

*Preston Cove
Community Development District*

*Agenda
October 27, 2022*

AGENDA

Preston Cove

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

October 20, 2022

**Board of Supervisors
Preston Cove
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Preston Cove Community Development District** will be held on **Thursday, October 27, 2022 at 9:00 AM at 8 Broadway, Suite 104, Kissimmee, FL 34741.**

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 25, 2022 Board of Supervisors Meeting
4. Appointment of Audit Committee
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet & Income Statement
 - ii. Ratification of Funding Requests 13-15
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

SECTION III

**MINUTES OF MEETING
PRESTON COVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Preston Cove Community Development District was held Thursday, **August 25, 2022** at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Shaman Foradi	Chairperson
Owais Khanani <i>joined late by phone</i>	Vice Chairman
Jeff Garno	Assistant Secretary
Maria Rust <i>by phone</i>	Assistant Secretary
Mike Rich	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Jay Lazarovich	Latham Luna
Shawn Hindle	Hanson Walter & Associates/District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of July 28, 2022
Board of Supervisors Meeting**

Mr. Flint asked the Board if they had any comments or corrections to the minutes to the Board of Supervisor's meeting held on July 28, 2022. The Board had no changes to the minutes.

On MOTION by Mr. Foradi, seconded by Mr. Rich, with all in favor, Approval of the Minutes of the July 28, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing – Continued from July 28, 2022

Mr. Flint stated that the Board previously approved a proposed budget. He noted that the Board opened the public hearing on July 28, 2022 and continued it to today’s meeting. He noted that they had provided a proposed budget in the agenda package and it contemplated developer contributions in lieu of imposing assessments.

A. Consideration of Resolution 2022-15 Adopting Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Flint stated that this resolution would adopt the budget. He noted that there were no members of the public present to provide comment or testimony. He asked if there were any discussions from the Board on this resolution. Hearing none,

On MOTION by Mr. Garno, seconded by Mr. Rich, with all in favor, Resolution 2022-15 Adopting Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

**Owais Khanani joined the meeting by phone at this time.*

B. Consideration of Developer Funding Agreement

Mr. Flint noted that this agreement goes with the budget that they just approved. He stated that it was the same form of the agreement that was currently in place.

On MOTION by Mr. Rich, seconded by Mr. Garno, with all in favor, Accepting the Developer Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich had nothing further to report.

B. Engineer

Mr. Hindle noted that currently when they were reviewing pay apps and doing inspections, they were billing those on their contract that they had with Elevation. He stated that with most of their CDDs, they had a work requisition and a contract for construction management with the CDD. He further explained that in this case they don't have to do double paperwork to get the developer repaid. He asked if Mr. Flint wanted him to send him the material and do it to the CDD, and then cancel out the contracts with Elevation. Mr. Flint responded yes, normally they were doing that on behalf of the District, so it would be billed to the District and then they would submit a requisition to pay it out of the construction fund. He noted that what was probably happening now was that they were billing Elevation and Elevation was submitting it for reimbursement. He noted that it was still getting paid out the construction fund. He stated that he thought that they could do it under the general services contract that was currently in place, but he suggested creating a different job number.

Ms. Rust asked if it was going to be the billing rate in the contracted amount at the same rate or would it change. Mr. Hindle responded that none of it changes. After further Board discussion, they decided to keep it the way it was.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through July 31st. There was no action required from the Board.

ii. Ratification of Funding Requests 10 – 12

Mr. Flint stated that these funding requests were submitted to the developer under the current Developer Funding Agreement.

On MOTION by Mr. Garno, seconded by Mr. Rich, with all in favor, Funding Requests 10-12, were ratified.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Mr. Garno, seconded by Mr. Rich, with all in favor,
the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

Preston Cove
Community Development District

Unaudited Financial Reporting
September 30, 2022



Table of Contents

1	<hr/> <u>Balance Sheet</u>
2	<hr/> <u>General Fund</u>
3	<hr/> <u>Debt Service Fund - Series 2022</u>
4	<hr/> <u>Capital Projects Fund - Series 2022</u>
5	<hr/> <u>Month to Month</u>
6	<hr/> <u>Long Term Debt Schedule</u>

Preston Cove
Community Development District
Combined Balance Sheet
September 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 11,181	\$ -	\$ -	\$ 11,181
Due from Developer	\$ 16,050	\$ -	\$ -	\$ 16,050
Investments:				
<i>Series</i>				
Reserve	\$ -	\$ 670,238	\$ -	\$ 670,238
Capitlized Interest	\$ -	\$ 231,788	\$ -	\$ 231,788
Construction	\$ -	\$ -	\$ 441,401	\$ 441,401
Total Assets	\$ 27,231	\$ 902,025	\$ 441,401	\$ 1,370,657
Liabilities:				
Accounts Payable	\$ 18,844	\$ -	\$ -	\$ 18,844
Total Liabilites	\$ 18,844	\$ -	\$ -	\$ 18,844
Fund Balance:				
Assigned For:				
Debt Service - Series 2022	\$ -	\$ 902,025	\$ -	\$ 902,025
Restricted For:				
Capital Projects - Series 2022	\$ -	\$ -	\$ 441,401	\$ 441,401
Unassigned	\$ 8,387	\$ -	\$ -	\$ 8,387
Total Fund Balances	\$ 8,387	\$ 902,025	\$ 441,401	\$ 1,351,813
Total Liabilities & Fund Balance	\$ 27,231	\$ 902,025	\$ 441,401	\$ 1,370,657

Preston Cove
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues:				
Developer Contributions	\$ 131,810	\$ 131,810	\$ 53,378	\$ (78,432)
Total Revenues	\$ 131,810	\$ 131,810	\$ 53,378	\$ (78,432)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Engineering	\$ 15,000	\$ 15,000	\$ 5,880	\$ 9,120
Attorney	\$ 25,000	\$ 25,000	\$ 14,970	\$ 10,030
Annual Audit	\$ 4,000	\$ 4,000	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ 2,500	\$ 2,500
Trustee Fees	\$ 3,600	\$ 3,600	\$ -	\$ 3,600
Management Fees	\$ 35,000	\$ 35,000	\$ 24,792	\$ 10,208
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 2,950	\$ (1,750)
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 67	\$ 933
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 1,000	\$ 504	\$ 496
Legal Advertising	\$ 10,000	\$ 10,000	\$ 2,025	\$ 7,975
Other Current Charges	\$ 5,000	\$ 5,000	\$ 132	\$ 4,868
Office Supplies	\$ 625	\$ 625	\$ 104	\$ 521
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,810	\$ 131,810	\$ 60,900	\$ 70,910
Total Expenditures	\$ 131,810	\$ 131,810	\$ 60,900	\$ 70,910
Excess Revenues (Expenditures)	\$ -		\$ (7,522)	
Fund Balance - Beginning	\$ -		\$ 15,909	
Fund Balance - Ending	\$ -		\$ 8,387	

Preston Cove

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual		
	Budget	Thru 09/30/22	Thru 09/30/22	Variance	
Revenues:					
Interest	\$ -	\$ -	\$ 2,423	\$ 2,423	
Total Revenues	\$ -	\$ -	\$ 2,423	\$ 2,423	
Expenditures:					
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -	
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	
Interest Expense 5/1	\$ -	\$ -	\$ 77,478	\$ (77,478)	
Total Expenditures	\$ -	\$ -	\$ 77,478	\$ (77,478)	
Other Financing Sources:					
Bond Proceeds	\$ -	\$ -	\$ 978,881	\$ (978,881)	
Transfer In/(Out)	\$ -	\$ -	\$ (1,801)	\$ (1,801)	
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 977,081	\$ (980,682)	
Excess Revenues (Expenditures)	\$ -		\$ 902,025		
Fund Balance - Beginning	\$ -		\$ -		
Fund Balance - Ending	\$ -		\$ 902,025		

Preston Cove
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1,838	\$ 1,838
Total Revenues	\$ -	\$ -	\$ 1,838	\$ 1,838
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 9,771,689	\$ (9,771,689)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 421,577	\$ (421,577)
Total Expenditures	\$ -	\$ -	\$ 10,193,265	\$ (10,193,265)
Other Financing Sources:				
Bond Proceeds	\$ -	\$ -	\$ 10,631,119	\$ (10,631,119)
Transfer In/(Out)	\$ -	\$ -	\$ 1,710	\$ 1,710
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 10,632,829	\$ (10,629,409)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 441,401	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 441,401	

Preston Cove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 1,905	\$ -	\$ 4,223	\$ -	\$ 6,884	\$ 1,761	\$ 1,812	\$ 8,528	\$ 3,465	\$ 4,711	\$ 11,912	\$ 8,176	\$ 53,378
Total Revenues	\$ 1,905	\$ -	\$ 4,223	\$ -	\$ 6,884	\$ 1,761	\$ 1,812	\$ 8,528	\$ 3,465	\$ 4,711	\$ 11,912	\$ 8,176	\$ 53,378
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 1,200	\$ 150	\$ 900	\$ -	\$ 975	\$ 300	\$ -	\$ 1,755	\$ 300	\$ 300	\$ -	\$ 5,880
Attorney	\$ -	\$ -	\$ 165	\$ 983	\$ 4,402	\$ 1,151	\$ 1,251	\$ 277	\$ 2,637	\$ 1,530	\$ 2,507	\$ 68	\$ 14,970
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 24,792
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 2,950
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 11	\$ -	\$ 10	\$ 24	\$ 13	\$ 3	\$ -	\$ 2	\$ 2	\$ -	\$ -	\$ 2	\$ 67
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ 220	\$ 89	\$ -	\$ 118	\$ -	\$ 36	\$ 1	\$ 5	\$ -	\$ 3	\$ 23	\$ 9	\$ 504
Legal Advertising	\$ 648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,296	\$ 81	\$ -	\$ 2,025
Other Current Charges	\$ -	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132
Office Supplies	\$ 30	\$ 58	\$ 0	\$ 15	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ 104
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 7,793	\$ 3,188	\$ 3,784	\$ 3,748	\$ 6,123	\$ 3,874	\$ 3,677	\$ 3,867	\$ 7,977	\$ 6,712	\$ 6,494	\$ 3,663	\$ 60,900
Excess Revenues (Expenditures)	\$ (5,888)	\$ (3,188)	\$ 439	\$ (3,748)	\$ 761	\$ (2,112)	\$ (1,864)	\$ 4,661	\$ (4,512)	\$ (2,001)	\$ 5,418	\$ 4,513	\$ (7,522)

Preston Cove
Community Development District
Long Term Debt Report

Series 2022, Special Assessment Bonds		
Interest Rates:	3.250%, 3.600%, 4.000%, 4.125%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$670,238	
Reserve Fund Balance	\$670,238	
Bonds Outstanding - 02/28/22		\$11,610,000
Current Bonds Outstanding		\$11,610,000

SECTION 2

Preston Cove

Community Development District

Funding Request # 13

September 14, 2022

PAYEE	GENERAL FUND
1	
GMS - Central Florida LLC	
Invoice # 14 - Wesbite/Information True up 10/21-8/22	\$ 1,375.00
Invoice # 15 - Management Fees for Sept 2022	\$ 3,594.89
2	
Latham, Luna, Eden & Beaudine	
Invoice # 105373 - General Counsel July 2022	\$ 1,530.00
3	
Hanson Walter & Associates, Inc.	
Invoice # 5284569 - Stormwater Analysis	\$ 300.00
4	
Osceola News-Gazette	
Invoice # 398773 - Budget Hearing Notice 7/14/22	\$ 1,295.59
Invoice # 54B90D7E-0001 - Legal & Public Notice	\$ 80.82
Total	\$ 8,176.30

Please make check payable to:

Preston Cove CDD

6200 Lee Vista Blvd Suite 300

Orlando FL 32822

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

on hold

1-6

Invoice #: 14

Invoice Date: 8/19/22

Due Date: 8/19/22

Case:

P.O. Number:

Bill To:

Preston Cove CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Website Administration - (True up October 2021 - August 2022) 352	11	37.50	412.50
Information Technology - (True up October 2021 - August 2022) 351	11	87.50	962.50
310 513			

RECEIVED
AUG 19 2022

Total \$1,375.00

Payments/Credits \$0.00

Balance Due \$1,375.00

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 15
Invoice Date: 9/1/22
Due Date: 9/1/22
Case:
P.O. Number:

RECEIVED

SEP 13 2022

Bill To:

Preston Cove CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - September 2022		2,916.67	2,916.67
Website Administration - September 2022		100.00	100.00
Information Technology - September 2022		150.00	150.00
Dissemination Agent Services - September 2022		416.67	416.67
Office Supplies		0.12	0.12
Postage		2.28	2.28
Copies		9.15	9.15

Total \$3,594.89

Payments/Credits \$0.00

Balance Due \$3,594.89



201 S. ORANGE AVE, STE 1400
 POST OFFICE BOX 3353
 ORLANDO, FLORIDA 32801

August 15, 2022

Invoice #: 105373
 Federal ID #: 59-3366512

RECEIVED
 AUG 16 2022

Accounts Payable
 Preston Cove CDD
 c/o GMS, LLC
 219 E. Livingston Street
 Orlando, FL 32801

Matter ID: 7772-001 GENERAL

For Professional Services Rendered:

Date	Initials	Description	Hours	Amount
7/11/2022	KET	Email and telephone discussion with Jeff Garno of Elevation regarding bonding for claim of lien.	0.70	\$199.50
7/11/2022	JAC	Work on issue regarding lien on property; related emails.	0.20	\$79.00
7/13/2022	KET	Email correspondence with the Developer regarding bonding issue related to claim of lien.	0.20	\$57.00
7/14/2022	KET	Email correspondence with the District Manager regarding Claim of Lien and potential bond.	0.10	\$28.50
7/14/2022	JAC	Emails with District Manager regarding title issue; review emails from Elevation	0.30	\$118.50
7/18/2022	JAC	Emails regarding Claim of Lien on Phase 1 Parcel	0.20	\$79.00
7/19/2022	JAC	Emails regarding bonding issue	0.20	\$79.00
7/22/2022	jms	Emails regarding upcoming Board of Supervisor meeting agenda, print, save and calendar	0.10	\$12.50
7/25/2022	KET	Email correspondence regarding the draft plat for Phase 1A and the claim of lien issue.	0.20	\$57.00
7/25/2022	JEL	Reviewed agenda and minutes for Board of Supervisors' meeting; Follow-up email sent regarding Phase 1A plat; Follow-up email sent regarding bond and claim of lien	0.60	\$171.00
7/28/2022	JAC	Received and reviewed public records request; send to GMS	0.20	\$79.00
7/28/2022	JEL	Attended Board of Supervisors' meeting; Prepared task list following Board of Supervisors' meeting	2.00	\$570.00
Total Professional Services:			5.00	\$1,530.00

Total \$1,530.00
 Previous Balance \$2,913.96

Payments & Credits

Date	Type	Notes	Amount
		Payments & Credits	\$0.00
		Total Due	\$4,443.96



Hanson Walter & Associates, Inc
 8 Broadway
 Suite 104
 Kissimmee, FL 34741
 407-847-9433

Page: 1 of 1
 5271-05-01
 5284569

INVOICE

GOVERNMENTAL MANAGEMENT SERVICES CENTRAL FLORIDA, LLC 219 E. LIVINGSTON STREET ORLANDO, FLORIDA 32801	CLIENT ID: 6880 INVOICE #: 5284569 INVOICE DATE: 8/29/2022 DUE DATE: 9/8/2022 BILLED THROUGH: 7/31/2022
--	---

PRESTON COVE CDD/ STORMWATER NEEDS ANALYSIS REPORT
 JOB ID: 5271-05-01

PO:

PERIOD: July 2022

For Professional Civil Engineering Services Rendered Through July 31, 2022

TIME & MATERIALS NOT TO EXCEED	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
REPORT FOR 20 YEAR STORMWATER NEEDS ANALYSIS	5,000.00	11.00	4,450.00	550.00	250.00	300.00
	5,000.00	11.00	4,450.00	550.00	250.00	300.00

TIME & MATERIALS REIMBURSABLES	Total Billed To Date	Amount Previously Billed	Amount This Billing
	0.00	0.00	0.00
	0.00	0.00	0.00

EMPLOYEE DETAIL	Hours	Rate	Amount
REPORT FOR 20 YEAR STORMWATER NEEDS ANALYSIS			
Senior Project Manager	2.00	150.00	300.00

PLEASE REMIT TO:
 Hanson, Walter & Associates, Inc.
 8 Broadway Suite 104
 Kissimmee, FL 34741

Total Invoice \$300.00

RECEIVED
 AUG 30 2022

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Preston Cove Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: 9:00 AM
TIME: July 28, 2022
LOCATION: Offices of Hanson, Walter & Associates
8 Broadway, Suite 104
Kissimmee, FL 34741

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023").

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget.

Table with 4 columns: Land Use, Total # of Units, EAU Factor, Proposed O&M Assessment (including collection costs / early payment discounts). Rows include Townhouse, Single Family - 50', and Single Family - 70'.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on the County tax bill.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2022.

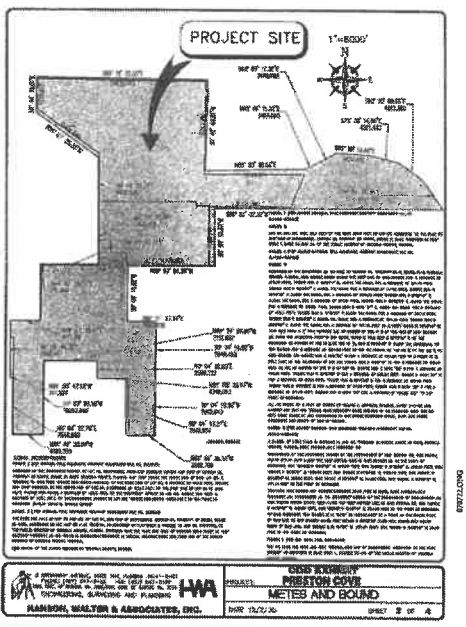
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 E. Livingston Street, Orlando, Florida 32801.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice.

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager



PARKING

Continued from Page 1

the business district with permanent tags," Holland said. "We anticipate issuing about two dozen of these a year, and we know 10 new apartment units are coming into the former Makinson Hardware building.

Jeremy Lanier, who lives in a Broadway apartment, and has worked at his family's antique store for much longer, sees the plan from angles as a resident, merchant and visitor.

"It's an issue," he said. "I don't know if a pass is a solution, but I thank the city for thinking proactively."

He said some days are easier than others, such as Friday and Saturday nights ("It's really hard those nights"), to find a spot on Darlington Street, where he lives with his partner Christopher May, who is in favor of the plan.

"Some nights we have to park in the (Toho Square) garage, and it's just a block away. But sometimes, like when we have a big load of groceries, we'll put the flashers on, double park for a couple minutes to take the stuff upstairs, then go back down and park where we can.

"If everyone on Broadway can get a decal and take those spots, it could create a problem for the businesses. But, like I said, I applaud the city for its forward thinking."

The City Commission gave support for staff to move ahead with drafting the plan.

KUA

Continued from Page 3

"Scammers continue to use new technology to steal from unsuspecting customers, and bar codes are just the latest tactic," said Tiffany Henderson, KUA's Director of Corporate Communications. "We continue to educate our customers about scam awareness via in-person workshops along with external communication via radio, newspaper, and social media."

KUA offers these tips to avoid falling victim to a utility scam:

If contacted by a suspicious individual representing KUA, don't respond to the text or phone call. Instead, call the utility's direct phone number at (407) 933-9800.

Do not give anyone access to your personal information by scanning random bar codes or QR codes from an unknown phone number.

KUA will never require payment via a prepaid card, such as a Green Dot card, a wire transfer or any other form of payment that may be difficult to trace.

Ignore suspicious texts requesting personal information such as bank account numbers, user names and passwords, credit card numbers or Social Security numbers.

Requests to make a payment at a gas station or store should be considered a red flag for scam activity.

Customers approached for this type of personal information, or who believe they may be a victim of a scam, should report the incident to the utility, as well as local law enforcement.

PROOF OF PUBLICATION
From

OSCEOLA NEWS-GAZETTE

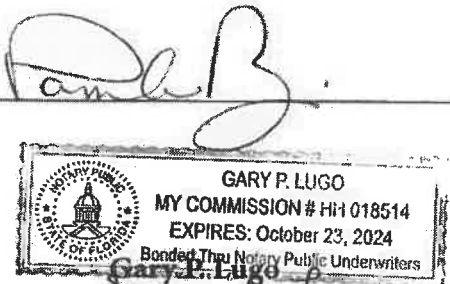
**STATE OF FLORIDA
COUNTY OF OSCEOLA**

Before me, the undersigned authority, personally appeared Pamela Bikowicz, who under oath says that she is the Business Manager of the Osceola News-Gazette, a weekly newspaper published at Kissimmee, in Osceola County, Florida; that the attached copy of the advertisement was published in the regular and entire edition of said newspaper in the following issues:

JULY 14, 2022

Affiant further says that the Osceola News-Gazette is a newspaper published in Kissimmee, in said Osceola County, Florida, and that the said newspaper has heretofore been continuously published in said Osceola County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn and subscribed before me
by Pamela Bikowicz, who is
personally known to me this



Make remittance to: Osceola News-Gazette
22 W. Monument Ave., Ste. 5, Kissimmee, FL 34744
Phone: 407-846-7600
Email: glugo@osceolanewsgazette.com
You can also view your Legal Advertising on
www.aroundosceola.com or www.floridapublicnotices.com

IN THE MATTER OF: **FIRST PUBLICATION:** 7/14/22
PRESTON COVE
CDD
LAST PUBLICATION: 7/14/22
NOTICE OF PUBLIC HEARING
FY 2022/2023 BUDGET
RESOLUTION 2022-16

help@column.us

Invoice number 54B90D7E-0001
Date of issue Aug 17, 2022
Date due Sep 17, 2022
Notice Id gqGcaecGbFP4JZeAvfmQ
Publisher Osceola News-Gazette

Bill to
GMS*PRESTON COVE CDD

\$80.82 due September 17, 2022

RECEIVED

SEP 13 2022

=== Notes ===

Notice Name: GMS*PRESTON COVE CDD Fiscal Year 2023

=== How to pay this invoice ===

We accept ACH bank transfers, debit/credit cards, and checks. If you would like to pay by check, **please note the address change as of Jan 1, 2022**. Please include your invoice number 54B90D7E-0001 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to:

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098

Please note that processing will take at least 7 business days and confirm any upfront payment requirements for your notice. Any check formatting errors may increase processing time or prevent processing.

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Description	Qty	Unit price	Amount
08/25/2022: Legal and Public Notice Notice	1	73.47	73.47
		Subtotal	\$73.47
		Tax (0%)	0.00

Pay \$80.82 via ACH or card

Visit <https://www.column.us/invoices/4tOjV66dz7P15Uy91j4T/pay>

Questions? Contact Column at help@column.us.

54B90D7E-0001 - Page 1 of 2

Processing Fee	7.35
Amount due	\$80.82

Pay \$80.82 via ACH or card

Visit <https://www.column.us/invoices/4tOjV66dz7P15Uy91j4T/pay>

Questions? Contact Column at help@column.us.

**BOARD OF SUPERVISORS MEETING DATES
PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023**

The Board of Supervisors of the Preston Cove Community Development District will hold their regular meetings for Fiscal Year 2023 at the Office of Hanson, Walter and Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741 at 9:00 a.m. on the Fourth Thursday of the month, indicated as follows:

October 27, 2022
December 22, 2022
January 26, 2023
February 23, 2023
March 23, 2023
April 26, 2023
May 25, 2023
June 22, 2023
July 27, 2023
August 24, 2023
September 26, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors may participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8770, for aid in contacting the District Office.

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

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager

August 25, 2022

Preston Cove

Community Development District

Funding Request # 14

October 5, 2022

PAYEE	GENERAL FUND
1 Latham, Luna, Eden & Beaudine Invoice # 105772 - General Counsel Aug 2022	\$ 2,506.71
2 Hanson Walter & Associates, Inc. Invoice # 5284705 - Engineer Services for Aug 2022	\$ 300.00
3 Egis Insurance & Risk Advisors Invocie # 16476 - Policy Renewal for FY23	\$ 5,375.00
Total	\$ 8,181.71

Please make check payable to:

Preston Cove CDD
6200 Lee Vista Blvd Suite 300
Orlando FL 32822



LATHAM, LUNA,
EDEN & BEAUDINE,^{LLP}
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

September 12, 2022

Invoice #: 105772
Federal ID #59-3366512

Accounts Payable
Preston Cove CDD
c/o GMS, LLC
219 E. Livingston Street
Orlando, FL 32801

RECEIVED

SEP 14 2022

Matter ID: 7772-001

GENERAL

For Professional Services Rendered:

Date	Initials	Description	Hours	Amount
8/4/2022	JEL	Reviewed requisition #56; Reviewed public records and JMH lien to confirm parcels within plat; Email correspondence with Elevation Preston Cove regarding lien/bond issue	1.40	\$399.00
8/4/2022	JAC	Multiple emails regarding lien issue	0.30	\$118.50
8/4/2022	KET	Additional research and analysis of Claim of Lien issue related to updated requisition request.	0.40	\$114.00
8/5/2022	JAC	Multiple emails with Developer Counsel regarding lien issues	0.50	\$197.50
8/8/2022	JAC	Telephone call with Counsel for Developer; multiple emails regarding plat and requisition issue; telephone call with District Engineer	0.80	\$316.00
8/8/2022	JEL	Reviewed Continuing Disclosure Agreement; Reviewed recorded claim of liens and SEC Rule 15c2-12: Continuing Disclosure	1.50	\$427.50
8/10/2022	JEL	Prepared response to notice to owner; Reviewed property ownership and Sunbiz report of Contractor	0.30	\$85.50
8/11/2022	JEL	Researched Fl. Stat. 713.04 and 713.06 for infrastructure improvements regarding Notice to Owner received; Finalized response to Notice to Owner; Email correspondence with District Manager regarding response to Notice to Owner	0.40	\$114.00
8/22/2022	JAC	Follow up regarding requisition	0.10	\$39.50
8/23/2022	JEL	Reviewed agenda and minutes for Board of Supervisors' meeting; Preparation for Board of Supervisors' meeting	0.40	\$114.00
8/25/2022	JEL	Preparation for and attended Board of Supervisors' meeting	1.90	\$541.50
Total Professional Services:			8.00	\$2,467.00

For Disbursements Incurred:

8/2/2022		Payment Disbursement to Jay Lazarovich for travel to and from Board Meeting on July 28, 2022		\$31.89
8/31/2022		POSTAGE		\$7.82
Total Disbursements Incurred:				\$39.71

Total \$2,506.71
Previous Balance \$4,167.05

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$6,673.76



Hanson Walter & Associates, Inc
 8 Broadway
 Suite 104
 Kissimmee, FL 34741
 407-847-9433

Page: 1 of 1
 5271-05
 5284705

INVOICE

GOVERNMENTAL MANAGEMENT SERVICES CENTRAL FLORIDA, LLC 219 E. LIVINGSTON STREET ORLANDO, FLORIDA 32801	CLIENT ID: 6880 INVOICE #: 5284705 INVOICE DATE: 9/15/2022 DUE DATE: 9/25/2022 BILLED THROUGH: 8/31/2022
--	--

PRESTON COVE CDD

PO:

JOB ID: 5271-05

PERIOD: August 2022

For Professional Civil Engineering Services Rendered Through August 31, 2022

TIME & MATERIALS

CIVIL ENGINEERING CONSULTING SERVICES

REIMBURSABLES

	Total Billed To Date	Amount Previously Billed	Amount This Billing
CIVIL ENGINEERING CONSULTING SERVICES	6,230.00	5,930.00	300.00
REIMBURSABLES	0.00	0.00	0.00
	6,230.00	5,930.00	300.00

EMPLOYEE DETAIL

CIVIL ENGINEERING CONSULTING SERVICES

Senior Project Manager

	Hours	Rate	Amount
Senior Project Manager	2.00	150.00	300.00

PLEASE REMIT TO:
 Hanson, Walter & Associates, Inc.
 8 Broadway Suite 104
 Kissimmee, FL 34741

Total Invoice \$300.00

RECEIVED
 SEP 16 2022



INVOICE

Customer	Preston Cove Community Development District
Acct #	1120
Date	08/30/2022
Customer Service	Kristina Rudez
Page	1 of 1

Preston Cove Community Development District
 c/o Government Management Services, LLC
 219 E Livingston St
 Orlando, FL 32801

Payment Information	
Invoice Summary	\$ 5,375.00
Payment Amount	
Payment for:	Invoice#16476
100122833	

Thank You

Please detach and return with payment



Customer: Preston Cove Community Development District

Invoice	Effective	Transaction	Description	Amount
16476	10/01/2022	Renew policy	Policy #100122833 10/01/2022-10/01/2023 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 8/30/2022	5,375.00
				Total
				\$ 5,375.00

RECEIVED
 SEP 1 2022

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	scimer@egisadvisors.com	08/30/2022
Atlanta, GA 30374-8555		

Preston Cove

Community Development District

Funding Request # 15

October 17, 2022

PAYEE	GENERAL FUND
1 Latham, Luna, Eden & Beaudine Invoice # 106199 - General Counsel Sept 2022	\$ 68.00
2 GMS - Central Florida LLC Invoice # 16 - Management Fees for October 22	\$ 3,584.54
3 Osceola News-Gazette Invoice # 54B90D7E-0002 - Legal & Public Notice 10/20/22	\$ 67.96
Total	\$ 3,720.50

Please make check payable to:

Preston Cove CDD
6200 Lee Vista Blvd Suite 300
Orlando FL 32822



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

October 12, 2022

Invoice #: 106199
Federal ID #:59-3366512

Preston Cove CDD
c/o GMS, LLC
219 E. Livingston Street
Orlando, FL 32801

Matter ID: 7772-001

For Professional Services Rendered:

GENERAL

9/15/2022	JEL	Email correspondence with District Manager regarding lien issue	0.10	\$28.50
9/23/2022	JAC	Follow up regarding requisition / LOC	0.10	\$39.50
Total Professional Services:			0.20	\$68.00

Total	\$68.00
Previous Balance	\$6,673.76
Total Due	\$6,741.76

RECEIVED

OCT 14 2022

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 16
Invoice Date: 10/1/22
Due Date: 10/1/22
Case:
P.O. Number:

Bill To:
Preston Cove CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED
OCT 13 2022

Description	Hours/Qty	Rate	Amount
Management Fees - October 2022		2,916.67	2,916.67
Website Administration - October 2022		100.00	100.00
Information Technology - October 2022		150.00	150.00
Dissemination Agent Services - October 2022		416.67	416.67
Office Supplies		0.06	0.06
Postage		1.14	1.14

Total \$3,584.54

Payments/Credits \$0.00

Balance Due \$3,584.54

help@column.us

Invoice number 54B90D7E-0002
Notice name GMS*PRESTON COVE
CDD*COMMITTEE MEETING
Date of issue Oct 17, 2022
Date due Nov 17, 2022
Notice Id pRpHUZDAQG8PP9dg4eZ4
Publisher Osceola News-Gazette

Bill to
GMS*PRESTON COVE CDD

\$67.96 due November 17, 2022

We accept ACH bank transfers, debit/credit cards, and checks. If you would like to pay by check, please include your invoice number on the memo and include a printed copy of your Invoice PDF, make the check payable to Osceola News-Gazette, and mail to:

Osceola News-Gazette
22 W Monument Ave, Suite 5
Kissimmee, FL 34741

Please note that processing will take at least 7 business days and confirm any upfront payment requirements for your notice. Any check formatting errors may increase processing time or prevent processing.

Description	Qty	Unit price	Amount
10/20/2022: Legal and Public Notice Notice	1	61.78	61.78
		Subtotal	\$61.78
		Tax (0%)	0.00
		Processing Fee	6.18
		Amount due	\$67.96

RECEIVED

OCT 17 2022

Visit <https://www.column.us/invoices/SZPuezTItBP4QNhZS2sj/pay>.

Questions? Contact Column at help@column.us.

54B90D7E-0002 - Page 1 of 1



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Osceola News-Gazette** on the dates indicated below.
If changes are needed, please contact us prior to deadline at **(407) 846-7600**.

Notice ID: pRpHUZDAQG8PP9dg4eZ4 | **Proof Updated: Oct. 17, 2022 at 10:27am EDT**
Notice Name: GMS*PRESTON COVE CDD*COMMITTEE MEETING

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
CARI URRUTIC currutic@gmscfl.com (407) 841-5524	Osceola News-Gazette

Columns Wide: 2	Ad Class: Legals
------------------------	-------------------------

10/20/2022: Legal and Public Notice Notice	61.78
---	-------

Subtotal	\$61.78
Tax %	0.00
Processing Fee	\$6.18
Total	\$67.96

See Proof on Next Page

**NOTICE OF REGULAR BOARD OF SUPERVISORS' AND
AUDIT COMMITTEE MEETING FOR PRESTON COVE
COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Preston Cove Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Thursday, October 27, 2022 at 9:00 a.m. at the Office of Hanson, Walter and Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741. The Audit Committee ("Committee") of the Preston Cove Community Development District will hold a meeting immediately following the conclusion of the Board of Supervisors meeting.

A copy of the agenda may be obtained from the District's website or by contacting the District Manager at 407-841-5524 and providing a telephone and email address during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

George S. Flint
Governmental Management Services –
Central Florida, LLC
District Manager

October 20, 2022

Audit Committee Meeting

SECTION III

SECTION A

**PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2022
Osceola County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Friday, December 2, 2022 at 12:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: George Flint, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Preston Cove Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2022, plus the lump sum cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION B

**PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Preston Cove Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2022, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of St. Cloud, Osceola County, Florida. The District currently has an operating budget of approximately \$ 128,450. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2022, be completed no later than June 1, 2023.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: George Flint, District Manager, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Preston Cove Community Development District.**"

Proposals must be received by **12:00 PM on Friday, December 2, 2022**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

George Flint, District Manager
Governmental Management Services – Central Florida, LLC