



# *La Collina Community Development District*

April 6, 2026

## **Agenda Package**

### TEAMS MEETING INFORMATION

Meeting ID: 233 843 341 650 55      Passcode: mS9m6rA3

Join

<https://teams.microsoft.com/meet/23384334165055?p=haUyQvaPog3iadhp4x>

2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# La Collina Community Development District

**Board of Supervisors**

Mark DePlasco, Vice Chairman  
Daniel Goon, Assistant Secretary  
Scott Tatum Assistant Secretary  
Douglas Ford, Assistant Secretary  
Vacant

**Staff:**

Christina Newsome, District Manager  
Erin McMormick, District Counsel  
Charles Reed, District Engineer  
Howard Neal, Field Services Director  
Hanna Yi, District Accountant  
Melinda Gallo, Administrative Assistant

## Meeting Agenda Monday, April 6, 2026 – 6:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Approval of Agenda**
- 3. Audience Comments – Three (3) Minute Time Limit**
- 4. Staff Reports**
  - A. District Accountant
    - i. Review of Cash Flow Analysis Report..... P. 3
    - ii. Review of Financial Statements..... P. 4
    - iii. Review of Fiscal Year 2025 Audit Report..... P. 12
  - B. District Engineer
    - i. Discussion of Drainage Repair Update
  - C. District Counsel
    - i. Lithia Road Widening Project Update
  - D. District Manager
    - i. Review of Project Board..... P. 42
- 5. Business Items**
  - A. Consideration of Resumes for Board of Supervisors Vacancy, Seat 4..... P. 43
  - B. Discussion of Pool Furniture Enhancement
- 6. Business Administration**
  - A. Consideration of Minutes from the Meeting held March 2, 2026..... P. 44
- 7. Supervisor Requests**
- 8. Adjournment**

*The next meeting is scheduled for Monday, May 4, 2026, at 6:00 p.m.*

**District Office:**

Inframark, Community Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873-7300

**Meeting Location:**

Bloomingdale Regional Library  
1906 Bloomingdale Ave.  
Valrico, FL 33596

**La Collina**  
 Investment Analysis - General Fund  
 (updated 03/10/2026)

**Account Balances**

Account Name	Maturity Date	Interest Rate	Account Balance	Comments / Notes
BankUnited - 9122		3.60%	\$204,264	Current Balance as of 03/10/2026
Truist Bank - 3166		1.75%	\$15,100	Current Balance as of 03/10/2026
Valley Bank - 3800			\$177,000	Current Balance as of 03/10/2026
Valley Bank - 6109			\$81,966	Current Balance as of 03/10/2026
<b>Total Account Balances</b>			<b>\$478,330</b>	

**Cash Flow Analysis**

<b>Operating Accounts (Checking)</b>	<b>Feb-26</b>
Beginning Bank Balance as of 03/2026	\$478,330
o/s AP as of 03/10/2026	(24,467)
Loan Payment	
Cash Out - DS	-
Cash In - Assessment Receipt	-
Due to Debt Service Fund	-
<b>Ending Balance (1)</b>	<b>453,863</b>

**Trend Report**

<b>October</b>	33,028	
<b>November</b>	19,638	
<b>December</b>	32,493	
<b>January</b>	18,956	
<b>February</b>	14,812	
<b>March</b>		
<b>April</b>		
<b>May</b>		
<b>June</b>		
<b>July</b>		
<b>August</b>		
<b>September</b>		
	118,927	
	5	
	23,785	Average based on actuals/number of months
	682	A/P 03/10/2026
	<u>24,467</u>	



# *La Collina Community Development District*

## *Financial Report*

*February 28, 2026*

### CLEAR PARTNERSHIPS



**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2015 DEBT SERVICE FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>					
Cash - Operating Account	\$ 283,553	\$ -	\$ -	\$ -	\$ 283,553
Investments:					
Money Market Account	204,264	-	-	-	204,264
Prepayment Account	-	854	-	-	854
Reserve Fund	-	243,281	-	-	243,281
Revenue Fund	-	488,649	-	-	488,649
Deposits	3,607	-	-	-	3,607
Fixed Assets					
Improvements - Amenity Center	-	-	1,124,855	-	1,124,855
Improvements Other Than Buildings	-	-	2,765,113	-	2,765,113
Amount Avail In Debt Services	-	-	-	539,244	539,244
Amount To Be Provided	-	-	-	2,395,756	2,395,756
<b>TOTAL ASSETS</b>	<b>\$ 491,424</b>	<b>\$ 732,784</b>	<b>\$ 3,889,968</b>	<b>\$ 2,935,000</b>	<b>\$ 8,049,176</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 723	\$ -	\$ -	\$ -	\$ 723
Bonds Payable	-	-	-	2,935,000	2,935,000
<b>TOTAL LIABILITIES</b>	<b>723</b>	<b>-</b>	<b>-</b>	<b>2,935,000</b>	<b>2,935,723</b>

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2015 DEBT SERVICE FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>					
Restricted for:					
Debt Service	-	732,784	-	-	732,784
Unassigned:	490,701	-	3,889,968	-	4,380,669
<b>TOTAL FUND BALANCES</b>	<b>490,701</b>	<b>732,784</b>	<b>3,889,968</b>	<b>-</b>	<b>5,113,453</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 491,424</b>	<b>\$ 732,784</b>	<b>\$ 3,889,968</b>	<b>\$ 2,935,000</b>	<b>\$ 8,049,176</b>

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,603	\$ 4,603	0.00%
Special Assmnts- Tax Collector	282,100	275,510	(6,590)	97.66%
Other Miscellaneous Revenues	-	100	100	0.00%
<b>TOTAL REVENUES</b>	<b>282,100</b>	<b>280,213</b>	<b>(1,887)</b>	<b>99.33%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	4,800	7,200	40.00%
Trustee Fees	4,500	1,383	3,117	30.73%
Disclosure Report	3,500	1,458	2,042	41.66%
District Counsel	4,000	280	3,720	7.00%
District Engineer	2,000	5,000	(3,000)	250.00%
District Manager	32,949	13,729	19,220	41.67%
Accounting Services	7,725	3,219	4,506	41.67%
Auditing Services	4,300	-	4,300	0.00%
Website Services	3,038	1,549	1,489	50.99%
Postage, Phone, Faxes, Copies	500	30	470	6.00%
Insurance - General Liability	3,510	3,307	203	94.22%
Insurance - Public Official Insurance	2,762	2,602	160	94.21%
Insurance -Property & Casualty	10,852	10,297	555	94.89%
Insurance - Crime	500	500	-	100.00%
Legal Advertising	2,000	88	1,912	4.40%
Bank Fees	100	997	(897)	997.00%
Payroll Services	-	23	(23)	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Reserve Capital	28,000	-	28,000	0.00%
<b>Total Administration</b>	<b>122,411</b>	<b>49,437</b>	<b>72,974</b>	<b>40.39%</b>
<b><u>Electric Utility Services</u></b>				
Water/Waste Water	5,670	2,819	2,851	49.72%
Electric Utility Services	38,708	9,426	29,282	24.35%
<b>Total Electric Utility Services</b>	<b>44,378</b>	<b>12,245</b>	<b>32,133</b>	<b>27.59%</b>
<b><u>Other Physical Environment</u></b>				
Contract - Landscape Maintenance	42,000	14,000	28,000	33.33%
Contract - Palms	1,000	3,135	(2,135)	313.50%
Stormwater Maintenance	2,000	-	2,000	0.00%
R&M - Landscape Plant Replacement	5,000	6,334	(1,334)	126.68%
Contract - Mulch	7,000	-	7,000	0.00%
R&M - Irrigation	3,000	915	2,085	30.50%
<b>Total Other Physical Environment</b>	<b>60,000</b>	<b>24,384</b>	<b>35,616</b>	<b>40.64%</b>

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Parks and Recreation</u></b>				
Contract - Janitorial	7,200	3,467	3,733	48.15%
Contract - Pool	13,200	5,826	7,374	44.14%
Contract - Pest Control	840	526	314	62.62%
R&M - General	6,449	3,971	2,478	61.58%
R&M - Pool	4,000	1,822	2,178	45.55%
Well Maintenance	2,000	-	2,000	0.00%
R&M - Entrance Monuments, Gates, Walls	2,000	-	2,000	0.00%
R&M - Dog Park	2,000	3,254	(1,254)	162.70%
R&M - Cabana	2,000	576	1,424	28.80%
Contract - Garbage Collection	2,500	1,314	1,186	52.56%
Holiday Decorations	5,000	6,524	(1,524)	130.48%
Misc - Expenses	8,122	5,580	2,542	68.70%
<b>Total Parks and Recreation</b>	<b>55,311</b>	<b>32,860</b>	<b>22,451</b>	<b>59.41%</b>
<b>TOTAL EXPENDITURES</b>	<b>282,100</b>	<b>118,926</b>	<b>163,174</b>	<b>42.16%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	161,287	161,287	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>329,414</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 490,701</b>		

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
Series 2015 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9,741	\$ 9,741	0.00%
Special Assmnts- Tax Collector	251,883	245,993	(5,890)	97.66%
<b>TOTAL REVENUES</b>	<b>251,883</b>	<b>255,734</b>	<b>3,851</b>	<b>101.53%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	75,000	75,000	-	100.00%
Interest Expense	165,156	83,516	81,640	50.57%
<b>Total Debt Service</b>	<b>240,156</b>	<b>158,516</b>	<b>81,640</b>	<b>66.01%</b>
<b>TOTAL EXPENDITURES</b>	<b>240,156</b>	<b>158,516</b>	<b>81,640</b>	<b>66.01%</b>
Excess (deficiency) of revenues Over (under) expenditures	11,727	97,218	85,491	829.01%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	11,727	-	(11,727)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>11,727</b>	<b>-</b>	<b>(11,727)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 11,727</u>	<u>\$ 97,218</u>	<u>\$ 62,037</u>	<u>829.01%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>635,566</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 732,784</b></u>		

# Bank Account Statement

La Collina CDD

**Bank Account No.** 3166

**Statement No.** 02-26

**Statement Date** 02/28/2026

<b>G/L Account No. 101001 Balance</b>	283,552.85	<b>Statement Balance</b>	288,560.29
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	283,552.85	<b>Subtotal</b>	288,560.29
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-5,007.44
<b>Ending G/L Balance</b>	283,552.85	<b>Ending Balance</b>	283,552.85

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
02/04/2026		JE000551	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	6,210.34	6,210.34	0.00
02/28/2026		JE000570	Interest - Investments	Interest Revenue 02/26	354.46	354.46	0.00
<b>Total Deposits</b>					6,564.80	6,564.80	0.00
<b>Checks</b>							
							0.00
12/02/2025	Payment	2965	SCOTT TATUM	Check for Vendor V00091	-200.00	-200.00	0.00
01/07/2026	Payment	100157	JOHNSON ENGINEERING, INC.	Inv: 000000007553	-3,400.00	-3,400.00	0.00
01/07/2026	Payment	100158	INNERSYNC STUDIO, LTD	Inv: INV-SN-1066	-1,537.50	-1,537.50	0.00
01/21/2026	Payment	100160	THE PERFECT KLEAN	Inv: 2512	-767.40	-767.40	0.00
01/21/2026	Payment	100161	JOHNSON ENGINEERING, INC.	Inv: 000000007948	-1,300.00	-1,300.00	0.00
01/21/2026	Payment	100164	EARTHSCAPES COMPLETE LANDSCAPING, INC	Inv: J-48740, Inv: 48768	-3,600.00	-3,600.00	0.00
01/26/2026	Payment	2969	LA COLLINA CDD	Check for Vendor V00076	-217.97	-217.97	0.00
01/29/2026	Payment	100167	DOUGLAS FORD	Inv: DF-010626	-16.06	-16.06	0.00
01/23/2026	Payment	300101	FRONTIER ACH	Inv: 011426-3235-ACH	-79.49	-79.49	0.00
02/05/2026	Payment	2970	LA COLLINA CDD	Check for Vendor V00076	-2,929.42	-2,929.42	0.00
02/06/2026	Payment	100169	EARTHSCAPES COMPLETE LANDSCAPING, INC	Inv: J- 48931	-3,500.00	-3,500.00	0.00
02/06/2026	Payment	100170	A-QUALITY POOL SERVICE	Inv: 980122	-1,395.00	-1,395.00	0.00
02/06/2026	Payment	300103	REPUBLIC SERVICES ACH	Inv: 0696-001325810-ACH	-329.12	-329.12	0.00
02/11/2026	Payment	2971	SAFE STREETS USA, LLC	Payment of Invoice 001545	-220.00	-220.00	0.00
02/12/2026	Payment	100171	INFRAMARK LLC	Inv: 170631	-3,681.17	-3,681.17	0.00
02/12/2026	Payment	100172	PALMBOSS	Inv: 11544	-330.00	-330.00	0.00

# Bank Account Statement

La Collina CDD

**Bank Account No.** 3166

**Statement No.** 02-26

**Statement Date**

02/28/2026

Date	Type	Check No.	Description	Inv No.	Debit	Credit	Balance
02/12/2026	Payment	100173	HOME TEAM PEST DEFENSE, INC.	Inv: 117185558	-42.86	-42.86	0.00
02/12/2026	Payment	100174	CINTAS FIRE 636525	Inv: 0F3278174	-714.39	-714.39	0.00
02/12/2026	Payment	100175	THE PERFECT KLEAN	Inv: 2601	-750.00	-750.00	0.00
02/12/2026	Payment	100176	A-QUALITY POOL SERVICE	Inv: 980438	-1,180.00	-1,180.00	0.00
02/18/2026	Payment	300104	TECO ACH	Inv: 012826-0403-ACH	-1,005.97	-1,005.97	0.00
02/18/2026	Payment	300105	TECO ACH	Inv: 012826-0619-ACH	-71.54	-71.54	0.00
02/18/2026	Payment	300106	TECO ACH	Inv: 012826-0817-ACH	-191.51	-191.51	0.00
02/18/2026	Payment	300107	TECO ACH	Inv: 012826-1039-ACH	-321.17	-321.17	0.00
02/18/2026	Payment	300108	TECO ACH	Inv: 012826-4930-ACH	-414.54	-414.54	0.00
02/24/2026	Payment	300109	BOCC - HILLSBOROUGH COUNTY ACH	Inv: 020326-9843-ACH	-539.94	-539.94	0.00
02/05/2026		JE000567	Supervisor Fees	ADP Wage Pay for BOS	-800.00	-800.00	0.00
02/06/2026		JE000568	Payroll Services	ADP Payroll Fees	-23.00	-23.00	0.00
02/23/2026		JE000569	Bank Fees	Service Charges 02/2026	-190.20	-190.20	0.00
<b>Total Checks</b>					-29,748.25	-29,748.25	0.00

**Outstanding Checks**

02/27/2026	Payment	100177	JOHNSON ENGINEERING, INC.	Inv: 000000008457			-100.00
02/27/2026	Payment	100178	INFRAMARK LLC	Inv: 171466			-3.44
02/27/2026	Payment	100179	EARTHSCAPES COMPLETE LANDSCAPING, INC	Inv: 48985			-84.00
02/27/2026	Payment	100180	SAFE STREETS USA, LLC	Inv: SSINV-200992, Inv: SSINV-200993, Inv: SSINV-			-660.00
02/27/2026	Payment	100181	SCHAUB SERVICES, LLC	Inv: 1078, Inv: 1080, Inv: 1077, Inv: 1081			-4,160.00

**Total Outstanding Checks**

-5,007.44

**Outstanding Deposits**

**Total Outstanding Deposits**

**LA COLLINA  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
 La Collina Community Development District  
 Hillsborough County, Florida

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of La Collina Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

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

#### *Responsibilities of Management for the Financial Statements*

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

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

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

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

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

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 10, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 10, 2026

## **MANAGEMENT’S DISCUSSION AND ANALYSIS**

Our discussion and analysis of La Collina Community Development District, Hillsborough County, Florida (“District”) provides a narrative overview of the District’s financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District’s Independent Auditor’s Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$597,743.
- The change in the District’s total net position in comparison with the prior fiscal year was \$15,552, an increase. The key components of the District’s net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District’s governmental funds reported combined ending fund balances of \$964,979, an increase of \$73,759 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, nonspendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District’s discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

The statement of net position presents information on all the District’s assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management), recreation and physical environment functions.

#### Fund Financial Statements

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

#### Governmental Funds

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds (Continued)

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general and debt service funds, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

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

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

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

	NET POSITION SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 970,145	\$ 899,269
Capital assets, net of depreciation	2,707,361	2,837,026
Total assets	3,677,506	3,736,295
Current liabilities	74,763	79,104
Long-term liabilities	3,005,000	3,075,000
Total liabilities	3,079,763	3,154,104
Net Position		
Net investment in capital assets	(297,639)	(237,974)
Restricted	565,968	526,174
Unrestricted	329,414	293,991
Total net position	\$ 597,743	\$ 582,191

A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the ongoing program revenues exceeded cost of operations and depreciation expense.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 529,695	\$ 539,177
Operating grants and contributions	26,506	30,171
General revenues		
Unrestricted investment earnings	5,013	2,410
Miscellaneous income	475	588
Total revenues	<u>561,689</u>	<u>572,346</u>
Expenses:		
General government	84,113	74,844
Physical environment	204,041	204,971
Parks and recreation	90,660	77,769
Interest	167,323	170,824
Total expenses	<u>546,137</u>	<u>528,408</u>
Change in net position	15,552	43,938
Net position - beginning	<u>582,191</u>	<u>538,253</u>
Net position - ending	<u>\$ 597,743</u>	<u>\$ 582,191</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$546,137. The costs of the District's activities were funded by program revenues which were comprised primarily of assessments and investment income. In total, expenses increased in the current year as a result of increases in professional services and recreation costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2025, the District had \$3,889,969 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,182,608 has been taken, which resulted in a net book value of \$2,707,361. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$3,005,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the La Collina Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa FL 33607.

**FINANCIAL STATEMENTS**

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 134,378
Investments	201,354
Prepaid items and deposits	4,990
Restricted assets:	
Investments	629,423
Capital assets:	
Depreciable, net	2,707,361
Total assets	<u>3,677,506</u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	5,166
Accrued interest payable	69,597
Non-current liabilities:	
Due within one year	75,000
Due in more than one year	2,930,000
Total liabilities	<u>3,079,763</u>
<b>NET POSITION</b>	
Net investment in capital assets	(297,639)
Restricted for debt service	565,968
Unrestricted	329,414
Total net position	<u>\$ 597,743</u>

See notes to the financial statements

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 84,113	\$ 84,113	\$ -	\$ -
Physical environment	204,041	194,971	-	(9,070)
Parks and recreation	90,660	-	-	(90,660)
Interest on long-term debt	167,323	250,611	26,506	109,794
Total governmental activities	546,137	529,695	26,506	10,064
General revenues:				
Unrestricted investment earnings				5,013
Miscellaneous income				475
Total general revenues				5,488
Change in net position				15,552
Net position - beginning				582,191
Net position - ending				\$ 597,743

See notes to the financial statements

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 134,378	\$ -	\$ 134,378
Investments	201,354	629,423	830,777
Due from other funds	-	6,142	6,142
Prepaid items and deposits	4,990	-	4,990
Total assets	<u>\$ 340,722</u>	<u>\$ 635,565</u>	<u>\$ 976,287</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable and accrued expenses	\$ 5,166	\$ -	\$ 5,166
Due to other funds	6,142	-	6,142
Total liabilities	<u>11,308</u>	<u>-</u>	<u>11,308</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	4,990	-	4,990
Restricted for:			
Debt service	-	635,565	635,565
Unassigned	324,424	-	324,424
Total fund balances	<u>329,414</u>	<u>635,565</u>	<u>964,979</u>
Total liabilities and fund balances	<u>\$ 340,722</u>	<u>\$ 635,565</u>	<u>\$ 976,287</u>

See notes to the financial statements

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 964,979

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,889,969	
Accumulated depreciation	<u>(1,182,608)</u>	2,707,361

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(69,597)	
Bonds payable	<u>(3,005,000)</u>	<u>(3,074,597)</u>
Net position of governmental activities		<u><u>\$ 597,743</u></u>

See notes to the financial statements

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 279,084	\$ 250,611	\$ 529,695
Miscellaneous income	475	-	475
Investment earnings	5,013	26,506	31,519
Total revenues	<u>284,572</u>	<u>277,117</u>	<u>561,689</u>
<b>EXPENDITURES</b>			
Current:			
General government	84,113	-	84,113
Physical environment	111,871	-	111,871
Parks and recreation	53,165	-	53,165
Debt Service:			
Principal	-	70,000	70,000
Interest	-	168,781	168,781
Total expenditures	<u>249,149</u>	<u>238,781</u>	<u>487,930</u>
Excess (deficiency) of revenues over (under) expenditures	35,423	38,336	73,759
Fund balances - beginning	<u>293,991</u>	<u>597,229</u>	<u>891,220</u>
Fund balances - ending	<u>\$ 329,414</u>	<u>\$ 635,565</u>	<u>\$ 964,979</u>

See notes to the financial statements

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 73,759
Amounts reported for governmental activities in the statement of activities are different because;	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	70,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.	1,458
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>(129,665)</u>
Change in net position of governmental activities	<u>\$ 15,552</u>

See notes to the financial statements

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

La Collina Community Development District ("District") was established on August 12, 2014, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 14-23. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

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

The Board has the final responsibility for:

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

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

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

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

#### Capital Assets

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

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

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

<u>Assets</u>	<u>Years</u>
Improvements – amenity center	30
Improvements other than buildings	30

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

#### Unearned Revenue

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

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

The District can establish limitations on the use of fund balance as follows:

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

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

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Other Disclosures****Use of Estimates**

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

**NOTE 3 – BUDGETARY INFORMATION**

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

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

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

**NOTE 4 – DEPOSITS AND INVESTMENTS****Deposits**

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

**Investments**

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	\$ 830,777	N/A	N/A
Total Investments	<u>\$ 830,777</u>		

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

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)****Investments (Continued)**

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Improvements other than buildings	\$ 2,765,114	\$ -	\$ -	\$ 2,765,114
Improvements - amenity center	1,124,855	-	-	1,124,855
Total capital assets, being depreciated	<u>3,889,969</u>	-	-	<u>3,889,969</u>
Less accumulated depreciation for:				
Improvements other than buildings	737,360	92,170	-	829,530
Improvements - amenity center	315,583	37,495	-	353,078
Total accumulated depreciation	<u>1,052,943</u>	<u>129,665</u>	-	<u>1,182,608</u>
Total capital assets, being depreciated, net	<u>2,837,026</u>	<u>(129,665)</u>	-	<u>2,707,361</u>
Governmental activities capital assets, net	<u>\$ 2,837,026</u>	<u>\$ (129,665)</u>	<u>\$ -</u>	<u>\$ 2,707,361</u>

Depreciation expense was charged to functions/programs as follows:

Depreciation allocation:	
Physical environment	\$ 92,170
Parks and recreation	<u>37,495</u>
Total	<u>\$ 129,665</u>

## NOTE 6 – LONG TERM LIABILITIES

In January 2015, the District issued \$3,500,000 of Special Assessment Revenue Bonds, Series 2015 consisting of \$765,000 Term Bonds Series 2015 due on November 1, 2028, with a fixed interest rate of 5.000% and \$2,735,000 Term Bonds Series 2015 due on November 1, 2046 with a fixed interest rate of 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2018, through November 1, 2046.

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements at September 30, 2025.

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2015	\$ 3,075,000	\$ -	\$ 70,000	\$ 3,005,000	\$ 75,000
Total	\$ 3,075,000	\$ -	\$ 70,000	\$ 3,005,000	\$ 75,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 75,000	\$ 165,156	\$ 240,156
2027	80,000	161,281	241,281
2028	80,000	157,281	237,281
2029	85,000	153,156	238,156
2030	90,000	148,500	238,500
2031-2035	530,000	658,688	1,188,688
2036-2040	695,000	487,266	1,182,266
2041-2045	925,000	260,859	1,185,859
2046-2047	445,000	25,453	470,453
Total	\$ 3,005,000	\$ 2,217,640	\$ 5,222,640

## NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

## NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 280,800	\$ 279,084	\$ (1,716)
Interest	-	5,013	5,013
Miscellaneous revenue	-	475	475
Total revenues	<u>280,800</u>	<u>284,572</u>	<u>3,772</u>
<b>EXPENDITURES</b>			
Current:			
General government	101,893	84,113	17,780
Physical environment	124,441	111,871	12,570
Parks and recreation	54,466	53,165	1,301
Total expenditures	<u>280,800</u>	<u>249,149</u>	<u>31,651</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	35,423	<u>\$ 35,423</u>
Fund balance - beginning		<u>293,991</u>	
Fund balance - ending		<u>\$ 329,414</u>	

See notes to required supplementary information

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**LA COLLINA COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$0.00
Independent contractor	\$12,202
Construction projects to begin on or after October 1; (>\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$755 - \$1,371.28 Debt service - \$628.27 - \$1,193.97
Special assessments collected	\$529,695
Outstanding Bonds:	
Series 2015, due November 1, 2046	\$3,005,000



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

To the Board of Supervisors  
 La Collina Community Development District  
 Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of La Collina Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 10, 2026.

### Report on Internal Control Over Financial Reporting

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

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

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

### Report on Compliance and Other Matters

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

**Purpose of this Report**

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

March 10, 2026



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

To the Board of Supervisors  
 La Collina Community Development District  
 Hillsborough County, Florida

We have examined La Collina Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

March 10, 2026



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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors  
 La Collina Community Development District  
 Hillsborough County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of La Collina Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 10, 2026.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 10, 2026, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

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

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 10, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.



# INFRAMARK

## DISTRICT SERVICES

### La Collina CDD - Project Board

**Reminder: Meeting will be held on April 6, 2026**

Project	District Management Updates	Agenda Item
Shade Structure Options for Dog Park	Shady Sails has received the signed proposal and deposit payment has been sent. Currently awaiting scheduling from Dave with Shady Sails.	
Sonesta Drain Concern	010526-Board instructed management to follow up with DE on the plan for drainage repairs and to coordinate with board member and resident for remedy, if needed.	
Hi-Five Project	Reimbursement from Hi-Five has been received. There will be an onsite meeting with the jack & birt contractor and Hillsborough County Utility Inspector is scheduled for March 23.	
Erosion on Floresta	Resident has informed me that even after adding fill dirt in the area the erosion is continuing so there may be a leak in the stormwater system that is causing the issue. After viewing the documents the maintenance and repair of the stormwater system is the responsibility of the County, not the District, so I have contacted them to come out and assess and do any repairs needed. Followed up with the county to have this addressed.	
Furniture at Amenity	Pete with Florida Outdoor Furniture has requested to come to the next meeting to address the board. I let him know that I would keep him posted but the board is looking into other options.	

Dear Ms. Newsome and Members of the Board,

Please accept this letter as a formal expression of my interest in serving on the Board of Supervisors for the La Collina Community Development District (CDD). As a resident of 833 Viscount Street, in La Collina, I am eager to contribute my professional expertise and community leadership experience toward the continued success and long-term stability of our neighborhood.

My qualifications for this position include:

- **Licensed Florida Realtor:** My professional background in the Florida real estate market provides me with a deep understanding of property values, land use, and the importance of maintaining high community standards. My experience includes a firm grasp of property disclosures and tax structures, which parallels the **fiduciary responsibility and fiscal transparency** required of a CDD Board.
- **HOA ARC Committee Member (4 Years):** For the past four years, I have served on the La Collina Architectural Review Committee. This role has provided me with firsthand experience in navigating our community's governing documents. I am eager to bring this same level of oversight to the management of our **District's shared infrastructure and common assets**, ensuring our ponds, roadways, and amenities are maintained to the highest standard.
- **Community Collaboration:** Having served the HOA for several years; I recognize the vital importance of **inter-community collaboration**. I am committed to ensuring seamless communication between the HOA and the CDD to provide a unified and efficient experience for all La Collina residents.

I am a firm believer in serving our community with transparency, integrity, and a focus on long-term sustainability. I would welcome the opportunity to discuss my qualifications further and learn more about how I can best support the Board's current initiatives.

Thank you for your time and for your continued dedication to La Collina.

Sincerely,

**Sherri Bechtold**

**MINUTES OF MEETING  
LA COLLINA  
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the La Collina Community Development District was held on March 2,  
2 2026, and called to order at 6:00 p.m. at the Bloomingdale Regional Public Library, 1906  
3 Bloomingdale Ave, Valrico, FL 33596.

4  
5 Present and constituting a quorum were:

- |    |                 |                     |
|----|-----------------|---------------------|
| 6  | Chris Karapasha | Chairperson         |
| 7  | Mark DePlasco   | Vice Chairperson    |
| 8  | Scott Tatum     | Assistant Secretary |
| 9  | Dan Goon        | Assistant Secretary |
| 10 | Douglas Ford    | Assistant Secretary |

11  
12 Also present, either in person or via Teams Communications were:

- |    |                   |                   |
|----|-------------------|-------------------|
| 14 | Christina Newsome | District Manager  |
| 15 | Charles Reed      | District Engineer |

16  
17 *This is not a certified or verbatim transcript but rather represents the context and summary of the*  
18 *meeting. The full meeting is available in audio format upon request. Contact the District Office for*  
19 *any related costs for an audio copy.*

20  
21 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

22 The meeting was called to order, and a quorum was established.  
23

24 **SECOND ORDER OF BUSINESS** **Motion to Approve the Agenda**

25 The Board approved the March 2, 2026, agenda as presented.

26  
27 **THIRD ORDER OF BUSINESS** **Audience Comments**

28 No audience members were present.

29  
30 **FOURTH ORDER OF BUSINESS** **Staff Reports**

- 31 **A. Accountant’s Report**
- 32 **i. Review of Cash Flow Analysis Report**
- 33 **ii. Review of Financial Statements**

34 The Board reviewed the Cash Flow Analysis report, the district is currently trending under  
35 budget. The Board also had questions regarding the previous action to transfer bank accounts,  
36 District bank fees, and if the APD fees are paid by the District. Ms. Newsome provided responses  
37 and will follow up with the Board.  
38  
39

40 **B. District Engineer**

41 **i. Discussion of Drainage Repair Update**

42 The District Engineer was present and gave his report. Ms. Newsome informed the Board that the  
43 stormwater system belongs to the county, and they will be contacted to come out and review the dry  
44 pond area and outflow structure as there could be a possible break or separation of the drainage pipe  
45 on Floresta that is causing a depression in a resident’s yard. The District Manager and engineer will  
46 update the Board as this issue is addressed by the county.

47  
48 **C. District Counsel**

49 The District Counsel was not present, Ms. Newsome delivered the report.

50  
51 **D. District Manager**

52 **i. Review of Project Board**

53 Ms. Newsome gave the manager’s report and reviewed the project Board and updates on action  
54 items. The next meeting is scheduled for Monday, April 6, 2026, at 6:00 p.m. The District Manager  
55 and engineer have a meeting scheduled for March 3<sup>rd</sup> with the team at Hi-Five to go over the status  
56 of the project and what the District should expect going forward. They also agreed to cover the cost  
57 of attorney fees as previously stated in Board meetings. The District Engineer will send an update to  
58 the Board after the meeting this week. They expressed how helpful the CDD has been throughout  
59 this entire project and thanked La Collina for being such great neighbors.

60 The Board was also notified that the spa bands had been returned by the post office due to not  
61 having enough postage for the parcel so another method will have to be pursued.

62  
63 **FIFTH ORDER OF BUSINESS** **Business Items**

64 **A. Consideration of Outdoor Furniture Connection Proposal 1**

65 **B. Consideration of Outdoor Furniture Connection Proposal 2**

66 The Board reviewed and discussed the status of the pool furniture and compared the costs and  
67 benefits of repairing or replacing the furniture and how it fits into the current budget. The current  
68 tables in the amenity are no longer produced, the Board instructed management to investigate if the  
69 Board can get a business account for Costco and what fees are associated with delivery and set up if  
70 they were to purchase directly from the vendor. This topic will be added as an agenda for the next  
71 meeting. These proposals have been tabled.

72  
73 **C. Consideration of Shaub Services Clubhouse Power Wash Proposal**

74 The Board reviewed the proposals from both Jaymen Enterprises and Schaub Services and  
75 compared pressure washing scope and pricing for both. The Board discussed this and also requested  
76 that the cabana ceiling be added and agreed to move forward with the proposal from Schaub  
77 Services to perform the pressure washing work.

78 On MOTION by Mr. Deplasco, seconded by Mr. Ford, with all in  
79 favor, the Board approved the proposal from Schaub Services, not  
80 to exceed \$4k with the addition of the cabana ceiling.

81  
82 **D. Consideration of Shady Sails Main Dog Area Proposal**  
83 **E. Consideration of Shady Sails Both Dog Areas Proposal**  
84 The Board reviewed and discussed the proposals from Shady Sails, and which would be most  
85 beneficial to the community. They also discussed the current finances and where the cost will be  
86 coded to within the budget.

87 On MOTION by Mr. Goon, seconded by Mr. Ford, with all in  
88 favor, the Board approved the proposal from Shady Sails, to be  
89 paid via reserve capital for \$12,800.

90  
91 **F. Discussion of Lithia Road Widening Project**  
92 The Board reviewed the letter received regarding the roadway project as it states that the county  
93 will be taking a parcel that is currently located on CDD property. District Counsel has read the letter  
94 and provided the following feedback to Ms. Newsome concerning the taking of property related to  
95 the Lithia Pinecrest Road Widening Project. Ms. McCormick noted they have not previously  
96 worked with the law firm that sent the attached letter but is currently working with another eminent  
97 domain attorney/law firm on a similar matter for another CDD and could contact that firm to  
98 determine whether they would provide additional information or research regarding the road  
99 widening project at no cost to the CDD. The Board agreed that counsel reach out to the eminent  
100 domain contact for more information to discuss the matter and obtain additional information. The  
101 Board inquired if there was an appraisal, valuation report, or market value rate can be shared with  
102 the Board, so they are aware of the full cost of the area being taken by Hillsborough County.

103  
104 **SIXTH ORDER OF BUSINESS** **Business Administration**  
105 **A. Consideration of Minutes from the Meeting held February 2, 2026**  
106

107 On MOTION by Mr. DePlasco, seconded by Mr. Goon, with all in  
108 favor, the Board approved the Meeting Minutes from the Meeting  
109 held February 2, 2026, as presented.

La Collina CDD  
March 2, 2026

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**SEVENTH ORDER OF BUSINESS** **Supervisors' Requests**

Mr. DePlasco informed the Board that the HOA requests access to the cameras owned and operated by the CDD. The HOA also requested to reserve the cabana for March 19<sup>th</sup> for an HOA meeting.

On MOTION by Mr. Tatum, seconded by Mr. Goon, with all in favor, the Board accepted the request of the HOA and granted camera access to the HOA Board.

Mr. Tatum requested Tampa Holiday Lighting, the current vendor, to come to a meeting and discuss any possible additions or removals from the current scope prior to the lights being installed.

Mr. Karapasha informed the Board and staff that he is resigning from the Board effectively after the meeting. The Board thanked him for his service and dedication to the district. A memo eblast will be created and posted so that the Board can appoint a new member.

On MOTION by Mr. Goon, seconded by Mr. Tatum, with all in favor, the Board accepted the resignation of Chris Karapasha, effective March 2, 2026, and declared seat 4 vacant.

Mr. Goon stated that he appreciates the project board as it helps the Board stay on track with open items.

**EIGHTH ORDER OF BUSINESS** **Audience Comments**

No audience members were present.

**NINTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Tatum, seconded by Mr. Ford, with all in favor, the meeting was adjourned at 7:22 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson