Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on April 24, 2026.

Item	Description	Cost
1.	Pavement Mill + New Asphalt Surface	$38,430.00
2.	Thermoplastic Striping	$1,675.00
	Total:	**$40,105.00**

Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

This proposal may be withdrawn or revised if not accepted within 20 calendar days from date of proposal.

Please see all attachments for special conditions that may pertain to aspects of this project.

Acceptance

We agree to pay the total sum or balance in full upon completion of this project.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Date: _____

Jacob Perkins

Deana Cochran | Property Manager
City Center CDD C/O Kimley-Horn
109 S Kentucky Ave
Lakeland, Florida 33801
Deana.Cochran@kimley-horn.com
C: 863-225-3023
O: 863-701-8702

Jacob Perkins | Asphalt Field Rep
Hall Company
225 Old Sanford Oviedo Road
Winter Springs, FL 32708
E: Jacob@hallcompanyinc.com
C: 689-249-6392
P: 407-327-4930
F: 407-327-7345
http://hallcompanyinc.com

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Additional Info: City Center CDD

Contract Terms & Conditions.

1. Notification of the upcoming work is the responsibility of the customer.
2. Any cars in the designated work areas will be towed from the work area with all charges being the responsibility of the property owner/management company/owner. Any delays as a result of having to tow vehicles from the work area may result in additional charges.
3. All efforts will be made to provide positive drainage, however due to existing conditions outside of our scope of work we cannot guarantee 100% drainage.
4. This proposal does not include the cost of testing or permits. A Procurement Fee of $495.00 per permit and any additional work required by the permit(s) will be extra to the contract.
5. The scope of work is limited to the items specifically outlined in the proposal.
6. No warranty is implied or given for surface course in event of future base or sub-base failure. All other workmanship and materials are guaranteed for a period of one (1) year from the date of completion, excluding normal wear and tear.
7. Finance charges shall be charged for all past due invoices at the rate of 1-1/2% per month, which is an annual percentage rate of 18%.
8. Payment processing fees for Hall Company to receive payment are not included in our pricing. If payments are made to Hall Company via a payment processing service, a change order will be required to cover additional costs.
9. Hall Company, Inc shall be entitled to recover all costs of collection of customers account, including reasonable attorney's fees, whether or not suit is instituted.
10. Any additional mobilizations for Paving will be billed at a rate of $7,500.00 each.
11. Any "Punch List" items must be identified during job completion walk-through. Punch List items will be corrected once 90% of the contract amount has been paid.
12. We appreciate the opportunity to present our proposal and look forward to being of service to you on this project and in the the future. If you have any questions regarding our proposal, please do not hesitate to contact our office,
13. If leveling is needed, it will be an additional $200.00 per ton.

Paving Commercial | Owner Responsibility & Conditions

1. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where sealer has not bonded.
2. **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely. Broken sprinklers are not the responsibility of Hall Company, Inc.
3. **Site Services:** The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforseen conditions, you are required to let all service providors know about the change.
4. **Barricaded Parking Lot**: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work.
   Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles. **Hall Company, Inc. will not be responsible for damage to any vehicle that drives through our barricaded work area.**

Warranty & Conditions

1. ***NOTE: Due to the current Volatility in material production and supply chains, materials availability and cost estimates cannot be guaranteed and are subject to repricing to current market rates at time of order.***
2. Our firm assumes no liability for damage to any utilities such as but not limited to gas, electric, plumbing, phone, cable, dog fencing, sprinklers, culvert pipes, etc. Broken sprinklers are not the responsibily of Hall Company, Inc.
3. All work will be warranted for a period of (1) one year from date of installation on materials and workmanship,**except cracks.**
4. All material guaranteed to be installed exactly as specified.
5. Due to unforeseeable conditions during excavation, depths may go deeper than anticipated. A change order may be necessary should this occur.
6. Any necessary permits or permit fees are owners' responsibility.
7. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, layout engineering, testing, etc. are excluded.
8. If, after being made aware of undesirable sub-base or base coarse conditions, the owner or owner agent insists on the installation of any part of the pavement without authorizing corrective action, our firm will not be responsible for any subsequent pavement failures, and will be paid as stated in the contract. Our firm shall not be liable for any failure to undertake or complete the work for causes beyond our control.
9. Unless weekend work is clearly identified in the proposal, price is for work to be completed during the week (Monday-Friday). Night or weekend work available at additional cost.
10. **Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.**
11. **Existing Surface:** The existing surface will be expected to support the weight of all required construction equipment. In the event that due to poor sug-grade conditions sinking may occur when we drive onto your site, Our firm will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.

Attachments

Please click any of the links below to view and print all documents.

Company Attachments

Hall Company, Inc. COI

References

Subdivision References

Underground Utility Licence CUC1225014

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PROPOSAL

DATE: 8/14/2026

GRADE-A-WAY
P.O. Box 91809
Lakeland, FL 33804
PH: (863) 606-9308 FAX: (863) 668-9409

SUBMITTED TO: David C. McInnes, District Manager
Vesta District Service
250 International Pkwy, Suite 208
Lake Mary, FL 32746

PROJECT: Roadway Repair Near Hobby Lobby
Davenport, FL

DESCRIPTION:

Mobilization	$ 1,150.00
Mill area in asphalt approximately 200'x22' @ 2"	$ 5,565.00
Install 2" asphalt for milled area	$ 19,160.00
Restripe as existing includes crooswalk, stop bar, and double yellow	$ 3,350.00
MOT	$ 1,000.00
TOTAL:	**$ 30,225.00**

NOTES:

1. Grade-A-Way cannot guarantee the crosswalk will be ADA compliant as it is out of tolerance now.
2. MOT plan is to close that section during work. The area would be opened up when worker are not present.
3. Complete payment in full due no later than 30 days after work is completed.

GRADE-A-WAY IS RESPONSIBLE FOR ABOVE BID ITEM'S ONLY.

ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED.

_____
NAME OF COMPANY

BY: _____
(signature)
PRINTED NAME: _____

TITLE: _____

DATE: _____

SCOOTER HAMPTON, ESTIMATOR
(863) 581-3941
scooter@gradeaway.com

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EXHIBIT 10

Return to Agenda

Cascades at Groveland Community Development District
Performance Measures/Standards & Annual Reporting
Form October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

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Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☑ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name: James Pellarek

Cascades at Groveland CDD District

District Manager: David C. McInnes Date: 9/28/2026

Print Name: David C. McInnes

Cascades at Groveland CDD District

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