

*Preston Cove  
Community Development District*

*Agenda  
March 23, 2023*

# AGENDA

*Preston Cove*  
*Community Development District*  
*Revised Agenda*

---

219 East Livingston Street, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

March 17, 2023

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Preston Cove Community Development District** will be held **Thursday, March 23, 2023 at 9:00 AM at 8 Broadway, Suite 104, Kissimmee, Florida 34741**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. **Approval of Minutes of the January 26, 2023 Board of Supervisors Meeting and Acceptance of the minutes of the January 26, 2023 Audit Committee Meeting**
4. Consideration of Resolution 2023-01 Approving the Conveyance of Tracts in Phase 1 & 2
5. **Consideration of Resolution 2023-02 Conveyance of Utilities to Tohopekaliga Water Authority - *Added***
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Consideration of Requisitions 57 & 58
    - iii. Consideration of Funding Request 19-23**
7. Other Business
8. Supervisors Requests
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

*George S. Flint*  
George S. Flint  
District Manager

CC: District Counsel  
District Engineer

Enclosures

# 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, **January 26, 2023** at 9:05 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Shaman Foradi	Chairperson
Jeff Garno	Assistant Secretary
Mike Rich	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Jay Lazarovich	District Counsel, Latham Luna
Pete Glasscock	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams 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 the October 27, 2022 Board of Supervisors Meeting and the October 27, 2022 Audit Committee Meeting**

Ms. Adams presented the October 27, 2022 Board of Supervisor and Audit Committee meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Foradi, seconded by Mr. Rich, with all in favor, the Minutes of the October 27, 2022 Board of Supervisors Meeting and the October 27, 2022 Audit Committee meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendation and Selection of the #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2022**

Ms. Adams noted that the audit committee met prior to the Board meeting and ranked Grau & Associates #1 with 96.38 points and DiBartolomeo #2 with 80 points. She noted that the District would enter into a multi-year audit service agreement with the prices in the proposal, then each year the Board will be presented with an authorization letter for the annual audit.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, the Accepting the Audit Committee Recommendation and Selection of Grau & Associates as the #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2022, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Osceola County Property Appraiser Agreement**

Ms. Adams stated that this is an annual agreement that is presented to each District in Osceola County. Ms. Adams noted that Florida has very broad public records laws, however there were some exemptions available for certain classifications of citizens such as law enforcement personnel, judges, etc. This agreement says that those records that Osceola County holds exempt, the CDD will also hold exempt.

On MOTION by Mr. Foradi, seconded by Mr. Rich, with all in favor, the Osceola County Property Appraiser Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich had nothing further to report.

**B. Engineer**

Mr. Glasscock had nothing additional for the Board.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Ms. Adams presented the unaudited financials through November 30<sup>th</sup>. There was no action required from the Board.

**ii. Ratification of Funding Requests #16 – #19**

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

On MOTION by Mr. Rich, seconded by Mr. Garno, with all in favor, Funding Requests 16-19, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams 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





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

The Audit Committee meeting of the Board of Supervisors of the Preston Cove Community Development District was held Thursday, **January 26, 2023** at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present for the Audit Committee were:

Shaman Foradi  
Jeff Garno  
Mike Rich

Also present were:

Tricia Adams  
Jay Lazarovich  
Pete Glasscock

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Review of Proposals and Tally of Audit  
Committee Members Rankings**

**A. DiBartolomeo, McBee, Hartley & Barns**

**B. Grau & Associates**

Ms. Adams presented the two proposals they received to provide auditing services to the District. The committee used the ranking sheets to assign points to the two proposers. Ms. Adams noted that they have had other CDD's utilize DiBartolomeo for auditing services and they have been struggling to meet the deadlines for the audits and has not been returning communication with accounting staff.

The committee provided a consensus ranking with 96.38 points for Grau & Associates and 80 points for DiBartolomeo. According to the points given to each proposer, Grau & Associates was ranked #1 and DiBartolomeo was ranked #2.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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

# SECTION IV

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM ELEVATION PRESTON COVE LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Preston Cove Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

**WHEREAS**, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

**WHEREAS**, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

**WHEREAS**, Elevation Preston Cove LLC, a Florida limited liability company (hereinafter “Elevation”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Elevation to the District; and

**WHEREAS**, the District Counsel and the District Manager have reviewed the conveyances from Elevation, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," from Elevation to the District, and approves and accepts the documents evidencing such conveyances in Exhibit "A."

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit "A," and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

*[Continues on the Following Pages]*

**PASSED** in public meeting of the Board of Supervisors of the Preston Cove Community Development District, this 23rd day of March, 2023.

**PRESTON COVE COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Print: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT "A"**

**CONVEYANCE DOCUMENTS**

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer



**THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden & Beaudine LLP  
Post Office Box 3353  
Orlando, Florida 32802

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made as of this \_\_\_ day of \_\_\_\_\_, 2023 by **ELEVATION PRESTON COVE LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 189 South Orange Ave., Orlando, Florida 32801, to **PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN  
BY REFERENCE.**

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[SIGNATURES ON FOLLOWING PAGE]*

**IN WITNESS WHEREOF**, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

**“GRANTOR”**

**ELEVATION PRESTON COVE LLC**, a  
Florida limited liability company

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of **ELEVATION PRESTON COVE LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public; State of Florida

Print Name: \_\_\_\_\_

Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

## EXHIBIT "A"

### **Description of the Property**

Tract 1, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 14, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 25, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 31, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 35, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 2, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 10, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 11, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 12, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 17, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 26, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 27, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 30, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 32, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 33, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 34, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 36, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 37, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 38, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 39, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 40, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 41, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 42, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 43, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 44, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 45, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 46, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 49, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 51, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 55, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 56, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 58, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 59, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 60, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 29, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 1, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 3, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 5, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 6, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 7, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 8, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

**BILL OF SALE ABSOLUTE AND AGREEMENT**

Preston Cove Community Development District – Phase 1 and 2

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (“Agreement”) is made as of this \_\_\_ day of \_\_\_\_\_, 2023, by and between **PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **ELEVATION PRESTON COVE LLC** (hereinafter referred to as the “Developer”), a Florida limited liability company, whose address is 189 South Orange Ave., Orlando, Florida 32801, and

**RECITALS**

**WHEREAS**, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

**WHEREAS**, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

**WHEREAS**, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

**NOW, THEREFORE**, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[SIGNATURES APPEAR ON THE FOLLOWING PAGES]***

**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**  
Preston Cove Community Development District – Phase 1 and 2

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**ELEVATION PRESTON COVE LLC**, a  
Florida limited liability company

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Print: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

**STATE OF FLORIDA**  
**COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ as \_\_\_\_\_ of **ELEVATION PRESTON COVE LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_



**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**  
Preston Cove Community Development District – Phase 1 and 2

**PRESTON COVE COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

ATTEST:

By: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of the Board of Supervisors of the **PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

## **EXHIBIT "A"**

### **LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT**

1. Stormwater Management System
2. Hardscape, Landscape and Irrigation
3. Recreational Amenities
4. Alleys
5. Professional Fees – Surveys, Plats and Plans

**The Improvements were completed in accordance with the following, as applicable:**

#### **The foregoing Improvements are located on the following real property tracts:**

Tract 1, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 14, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 25, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 31, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 35, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 2, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 10, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 11, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 12, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 17, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 26, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 27, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 30, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 32, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 33, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 34, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 36, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 37, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 38, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 39, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 40, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 41, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 42, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 43, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 44, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 45, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 46, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 49, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 51, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 55, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 56, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 58, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 59, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 60, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 29, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 1, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 3, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 5, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 6, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 7, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 8, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

**OWNER’S AFFIDAVIT**

Preston Cove Community Development District – Phase 1 and 2

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

**BEFORE ME**, the undersigned authority, personally appeared Owais Khanani (“Affiant”) as Manager of Elevation Preston Cove LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 189 South Orange Ave., Orlando, Florida 32801 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant as the Manager of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in Old Republic National Title Insurance Company Commitment No. 23025625 dated March 1, 2023 at 8:00 A.M. (the “Commitment”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Commitment, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public

utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Preston Cove Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Commitment and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 85-3814779; (v) has a mailing address of 189 South Orange Ave., Orlando, Florida 32801. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** \_\_\_\_\_, 2023

Signed, sealed and delivered in our presence:

**ELEVATION PRESTON COVE LLC**, a  
Florida limited liability company

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of **ELEVATION PRESTON COVE LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public; State of Florida

Print Name: \_\_\_\_\_

Comm. Exp.: \_\_\_\_\_; Comm. No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract 1, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 14, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 25, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 31, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 35, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 2, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 10, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 11, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 12, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 17, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 26, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 27, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 30, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.



Tract 32, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 33, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 34, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 36, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 37, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 38, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 39, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 40, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 41, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 42, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 43, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 44, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 45, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 46, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 49, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 51, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 55, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 56, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 58, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 59, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 60, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 29, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 1, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 3, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 5, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 6, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 7, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 8, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

## **IMPROVEMENTS**

1. Stormwater Management System
2. Hardscape, Landscape and Irrigation
3. Recreational Amenities
4. Alleys
5. Professional Fees – Surveys, Plats and Plans

The Improvements were completed in accordance with the following, as applicable:

**AGREEMENT REGARDING TAXES**

Preston Cove Community Development District – Phase 1 and 2

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this \_\_\_ day of \_\_\_\_\_, 2023, by and between **ELEVATION PRESTON COVE LLC**, a Florida limited liability company, whose address is 189 South Orange Ave., Orlando, Florida 32801 (the “Developer”), and **PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

**WITNESSETH**

**WHEREAS**, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

**WHEREAS**, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

**WHEREAS**, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

**WHEREAS**, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

[SIGNATURE PAGE FOLLOWS]

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**  
Preston Cove Community Development District – Phase 1 and 2

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**WITNESSES:**

**ELEVATION PRESTON COVE LLC**, a Florida limited liability company

X \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Print: \_\_\_\_\_

X \_\_\_\_\_

Title: \_\_\_\_\_

Print: \_\_\_\_\_

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**  
Preston Cove Community Development District – Phase 1 and 2

**PRESTON COVE COMMUNITY  
DEVELOPMENT DISTRICT,**  
a Florida community development district

**ATTEST**

X \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract 1, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 14, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 25, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 31, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 35, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 2, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 10, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 11, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 12, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 17, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 26, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 27, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 30, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.



Tract 32, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 33, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 34, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 36, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 37, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 38, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 39, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 40, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 41, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 42, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 43, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 44, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 45, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 46, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 49, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 51, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 55, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 56, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 58, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 59, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 60, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 29, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 1, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 3, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 5, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 6, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 7, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 8, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

### **IMPROVEMENTS**

1. Stormwater Management System
2. Hardscape, Landscape and Irrigation
3. Recreational Amenities
4. Alleys
5. Professional Fees – Surveys, Plats and Plans

The Improvements were completed in accordance with the following, as applicable:

**CERTIFICATE OF DISTRICT ENGINEER**

Preston Cove Community Development District – Phase 1 and 2

I, **Shawn Hindle, P.E. of Hanson, Walter & Associates, Inc.**, a Florida corporation, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 3265, with offices located at 8 Broadway, Suite 104, Kissimmee, Florida 34741 (“HWA”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through HWA, currently serve as District Engineer to the Preston Cove Community Development District (the “District”).

2. That the District proposes to accept from **ELEVATION PRESTON COVE LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to HWA are being held by HWA as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

*[Signature page to follow.]*

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**

Preston Cove Community Development District – Phase 1 and 2

**DATED:** \_\_\_\_\_, 2023

Witness: \_\_\_\_\_

Print: \_\_\_\_\_

\_\_\_\_\_  
**Shawn Hindle, P.E.**

State of Florida License No.: 48165

on behalf of the company,

Hanson, Walter & Associates, Inc.

Witness: \_\_\_\_\_

Print: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023 by **SHAWN HINDLE** of Hanson, Walter & Associates, Inc., a Florida corporation authorized to transact business in Florida, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver’s license as identification.

\_\_\_\_\_  
Notary Public; State of Florida

(SEAL)

Print Name: \_\_\_\_\_

Comm. Exp.: \_\_\_\_\_

Comm. No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract 1, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 14, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 25, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 31, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 35, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 2, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 10, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 11, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 12, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 17, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 26, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 27, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 30, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 32, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 33, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 34, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 36, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 37, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 38, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 39, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 40, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 41, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 42, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 43, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 44, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 45, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 46, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 49, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 51, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 55, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 56, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 58, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 59, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 60, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract 29, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 1, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 3, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 5, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 6, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 7, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.

Tract Alley 8, according to the PRESTON COVE PHASE 1 AND 2 plat, as recorded in Plat Book 33, Page 80, Public Records of Osceola County, Florida.



## **IMPROVEMENTS**

1. Stormwater Management System
2. Hardscape, Landscape and Irrigation
3. Recreational Amenities
4. Alleys
5. Professional Fees – Surveys, Plats and Plans

The Improvements were completed in accordance with the following, as applicable:

# SECTION V

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE OF INFRASTRUCTURE IMPROVEMENTS FROM ELEVATION PRESTON COVE LLC TO THE DISTRICT AND FROM THE DISTRICT TO TOHOPEKALIGA WATER AUTHORITY; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Preston Cove Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

**WHEREAS**, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

**WHEREAS**, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

**WHEREAS**, Elevation Preston Cove LLC, a Florida limited liability company (hereinafter “Elevation”), has requested the approval and transfer by the District of infrastructure improvements, as more particularly described in the Bills of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as **Exhibit “A”** (the “Conveyance Documents”), from Elevation to the District and thereafter to Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature (hereinafter, “TWA”); and; and

**WHEREAS**, the District Counsel and the District Manager have reviewed the conveyances from Elevation, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit “A,”** to evidence compliance with the requirements of the District for accepting the conveyances.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Improvements. The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit “A,”** to the District and thereafter to TWA, and approves and accepts the documents evidencing such conveyances in **Exhibit “A.”**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the improvements described in **Exhibit “A,”** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

*[Continues on the Following Pages]*

**PASSED** in public meeting of the Board of Supervisors of the Preston Cove Community Development District, this 23rd day of March, 2023.

**PRESTON COVE COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

Attest:

\_\_\_\_\_  
Print: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT "A"**

**CONVEYANCE DOCUMENTS**

1. Bill of Sale Absolute and Agreement between Elevation Preston Cove LLC and the Preston Cove Community Development District;
2. Bill of Sale Absolute and Agreement between the Preston Cove Community Development District and TWA;
3. Owner's Affidavit;
4. Agreement Regarding Taxes;
5. Certificate of District Engineer

**BILL OF SALE ABSOLUTE AND AGREEMENT**

Wastewater, Potable Water & Reclaimed Water System Improvements (Phase 1 & 2)  
Preston Cove Community Development District

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (“Agreement”) is made as of this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between **PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **ELEVATION PRESTON COVE LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 189 South Orange Avenue, Suite 1550, Orlando, Florida 32801, and

**RECITALS**

**WHEREAS**, Developer owns certain real property (the “**Land**”) and has constructed infrastructure improvements (collectively, the “**Improvements**”) on the Land, as more fully described in Exhibit “A” attached hereto; and

**WHEREAS**, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

**WHEREAS**, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance of the Improvements from the Developer.

**NOW, THEREFORE**, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents,

materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[SIGNATURES APPEAR ON THE FOLLOWING PAGES]***



**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**

Wastewater, Potable Water & Reclaimed Water System Improvements (Phase 1 & 2)  
Preston Cove Community Development District

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

**ELEVATION PRESTON COVE LLC**, a  
Florida limited liability company

By: \_\_\_\_\_

Print: Owais Khanani

Title: Manager

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Owais Khanani as Manager of **ELEVATION PRESTON COVE LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**

Wastewater, Potable Water & Reclaimed Water System Improvements (Phase 1 & 2)  
Preston Cove Community Development District

**PRESTON COVE COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

ATTEST:

By: \_\_\_\_\_

By: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: Shaman Foradi

Title: Chairman

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Shaman Foradi, as Chairman of the Board of Supervisors of the **PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

## EXHIBIT "A"

### LOCATION OF IMPROVEMENTS

#### **The Improvements are located on the following real property tracts:**

Portions of Lots 59, 63, 64, 65, 66, 67, 69, 70 and 71, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida lying in Section 21, Township 25 South, Range 31 East, Osceola County, Florida;

AND:

All of Lots 24, 25, 39, 40 and 56 and portions of Lots 9, 10, 23, 26, 27, 28, 29, 30, 41 and 57, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida lying in Section 22, Township 25 South, Range 31 East, Osceola County, Florida, including the platted right of ways therein, all being more particularly described as follows:

BEGIN at the Southwest corner of the Northwest 1/4 of Section 22, Township 25 South, Range 31 East; thence run N00°04'22"E, along the West line of said Section 22, a distance of 577.72 feet; thence run N54°07'23"W, a distance of 867.16 feet; thence run N01°44'11"E, a distance of 393.40 feet; thence run S89°16'02"E, a distance of 1,935.87 feet; thence run S01°42'41"W, a distance of 1,024.50 feet; thence along the Northerly edge of a Canal Easement as described in Official Records Book 825, Page 1837, the following seven (7) courses: run N88°50'47"E, a distance of 1,135.08 feet; thence run N65°06'11"E, a distance of 117.30 feet; thence run N62°07'17"E, a distance of 288.39 feet; thence run S85°36'55"E, a distance of 402.50 feet; thence run S75°39'15"E, a distance of 335.12 feet; thence run S53°20'10"E, a distance of 334.38 feet; thence run S34°00'55"E, a distance of 387.25 feet to a point which is 70.6 feet, more or less, West of the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 22; thence run S89°57'07"W, along the East-West Center Section line, a distance of 2,602.19 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 22; thence run S00°06'12"W, a distance of 654.73 feet to a point that is 16.50 feet East of the Southeast corner of Lot 39, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida; thence run N89°57'56"W, a distance of 981.38 feet to the Northeast corner of the West 1/2 of Lot 41 of said NEW MAP OF NARCOOSSEE; thence run S00°06'11"W, a distance of 653.39 feet to a point on the North line of Lot 56 of said NEW MAP OF NARCOOSSEE; thence run S89°51'28"E, along said North line, a distance of 321.67 feet; thence run S00°04'17"W, along the East line of said Lot 56 and the East line of Lot 57 of said NEW MAP OF NARCOOSSEE, a distance of 1307.61 feet; thence run N89°55'31"W, a distance of 298.89 feet; thence run N00°06'43"E, a distance of 653.58 feet; thence run N89°55'25"W, a distance of 361.67 feet; thence run N00°04'17"E, a distance of 199.98 feet; thence run N89°24'53"W, a distance of 595.98 feet; thence run S00°02'00"W, a distance of 857.81 feet; thence run N89°49'20"W, a distance of 349.94 feet to a point on the East line of the West 342.00 feet of Lot 64 of said NEW MAP OF NARCOOSSEE; thence run N00°04'23"E, along said East line, a distance of 654.06 feet; thence run N89°55'47"W, a distance of 32.63 feet to a point on the West line of the East 1/2 of Lot 63 of said NEW MAP OF NARCOOSSEE; thence run N00°04'44"E, along said West line, a distance of 653.79 feet; thence run S89°53'18"E, a distance of 342.58 feet; thence run N00°03'17"E, a distance of 628.35 feet; thence run N44°32'25"E, a distance of 34.25 feet; thence run S89°50'35"E, a distance of 611.46 feet; thence run N00°07'20"E, a distance of 653.05 feet to the POINT OF BEGINNING.

Containing 146.69 acres, more or less.

## **IMPROVEMENTS**

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods which comprise the water, reclaimed water and sanitary sewer system, and related improvements.

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS:

That PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "Seller"), for and in consideration of the sum of Ten Dollars (\$10.00) in lawful money (and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged) to it paid by the Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature ("Toho"), has granted, bargained, sold, transferred, set over and delivered, and by these presents does hereby grant, bargain, sell, transfer, set over and deliver unto Toho, its successors and assigns, all the goods, rights, title, interests, chattels and properties owned by Seller which are used or held for use by Seller exclusively in connection with those water and/or wastewater systems of Seller located on the property described on **Exhibit "A"** attached hereto and incorporated herein by this reference, consisting of all water, wastewater, and reclaimed water lines and other related utility facilities (collectively the "Utility System") constructed and used in connection with the provision of water, wastewater, and reclaimed water utility services. The assets being conveyed hereunder shall hereinafter be referred to as the "Purchased Assets."

TO HAVE AND TO HOLD the same unto Toho, its successors and assigns forever.

And the Seller, on behalf of itself and its successors, hereby covenants to and with Toho, its successors and assigns, that it has not previously conveyed the Purchased Assets to any other person or entity.

And Toho has been given the opportunity to inspect, or has inspected, the Purchased Assets and agrees to accept the Purchased Assets in its existing state and location.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Seller and Toho hereto execute this document on the date and year written below their signatures.

**PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district

**TOHOPEKALIGA WATER AUTHORITY**

By: \_\_\_\_\_  
Shaman Foradi  
Chairman

By: \_\_\_\_\_  
Todd P. Swingle, P.E.  
Executive Director

Address: c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801,

ATTEST: \_\_\_\_\_  
Anthony J. Cotter  
General Counsel  
Address: 951 Martin Luther King Blvd. Kissimmee, FL 34747

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Witnessed by:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Shaman Foradi, as Chairman, of the Preston Cove Community Development District, a Florida community development district, who is personally known to me or has produced \_\_\_\_\_ as identification.

(Stamp)

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Exhibit "A"**

**LEGAL DESCRIPTION OF THE REAL PROPERTY**

Portions of Lots 59, 63, 64, 65, 66, 67, 69, 70 and 71, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida lying in Section 21, Township 25 South, Range 31 East, Osceola County, Florida;

AND:

All of Lots 24, 25, 39, 40 and 56 and portions of Lots 9, 10, 23, 26, 27, 28, 29, 30, 41 and 57, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida lying in Section 22, Township 25 South, Range 31 East, Osceola County, Florida, including the platted right of ways therein, all being more particularly described as follows:

BEGIN at the Southwest corner of the Northwest 1/4 of Section 22, Township 25 South, Range 31 East; thence run N00°04'22"E, along the West line of said Section 22, a distance of 577.72 feet; thence run N54°07'23"W, a distance of 867.16 feet; thence run N01°44'11"E, a distance of 393.40 feet; thence run S89°16'02"E, a distance of 1,935.87 feet; thence run S01°42'41"W, a distance of 1,024.50 feet; thence along the Northerly edge of a Canal Easement as described in Official Records Book 825, Page 1837, the following seven (7) courses: run N88°50'47"E, a distance of 1,135.08 feet; thence run N65°06'11"E, a distance of 117.30 feet; thence run N62°07'17"E, a distance of 288.39 feet; thence run S85°36'55"E, a distance of 402.50 feet; thence run S75°39'15"E, a distance of 335.12 feet; thence run S53°20'10"E, a distance of 334.38 feet; thence run S34°00'55"E, a distance of 387.25 feet to a point which is 70.6 feet, more or less, West of the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 22; thence run S89°57'07"W, along the East-West Center Section line, a distance of 2,602.19 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 22; thence run S00°06'12"W, a distance of 654.73 feet to a point that is 16.50 feet East of the Southeast corner of Lot 39, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida; thence run N89°57'56"W, a distance of 981.38 feet to the Northeast corner of the West 1/2 of Lot 41 of said NEW MAP OF NARCOOSSEE; thence run S00°06'11"W, a distance of 653.39 feet to a point on the North line of Lot 56 of said NEW MAP OF NARCOOSSEE; thence run S89°51'28"E, along said North line, a distance of 321.67 feet; thence run S00°04'17"W, along the East line of said Lot 56 and the East line of Lot 57 of said NEW MAP OF NARCOOSSEE, a distance of 1307.61 feet; thence run N89°55'31"W, a distance of 298.89 feet; thence run N00°06'43"E, a distance of 653.58 feet; thence run N89°55'25"W, a distance of 361.67 feet; thence run N00°04'17"E, a distance of 199.98 feet; thence run N89°24'53"W, a distance of 595.98 feet; thence run S00°02'00"W, a distance of 857.81 feet; thence run N89°49'20"W, a distance of 349.94 feet to a point on the East line of the West 342.00 feet of Lot 64 of said NEW MAP OF NARCOOSSEE; thence run N00°04'23"E, along said East line, a distance of 654.06 feet; thence run N89°55'47"W, a distance of 32.63 feet to a point on the West line of the East 1/2 of Lot 63 of said NEW MAP OF NARCOOSSEE; thence run N00°04'44"E, along said West line, a distance of 653.79 feet; thence run S89°53'18"E, a distance of 342.58 feet; thence run N00°03'17"E, a distance of 628.35 feet; thence run N44°32'25"E, a distance of 34.25 feet; thence run S89°50'35"E, a distance of 611.46 feet; thence run N00°07'20"E, a distance of 653.05 feet to the POINT OF BEGINNING.

Containing 146.69 acres, more or less.

**OWNER’S AFFIDAVIT**

Wastewater, Potable Water & Reclaimed Water System Improvements (Phase 1 & 2)  
Preston Cove Community Development District

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

**BEFORE ME**, the undersigned authority, personally appeared Owais Khanani (“Affiant”) as Manager of **Elevation Preston Cove LLC**, a Florida limited liability company, whose principal address is 189 South Orange Avenue, Suite 1550, Orlando, Florida 32801 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the owner of certain infrastructure improvements (the “Improvements”) on land located in Osceola County, Florida, as more particularly described on Exhibit “A” attached hereto, and that Affiant as the Manager of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements, as described in the Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the following plat of Preston Cove Phase 1 & 2, as recorded in Plat Book 33, Page 80, of the Official Records of Osceola County, Florida (the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.



7. Affiant knows of no special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Preston Cove Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Improvements to the District and for the District's future conveyance to Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature ("TWA").

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Plat and the effective date of the Bill of Sale and Assignment for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 85-3814779; (v) has a mailing address of 189 South Orange Avenue, Suite 1550, Orlando, Florida 32801. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** \_\_\_\_\_, 2023

Signed, sealed and delivered in our presence:

**ELEVATION PRESTON COVE LLC**, a  
Florida limited liability company

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

By: \_\_\_\_\_

Print: Owais Khanani

Title: Manager

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Owais Khanani, as Manager of **ELEVATION PRESTON COVE LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public; State of Florida

(SEAL)

Print Name: \_\_\_\_\_

Comm. Exp.: \_\_\_\_\_

Comm. No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**DESCRIPTION OF THE IMPROVEMENTS**

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods which comprise the water, reclaimed water and sanitary sewer system, and related improvements.

On the land described as follows:

Portions of Lots 59, 63, 64, 65, 66, 67, 69, 70 and 71, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida lying in Section 21, Township 25 South, Range 31 East, Osceola County, Florida;

AND:

All of Lots 24, 25, 39, 40 and 56 and portions of Lots 9, 10, 23, 26, 27, 28, 29, 30, 41 and 57, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida lying in Section 22, Township 25 South, Range 31 East, Osceola County, Florida, including the platted right of ways therein, all being more particularly described as follows:

BEGIN at the Southwest corner of the Northwest 1/4 of Section 22, Township 25 South, Range 31 East; thence run N00°04'22"E, along the West line of said Section 22, a distance of 577.72 feet; thence run N54°07'23"W, a distance of 867.16 feet; thence run N01°44'11"E, a distance of 393.40 feet; thence run S89°16'02"E, a distance of 1,935.87 feet; thence run S01°42'41"W, a distance of 1,024.50 feet; thence along the Northerly edge of a Canal Easement as described in Official Records Book 825, Page 1837, the following seven (7) courses: run N88°50'47"E, a distance of 1,135.08 feet; thence run N65°06'11"E, a distance of 117.30 feet; thence run N62°07'17"E, a distance of 288.39 feet; thence run S85°36'55"E, a distance of 402.50 feet; thence run S75°39'15"E, a distance of 335.12 feet; thence run S53°20'10"E, a distance of 334.38 feet; thence run S34°00'55"E, a distance of 387.25 feet to a point which is 70.6 feet, more or less, West of the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 22; thence run S89°57'07"W, along the East-West Center Section line, a distance of 2,602.19 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 22; thence run S00°06'12"W, a distance of 654.73 feet to a point that is 16.50 feet East of the Southeast corner of Lot 39, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida; thence run N89°57'56"W, a distance of 981.38 feet to the Northeast corner of the West 1/2 of Lot 41 of said NEW MAP OF NARCOOSSEE; thence run S00°06'11"W, a distance of 653.39 feet to a point on the North line of Lot 56 of said NEW MAP OF NARCOOSSEE; thence run S89°51'28"E, along said North line, a distance of 321.67 feet; thence run S00°04'17"W, along the East line of said Lot 56 and the East line of Lot 57 of said NEW MAP OF NARCOOSSEE, a distance of 1307.61 feet; thence run N89°55'31"W, a distance of 298.89 feet; thence run N00°06'43"E, a distance of 653.58 feet; thence run N89°55'25"W, a distance of 361.67 feet; thence run N00°04'17"E, a distance of 199.98 feet; thence run N89°24'53"W, a distance of 595.98 feet; thence run S00°02'00"W, a distance of 857.81 feet; thence run N89°49'20"W, a distance of 349.94 feet to a point on the East line of the West 342.00 feet of Lot 64 of said NEW MAP OF NARCOOSSEE; thence run N00°04'23"E, along said East line, a distance of 654.06

feet; thence run N89°55'47"W, a distance of 32.63 feet to a point on the West line of the East 1/2 of Lot 63 of said NEW MAP OF NARCOOSSEE; thence run N00°04'44"E, along said West line, a distance of 653.79 feet; thence run S89°53'18"E, a distance of 342.58 feet; thence run N00°03'17"E, a distance of 628.35 feet; thence run N44°32'25"E, a distance of 34.25 feet; thence run S89°50'35"E, a distance of 611.46 feet; thence run N00°07'20"E, a distance of 653.05 feet to the POINT OF BEGINNING.

Containing 146.69 acres, more or less.

**AGREEMENT REGARDING TAXES**

Wastewater, Potable Water & Reclaimed Water System Improvements (Phase 1 & 2)  
Preston Cove Community Development District

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between **ELEVATION PRESTON COVE LLC**, a Florida limited liability company, whose address is 189 South Orange Avenue, Suite 1550, Orlando, Florida 32801 (“Developer”), and **PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District”).

**WITNESSETH**

**WHEREAS**, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, Developer is the owner and developer of infrastructure improvements and/or personal property, made in, on, over, under and through the Property, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

**WHEREAS**, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Improvements to the District by Bill of Sale Absolute and Agreement; and

**WHEREAS**, in conjunction with the conveyance of the Improvements from Developer to the District, Developer and the District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property and Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

*[SIGNATURE PAGE FOLLOWS]*

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**

Wastewater, Potable Water & Reclaimed Water System Improvements (Phase 1 & 2)  
Preston Cove Community Development District

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**WITNESSES:**

**ELEVATION PRESTON COVE LLC**, a Florida limited liability company

X \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Print: Owais Khanani

Title: Manager

X \_\_\_\_\_

Print: \_\_\_\_\_

**PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district

**ATTEST**

X \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_  
Secretary/Asst. Secretary

Print: Shaman Foradi

Title: Chairman

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Portions of Lots 59, 63, 64, 65, 66, 67, 69, 70 and 71, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida lying in Section 21, Township 25 South, Range 31 East, Osceola County, Florida;

AND:

All of Lots 24, 25, 39, 40 and 56 and portions of Lots 9, 10, 23, 26, 27, 28, 29, 30, 41 and 57, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida lying in Section 22, Township 25 South, Range 31 East, Osceola County, Florida, including the platted right of ways therein, all being more particularly described as follows:

BEGIN at the Southwest corner of the Northwest 1/4 of Section 22, Township 25 South, Range 31 East; thence run N00°04'22"E, along the West line of said Section 22, a distance of 577.72 feet; thence run N54°07'23"W, a distance of 867.16 feet; thence run N01°44'11"E, a distance of 393.40 feet; thence run S89°16'02"E, a distance of 1,935.87 feet; thence run S01°42'41"W, a distance of 1,024.50 feet; thence along the Northerly edge of a Canal Easement as described in Official Records Book 825, Page 1837, the following seven (7) courses: run N88°50'47"E, a distance of 1,135.08 feet; thence run N65°06'11"E, a distance of 117.30 feet; thence run N62°07'17"E, a distance of 288.39 feet; thence run S85°36'55"E, a distance of 402.50 feet; thence run S75°39'15"E, a distance of 335.12 feet; thence run S53°20'10"E, a distance of 334.38 feet; thence run S34°00'55"E, a distance of 387.25 feet to a point which is 70.6 feet, more or less, West of the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 22; thence run S89°57'07"W, along the East-West Center Section line, a distance of 2,602.19 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 22; thence run S00°06'12"W, a distance of 654.73 feet to a point that is 16.50 feet East of the Southeast corner of Lot 39, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida; thence run N89°57'56"W, a distance of 981.38 feet to the Northeast corner of the West 1/2 of Lot 41 of said NEW MAP OF NARCOOSSEE; thence run S00°06'11"W, a distance of 653.39 feet to a point on the North line of Lot 56 of said NEW MAP OF NARCOOSSEE; thence run S89°51'28"E, along said North line, a distance of 321.67 feet; thence run S00°04'17"W, along the East line of said Lot 56 and the East line of Lot 57 of said NEW MAP OF NARCOOSSEE, a distance of 1307.61 feet; thence run N89°55'31"W, a distance of 298.89 feet; thence run N00°06'43"E, a distance of 653.58 feet; thence run N89°55'25"W, a distance of 361.67 feet; thence run N00°04'17"E, a distance of 199.98 feet; thence run N89°24'53"W, a distance of 595.98 feet; thence run S00°02'00"W, a distance of 857.81 feet; thence run N89°49'20"W, a distance of 349.94 feet to a point on the East line of the West 342.00 feet of Lot 64 of said NEW MAP OF NARCOOSSEE; thence run N00°04'23"E, along said East line, a distance of 654.06 feet; thence run N89°55'47"W, a distance of 32.63 feet to a point on the West line of the East 1/2 of Lot 63 of said NEW MAP OF NARCOOSSEE; thence run N00°04'44"E, along said West line, a distance of 653.79 feet; thence run S89°53'18"E, a distance of 342.58 feet; thence run N00°03'17"E, a distance of 628.35 feet; thence run N44°32'25"E, a distance of 34.25 feet; thence run S89°50'35"E, a distance of 611.46 feet; thence run N00°07'20"E, a distance of 653.05 feet to the POINT OF BEGINNING.

Containing 146.69 acres, more or less.



## **IMPROVEMENTS**

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods which comprise the water, reclaimed water and sanitary sewer system, and related improvements.

**CERTIFICATE OF DISTRICT ENGINEER**

Wastewater, Potable Water & Reclaimed Water System Improvements (Phase 1 & 2)  
Preston Cove Community Development District

I, **Shawn Hindle, P.E.**, as a professional engineer of Hanson, Walter & Associates, Inc., a Florida corporation licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 3265, with offices located at 8 Broadway, Suite 104, Kissimmee, Florida 34741 (“HWA”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through HWA, currently serve as District Engineer to the Preston Cove Community Development District (the “District”).

2. That the District proposes to accept from **ELEVATION PRESTON COVE LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”), made in, on, over, under and through the land described in Exhibit “A” attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Improvements from the Developer to the District and the District’s conveyance of the Improvements to Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature (“TWA”). The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to TWA.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to HWA are being held by HWA as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**  
Wastewater, Potable Water & Reclaimed Water System Improvements (Phase 1 & 2)  
Preston Cove Community Development District

**DATED:** \_\_\_\_\_, 2023

Witness: \_\_\_\_\_  
Print: \_\_\_\_\_

\_\_\_\_\_  
**Shawn Hindle, P.E.**  
Professional License No.: FL 48165  
on behalf of the company,  
Hanson, Walter & Associates, Inc., a Florida  
corporation  
8 Broadway, Suite 104  
Kissimmee, Florida 34741

Witness: \_\_\_\_\_  
Print: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by **SHAWN HINDLE** of Hanson, Walter & Associates, Inc., a Florida corporation authorized to transact business in Florida, on behalf of said corporation. Said person is  personally known to me or  has produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public; State of Florida

(SEAL)

Print Name: \_\_\_\_\_  
Comm. Exp.: \_\_\_\_\_  
Comm. No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Portions of Lots 59, 63, 64, 65, 66, 67, 69, 70 and 71, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida lying in Section 21, Township 25 South, Range 31 East, Osceola County, Florida;

AND:

All of Lots 24, 25, 39, 40 and 56 and portions of Lots 9, 10, 23, 26, 27, 28, 29, 30, 41 and 57, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida lying in Section 22, Township 25 South, Range 31 East, Osceola County, Florida, including the platted right of ways therein, all being more particularly described as follows:

BEGIN at the Southwest corner of the Northwest 1/4 of Section 22, Township 25 South, Range 31 East; thence run N00°04'22"E, along the West line of said Section 22, a distance of 577.72 feet; thence run N54°07'23"W, a distance of 867.16 feet; thence run N01°44'11"E, a distance of 393.40 feet; thence run S89°16'02"E, a distance of 1,935.87 feet; thence run S01°42'41"W, a distance of 1,024.50 feet; thence along the Northerly edge of a Canal Easement as described in Official Records Book 825, Page 1837, the following seven (7) courses: run N88°50'47"E, a distance of 1,135.08 feet; thence run N65°06'11"E, a distance of 117.30 feet; thence run N62°07'17"E, a distance of 288.39 feet; thence run S85°36'55"E, a distance of 402.50 feet; thence run S75°39'15"E, a distance of 335.12 feet; thence run S53°20'10"E, a distance of 334.38 feet; thence run S34°00'55"E, a distance of 387.25 feet to a point which is 70.6 feet, more or less, West of the Southeast corner of the West 1/2 of the Northeast 1/4 of said Section 22; thence run S89°57'07"W, along the East-West Center Section line, a distance of 2,602.19 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 22; thence run S00°06'12"W, a distance of 654.73 feet to a point that is 16.50 feet East of the Southeast corner of Lot 39, NEW MAP OF NARCOOSSEE, as recorded in Plat Book 1, Pages 73 and 74 of the Public Records of Osceola County, Florida; thence run N89°57'56"W, a distance of 981.38 feet to the Northeast corner of the West 1/2 of Lot 41 of said NEW MAP OF NARCOOSSEE; thence run S00°06'11"W, a distance of 653.39 feet to a point on the North line of Lot 56 of said NEW MAP OF NARCOOSSEE; thence run S89°51'28"E, along said North line, a distance of 321.67 feet; thence run S00°04'17"W, along the East line of said Lot 56 and the East line of Lot 57 of said NEW MAP OF NARCOOSSEE, a distance of 1307.61 feet; thence run N89°55'31"W, a distance of 298.89 feet; thence run N00°06'43"E, a distance of 653.58 feet; thence run N89°55'25"W, a distance of 361.67 feet; thence run N00°04'17"E, a distance of 199.98 feet; thence run N89°24'53"W, a distance of 595.98 feet; thence run S00°02'00"W, a distance of 857.81 feet; thence run N89°49'20"W, a distance of 349.94 feet to a point on the East line of the West 342.00 feet of Lot 64 of said NEW MAP OF NARCOOSSEE; thence run N00°04'23"E, along said East line, a distance of 654.06 feet; thence run N89°55'47"W, a distance of 32.63 feet to a point on the West line of the East 1/2 of Lot 63 of said NEW MAP OF NARCOOSSEE; thence run N00°04'44"E, along said West line, a distance of 653.79 feet; thence run S89°53'18"E, a distance of 342.58 feet; thence run N00°03'17"E, a distance of 628.35 feet; thence run N44°32'25"E, a distance of 34.25 feet; thence run S89°50'35"E, a distance of 611.46 feet; thence run N00°07'20"E, a distance of 653.05 feet to the POINT OF BEGINNING.

Containing 146.69 acres, more or less.

## **IMPROVEMENTS**

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods which comprise the water, reclaimed water and sanitary sewer system, and related improvements.

# SECTION VI

# SECTION C

# SECTION 1



***Preston Cove***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2023***



# 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**  
**February 28, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account	\$ 7,611	\$ -	\$ -	\$ 7,611
Due from Developer	\$ 8,011	\$ -	\$ -	\$ 8,011
Investments:				
<u>Series</u>				
Reserve	\$ -	\$ 670,238	\$ -	\$ 670,238
Capitlized Interest	\$ -	\$ 4,021	\$ -	\$ 4,021
Construction	\$ -	\$ -	\$ 454,950	\$ 454,950
<b>Total Assets</b>	<b>\$ 15,621</b>	<b>\$ 674,259</b>	<b>\$ 454,950</b>	<b>\$ 1,144,830</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 6,065	\$ -	\$ -	\$ 6,065
<b>Total Liabilites</b>	<b>\$ 6,065</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,065</b>
<b>Fund Balance:</b>				
Assigned For:				
Debt Service - Series 2022	\$ -	\$ 674,259	\$ -	\$ 674,259
Restricted For:				
Capital Projects - Series 2022	\$ -	\$ -	\$ 454,950	\$ 454,950
Unassigned	\$ 9,556	\$ -	\$ -	\$ 9,556
<b>Total Fund Balances</b>	<b>\$ 9,556</b>	<b>\$ 674,259</b>	<b>\$ 454,950</b>	<b>\$ 1,138,766</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 15,621</b>	<b>\$ 674,259</b>	<b>\$ 454,950</b>	<b>\$ 1,144,830</b>

**Preston Cove**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 128,450	\$ 29,469	\$ 29,469	\$ -
<b>Total Revenues</b>	<b>\$ 128,450</b>	<b>\$ 29,469</b>	<b>\$ 29,469</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Engineering	\$ 15,000	\$ 6,250	\$ 827	\$ 5,423
Attorney	\$ 25,000	\$ 10,417	\$ 2,240	\$ 8,177
Annual Audit	\$ 4,400	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 14,583	\$ 14,583	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 1,000	\$ 417	\$ 8	\$ 408
Insurance	\$ 5,625	\$ 5,625	\$ 5,375	\$ 250
Printing & Binding	\$ 1,000	\$ 417	\$ 19	\$ 398
Legal Advertising	\$ 8,000	\$ 3,333	\$ 443	\$ 2,891
Other Current Charges	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Office Supplies	\$ 500	\$ 208	\$ 0	\$ 208
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 128,450</b>	<b>\$ 50,925</b>	<b>\$ 27,004</b>	<b>\$ 23,921</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 2,465</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 7,091</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 9,556</b>	

**Preston Cove**  
**Community Development District**  
**Debt Service Fund - Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ 670,238	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 8,990	\$ 8,990
<b>Total Revenues</b>	<b>\$ 670,238</b>	<b>\$ -</b>	<b>\$ 8,990</b>	<b>\$ 8,990</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 228,625	\$ 228,625	\$ 228,625	\$ -
Principal Expense 5/1	\$ 215,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 228,625	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 672,250</b>	<b>\$ 228,625</b>	<b>\$ 228,625</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (8,132)	\$ (8,132)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,132)</b>	<b>\$ (8,132)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (2,012)</b>		<b>\$ (227,766)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 231,502</b>		<b>\$ 902,025</b>	
<b>Fund Balance - Ending</b>	<b>\$ 229,490</b>		<b>\$ 674,259</b>	

**Preston Cove**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2023**

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 5,418	\$ 5,418
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,418</b>	<b>\$ 5,418</b>
<b>Expenditures:</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 8,132	\$ 8,132
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,132</b>	<b>\$ 8,132</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,550</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 441,401</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 454,950</b>	

**Preston Cove**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 11,902	\$ 5,958	\$ 3,665	\$ 3,616	\$ 4,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,469
<b>Total Revenues</b>	<b>\$ 11,902</b>	<b>\$ 5,958</b>	<b>\$ 3,665</b>	<b>\$ 3,616</b>	<b>\$ 4,328</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,469</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 827
Attorney	\$ -	\$ 13	\$ 757	\$ 1,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,240
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,583
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1	\$ 3	\$ 0	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Insurance	\$ 5,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,375
Printing & Binding	\$ -	\$ 1	\$ 2	\$ 1	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Legal Advertising	\$ 68	\$ 74	\$ 67	\$ 234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Expenditures</b>	<b>\$ 10,029</b>	<b>\$ 3,673</b>	<b>\$ 4,409</b>	<b>\$ 5,290</b>	<b>\$ 3,603</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,004</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,873</b>	<b>\$ 2,285</b>	<b>\$ (744)</b>	<b>\$ (1,673)</b>	<b>\$ 725</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,465</b>

**Preston Cove**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2022, Special Assessment Bonds</b>	
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
<b>Current Bonds Outstanding</b>	<b>\$11,610,000</b>



# SECTION 2

**EXHIBIT "C"**

**SERIES 2022 ACQUISITION AND CONSTRUCTION  
ACCOUNT REQUISITION**

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Preston Cove Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of February 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2022 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: 57
- (2) Name of Payee pursuant to Acquisition Agreement: True Site Services
- (3) Amount Payable: \$199,152.17
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Pay Application # 13 period thru 11/25/22
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1.  obligations in the stated amount set forth above have been incurred by the Issuer,  
  
or  
  
 this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**PRESTON COVE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE  
REQUESTS ONLY**

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

[ \_\_\_\_\_ ],  
CONSULTING ENGINEER

Title: \_\_\_\_\_

# APPLICATION AND CERTIFICATE FOR PAYMENT

**TO OWNER:**  
 Elevation Preston Cove, LLC  
 188 South Orange Ave, Suite 1550  
 Orlando FL 32801

**PROJECT: 21026**  
 Preston Cove Phase 1A

**APPLICATION NO: 13**  
**APPLICATION DATE: 11/25/22**  
**PERIOD TO: 11/25/22**

**DISTRIBUTION TO:**  
 OWNER  
 Engineer  
 CONTRACTOR

**FROM CONTRACTOR:**  
 True Site Services  
 188 South Orange Ave, Suite 1570  
 Orlando FL 32801  
 P.O. 407-705-9633

**VIA ENGINEER:**

**CONTRACT DATE:** [REDACTED]

**CONTRACTOR'S APPLICATION FOR PAYMENT**  
 Application is made for payment, as shown below, in connection with the contract.  
 Continuation sheets, as applicable, are attached.

**1. ORIGINAL CONTRACT SUM**

.....  
 \$ **3,836,966.00**

**2. Net change by Change Orders**

.....  
 \$ **189,203.60**

**3. Contract Sum To Date (line 1+2)**

.....  
 \$ **4,026,169.60**

**4. TOTAL COMPLETED AND STORED TO DATE**  
 (Column G on individual sheets)

.....  
 \$ **2,856,619.06**

**5. RETAINAGE:**

a. **5% of completed work**

.....  
 \$ **142,830.95**

**6. TOTAL EARNED LESS RETAINAGE**  
 ( Line 4 less Line 5 Total )

.....  
 \$ **2,713,788.11**

**7. LESS PREVIOUS PAYMENTS**  
 (Line 6 from prior Application )

.....  
 \$ **2,514,835.94**

**8. CURRENT PAYMENT DUE**

.....  
 \$ **199,152.17**

**9. BALANCE TO FINISH, INCL. RETAINAGE**  
 (Line 3 less Line 6 ) ..... \$ **1,312,381.49**

CHANGE ORDER SUMMARY	ADDITION	DEDUCTIONS
Total changes approved in previous months by owner	281,143.10	47,253.60
Total approved this month		44,666.00
<b>TOTALS</b>	<b>281,143.10</b>	<b>91,919.60</b>
<b>NET CHANGES by Change Order</b>		<b>189,203.60</b>

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the contract documents and that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

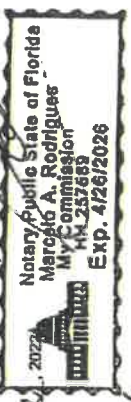
**CONTRACTOR:** True Site Services

By: Mathias Heywood Date: 11-15-22  
 Mathias Heywood, Project manager

By: [Signature] Date: 11/15/22  
 Mahoud Haida, Project manager

State of: Florida County of: Orange  
 Subscribed and sworn to before me this 15 day of November, 2022

Notary Public: HH 257589  
 My Commission expires: 04/26/2026



**ENGINEER'S OPINION FOR PAYMENT**  
 In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer's opinion to the owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount indicated based on the opinion.

AMOUNT \$ 199,152.17 Date: 11/22/22  
 (Attach explanation if amount differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount.)

Engineer: [Signature] Date: 11/23/22

ITEM NO.	DESCRIPTION OF WORK	QTY	UM	Unit Price	SCHEDULED VALUE (C-E)	QTY INSTALLED PREVIOUS PERIOD	QTY INSTALLED THIS PERIOD	AMOUNT PREVIOUS APPLICATION (E-G)	AMOUNT THIS PERIOD (E-H)	COMPLETED AND STORED TO DATE (I-J)	% (K/F)	REMAINING TO FINISH (F-K)	RETAINAGE (K-B)
<b>TAKE 1</b>													
<b>01 MOBILIZATION &amp; GENERAL CONDITIONS</b>													
Mobilization													
	Charoee SWPPP Permit Log Book One Time Fee	1.00	LS	\$ 125,000.00	\$ 125,000.00			\$ 125,000.00		\$ 125,000.00	100%	\$ -	\$ -
	3rd Party Inspections Monthly Cost	1.00	EACH	\$ 600.00	\$ 600.00			\$ 600.00		\$ 600.00	100%	\$ -	\$ -
	SWPPP Amendments Up To Compliance Flat Rate	12.00	MONTHS	\$ 5,000.00	\$ 60,000.00			\$ 5,000.00	\$ 500.00	\$ 6,000.00	100%	\$ -	\$ 6,260.00
	Due Diligence/Audit Inspection	1.00	LS	\$ 250.00	\$ 250.00			\$ 250.00		\$ 250.00	100%	\$ -	\$ 276.00
	Notes Of Intent Preparation & Submittal	1.00	LS	\$ 825.00	\$ 825.00			\$ 825.00		\$ 825.00	100%	\$ -	\$ 12.60
	SWPPP Maintenance Per Visit Includes (Repairs to existing BMP's & clean inlet protection)	62.00	WEEKLY	\$ 395.00	\$ 20,540.00			\$ 12,040.00		\$ 12,640.00	100%	\$ -	\$ 41.25
											62%	\$ 7,900.00	\$ 632.00
	<b>01 MOBILIZATION &amp; GENERAL CONDITIONS Subtotal</b>				\$ 153,765.00			\$ 144,865.00	\$ 500.00	\$ 145,365.00		\$ 8,400.00	\$ 7,288.25
<b>04 PAVING ON SITE</b>													
	10290 12" Stabilized Subgrade (LBR 40)	14,276.00	SY	\$ 9.00	\$ 128,484.00	11,420.60	2,855.40	\$ 102,787.20	\$ 19,272.60	\$ 122,059.80	85%	\$ 6,424.20	\$ 6,102.98
	10310 6" Limerock Base	9,690.00	SY	\$ 8.75	\$ 84,915.00	8,172.00	1,518.00	\$ 71,505.00	\$ 13,407.19	\$ 84,912.19	86%	\$ 4,469.06	\$ 4,245.61
	10320 8" Limerock Base	13,500.00	SY	\$ 11.00	\$ 148,500.00	12,600.00	900.00	\$ 138,600.00	\$ 14,784.55	\$ 153,384.55	89%	\$ 4,925.25	\$ 4,681.19
	10330 1.5" SP-9.5 Asphalt (1 Ltr)	8,495.00	SY	\$ 13.50	\$ 114,682.50	7,890.00	605.00	\$ 95,445.00	\$ 27,339.53	\$ 122,784.53	85%	\$ 9,113.18	\$ 8,697.62
	10340 2" SP-9.5 Asphalt (2 Ltr)	13,501.00	SY	\$ 9.00	\$ 121,509.00	12,600.00	901.00	\$ 113,400.00	\$ 72,908.40	\$ 186,308.40	70%	\$ 28,033.50	\$ 3,270.58
	10350 1.25" SP-9.5 Asphalt (1 Ltr) - 6" Trail	890.00	SY	\$ 6.75	\$ 5,992.50			\$ -	\$ -	\$ 5,992.50	0%	\$ 121,509.00	\$ -
	10360 Striping & Signs	1.00	LS	\$ 50,000.00	\$ 50,000.00			\$ -	\$ -	\$ -	0%	\$ 50,000.00	\$ -
	<b>04 PAVING ON SITE Subtotal</b>				\$ 893,233.25			\$ 637,298.10	\$ 74,803.68	\$ 712,101.78		\$ 281,170.29	\$ 30,403.15
<b>08 PAVING OFF SITE</b>													
	10370 Box-Out For Pavement Widening	2,057.00	CY	\$ 4.50	\$ 9,256.50			\$ -	\$ -	\$ -	0%	\$ 9,256.50	\$ -
	10380 12" Compacted Subgrade	2,057.00	SY	\$ 9.00	\$ 18,513.00	695.00		\$ 6,256.50	\$ -	\$ 6,256.50	30%	\$ 12,256.50	\$ 281.26
	10400 2.5" SP-12.5 Asphalt (2 Ltr) - Office Turn Lanes (2)	2,057.00	SY	\$ 22.50	\$ 46,282.50	626.00		\$ 14,085.00	\$ -	\$ 14,085.00	30%	\$ 32,197.50	\$ 600.00
	10410 Striping & Signs (Off-Site)	1.00	LB	\$ 5,000.00	\$ 5,000.00			\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -
	<b>08 PAVING OFF SITE Subtotal</b>				\$ 111,944.00			\$ 16,628.00	\$ -	\$ 16,628.00		\$ 95,316.00	\$ 761.25
<b>06 SANITARY SEWER</b>													
	10420 Sewer Sanitary	1.00	LS	\$ 54,305.00	\$ 54,305.00			\$ 54,305.00		\$ 54,305.00	100%	\$ -	\$ -
	10430 12 X 6 Wet Tin	1.00	EA	\$ 760.00	\$ 760.00			\$ -	\$ -	\$ -	0%	\$ 760.00	\$ -
	10440 8" PVC Gravelly Sewer Main (0'-6")	2,421.00	LF	\$ 12.00	\$ 29,052.00	2,421.00		\$ 29,052.00		\$ 29,052.00	100%	\$ -	\$ -
	10450 8" PVC Gravelly Sewer Main (6'-6")	1,360.00	LF	\$ 19.00	\$ 25,840.00	1,360.00		\$ 25,840.00		\$ 25,840.00	100%	\$ -	\$ -
	10460 8" PVC Gravelly Sewer Main (6'-10")	1,276.00	LF	\$ 22.00	\$ 28,072.00	1,276.00		\$ 28,072.00		\$ 28,072.00	100%	\$ -	\$ -
	10470 8" PVC Gravelly Sewer Main (10'-12")	2,554.00	LF	\$ 21.00	\$ 53,634.00	2,554.00		\$ 53,634.00		\$ 53,634.00	100%	\$ -	\$ -
	10480 8" PVC Gravelly Sewer Main (12'-4")	995.00	LF	\$ 27.00	\$ 26,765.00	995.00		\$ 26,765.00		\$ 26,765.00	100%	\$ -	\$ -
	10490 8" PVC Gravelly Sewer Main (14'-6")	721.00	LF	\$ 32.00	\$ 23,072.00	721.00		\$ 23,072.00		\$ 23,072.00	100%	\$ -	\$ -
	10510 8" PVC Gravelly Sewer Main (16'-20")	724.00	LF	\$ 38.00	\$ 27,512.00	724.00		\$ 27,512.00		\$ 27,512.00	100%	\$ -	\$ -
	10520 8" PVC Gravelly Sewer Main (20'-22")	343.00	LF	\$ 44.00	\$ 15,132.00	343.00		\$ 15,132.00		\$ 15,132.00	100%	\$ -	\$ -
	10530 8" PVC Gravelly Sewer Main (25'-24")	64.00	LF	\$ 60.00	\$ 3,840.00	64.00		\$ 3,840.00		\$ 3,840.00	100%	\$ -	\$ -
	10540 8" PVC Gravelly Sewer Main (26'-28")	66.00	LF	\$ 70.00	\$ 4,620.00	66.00		\$ 4,620.00		\$ 4,620.00	100%	\$ -	\$ -
	10550 8" PVC Gravelly Sewer Main (28'-30")	41.00	LF	\$ 80.00	\$ 3,280.00	41.00		\$ 3,280.00		\$ 3,280.00	100%	\$ -	\$ -
	10560 4" Diameter Manhole (0'-8")	13.00	EA	\$ 900.00	\$ 11,700.00	12.00		\$ 10,800.00	\$ 900.00	\$ 11,700.00	100%	\$ -	\$ -
	10570 4" Diameter Manhole (8'-10")	7.00	EA	\$ 800.00	\$ 5,600.00	6.00		\$ 4,800.00	\$ 800.00	\$ 5,600.00	100%	\$ -	\$ -
	10580 4" Diameter Manhole (10'-12")	7.00	EA	\$ 1,900.00	\$ 13,300.00	7.00		\$ 13,300.00		\$ 13,300.00	100%	\$ -	\$ -
	30530 5" Diameter Manhole (12'-14")	3.00	EA	\$ 2,950.00	\$ 8,850.00	3.00		\$ 8,850.00		\$ 8,850.00	100%	\$ -	\$ -
	10610 6" Diameter Manhole (14'-16")	4.00	EA	\$ 3,700.00	\$ 14,800.00	4.00		\$ 14,800.00		\$ 14,800.00	100%	\$ -	\$ -
	10620 6" Diameter Manhole (16'-20")	3.00	EA	\$ 3,600.00	\$ 10,800.00	3.00		\$ 10,800.00		\$ 10,800.00	100%	\$ -	\$ -
	10630 6" Diameter Manhole (20'-22")	1.00	EA	\$ 4,000.00	\$ 4,000.00	1.00		\$ 4,000.00		\$ 4,000.00	100%	\$ -	\$ -
	10640 6" Diameter Polymer Manhole (20'-22")	1.00	EA	\$ 4,000.00	\$ 4,000.00	1.00		\$ 4,000.00		\$ 4,000.00	100%	\$ -	\$ -
	10650 Single Service	441.00	EA	\$ 200.00	\$ 88,200.00	441.00		\$ 88,200.00		\$ 88,200.00	100%	\$ -	\$ -
	10660 Sanitary Ltr Station	1.00	LF	\$ 6.50	\$ 6.50			\$ -	\$ -	\$ -	100%	\$ -	\$ -
	10670 6" PVC Force Main	1.00	LF	\$ 5,000.00	\$ 5,000.00			\$ 5,000.00		\$ 5,000.00	100%	\$ -	\$ -
	10680 Filtrage & Restraints (Forcemain)	11,289.00	LF	\$ 4.00	\$ 45,156.00	8,000.00		\$ 32,000.00	\$ -	\$ 32,000.00	71%	\$ 13,156.00	\$ 1,600.00
	10700 Gravelly Mesh TV Tealting	11,289.00	LF	\$ 4.00	\$ 45,156.00	8,000.00		\$ 32,000.00	\$ -	\$ 32,000.00	71%	\$ 13,156.00	\$ 1,600.00

10710	Pressure Test Form Main	1,845.00	LF	2.50	4,112.50	1,845.00	4,112.50	27,982.00	100%	4,112.50	27,982.00	205.83
07 STORM SEWER		1,845.00	LF	2.50	4,112.50	1,845.00	4,112.50	27,982.00	100%	4,112.50	27,982.00	205.83
10720	Dewater Storm	1,845.00	EA	1.00	78,310.00	1.00	78,310.00	574,644.00	85%	4,112.50	27,982.00	205.83
40310	Conn To Existing Structure	1,845.00	EA	1.00	78,310.00	1.00	78,310.00	574,644.00	85%	4,112.50	27,982.00	205.83
10780	16" RCP	1,845.00	LF	23.00	31,188.00	6.00	7,500.00	78,310.00	100%	7,500.00	3,815.50	3,815.50
10810	18" RCP	1,845.00	LF	24.60	44,124.60	1,178.00	27,048.00	78,310.00	100%	27,048.00	4,140.00	4,140.00
10850	24" RCP	1,845.00	LF	22.00	44,170.00	2,005.00	44,170.00	44,170.00	100%	44,170.00	1,302.40	1,302.40
10890	30" RCP	1,845.00	LF	34.00	36,328.00	1,039.00	44,110.00	44,110.00	100%	44,110.00	2,205.23	2,205.23
10920	36" RCP	1,845.00	LF	38.00	64,844.00	1,804.00	35,328.00	35,328.00	100%	35,328.00	2,055.60	2,055.60
10940	42" RCP	1,845.00	LF	40.00	69,320.00	1,753.00	64,844.00	64,844.00	100%	64,844.00	1,788.30	1,788.30
10970	48" RCP	1,845.00	LF	45.00	43,785.00	973.00	69,320.00	69,320.00	100%	69,320.00	3,247.20	3,247.20
10980	54" RCP	1,845.00	LF	46.00	43,785.00	973.00	43,785.00	43,785.00	100%	43,785.00	3,486.00	3,486.00
10990	60" RCP	1,845.00	LF	60.00	89,820.00	1,422.00	81,883.00	81,883.00	100%	81,883.00	2,189.25	2,189.25
11010	E Control Structure	1,845.00	EA	1.00	1,820.00	26.00	85,320.00	85,320.00	100%	85,320.00	4,098.40	4,098.40
11020	F Inlet	1,845.00	EA	1.00	1,000.00	1.00	1,820.00	1,820.00	100%	1,820.00	4,265.00	4,265.00
11030	H Control Structure	1,845.00	EA	1.00	1,000.00	1.00	650.00	650.00	100%	650.00	91.00	91.00
11040	V Inlet	1,845.00	EA	1.00	1,000.00	1.00	1,000.00	1,000.00	100%	1,000.00	32.50	32.50
11050	V Inlet	1,845.00	EA	1.00	1,000.00	1.00	650.00	650.00	100%	650.00	60.00	60.00
11060	V Inlet W/ 4 Bottom	1,845.00	EA	1.00	1,000.00	1.00	10,000.00	10,000.00	100%	10,000.00	32.50	32.50
11070	P-3 Curb Inlet	1,845.00	EA	1.00	9,900.00	11.00	9,900.00	9,900.00	100%	9,900.00	500.00	500.00
40450	J-6 Curb Inlet	1,845.00	EA	1.00	2,600.00	4.00	2,600.00	2,600.00	100%	2,600.00	495.00	495.00
11080	P-6 Curb Inlet	1,845.00	EA	1.00	2,600.00	4.00	2,600.00	2,600.00	100%	2,600.00	540.00	540.00
11090	J-6 Curb Inlet	1,845.00	EA	1.00	2,600.00	2.00	2,600.00	2,600.00	100%	2,600.00	130.00	130.00
11100	P Manhole	1,845.00	EA	1.00	11,000.00	8.85	11,000.00	11,000.00	100%	11,000.00	110.00	110.00
11110	J Manhole	1,845.00	EA	1.00	6,500.00	12.00	6,500.00	6,500.00	100%	6,500.00	500.00	500.00
11120	18" MES	1,845.00	EA	2.00	16,800.00	18.00	16,800.00	16,800.00	100%	16,800.00	860.00	860.00
11130	Riprap (Broken Concrete)	1,845.00	EA	1.00	1,200.00	2.00	1,200.00	1,200.00	100%	1,200.00	840.00	840.00
11140	24" MES	1,845.00	EA	1.00	1,200.00	2.00	1,200.00	1,200.00	100%	1,200.00	80.00	80.00
11150	30" MES	1,845.00	EA	1.00	1,680.00	4.00	1,680.00	1,680.00	100%	1,680.00	80.00	80.00
11170	36" MES	1,845.00	EA	1.00	800.00	1.00	800.00	800.00	100%	800.00	84.00	84.00
11180	42" MES	1,845.00	EA	1.00	4,000.00	6.00	4,000.00	4,000.00	100%	4,000.00	40.00	40.00
11190	48" MES	1,845.00	EA	1.00	2,400.00	1.00	2,400.00	2,400.00	100%	2,400.00	228.00	228.00
11200	54" MES	1,845.00	EA	1.00	6,000.00	4.00	6,000.00	6,000.00	80%	6,000.00	1,200.00	1,200.00
11210	60" MES	1,845.00	EA	1.00	3,000.00	1.00	3,000.00	3,000.00	100%	3,000.00	300.00	300.00
11220	36" Headwall	1,845.00	EA	1.00	15,000.00	4.00	15,000.00	15,000.00	100%	15,000.00	150.00	150.00
11230	24"x36" Headwell	1,845.00	EA	1.00	1,300.00	1.00	1,300.00	1,300.00	80%	1,300.00	600.00	600.00
11250	Clean, Flush & TV	1,845.00	EA	1.00	1,600.00	2.00	1,600.00	1,600.00	100%	1,600.00	88.00	88.00
11260	12,412.00	LF	3.76	48,545.00	2.00	48,545.00	48,545.00	48,545.00	100%	48,545.00	80.00	80.00
07 STORM SEWER Subtotal		1,845.00	LF	3.76	48,545.00	2.00	48,545.00	48,545.00	100%	48,545.00	80.00	80.00
08 WATER SYSTEM		1,845.00	EA	1.00	625,175.00	4,260.00	625,175.00	625,175.00	0%	625,175.00	31,258.78	31,258.78
20710	Connect To Existing Gate Valve	1,845.00	EA	1.00	5,000.00	4.00	5,000.00	5,000.00	100%	5,000.00	260.00	260.00
20720	12 X 12 Wet Tap (Offsite)	1,845.00	EA	1.00	1,250.00	1.00	1,250.00	1,250.00	100%	1,250.00	62.50	62.50
11270	4" PVC Watermain	1,845.00	LF	1.00	2,332.00	212.00	2,332.00	2,332.00	100%	2,332.00	62.50	62.50
11280	8" PVC Watermain	1,845.00	LF	12.00	54,672.00	4,668.00	54,672.00	54,672.00	100%	54,672.00	118.50	118.50
11290	12" PVC Watermain	1,845.00	LF	12.75	44,680.00	3,520.00	44,680.00	44,680.00	100%	44,680.00	2,733.80	2,733.80
11300	Fire Hydrant Assy	1,845.00	EA	1.00	15,000.00	10.00	15,000.00	15,000.00	100%	15,000.00	2,244.00	2,244.00
11310	Fillings & Restraints - Water	1,845.00	EA	0.80	10,500.00	45.00	10,500.00	10,500.00	100%	10,500.00	760.00	760.00
11320	8" Gate Valve	1,845.00	EA	1.00	22,500.00	11.00	22,500.00	22,500.00	100%	22,500.00	826.00	826.00
11330	12" Gate Valve	1,845.00	EA	1.00	7,150.00	3.00	7,150.00	7,150.00	100%	7,150.00	1,125.00	1,125.00
11340	2" Blow Off Valve	1,845.00	EA	3.00	2,450.00	3.00	2,450.00	2,450.00	100%	2,450.00	357.50	357.50
11350	Air Release Valve (Pkg, Endbourse)	1,845.00	EA	1.00	700.00	3.00	700.00	700.00	100%	700.00	122.50	122.50
11360	Appa Flush Device	1,845.00	EA	1.00	1,000.00	2.00	1,000.00	1,000.00	100%	1,000.00	140.00	140.00
11370	Hydroguard Show-Off Assembly	1,845.00	EA	1.00	1,700.00	1.00	1,700.00	1,700.00	100%	1,700.00	65.00	65.00
11380	Double Service	1,845.00	EA	200.00	12,000.00	60.00	12,000.00	12,000.00	100%	12,000.00	95.00	95.00
11390	Water Service To Ltr Station	1,845.00	EA	1.00	60,400.00	128.00	60,400.00	60,400.00	100%	60,400.00	800.00	800.00
11400	2" Water Service	1,845.00	EA	1.00	300.00	1.00	300.00	300.00	100%	300.00	2,820.00	2,820.00
11410	Temp Jumper	1,845.00	EA	1.00	400.00	1.00	400.00	400.00	100%	400.00	16.00	16.00
11420	Samble Point	1,845.00	EA	1.00	1,200.00	1.00	1,200.00	1,200.00	100%	1,200.00	20.00	20.00
11430	Test And Chlorinate	1,845.00	EA	1.00	12,000.00	24.00	12,000.00	12,000.00	100%	12,000.00	60.00	60.00
11440	Directional Drill - 10" Water	1,845.00	EA	2.50	20,720.00	3,458.00	20,720.00	20,720.00	100%	20,720.00	600.00	600.00
20870	Directional Drill - 14" Water	1,845.00	EA	2.00	17,500.00	70.00	17,500.00	17,500.00	43%	17,500.00	432.38	432.38
08 WATER SYSTEM Subtotal		1,845.00	EA	4.26	625,175.00	4,260.00	625,175.00	625,175.00	96%	625,175.00	31,258.78	31,258.78
09 REUSE WATER SYSTEM		1,845.00	EA	1.00	5,000.00	4.00	5,000.00	5,000.00	0%	5,000.00	5,000.00	5,000.00
40230	Connect To Existing	1,845.00	EA	1.00	5,000.00	4.00	5,000.00	5,000.00	0%	5,000.00	5,000.00	5,000.00

Item No	Description	1.00	EA	\$	1,250.00	\$	1,250.00	\$	1,250.00	100%	\$	\$
11460	12 X 12 Wet Tin (Offsite)	1.00	EA	\$ 1,250.00	\$ 1,250.00					100%	\$	\$
11460	12 X 6 Wet Tin (Offsite)	1.00	EA	\$ 1,250.00	\$ 1,250.00					100%	\$	\$
11470	6" PVC Reclaim Watermain	9,505.00	LF	\$ 11.50	\$ 95,050.00					100%	\$	\$
11480	12" PVC Reclaim Watermain	2,680.00	LF	\$ 10.00	\$ 26,800.00					100%	\$	\$
11490	Fittings And Restraints - Reuse	1.00	LS	\$ 10,000.00	\$ 10,000.00					100%	\$	\$
11500	6" Gate Valve	61.00	EA	\$ 500.00	\$ 30,600.00					100%	\$	\$
11510	12" Gate Valve	20.00	EA	\$ 600.00	\$ 12,000.00					100%	\$	\$
11510	2" Blow Off Valve	5.00	EA	\$ 350.00	\$ 1,750.00					100%	\$	\$
11520	Auto Flush Device	6.00	EA	\$ 1,000.00	\$ 6,000.00					100%	\$	\$
11530	Air Release Valve (Poly Enclosure)	6.00	EA	\$ 700.00	\$ 4,200.00					100%	\$	\$
11540	Double Service	61.00	EA	\$ 200.00	\$ 12,200.00					100%	\$	\$
11550	2" Reclaim Service	66.00	EA	\$ 450.00	\$ 29,700.00					100%	\$	\$
11570	Testing	12,185.00	LF	\$ 2.50	\$ 30,462.50					100%	\$	\$
11680	Directional Drill - 10" Reuse	70.00	LF	\$ 250.00	\$ 17,500.00					100%	\$	\$
21010	Directional Drill - 14" Reuse	70.00	LF	\$ 350.00	\$ 24,500.00					100%	\$	\$
<b>11 CONCRETE WORK</b>												
11690	A Curb	110.00	LF	\$ 16.00	\$ 1,760.00					0%	\$	\$
11690	D Curb	2,390.00	LF	\$ 8.75	\$ 20,925.00					0%	\$	\$
11620	2" Miami Curb	1,630.00	LF	\$ 14.00	\$ 22,820.00					0%	\$	\$
11630	Valley Curb	23,276.00	LF	\$ 12.00	\$ 279,312.00					0%	\$	\$
11640	2" Ribbon Curb	380.00	LF	\$ 30.00	\$ 11,400.00					60%	\$ 6,840.00	\$ 4,560.00
11650	8" Sidewalk Common Areas & LWS Esplanes Only	170.00	LF	\$ 17.50	\$ 2,975.00					20%	\$ 595.00	\$ 2,380.00
11660	Handicap Ramps W/ Detectable Warning	13,420.00	LF	\$ 21.25	\$ 285,175.00					0%	\$	\$
11670	Lift Sta Driveway (6" Unrein Conc)	96.00	EA	\$ 650.00	\$ 62,400.00					0%	\$	\$
11670	Lift Sta Driveway (6" Unrein Conc)	110.00	SY	\$ 150.00	\$ 16,500.00					0%	\$	\$
<b>12 GRASSING</b>												
11680	Temp Seed & Mulch Lots	122,830.00	SY	\$ 0.25	\$ 30,707.50					0%	\$	\$
11730	Seed & Mulch ROW, Tracts & Esplanes	64,410.00	SY	\$ 0.25	\$ 16,102.50					0%	\$	\$
11700	Sod Perimeter Slopes & Swales	5,840.00	SY	\$ 3.25	\$ 18,980.00					0%	\$	\$
11710	Sod Pond Slopes & Tract	34,270.00	SY	\$ -	\$ -					#DIV/0!	\$	\$
11720	Sod Two Strips Behind Curbs	5,250.00	SY	\$ 3.25	\$ 17,062.50					0%	\$	\$
11720	Sod Two Strips Behind Curbs	5,435.00	SY	\$ 3.25	\$ 17,663.75					74%	\$ 12,972.60	\$ 4,691.15
<b>TAKE 1 - CONTRACT TOTAL</b>												
<b>CHANGE ORDERS</b>												
#67 Stone for Sanitary Structures												
Change Order 9 - PHIA Deductive Paving												
Change Order 2 - PHIA Additional Slopes - \$889,549.75												
Grading Lot Preps												
16" RCP		149.28	TONS	\$46.00	\$ 6,717.60					100%	\$	\$
16" RCP		1.00	LS	(\$17,253.50)	\$ (17,253.50)					0%	\$	\$
18" RCP		810.00	LF	\$175,000.00	\$ 141,750,000.00					70%	\$ 99,225,000.00	\$ 42,525,000.00
38" RCP		95.00	LF	\$ 23.00	\$ 2,185.00					0%	\$	\$
60" RCP		146.00	LF	\$ 36.00	\$ 5,256.00					100%	\$	\$
8" PVC Watermain		219.00	LF	\$ 60.00	\$ 13,140.00					0%	\$	\$
Paid directly by Elevation Precision Cove, LLC to Row												
<b>TOTAL OF ALL CHANGE ORDERS</b>												
<b>GRAND TOTAL</b>												
128,787.10												
2,846,895.20												
209,633.88												
2,856,619.08												
70.99%												
60,416.50												
1,169,850.54												
142,839.95												





**CONDITIONAL WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT**

The undersigned lienor, **True Site Services, LLC**, in consideration of the sum of **\$199,152.17 (One Hundred Ninety-Nine Thousand One Hundred Fifty-Two Dollar and 17 cents)**, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through **11/25/2022, to Elevation Preston Cove, LLC on the Job# 21026 Preston cove Phase IA**

This Waiver and Release do NOT cover any retention, labor, services, or materials furnished after the date specified. The undersigned represents that he/she is an authorized agent of Lienor and has the authority to execute this waiver and release of lien on behalf of Lienor.

Dated On: 11/15/2022

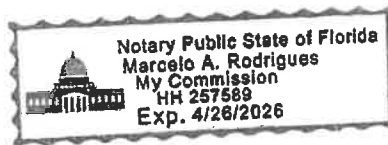
Lienor's Name: **True Site Services, LLC**  
Address: **189 S. Orange Ave Suite 1550, Orlando FL 32801**

By: Mathias Haywood  
Printed Name: **Mathias Haywood**  
Title: **Junior Project Manager**

Sworn to and subscribed before me this 15<sup>th</sup> day of November 2022.

BEFORE ME, the undersigned authority, personally appeared, to me well known and known to me to be the person described in and who executed the foregoing Waiver and Release of Lien Upon Progress Payment as of and he/she acknowledged to and before me that he/she executed this instrument for the purposes therein expressed.

Personally Known  
 Identification Shown



[Signature]  
Notary Public  
Marcelo A. Rodrigues  
Printed Name of Notary

My Commission Expires: 04/26/2026  
State of: FLORIDA  
County of: ORANGE

Preston Cove CDD  
 Requisition #57 - Reimbursement Of Construction Invoices - Hard Costs  
 Date: 02.28.2023

<b>Invoices and Payments</b>				
	<b>Draw #29 (PayApp10 - Ph 1A)</b>	<b>Draw #40 (PayApp13 - Ph 1A)</b>		<b>Total Amount</b>
Site Work				
Mobilization	\$ -	\$ 500.00	\$ 500.00	500.00
Clear, Grub & Strip	\$ -	\$ -	\$ -	-
Earthwork	\$ -	\$ -	\$ -	-
Paving on site	\$ 45,900.01	\$ 74,803.86	\$ 120,703.87	120,703.87
Paving off site	\$ 15,625.00	\$ -	\$ 15,625.00	15,625.00
Sanitary Sewer	\$ 13,173.00	\$ -	\$ 13,173.00	13,173.00
Storm Sewer	\$ 74,100.00	\$ 4,250.00	\$ 78,350.00	78,350.00
Water System	\$ 54,545.00	\$ 3,150.00	\$ 57,695.00	57,695.00
Reuse Water System	\$ 67,761.50	\$ 34,850.00	\$ 102,611.50	102,611.50
Concrete Work	\$ -	\$ 79,080.00	\$ 79,080.00	79,080.00
Grassing	\$ -	\$ 13,000.00	\$ 13,000.00	13,000.00
(-) Retainage (5%)	\$ (13,555.23)	\$ (10,481.69)	\$ (24,036.92)	(24,036.92)
<b>Hard Cost - Total Paid</b>	<b>\$ 257,549.28</b>	<b>\$ 199,152.17</b>	<b>\$ 456,701.45</b>	<b>456,701.45</b>



7200 8560145  
TRUE SITE SERVICES LLC  
189 S ORANGE AVE STE 1550  
ORLANDO FL 32801-3268



We have completed this wire transfer request. Your TRUIST acct has been credited for the net amount shown below.

```

*****
TRN DATE          20221122          TRN NUM   00027584
AMOUNT           333,906.92        ACCOUNT # DDA - ██████████ 1600
REFERENCE #      2953
DATE             11/22/2022
TIME            16:56:33
BENEFICIARY     TRUE SITE SERVICES LLC
ORIGINATOR TO BENE INFO  PRESTON COVE
ORIGINATOR      SDP REIT, LLC
ORIGINATING BANK NAME  WELLS FARGO SAN FRANCISCO
ORIGINATING BANK #   121000248
ORIGINATING BANK INFORMATION

```

\*\*\*\*\*

Thank you for banking with TRUIST. Please call your local TRUIST branch or call 1-844-4-TRUIST (1-844-487-8478) for questions regarding this wire transfer.

## Hanoi Mijares

---

**Subject:** FW: Wire Transfers

**From:** Accounting <[accounting@ksitedevelopment.com](mailto:accounting@ksitedevelopment.com)>  
**Sent:** Friday, December 2, 2022 11:18 AM  
**To:** Hanoi Mijares <[accountspayable@elevationdev.com](mailto:accountspayable@elevationdev.com)>  
**Subject:** Re: Wire Transfers

The payment of \$333,906.92 corresponds to the sum of \$103,884.75, \$30,870.00 and \$199,152.17.

11/14/2022	WIRE REF# 20221114- 00039260 INCOMING WIRE TRANSFER	\$82,905.30	>
11/22/2022	WIRE REF# 20221122- 00027584 INCOMING WIRE TRANSFER	\$333,906.92	>

---

**From:** Hanoi Mijares <[accountspayable@elevationdev.com](mailto:accountspayable@elevationdev.com)>  
**Sent:** Friday, December 2, 2022 10:48 AM  
**To:** Accounting <[accounting@ksitedevelopment.com](mailto:accounting@ksitedevelopment.com)>  
**Subject:** RE: Wire Transfers

Thanks, Flor,

I need the bank confirmation as usual you send

**From:** Accounting <[accounting@ksitedevelopment.com](mailto:accounting@ksitedevelopment.com)>  
**Sent:** Friday, December 2, 2022 10:45 AM  
**To:** Hanoi Mijares <[accountspayable@elevationdev.com](mailto:accountspayable@elevationdev.com)>  
**Subject:** Re: Wire Transfers

Hi Hanoi,

All of those amounts were paid to TSS in November.

- \$103,884.75 was paid on 11.22.2022
- \$82,905.30 was paid on 11.14.2022
- \$30,870.00 was paid on 11.22.2022

- \$199,152.17 was paid on 11.22.2022

**From:** Hanoi Mijares <[accounts payable@elevationdev.com](mailto:accounts payable@elevationdev.com)>  
**Sent:** Friday, December 2, 2022 10:40 AM  
**To:** Accounting <[accounting@ksitedevelopment.com](mailto:accounting@ksitedevelopment.com)>  
**Subject:** Wire Transfers

Hi Flor,

Can you please send me the following wire transfer?

Regards,  
 HM

Name	Account	Split	Amount
True Site Services	SDP - Funding in progress (invoices sent)	Accounts Payable	-103,884.75 PAID
True Site Services	SDP - Funding in progress (invoices sent)	Accounts Payable	-82,905.30 PAID
Services	SDP - Funding in progress (invoices sent)	Accounts Payable	-30,870.00 PAID
True Site Services	SDP - Funding in progress (invoices sent)	Accounts Payable	-199,152.17 PAID



**Hanoi Mijares**  
 Accounts Payable Specialist  
 Elevation Development, LLC  
 189 South Orange Ave, Suite 1550  
 Orlando, FL 32801  
 O: 407.270.8866 Ext. 103  
[accounts payable@elevationdev.com](mailto:accounts payable@elevationdev.com)  
[www.ElevationDev.com](http://www.ElevationDev.com)



7200 8560145  
TRUE SITE SERVICES LLC  
189 S ORANGE AVE STE 1550  
ORLANDO FL 32801-3268

We have completed this wire transfer request. Your TRUIST acct has been credited for the net amount shown below.

```

*****
TRN DATE          20220926          TRN NUM  00002225
AMOUNT           257,499.28          ACCOUNT # DDA - ██████████ 1600
REFERENCE #      2696
DATE             09/26/2022
TIME             06:45:23
BENEFICIARY     TRUE SITE SERVICES LLC
ORIGINATOR TO BENE INFO  PRESTON COVE
ORIGINATOR      SDP REIT, LLC
ORIGINATING BANK NAME  WELLS FARGO SAN FRANCISCO
ORIGINATING BANK #    121000248
ORIGINATING BANK INFORMATION

```

\*\*\*\*\*  
Thank you for banking with TRUIST. Please call your local TRUIST branch or call 1-844-4-TRUIST (1-844-487-8478) for questions regarding this wire transfer.



7200 8560145  
TRUE SITE SERVICES LLC  
189 S ORANGE AVE STE 1550  
ORLANDO FL 32801-3268

We have completed this wire transfer request. Your TRUIST acct has been credited for the net amount shown below.

```

*****
TRN DATE          20220922      TRN NUM   00027923
AMOUNT           50.00          ACCOUNT # DDA - ██████████1600
REFERENCE #      2691
DATE             09/22/2022
TIME             17:45:46
BENEFICIARY      TRUE SITE SERVICES LLC
ORIGINATOR TO BENE INFO  PRESTON COVE
ORIGINATOR        SDP REIT, LLC
ORIGINATING BANK NAME  WELLS FARGO SAN FRANCISCO
ORIGINATING BANK #   121000248
ORIGINATING BANK INFORMATION

```

\*\*\*\*\*

Thank you for banking with TRUIST. Please call your local TRUIST branch or call 1-844-4-TRUIST (1-844-487-8478) for questions regarding this wire transfer.





## EXHIBIT "C"

### SERIES 2022 ACQUISITION AND CONSTRUCTION ACCOUNT REQUISITION

#### PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Preston Cove Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of February 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2022 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (1) Requisition Number: 58
- (2) Name of Payee pursuant to Acquisition Agreement: True Site Services
- (3) Amount Payable: \$257,549.28
- (4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Pay Application # 10 period thru 8/30/22
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1.  obligations in the stated amount set forth above have been incurred by the Issuer,  
  
or  
  
 this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**PRESTON COVE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE  
REQUESTS ONLY**

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

[ \_\_\_\_\_ ],  
CONSULTING ENGINEER

Title: \_\_\_\_\_

# APPLICATION AND CERTIFICATE FOR PAYMENT

**TO OWNER:**  
Elevation Preston Cove, LLC  
189 South Orange Ave, Suite 1550  
Orlando FL 32801

**PROJECT: 21026**  
Preston Cove Phase 1A

**APPLICATION NO.: 10**  
**APPLICATION DATE: 08/25/22**  
**PERIOD TO: 08/30/22**

**DISTRIBUTION TO:**  
\_\_\_ OWNER  
\_\_\_ Engineer  
\_\_\_ CONTRACTOR

**FROM CONTRACTOR:**  
True Site Services  
189 South Orange Ave, Suite 1570  
Orlando FL 32801  
Ph: 407-705-9633

**VIA ENGINEER:**

**CONTRACT DATE:**

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.  
Continuation sheets, as applicable, are attached.

<b>1. ORIGINAL CONTRACT SUM</b>	.....	<b>\$ 2,847,416.25</b>
<b>2. Net change by Change Orders</b>	.....	<b>\$1,223,439.35</b>
<b>3. Contract Sum To Date (line 1+2)</b>	.....	<b>\$ 4,070,855.60</b>
<b>4. TOTAL COMPLETED AND STORED TO DATE</b> (Column G on individual sheets)	.....	<b>\$ 1,889,477.10</b>
<b>5. RETAINAGE:</b>		
a. <u>5%</u> of completed work	.....	<b>\$ 94,473.86</b>
<b>6. TOTAL EARNED LESS RETAINAGE</b> ( Line 4 less Line 5 Total )	.....	<b>\$ 1,795,003.25</b>
<b>7. LESS PREVIOUS PAYMENTS</b> (Line 6 from prior Application )	.....	<b>\$ 1,537,453.97</b>
<b>8. CURRENT PAYMENT DUE</b>	.....	<b>\$ 257,549.28</b>
<b>9. BALANCE TO FINISH, INCL. RETAINAGE</b> (Line 3 less Line 6 )	.....	<b>\$ 2,275,852.36</b>

CHANGE ORDER SUMMARY	ADDITION	DEDUCTIONS
Total changes approved in previous months by owner	996,267.35	47,253.50
Total approved this month	274,425.50	
<b>TOTALS</b>	<b>1,270,692.85</b>	<b>47,253.50</b>
<b>NET CHANGES by Change Order</b>	<b>\$1,223,439.35</b>	

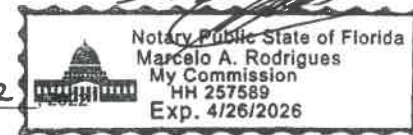
The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the contract documents and that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:** True Site Services

By: Mathias Haywood Date: 9-19-22  
Mathias Haywood

State of : Florida  
County of : Orange

Subscribed and sworn to before me  
this 19 th day of September



Notary Public : HH 257589  
My Commission expires : 04/26/2026

## ENGINEER'S OPINION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer's opinion to the owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Indicated based on the opinion.

**AMOUNT** \_\_\_\_\_ **Date:** \_\_\_\_\_

(Attach explanation if amount differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount.)

**Engineer :**  
By: \_\_\_\_\_ **Date:** \_\_\_\_\_

ITEM NO.	DESCRIPTION OF WORK	QTY	U/M	Unit Price	SCHEDULED VALUE (C'E)	QTY INSTALLED PREVIOUS PERIOD	QTY INSTALLED THIS PERIOD	AMOUNT PREVIOUS APPLICATION (E'G)	AMOUNT THIS PERIOD (E'H)	COMPLETED AND STORED TO DATE (I+J)	% (K/F)	REMAINING TO FINISH (F-K)	RETAINAGE (K*.5)
<b>TAKE 1</b>													
<b>01 MOBILIZATION &amp; GENERAL CONDITIONS</b>													
	Mobilization	1.00	LS	\$ 125,000.00	\$ 125,000.00	1.00	-	\$ 125,000.00	\$ -	\$ 125,000.00	100%	\$ -	\$ 6,250.00
	Cherokee SWPPP Permit Log Book One Time Fee	1.00	EACH	\$600.00	\$ 600.00	1.00	-	\$ 600.00	\$ -	\$ 600.00	100%	\$ -	\$ 30.00
	3rd Party Inspections Monthly Cost	12.00	MONTHS	\$500.00	\$ 6,000.00	9.00	-	\$ 4,500.00	\$ -	\$ 4,500.00	75%	\$ 1,500.00	\$ 225.00
	SWPPP Amendments Up To Compliance Flat Rate	1.00	LS	\$250.00	\$ 250.00	1.00	-	\$ 250.00	\$ -	\$ 250.00	100%	\$ -	\$ 12.50
	Due Dillgence/Audit Inspection	1.00	LS	\$825.00	\$ 825.00	1.00	-	\$ 825.00	\$ -	\$ 825.00	100%	\$ -	\$ 41.25
	Notice Of Intent Preparation & Submittal	1.00	LS	\$550.00	\$ 550.00	1.00	-	\$ 550.00	\$ -	\$ 550.00	100%	\$ -	\$ 27.50
	SWPPP Maintenance Per Visit Includes (Repairs to existing BMP's & clean inlet protection)	52.00	WEEKLY	\$395.00	\$ 20,540.00	32.00	-	\$ 12,640.00	\$ -	\$ 12,640.00	62%	\$ 7,900.00	\$ 632.00
					\$ -			\$ -	\$ -	\$ -		\$ -	\$ -
	<b>01 MOBILIZATION &amp; GENERAL CONDITIONS Subtotal</b>				\$ 153,765.00			\$ 144,365.00	\$ -	\$ 144,365.00		\$ 9,400.00	\$ 7,218.25
<b>04 PAVING ON SITE</b>													
10290	12" Stabilized Subgrade (LBR 40)	14,276.00	SY	\$ 9.00	\$ 128,484.00		5,100.00	\$ -	\$ 45,900.00	\$ 45,900.00	36%	\$ 82,584.00	\$ 2,295.00
10300	9" Stabilized Subgrade (LBR 40)	10,215.00	SY	\$ 8.75	\$ 89,381.25			\$ -	\$ -	\$ -	0%	\$ 89,381.25	\$ -
10310	6" Limerock Base	8,959.00	SY	\$ 11.00	\$ 98,549.00			\$ -	\$ -	\$ -	0%	\$ 98,549.00	\$ -
10320	8" Limerock Base	13,501.00	SY	\$ 13.50	\$ 182,263.50			\$ -	\$ -	\$ -	0%	\$ 182,263.50	\$ -
10330	1.5" SP-9.5 Asphalt (1 Lift)	8,495.00	SY	\$ 11.00	\$ 93,445.00			\$ -	\$ -	\$ -	0%	\$ 93,445.00	\$ -
10340	2" SP-9.5 Asphalt 1st Lift (2 Lifts)	13,501.00	SY	\$ 9.00	\$ 121,509.00			\$ -	\$ -	\$ -	0%	\$ 121,509.00	\$ -
	1" SP-9.5 Asphalt 2nd Lift (2 Lifts)	13,501.00	SY	\$ 9.00	\$ 121,509.00			\$ -	\$ -	\$ -	0%	\$ 121,509.00	\$ -
10350	1.25" SP-9.5 Asphalt (1 Lift) - 6' Trail	830.00	SY	\$ 9.75	\$ 8,092.50			\$ -	\$ -	\$ -	0%	\$ 8,092.50	\$ -
10360	Striping & Signs	1.00	LS	\$ 50,000.00	\$ 50,000.00			\$ -	\$ -	\$ -	0%	\$ 50,000.00	\$ -
	<b>04 PAVING ON SITE Subtotal</b>				\$ 893,233.25			\$ -	\$ 45,900.00	\$ 45,900.00		\$ 847,333.25	\$ 2,295.00
<b>05 PAVING OFF SITE</b>													
10370	Box-Out For Pavement Widening	2,057.00	CY	\$ 4.50	\$ 9,256.50			\$ -	\$ -	\$ -	0%	\$ 9,256.50	\$ -
10380	12" Compacted Subgrade	2,057.00	SY	\$ 9.00	\$ 18,513.00		625.00	\$ -	\$ 5,625.00	\$ 5,625.00	30%	\$ 12,888.00	\$ 281.25
10390	10" Crushed Concrete	2,057.00	SY	\$ 16.00	\$ 32,912.00		625.00	\$ -	\$ 10,000.00	\$ 10,000.00	30%	\$ 22,912.00	\$ 500.00
10400	2.5" SP-12.5 Asphalt (2 Lifts) - Offsite Turn Lanes (2)	2,057.00	SY	\$ 22.50	\$ 46,282.50			\$ -	\$ -	\$ -	0%	\$ 46,282.50	\$ -
10410	Striping & Signs (Off-Site)	1.00	LS	\$ 5,000.00	\$ 5,000.00			\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -
	<b>05 PAVING OFF SITE Subtotal</b>				\$ 111,964.00			\$ -	\$ 15,625.00	\$ 15,625.00		\$ 96,339.00	\$ 781.25
<b>06 SANITARY SEWER</b>													
10420	Dewater Sanitary	1.00	LS	\$ 54,305.00	\$ 54,305.00	1.00	-	\$ 54,305.00	\$ -	\$ 54,305.00	100%	\$ -	\$ 2,715.25
10430	12 X 6 Wet Tap	1.00	EA	\$ 750.00	\$ 750.00			\$ -	\$ -	\$ -	0%	\$ 750.00	\$ -
10440	8" PVC Gravity Sewer Main (0'-6')	2,421.00	LF	\$ 12.00	\$ 29,052.00	1,896.00	525.00	\$ 22,752.00	\$ 6,300.00	\$ 29,052.00	100%	\$ -	\$ 1,452.60
10450	8" PVC Gravity Sewer Main (6'-8')	1,360.00	LF	\$ 19.00	\$ 25,840.00	1,360.00		\$ 25,840.00	\$ -	\$ 25,840.00	100%	\$ -	\$ 1,292.00
10460	8" PVC Gravity Sewer Main (8'-10')	1,376.00	LF	\$ 22.00	\$ 30,272.00	1,376.00		\$ 30,272.00	\$ -	\$ 30,272.00	100%	\$ -	\$ 1,513.60
10470	8" PVC Gravity Sewer Main (10'-12')	2,554.00	LF	\$ 21.00	\$ 53,634.00	2,554.00		\$ 53,634.00	\$ -	\$ 53,634.00	100%	\$ -	\$ 2,681.70
10480	8" PVC Gravity Sewer Main (12'-14')	693.00	LF	\$ 27.00	\$ 18,711.00	693.00		\$ 18,711.00	\$ -	\$ 18,711.00	100%	\$ -	\$ 935.55
10490	8" PVC Gravity Sewer Main (14'-16')	905.00	LF	\$ 29.00	\$ 26,245.00	668.00	237.00	\$ 19,372.00	\$ 6,873.00	\$ 26,245.00	100%	\$ -	\$ 1,312.25
10500	8" PVC Gravity Sewer Main (16'-18')	721.00	LF	\$ 32.00	\$ 23,072.00	721.00		\$ 23,072.00	\$ -	\$ 23,072.00	100%	\$ -	\$ 1,153.60
10510	8" PVC Gravity Sewer Main (18'-20')	724.00	LF	\$ 34.00	\$ 24,616.00	724.00		\$ 24,616.00	\$ -	\$ 24,616.00	100%	\$ -	\$ 1,230.80
10520	8" PVC Gravity Sewer Main (20'-22')	343.00	LF	\$ 36.00	\$ 12,348.00	343.00		\$ 12,348.00	\$ -	\$ 12,348.00	100%	\$ -	\$ 617.40
10530	8" PVC Gravity Sewer Main (22'-24')	31.00	LF	\$ 44.00	\$ 1,364.00	31.00		\$ 1,364.00	\$ -	\$ 1,364.00	100%	\$ -	\$ 68.20
10540	8" PVC Gravity Sewer Main (24'-26')	64.00	LF	\$ 60.00	\$ 3,840.00	64.00		\$ 3,840.00	\$ -	\$ 3,840.00	100%	\$ -	\$ 192.00
10550	8" PVC Gravity Sewer Main (26'-28')	56.00	LF	\$ 70.00	\$ 3,920.00	56.00		\$ 3,920.00	\$ -	\$ 3,920.00	100%	\$ -	\$ 196.00
10560	8" PVC Gravity Sewer Main (28'-30')	41.00	LF	\$ 80.00	\$ 3,280.00	41.00		\$ 3,280.00	\$ -	\$ 3,280.00	100%	\$ -	\$ 164.00
10570	4' Diameter Manhole (0'-8')	13.00	EA	\$ 900.00	\$ 11,700.00	11.00	-	\$ 9,900.00	\$ -	\$ 9,900.00	85%	\$ 1,800.00	\$ 495.00
10580	4' Diameter Manhole (6'-8')	6.00	EA	\$ 950.00	\$ 5,700.00	6.00		\$ 5,700.00	\$ -	\$ 5,700.00	100%	\$ -	\$ 285.00
10590	4' Diameter Manhole (8'-10')	7.00	EA	\$ 1,300.00	\$ 9,100.00	7.00		\$ 9,100.00	\$ -	\$ 9,100.00	100%	\$ -	\$ 455.00
10600	4' Diameter Manhole (10'-12')	7.00	EA	\$ 1,900.00	\$ 13,300.00	7.00		\$ 13,300.00	\$ -	\$ 13,300.00	100%	\$ -	\$ 665.00
30330	5' Diameter Manhole (12'-14')	3.00	EA	\$ 2,400.00	\$ 7,200.00	3.00		\$ 7,200.00	\$ -	\$ 7,200.00	100%	\$ -	\$ 360.00
20370	5' Diameter Manhole (14'-16')	3.00	EA	\$ 2,850.00	\$ 8,550.00	3.00		\$ 8,550.00	\$ -	\$ 8,550.00	100%	\$ -	\$ 427.50
10610	5' Diameter Manhole (16'-18')	4.00	EA	\$ 3,700.00	\$ 14,800.00	4.00		\$ 14,800.00	\$ -	\$ 14,800.00	100%	\$ -	\$ 740.00
10620	5' Diameter Manhole (18'-20')	3.00	EA	\$ 3,800.00	\$ 11,400.00	3.00		\$ 11,400.00	\$ -	\$ 11,400.00	100%	\$ -	\$ 570.00
10630	5' Diameter Manhole (20'-22')	1.00	EA	\$ 4,000.00	\$ 4,000.00	1.00		\$ 4,000.00	\$ -	\$ 4,000.00	100%	\$ -	\$ 200.00
10640	5' Diameter Polymer Manhole (20'-22')	1.00	EA	\$ 4,000.00	\$ 4,000.00	1.00		\$ 4,000.00	\$ -	\$ 4,000.00	100%	\$ -	\$ 200.00
10650	Single Service	441.00	EA	\$ 200.00	\$ 88,200.00	398.00	-	\$ 79,600.00	\$ -	\$ 79,600.00	90%	\$ 8,600.00	\$ 3,980.00
10660	Sanitary Lift Station	1.00	LS	\$ -	\$ -			\$ -	\$ -	\$ -		\$ -	\$ -
10670	6" PVC Force Main	1,645.00	LF	\$ 8.50	\$ 13,982.50	1,645.00		\$ 13,982.50	\$ -	\$ 13,982.50	100%	\$ -	\$ 699.13
10680	Fittings & Restraints (Forcemain)	1.00	LS	\$ 5,000.00	\$ 5,000.00	1.00		\$ 5,000.00	\$ -	\$ 5,000.00	100%	\$ -	\$ 250.00
10690	Gravity Main Air Testing	11,289.00	LF	\$ 4.00	\$ 45,156.00	8,000.00	-	\$ 32,000.00	\$ -	\$ 32,000.00	71%	\$ 13,156.00	\$ 1,600.00
10700	Gravity Main TV Testing	11,289.00	LF	\$ 4.00	\$ 45,156.00	8,000.00	-	\$ 32,000.00	\$ -	\$ 32,000.00	71%	\$ 13,156.00	\$ 1,600.00
10710	Pressure Test Force Main	1,645.00	LF	\$ 2.50	\$ 4,112.50	1,645.00	-	\$ 4,112.50	\$ -	\$ 4,112.50	100%	\$ -	\$ 205.63

06 SANITARY SEWER Subtotal				\$ 602,606.00			\$ 551,971.00	\$ 13,173.00	\$ 565,144.00	94%	\$ 37,462.00	\$ 28,257.20	
<b>07 STORM SEWER</b>													
10720	Dewater Storm	1.00	LS	\$ 78,310.00	\$ 78,310.00	1.00	-	\$ 78,310.00	\$ -	\$ 78,310.00	100%	\$ -	\$ 3,915.50
40310	Conn To Existing Structure	6.00	EA	\$ 1,250.00	\$ 7,500.00		6.00	\$ -	\$ 7,500.00	\$ 7,500.00	100%	\$ -	\$ 375.00
10780	15" RCP	1,356.00	LF	\$ 23.00	\$ 31,188.00	887.00	-	\$ 20,401.00	\$ -	\$ 20,401.00	65%	\$ 10,787.00	\$ 1,020.05
10810	18" RCP	1,801.00	LF	\$ 24.50	\$ 44,124.50	1,801.00	-	\$ 44,124.50	\$ -	\$ 44,124.50	100%	\$ -	\$ 2,206.23
10850	24" RCP	2,005.00	LF	\$ 22.00	\$ 44,110.00	2,005.00	-	\$ 44,110.00	\$ -	\$ 44,110.00	100%	\$ -	\$ 2,205.50
10890	30" RCP	1,039.00	LF	\$ 34.00	\$ 35,326.00	1,039.00	-	\$ 35,326.00	\$ -	\$ 35,326.00	100%	\$ -	\$ 1,766.30
10920	36" RCP	1,804.00	LF	\$ 36.00	\$ 64,944.00	1,804.00	-	\$ 64,944.00	\$ -	\$ 64,944.00	100%	\$ -	\$ 3,247.20
10940	42" RCP	1,733.00	LF	\$ 40.00	\$ 69,320.00	1,733.00	-	\$ 69,320.00	\$ -	\$ 69,320.00	100%	\$ -	\$ 3,466.00
10970	48" RCP	973.00	LF	\$ 45.00	\$ 43,785.00	973.00	-	\$ 43,785.00	\$ -	\$ 43,785.00	100%	\$ -	\$ 2,189.25
10980	54" RCP	178.00	LF	\$ 46.00	\$ 8,188.00	178.00	-	\$ 8,188.00	\$ -	\$ 8,188.00	100%	\$ -	\$ 409.40
10990	60" RCP	1,497.00	LF	\$ 60.00	\$ 89,820.00	312.00	1,110.00	\$ 18,720.00	\$ 66,600.00	\$ 85,320.00	95%	\$ 4,500.00	\$ 4,266.00
	76" RCP (DOES NOT EXIST) ALT REQUIRED	26.00	LF	\$ 70.00	\$ 1,820.00	26.00	-	\$ 1,820.00	\$ -	\$ 1,820.00	100%	\$ -	\$ 91.00
11010	D Control Structure	1.00	EA	\$ 650.00	\$ 650.00	1.00	-	\$ 650.00	\$ -	\$ 650.00	100%	\$ -	\$ 32.50
11020	E Control Structure	1.00	EA	\$ 1,000.00	\$ 1,000.00	1.00	-	\$ 1,000.00	\$ -	\$ 1,000.00	100%	\$ -	\$ 50.00
11030	F Inlet	1.00	EA	\$ 650.00	\$ 650.00	1.00	-	\$ 650.00	\$ -	\$ 650.00	100%	\$ -	\$ 32.50
11040	H Control Structure	4.00	EA	\$ 2,500.00	\$ 10,000.00	3.00	-	\$ 7,500.00	\$ -	\$ 7,500.00	75%	\$ 2,500.00	\$ 375.00
11050	V Inlet	11.00	EA	\$ 900.00	\$ 9,900.00	11.00	-	\$ 9,900.00	\$ -	\$ 9,900.00	100%	\$ -	\$ 495.00
11060	V Inlet W/ J Bottom	9.00	EA	\$ 1,200.00	\$ 10,800.00	9.00	-	\$ 10,800.00	\$ -	\$ 10,800.00	100%	\$ -	\$ 540.00
11070	P-5 Curb Inlet	4.00	EA	\$ 650.00	\$ 2,600.00	2.00	-	\$ 1,300.00	\$ -	\$ 1,300.00	50%	\$ 1,300.00	\$ 65.00
40450	J-5 Curb Inlet	2.00	EA	\$ 1,100.00	\$ 2,200.00	2.00	-	\$ 2,200.00	\$ -	\$ 2,200.00	100%	\$ -	\$ 110.00
11080	P-6 Curb Inlet	20.00	EA	\$ 500.00	\$ 10,000.00	18.00	-	\$ 9,000.00	\$ -	\$ 9,000.00	90%	\$ 1,000.00	\$ 450.00
11090	J-6 Curb Inlet	11.00	EA	\$ 1,000.00	\$ 11,000.00	5.00	-	\$ 5,000.00	\$ -	\$ 5,000.00	45%	\$ 6,000.00	\$ 250.00
11100	P Manhole	13.00	EA	\$ 500.00	\$ 6,500.00	11.00	-	\$ 5,500.00	\$ -	\$ 5,500.00	85%	\$ 1,000.00	\$ 275.00
11110	J Manhole	21.00	EA	\$ 800.00	\$ 16,800.00	19.00	-	\$ 15,200.00	\$ -	\$ 15,200.00	90%	\$ 1,600.00	\$ 760.00
11120	18" MES	2.00	EA	\$ 600.00	\$ 1,200.00	2.00	-	\$ 1,200.00	\$ -	\$ 1,200.00	100%	\$ -	\$ 60.00
11130	Riprap (Broken Concrete)	50.00	SY	\$ 100.00	\$ 5,000.00		-	\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -
11140	24" MES	4.00	EA	\$ 420.00	\$ 1,680.00	4.00	-	\$ 1,680.00	\$ -	\$ 1,680.00	100%	\$ -	\$ 84.00
11150	30" MES	1.00	EA	\$ 800.00	\$ 800.00	1.00	-	\$ 800.00	\$ -	\$ 800.00	100%	\$ -	\$ 40.00
11170	36" MES	5.00	EA	\$ 900.00	\$ 4,500.00	5.00	-	\$ 4,500.00	\$ -	\$ 4,500.00	100%	\$ -	\$ 225.00
11180	42" MES	2.00	EA	\$ 1,200.00	\$ 2,400.00	1.00	-	\$ 1,200.00	\$ -	\$ 1,200.00	50%	\$ 1,200.00	\$ 60.00
11190	48" MES	4.00	EA	\$ 1,500.00	\$ 6,000.00	4.00	-	\$ 6,000.00	\$ -	\$ 6,000.00	100%	\$ -	\$ 300.00
11200	54" MES	1.00	EA	\$ 3,000.00	\$ 3,000.00	1.00	-	\$ 3,000.00	\$ -	\$ 3,000.00	100%	\$ -	\$ 150.00
11210	60" MES	5.00	EA	\$ 3,000.00	\$ 15,000.00	4.00	-	\$ 12,000.00	\$ -	\$ 12,000.00	80%	\$ 3,000.00	\$ 600.00
11220	36" Headwall	1.00	EA	\$ 1,300.00	\$ 1,300.00	1.00	-	\$ 1,300.00	\$ -	\$ 1,300.00	100%	\$ -	\$ 65.00
11230	24"x38" Headwall	2.00	EA	\$ 800.00	\$ 1,600.00	2.00	-	\$ 1,600.00	\$ -	\$ 1,600.00	100%	\$ -	\$ 80.00
11250	Clean, Flush & TV	12,412.00	LF	\$ 3.75	\$ 46,545.00		-	\$ -	\$ -	\$ -	0%	\$ 46,545.00	\$ -
<b>07 STORM SEWER Subtotal</b>				\$ 689,560.50			\$ 531,028.50	\$ 74,100.00	\$ 605,128.50		\$ 84,432.00	\$ 30,296.43	
<b>08 WATER SYSTEM</b>													
20710	Connect To Existing Gate Valve	4.00	EA	\$ 1,250.00	\$ 5,000.00	4.00		\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -
20720	12 X 12 Wet Tap (Offsite)	1.00	EA	\$ 1,250.00	\$ 1,250.00	1.00		\$ -	\$ -	\$ -	0%	\$ 1,250.00	\$ -
11260	12 X 8 Wet Tap (Offsite)	1.00	EA	\$ 1,250.00	\$ 1,250.00			\$ -	\$ -	\$ -	0%	\$ 1,250.00	\$ -
11270	4" PVC Watermain	212.00	LF	\$ 11.00	\$ 2,332.00	212.00	-	\$ 2,332.00	\$ -	\$ 2,332.00	100%	\$ -	\$ 116.60
11280	6" PVC Watermain	4,556.00	LF	\$ 12.00	\$ 54,672.00	4,556.00	-	\$ 54,672.00	\$ -	\$ 54,672.00	100%	\$ -	\$ 2,733.60
11290	12" PVC Watermain	3,520.00	LF	\$ 12.75	\$ 44,880.00	1,900.00	1,620.00	\$ 24,225.00	\$ 20,655.00	\$ 44,880.00	100%	\$ -	\$ 2,244.00
11300	Fire Hydrant Assy	10.00	EA	\$ 1,500.00	\$ 15,000.00	7.00	3.00	\$ 10,500.00	\$ 4,500.00	\$ 15,000.00	100%	\$ -	\$ 750.00
11310	Fittings & Restraints - Water	1.00	LS	\$ 10,500.00	\$ 10,500.00	0.80	-	\$ 8,400.00	\$ -	\$ 8,400.00	80%	\$ 2,100.00	\$ 420.00
11320	8" Gate Valve	45.00	EA	\$ 500.00	\$ 22,500.00	25.00	20.00	\$ 12,500.00	\$ 10,000.00	\$ 22,500.00	100%	\$ -	\$ 1,125.00
11330	12" Gate Valve	11.00	EA	\$ 650.00	\$ 7,150.00	4.00	7.00	\$ 2,600.00	\$ 4,550.00	\$ 7,150.00	100%	\$ -	\$ 357.50
11340	2" Blow Off Valve	7.00	EA	\$ 350.00	\$ 2,450.00			\$ -	\$ -	\$ -	0%	\$ 2,450.00	\$ -
11350	Air Release Valve (Poly Enclosure)	4.00	EA	\$ 700.00	\$ 2,800.00	3.00	-	\$ 2,100.00	\$ -	\$ 2,100.00	75%	\$ 700.00	\$ 105.00
11520	Auto Flush Device	1.00	EA	\$ 1,000.00	\$ 1,000.00	1.00	-	\$ 1,000.00	\$ -	\$ 1,000.00	100%	\$ -	\$ 50.00
11360	Hydroguard Blow-Off Assembly	2.00	EA	\$ 850.00	\$ 1,700.00			\$ -	\$ -	\$ -	0%	\$ 1,700.00	\$ -
11370	Single Service	60.00	EA	\$ 200.00	\$ 12,000.00	39.00	6.00	\$ 7,800.00	\$ 1,200.00	\$ 9,000.00	75%	\$ 3,000.00	\$ 450.00
11380	Double Service	126.00	EA	\$ 400.00	\$ 50,400.00	75.00	32.00	\$ 30,000.00	\$ 12,800.00	\$ 42,800.00	85%	\$ 7,600.00	\$ 2,140.00
11390	Water Service To Lift Station	1.00	EA	\$ 300.00	\$ 300.00		0.80	\$ -	\$ 240.00	\$ 240.00	80%	\$ 60.00	\$ 12.00
11400	2" Water Service	1.00	EA	\$ 400.00	\$ 400.00	1.00	-	\$ 400.00	\$ -	\$ 400.00	100%	\$ -	\$ 20.00
11410	Temp Jumper	1.00	EA	\$ 1,200.00	\$ 1,200.00		0.50	\$ -	\$ 600.00	\$ 600.00	50%	\$ 600.00	\$ 30.00
11420	Sample Point	24.00	EA	\$ 500.00	\$ 12,000.00			\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -
11430	Test And Chlorinate	8,288.00	LF	\$ 2.50	\$ 20,720.00	3,459.00	-	\$ 8,647.50	\$ -	\$ 8,647.50	42%	\$ 12,072.50	\$ 432.38
11440	Directional Drill - 10" Water	70.00	LF	\$ 250.00	\$ 17,500.00			\$ -	\$ -	\$ -	0%	\$ 17,500.00	\$ -
20870	Directional Drill - 14" Water	70.00	LF	\$ 350.00	\$ 24,500.00			\$ -	\$ -	\$ -	0%	\$ 24,500.00	\$ -
<b>08 WATER SYSTEM Subtotal</b>				\$ 311,504.00			\$ 165,176.50	\$ 54,545.00	\$ 219,721.50	71%	\$ 91,782.50	\$ 10,986.08	
<b>09 REUSE WATER SYSTEM</b>													
40230	Connect To Existing	4.00	EA	\$ 1,250.00	\$ 5,000.00			\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -
20900	12 X 12 Wet Tap (Offsite)	1.00	EA	\$ 1,250.00	\$ 1,250.00			\$ -	\$ -	\$ -	0%	\$ 1,250.00	\$ -

11450	12 X 6 Wet Tap (Offsite)	1.00	EA	\$ 1,250.00	\$ 1,250.00				\$ -	\$ -	0%	\$ 1,250.00	\$ -
11460	6" PVC Reclaim Watermain	9,505.00	LF	\$ 10.00	\$ 95,050.00	7,000.00	2,505.00	\$ 70,000.00	\$ 25,050.00	\$ 95,050.00	100%	\$ -	\$ 4,752.50
11470	12" PVC Reclaim Watermain	2,680.00	LF	\$ 11.50	\$ 30,820.00	1,579.00	1,101.00	\$ 18,158.50	\$ 12,661.50	\$ 30,820.00	100%	\$ -	\$ 1,541.00
11480	Fittings And Restraints - Reuse	1.00	LS	\$ 10,000.00	\$ 10,000.00		0.56	\$ 5,600.00	\$ 4,400.00	\$ 10,000.00	100%	\$ -	\$ 500.00
11490	6" Gate Valve	51.00	EA	\$ 500.00	\$ 25,500.00	36.00	15.00	\$ 18,000.00	\$ 7,500.00	\$ 25,500.00	100%	\$ -	\$ 1,275.00
11500	12" Gate Valve	20.00	EA	\$ 650.00	\$ 13,000.00	4.00	16.00	\$ 2,600.00	\$ 10,400.00	\$ 13,000.00	100%	\$ -	\$ 650.00
11510	2" Blow Off Valve	5.00	EA	\$ 350.00	\$ 1,750.00		5.00	\$ -	\$ -	\$ 1,750.00	100%	\$ -	\$ 87.50
11520	Auto Flush Device	6.00	EA	\$ 1,000.00	\$ 6,000.00			\$ -	\$ -	\$ -	0%	\$ 6,000.00	\$ -
11530	Air Release Valve (Poly Enclosure)	6.00	EA	\$ 700.00	\$ 4,200.00			\$ -	\$ -	\$ -	0%	\$ 4,200.00	\$ -
11540	Single Service	51.00	EA	\$ 200.00	\$ 10,200.00	31.00	10.00	\$ 6,200.00	\$ 2,000.00	\$ 8,200.00	80%	\$ 2,000.00	\$ 410.00
11550	Double Service	66.00	EA	\$ 450.00	\$ 29,700.00	45.00	8.00	\$ 20,250.00	\$ 3,600.00	\$ 23,850.00	80%	\$ 5,850.00	\$ 1,192.50
11560	2" Reclaim Service	9.00	EA	\$ 400.00	\$ 3,600.00	6.00	1.00	\$ 2,400.00	\$ 400.00	\$ 2,800.00	78%	\$ 800.00	\$ 140.00
11570	Testing	12,185.00	LF	\$ 2.50	\$ 30,462.50	1,500.00	-	\$ 3,750.00	\$ -	\$ 3,750.00	12%	\$ 26,712.50	\$ 187.50
11580	Directional Drill - 10" Reuse	70.00	LF	\$ 250.00	\$ 17,500.00			\$ -	\$ -	\$ -	0%	\$ 17,500.00	\$ -
21010	Directional Drill - 14" Reuse	70.00	LF	\$ 350.00	\$ 24,500.00			\$ -	\$ -	\$ -	0%	\$ 24,500.00	\$ -
<b>09 REUSE WATER SYSTEM Subtotal</b>					<b>\$ 309,782.50</b>			<b>\$ 146,958.50</b>	<b>\$ 67,761.50</b>	<b>\$ 214,720.00</b>		<b>\$ 95,062.50</b>	<b>\$ 10,736.00</b>
<b>11 CONCRETE WORK</b>													
11590	A Curb	110.00	LF	\$ 15.00	\$ 1,650.00			\$ -	\$ -	\$ -	0%	\$ 1,650.00	\$ -
11600	D Curb	2,390.00	LF	\$ 9.75	\$ 23,302.50			\$ -	\$ -	\$ -	0%	\$ 23,302.50	\$ -
11610	F Curb	1,630.00	LF	\$ 14.00	\$ 22,820.00			\$ -	\$ -	\$ -	0%	\$ 22,820.00	\$ -
11620	2' Miami Curb	23,276.00	LF	\$ 12.00	\$ 279,312.00			\$ -	\$ -	\$ -	0%	\$ 279,312.00	\$ -
11630	Valley Gutter	380.00	LF	\$ 30.00	\$ 11,400.00			\$ -	\$ -	\$ -	0%	\$ 11,400.00	\$ -
11640	2' Ribbon Curb	170.00	LF	\$ 17.50	\$ 2,975.00			\$ -	\$ -	\$ -	0%	\$ 2,975.00	\$ -
11650	5' Sidewalk Common Areas & Util Esmts Only	13,420.00	LF	\$ 21.25	\$ 285,175.00			\$ -	\$ -	\$ -	0%	\$ 285,175.00	\$ -
11660	Handicap Ramp W/ Detectable Warning	36.00	EA	\$ 650.00	\$ 23,400.00			\$ -	\$ -	\$ -	0%	\$ 23,400.00	\$ -
11670	Lift Sta Driveway (6" Unreinf Conc)	110.00	SY	\$ 150.00	\$ 16,500.00			\$ -	\$ -	\$ -	0%	\$ 16,500.00	\$ -
<b>11 CONCRETE WORK Subtotal</b>					<b>\$ 666,534.50</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 666,534.50</b>	<b>\$ -</b>
<b>12 GRASSING</b>													
11680	Temp Seed & Mulch Lots	122,830.00	SY	\$ 0.25	\$ 30,707.50			\$ -	\$ -	\$ -	0%	\$ 30,707.50	\$ -
11690	Seed & Mulch ROW, Tracts & Easements	54,410.00	SY	\$ 0.25	\$ 13,602.50			\$ -	\$ -	\$ -	0%	\$ 13,602.50	\$ -
11730	Sod Perimeter Slopes & Swales	5,840.00	SY	\$ 3.25	\$ 18,980.00			\$ -	\$ -	\$ -	0%	\$ 18,980.00	\$ -
11700	Sod Pond Slopes & Tract	34,270.00	SY	\$ -	\$ -			\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
11710	Sod ROW	5,250.00	SY	\$ 3.25	\$ 17,062.50			\$ -	\$ -	\$ -	0%	\$ 17,062.50	\$ -
11720	Sod Two Strips Behind Curbs	5,435.00	SY	\$ 3.25	\$ 17,663.75			\$ -	\$ -	\$ -	0%	\$ 17,663.75	\$ -
<b>12 GRASSING Subtotal</b>					<b>\$ 98,016.25</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ 98,016.25</b>	<b>\$ -</b>
<b>TAKE 1 - CONTRACT TOTAL</b>					<b>\$ 3,836,966.00</b>			<b>\$ 1,539,499.50</b>	<b>\$ 271,104.50</b>	<b>\$ 1,810,604.00</b>		<b>\$ 2,026,362.00</b>	<b>\$ 90,530.20</b>
<b>CHANGE ORDERS</b>													
	#57 Stone for Sanitary Structures	149.28	TONS	\$45.00	\$ 6,717.60	149.28	-	\$ 6,717.60	\$ -	\$ 6,717.60	100%	\$ -	\$ 335.88
	Change Order 9 - PH1A Deductive Paving	1.00	LS	(\$47,253.50)	\$ (47,253.50)			\$ -	\$ -	\$ -	0%	\$ (47,253.50)	\$ -
	Change Order 2 - PH1A Additional Scope - \$989,549.75			\$ -	\$ -			\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
	Grading Lot Pads	1.00	LS	\$175,000.00	\$ 175,000.00	0.30	-	\$ 52,500.00	\$ -	\$ 52,500.00	30%	\$ 122,500.00	\$ 2,625.00
	15" RCP	810.00	LF	\$ 23.00	\$ 18,630.00			\$ -	\$ -	\$ -	0%	\$ 18,630.00	\$ -
	18" RCP	95.00	LF	\$ 24.50	\$ 2,327.50	95.00	-	\$ 2,327.50	\$ -	\$ 2,327.50	100%	\$ -	\$ 116.38
	36" RCP	148.00	LF	\$ 36.00	\$ 5,328.00			\$ -	\$ -	\$ -	0%	\$ 5,328.00	\$ -
	60" RCP	219.00	LF	\$ 60.00	\$ 13,140.00			\$ -	\$ -	\$ -	0%	\$ 13,140.00	\$ -
	8" PVC Watermain	5,000.00	LF	\$12.00	\$ 60,000.00	1,444.00	-	\$ 17,328.00	\$ -	\$ 17,328.00	29%	\$ 42,672.00	\$ 866.40
					\$ 233,889.60			\$ 78,873.10	\$ -	\$ 78,873.10		\$ 155,016.50	\$ 3,943.66
<b>TOTAL OF ALL CHANGE ORDERS</b>					<b>\$ 233,889.60</b>			<b>\$ 78,873.10</b>	<b>\$ -</b>	<b>\$ 78,873.10</b>		<b>\$ 155,016.50</b>	<b>\$ 3,943.66</b>
<b>GRAND TOTAL</b>					<b>\$ 4,070,855.60</b>			<b>\$ 1,618,372.60</b>	<b>\$ 271,104.50</b>	<b>\$ 1,889,477.10</b>	<b>46.41%</b>	<b>\$ 2,181,378.50</b>	<b>\$ 94,473.86</b>



**CONDITIONAL WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT**

The undersigned lienor, **True Site Services, LLC**, in consideration of the sum of **\$257,549.28 (Two hundred fifty-seven thousand five hundred and forty nine and twenty eight cents)**, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through **08/25/2022**, to **Elevation Preston Cove LLC** on the **Job#21026 "Preston Cove Phase 1A"**, **St. Cloud, FL.**

This Waiver and Release do NOT cover any retention, labor, services, or materials furnished after the date specified. The undersigned represents that he/she is an authorized agent of Lienor and has authority to execute this waiver and release of lien on behalf of Lienor.

Dated On: 09/19/2022

Lienor's Name: **True Site Services, LLC**  
Address: **189 S. Orange Ave Suite 1550, Orlando FL 32801**

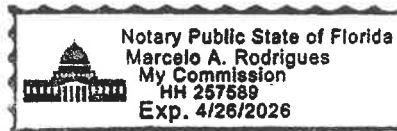
By: Mathias Haywood  
Printed Name: **Mathias Haywood**  
Title: **Junior Project Manager**

Sworn to and subscribed before me this 19 day of September 2022.

BEFORE ME, the undersigned authority, personally appeared, to me well known and known to me to be the person described in and who executed the foregoing Waiver and Release of Lien Upon Progress Payment as of and he/she acknowledged to and before me that he/she executed this instrument for the purposes therein expressed.

Personally Known

Identification Shown



Mathias Haywood  
Notary Public  
Marcelo A. Rodrigues  
Printed Name of Notary

My Commission Expires: 04/26/2026  
State of: FLORIDA  
County of: ORANGE



Preston Cove CDD  
 Requisition #57 - Reimbursement Of Construction Invoices - Hard Costs  
 Date: 02.28.2023

<b>Invoices and Payments</b>				
	<b>Draw #29 (PayApp10 - Ph 1A)</b>	<b>Draw #40 (PayApp13 - Ph 1A)</b>		<b>Total Amount</b>
Site Work				
Mobilization	\$ -	\$ 500.00	\$	500.00
Clear, Grub & Strip	\$ -	\$ -	\$	-
Earthwork	\$ -	\$ -	\$	-
Paving on site	\$ 45,900.01	\$ 74,803.86	\$	120,703.87
Paving off site	\$ 15,625.00	\$ -	\$	15,625.00
Sanitary Sewer	\$ 13,173.00	\$ -	\$	13,173.00
Storm Sewer	\$ 74,100.00	\$ 4,250.00	\$	78,350.00
Water System	\$ 54,545.00	\$ 3,150.00	\$	57,695.00
Reuse Water System	\$ 67,761.50	\$ 34,850.00	\$	102,611.50
Concrete Work	\$ -	\$ 79,080.00	\$	79,080.00
Grassing	\$ -	\$ 13,000.00	\$	13,000.00
(-) Retainage (5%)	\$ (13,555.23)	\$ (10,481.69)	\$	(24,036.92)
<b>Hard Cost - Total Paid</b>	<b>\$ 257,549.28</b>	<b>\$ 199,152.17</b>	<b>\$</b>	<b>456,701.45</b>



7200 8560145  
TRUE SITE SERVICES LLC  
189 S ORANGE AVE STE 1550  
ORLANDO FL 32801-3268



We have completed this wire transfer request. Your TRUIST acct has been credited for the net amount shown below.

```

*****
TRN DATE          20221122          TRN NUM   00027584
AMOUNT           333,906.92        ACCOUNT # DDA - ██████████ 1600
REFERENCE #      2953
DATE             11/22/2022
TIME            16:56:33
BENEFICIARY      TRUE SITE SERVICES LLC
ORIGINATOR TO BENE INFO  PRESTON COVE
ORIGINATOR       SDP REIT, LLC
ORIGINATING BANK NAME  WELLS FARGO SAN FRANCISCO
ORIGINATING BANK #   121000248
ORIGINATING BANK INFORMATION

```

\*\*\*\*\*

Thank you for banking with TRUIST. Please call your local TRUIST branch or call 1-844-4-TRUIST (1-844-487-8478) for questions regarding this wire transfer.

## Hanoi Mijares

---

**Subject:** FW: Wire Transfers

**From:** Accounting <[accounting@ksitedevelopment.com](mailto:accounting@ksitedevelopment.com)>  
**Sent:** Friday, December 2, 2022 11:18 AM  
**To:** Hanoi Mijares <[accountspayable@elevationdev.com](mailto:accountspayable@elevationdev.com)>  
**Subject:** Re: Wire Transfers

The payment of \$333,906.92 corresponds to the sum of \$103,884.75, \$30,870.00 and \$199,152.17.

11/14/2022	WIRE REF# 20221114- 00039260 INCOMING WIRE TRANSFER	\$82,905.30	>
11/22/2022	WIRE REF# 20221122- 00027584 INCOMING WIRE TRANSFER	\$333,906.92	>

---

**From:** Hanoi Mijares <[accountspayable@elevationdev.com](mailto:accountspayable@elevationdev.com)>  
**Sent:** Friday, December 2, 2022 10:48 AM  
**To:** Accounting <[accounting@ksitedevelopment.com](mailto:accounting@ksitedevelopment.com)>  
**Subject:** RE: Wire Transfers

Thanks, Flor,

I need the bank confirmation as usual you send

**From:** Accounting <[accounting@ksitedevelopment.com](mailto:accounting@ksitedevelopment.com)>  
**Sent:** Friday, December 2, 2022 10:45 AM  
**To:** Hanoi Mijares <[accountspayable@elevationdev.com](mailto:accountspayable@elevationdev.com)>  
**Subject:** Re: Wire Transfers

Hi Hanoi,

All of those amounts were paid to TSS in November.

- \$103,884.75 was paid on 11.22.2022
- \$82,905.30 was paid on 11.14.2022
- \$30,870.00 was paid on 11.22.2022

- \$199,152.17 was paid on 11.22.2022

**From:** Hanoi Mijares <[accounts payable@elevationdev.com](mailto:accounts payable@elevationdev.com)>  
**Sent:** Friday, December 2, 2022 10:40 AM  
**To:** Accounting <[accounting@ksitedevelopment.com](mailto:accounting@ksitedevelopment.com)>  
**Subject:** Wire Transfers

Hi Flor,

Can you please send me the following wire transfer?

Regards,  
 HM

Name	Account	Split	Amount
True Site Services	SDP - Funding in progress (invoices sent)	Accounts Payable	-103,884.75 PAID
True Site Services	SDP - Funding in progress (invoices sent)	Accounts Payable	-82,905.30 PAID
Services	SDP - Funding in progress (invoices sent)	Accounts Payable	-30,870.00 PAID
True Site Services	SDP - Funding in progress (invoices sent)	Accounts Payable	-199,152.17 PAID



**Hanoi Mijares**  
 Accounts Payable Specialist  
 Elevation Development, LLC  
 189 South Orange Ave, Suite 1550  
 Orlando, FL 32801  
 O: 407.270.8866 Ext. 103  
[accounts payable@elevationdev.com](mailto:accounts payable@elevationdev.com)  
[www.ElevationDev.com](http://www.ElevationDev.com)



7200 8560145  
TRUE SITE SERVICES LLC  
189 S ORANGE AVE STE 1550  
ORLANDO FL 32801-3268

We have completed this wire transfer request. Your TRUIST acct has been credited for the net amount shown below.

```

*****
TRN DATE          20220926          TRN NUM  00002225
AMOUNT           257,499.28          ACCOUNT # DDA - ██████████ 1600
REFERENCE #      2696
DATE             09/26/2022
TIME             06:45:23
BENEFICIARY      TRUE SITE SERVICES LLC
ORIGINATOR TO BENE INFO  PRESTON COVE
ORIGINATOR       SDP REIT, LLC
ORIGINATING BANK NAME  WELLS FARGO SAN FRANCISCO
ORIGINATING BANK #   121000248
ORIGINATING BANK INFORMATION

```

\*\*\*\*\*  
Thank you for banking with TRUIST. Please call your local TRUIST branch or call 1-844-4-TRUIST (1-844-487-8478) for questions regarding this wire transfer.



7200 8560145  
TRUE SITE SERVICES LLC  
189 S ORANGE AVE STE 1550  
ORLANDO FL 32801-3268

We have completed this wire transfer request. Your TRUIST acct has been credited for the net amount shown below.

```

*****
TRN DATE          20220922      TRN NUM  00027923
AMOUNT           50.00          ACCOUNT # DDA - ██████████1600
REFERENCE #      2691
DATE             09/22/2022
TIME             17:45:46
BENEFICIARY     TRUE SITE SERVICES LLC
ORIGINATOR TO BENE INFO  PRESTON COVE
ORIGINATOR      SDP REIT, LLC
ORIGINATING BANK NAME  WELLS FARGO SAN FRANCISCO
ORIGINATING BANK #    121000248
ORIGINATING BANK INFORMATION

```

\*\*\*\*\*

Thank you for banking with TRUIST. Please call your local TRUIST branch or call 1-844-4-TRUIST (1-844-487-8478) for questions regarding this wire transfer.

# SECTION 3

# Preston Cove

Community Development District

Funding Request # 19

December 28, 2022

PAYEE	GENERAL FUND
1 <b>Osceola News-Gazette</b> Invoice # 54B90D7E-0004 - BOS Meeting 12/15/22	\$ 66.53
<b>Total</b>	<b>\$ 66.53</b>

Please make check payable to:

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



Osceola News- Gazette  
22 W Monument Ave  
Suite 5  
Kissimmee, FL 34741  
[help.column.us](http://help.column.us)

Invoice number 54B90D7E-0004  
Notice ID HRUq3d3XZWTv4mvuaezy  
Publisher Osceola News-Gazette  
Date of issue Dec 8, 2022  
Date due Jan 8, 2023  
Amount due \$66.53

Bill to  
GMS\*

Description	Qty	Unit price	Amount
12/15/2022: Legal and Public Notice Notice	1	55.48	55.48
Affidavit Fee	1	5.00	5.00

=== Notes ===

Notice Name: GMS\*PRESTON COVE CDD MEETING

=== How to pay this invoice ===

We accept ACH bank transfers, debit/credit cards, and checks. If you would like to pay by check, **please pay the full amount due**, write your invoice number 54B90D7E-0004 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

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, if you pay by ACH or card, the merchant name on your billing statements will be Column Software PBC.

Subtotal	\$60.48
Tax (0%)	0.00
Processing Fee	6.05
Amount due	\$66.53

RECEIVED

DEC 19 2022

Pay here: <https://www.column.us/invoices/q8zEY842g3DIJzPhUCP/pay>

Questions? Visit [help.column.us](https://help.column.us)

54B90D7E-0004 - 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: HRUq3d3XZWTv4mvuaezy | **Proof Updated: Dec. 08, 2022 at 09:17am EST**  
Notice Name: GMS\*PRESTON COVE CDD MEETING

See Proof on Next Page

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.

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

<b>Columns Wide: 2</b>	<b>Ad Class: Legals</b>
------------------------	-------------------------

12/15/2022: Legal and Public Notice Notice	55.48
---	-------

Subtotal	\$60.48
Tax %	0
Processing Fee	\$6.05
<b>Total</b>	<b>\$66.53</b>

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

Notice is hereby given that the Auditor Selection Committee ("Committee") meeting of the Preston Cove Community Development District ("District") will be held on Thursday, December 22, 2022, at 9:00 a.m. at the Offices of Hanson, Walter and Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741. The Board of Supervisors ("Board") of the Preston Cove Community Development District will hold its regular Board meeting immediately following the conclusion of the Auditor Selection Committee 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 Flint  
District Manager

December 15, 2022



# Preston Cove

Community Development District

Funding Request # 20

January 19, 2023

PAYEE	GENERAL FUND
<b>1 Governmental Management Services</b> Invoice # 19 - Management Fees Jan 2023	\$ 3,584.54
<b>2 Latham, Luna, Eden &amp; Beaudine</b> Invoice # 107402 - General Counsel Dec 2022	\$ 31.89
<b>Total</b>	<b>\$ 3,616.43</b>

Please make check payable to:

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



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

January 12, 2023

Invoice #: 107402  
Federal ID #:59-3366512

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

Matter ID: 7772-001                      GENERAL

**For Professional Services Rendered:**

12/8/2022	JEL	Review of performance bond issue per District Manager	0.20	\$57.00
12/9/2022	JEL	Continued to work on performance bond issue and email correspondence with Jeff Garno regarding same	0.20	\$57.00
12/16/2022	JEL	Email correspondence with Maria Rust regarding performance bond; Reviewed minutes/task list for Board of Supervisors' meeting	0.30	\$85.50
12/16/2022	jms	Email regarding agenda for December board meeting, print, save and add to attorney calendar	0.10	\$12.50
12/22/2022	JEL	Attended Board of Supervisors' meeting [meeting cancelled due to lack of quorum]	1.80	\$513.00
<b>Total Professional Services:</b>			<b>2.60</b>	<b>\$725.00</b>

**For Disbursements Incurred:**

12/28/2022		Payment Disbursement to Jay Lazarovich for travel to and from Board Meeting on December 22, 2022		\$31.89
<b>Total Disbursements Incurred:</b>				<b>\$31.89</b>

Total	\$756.89
Previous Balance	\$839.39
<b>Total Due</b>	<b>\$1,596.28</b>

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 19**Invoice Date:** 1/1/23**Due Date:** 1/1/23**Case:****P.O. Number:****Bill To:**Preston Cove CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - January 2023		2,916.67	2,916.67
Website Administration - January 2023		100.00	100.00
Information Technology - January 2023		150.00	150.00
Dissemination Agent Services - January 2023		416.67	416.67
Copies		1.20	1.20

**RECEIVED**

JAN 10 2023

**Total** \$3,584.54**Payments/Credits** \$0.00**Balance Due** \$3,584.54

the 1990s, the number of people in the UK who are employed in the public sector has increased from 10.5 million to 12.5 million, and the number of people in the public sector who are employed in health care has increased from 2.5 million to 3.5 million (Department of Health 2000).

There are a number of reasons for this increase. One of the main reasons is the increasing demand for health care services. The population of the UK is ageing, and there is a growing number of people with chronic conditions such as heart disease, diabetes, and asthma. This has led to an increase in the number of people who are hospitalized and the number of people who are in long-term care.

Another reason for the increase in the number of people employed in the public sector is the increasing demand for health care services. The population of the UK is ageing, and there is a growing number of people with chronic conditions such as heart disease, diabetes, and asthma. This has led to an increase in the number of people who are hospitalized and the number of people who are in long-term care.

A third reason for the increase in the number of people employed in the public sector is the increasing demand for health care services. The population of the UK is ageing, and there is a growing number of people with chronic conditions such as heart disease, diabetes, and asthma. This has led to an increase in the number of people who are hospitalized and the number of people who are in long-term care.

A fourth reason for the increase in the number of people employed in the public sector is the increasing demand for health care services. The population of the UK is ageing, and there is a growing number of people with chronic conditions such as heart disease, diabetes, and asthma. This has led to an increase in the number of people who are hospitalized and the number of people who are in long-term care.

A fifth reason for the increase in the number of people employed in the public sector is the increasing demand for health care services. The population of the UK is ageing, and there is a growing number of people with chronic conditions such as heart disease, diabetes, and asthma. This has led to an increase in the number of people who are hospitalized and the number of people who are in long-term care.

A sixth reason for the increase in the number of people employed in the public sector is the increasing demand for health care services. The population of the UK is ageing, and there is a growing number of people with chronic conditions such as heart disease, diabetes, and asthma. This has led to an increase in the number of people who are hospitalized and the number of people who are in long-term care.

A seventh reason for the increase in the number of people employed in the public sector is the increasing demand for health care services. The population of the UK is ageing, and there is a growing number of people with chronic conditions such as heart disease, diabetes, and asthma. This has led to an increase in the number of people who are hospitalized and the number of people who are in long-term care.

An eighth reason for the increase in the number of people employed in the public sector is the increasing demand for health care services. The population of the UK is ageing, and there is a growing number of people with chronic conditions such as heart disease, diabetes, and asthma. This has led to an increase in the number of people who are hospitalized and the number of people who are in long-term care.



# Preston Cove

Community Development District

Funding Request # 21

February 14, 2023

PAYEE	GENERAL FUND
<b>1 Governmental Management Services</b> Invoice # 20 - Management Fees Feb 2023	\$ 3,602.77
<b>Total</b>	<b>\$ 3,602.77</b>

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**

Invoice #: 20  
Invoice Date: 2/1/23  
Due Date: 2/1/23  
Case:  
P.O. Number:

**Bill To:**

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

RECEIVED

FEB 09 2023

Description	Hours/Qty	Rate	Amount
Management Fees - February 2023		2,916.67	2,916.67
Website Administration - February 2023		100.00	100.00
Information Technology - February 2023		150.00	150.00
Dissemination Agent Services - February 2023		416.67	416.67
Office Supplies		0.21	0.21
Postage		4.22	4.22
Copies		15.00	15.00

**Total** \$3,602.77

**Payments/Credits** \$0.00

**Balance Due** \$3,602.77

the 1990s, the number of people with a disability in the United States has increased by 25% (U.S. Census Bureau 1997). The number of people with a disability in the United States is expected to increase to 35% by the year 2010 (U.S. Census Bureau 1997).

As the number of people with a disability increases, the need for accessible information and services also increases. The National Center for Accessible Information (NCAI) has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997).

The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997). The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997). The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997).

The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997). The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997).

The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997). The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997).

The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997). The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997).

The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997). The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997).

The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997). The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997).

The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997). The NCAI has identified the need for accessible information and services as one of the most important issues facing people with a disability (NCAI 1997).

# Preston Cove

Community Development District

Funding Request # 22

February 20, 2023

PAYEE	GENERAL FUND
<b>1 Latham, Luna, Eden &amp; Beaudine</b> Invoice # 107402 - General Counsel Dec 2022 Partially funded on FR#20	\$ 725.00
<b>Total \$</b>	<b>725.00</b>

Please make check payable to:

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



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

January 12, 2023

Invoice #: 107402  
Federal ID #:59-3366512

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

Matter ID: 7772-001                      GENERAL

**For Professional Services Rendered:**

12/8/2022	JEL	Review of performance bond issue per District Manager	0.20	\$57.00
12/9/2022	JEL	Continued to work on performance bond issue and email correspondence with Jeff Garno regarding same	0.20	\$57.00
12/16/2022	JEL	Email correspondence with Maria Rust regarding performance bond; Reviewed minutes/task list for Board of Supervisors' meeting	0.30	\$85.50
12/16/2022	jms	Email regarding agenda for December board meeting, print, save and add to attorney calendar	0.10	\$12.50
12/22/2022	JEL	Attended Board of Supervisors' meeting [meeting cancelled due to lack of quorum]	1.80	\$513.00
<b>Total Professional Services:</b>			<b>2.60</b>	<b>\$725.00</b>

**For Disbursements Incurred:**

12/28/2022		Payment Disbursement to Jay Lazarovich for travel to and from Board Meeting on December 22, 2022		\$31.89
<b>Total Disbursements Incurred:</b>				<b>\$31.89</b>

Total	\$756.89
Previous Balance	\$839.39
<b>Total Due</b>	<b>\$1,596.28</b>

the 1990s, the number of people in the world who are under 15 years of age has increased from 1.1 billion to 1.3 billion. The number of people aged 65 and over has increased from 200 million to 350 million. The number of people aged 15-64 years has increased from 2.5 billion to 3.5 billion.

There are a number of reasons for the increase in the number of people in the world. One of the main reasons is the increase in life expectancy. People are living longer and longer, and this is increasing the number of people in the world. Another reason is the increase in the number of people who are having children. This is also increasing the number of people in the world.

The increase in the number of people in the world is a major challenge for the world. It is a challenge because it is increasing the demand for resources, such as food, water, and energy. It is also a challenge because it is increasing the demand for housing and other services. The world must find ways to meet these demands in a sustainable way.

There are a number of ways to meet these demands. One way is to increase the efficiency of resource use. This can be done by using less energy, less water, and less food. Another way is to increase the production of resources. This can be done by using more land, more water, and more energy.

The world must find ways to meet these demands in a sustainable way. This means that we must find ways to meet these demands without depleting the resources that we need for the future. This is a major challenge for the world, and it is one that we must all face.

The world must find ways to meet these demands in a sustainable way. This means that we must find ways to meet these demands without depleting the resources that we need for the future. This is a major challenge for the world, and it is one that we must all face.

The world must find ways to meet these demands in a sustainable way. This means that we must find ways to meet these demands without depleting the resources that we need for the future. This is a major challenge for the world, and it is one that we must all face.

The world must find ways to meet these demands in a sustainable way. This means that we must find ways to meet these demands without depleting the resources that we need for the future. This is a major challenge for the world, and it is one that we must all face.

The world must find ways to meet these demands in a sustainable way. This means that we must find ways to meet these demands without depleting the resources that we need for the future. This is a major challenge for the world, and it is one that we must all face.

# Preston Cove

Community Development District

Funding Request # 23

March 6, 2023

PAYEE	GENERAL FUND
<b>1 Latham, Luna, Eden &amp; Beaudine</b> Invoice # 109531 - General Counsel Jan 2023	\$ 1,470.77
<b>2 Orlando Sentinel</b> Invoice # 068526366000 - Legal Advertising	\$ 234.43
<b>Total \$</b>	<b>1,705.20</b>

Please make check payable to:

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



LATHAM, LUNA,  
EDEN & BEAUDINE,<sup>LLC</sup>  
ATTORNEYS AT LAW

RECEIVED FEB 21 2023

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

February 3, 2023

Invoice #: 109531  
Federal ID #:59-3366512

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

Matter ID: 7772-001                      GENERAL

**For Professional Services Rendered:**

1/4/2023	JEL	Review of Notice of Commencements and property records and email correspondence to Board regarding same	0.50	\$147.50
1/20/2023	JEL	Reviewed minutes/task list for Board of Supervisors' meeting	0.10	\$29.50
1/20/2023	jms	Email regarding agenda for upcoming meeting, print, save and add to calendar for attorneys	0.10	\$12.50
1/26/2023	JEL	Attended Board of Supervisors' meeting; Review of bond per District Manager	2.50	\$737.50
1/26/2023	KET	Research of K-Site Development, LLC in preparation of response to public records request and review of Assignment of Contracts in the District's records regarding same.	0.90	\$270.00
1/27/2023	KET	Email correspondence to the Chairman and District Manager regarding public records request related to K-Site Development, LLC.	0.40	\$120.00
1/31/2023	KET	Review of Florida statutes regarding response to public records request in preparation of response to same.	0.40	\$120.00
<b>Total Professional Services:</b>			<b>4.90</b>	<b>\$1,437.00</b>

**For Disbursements Incurred:**

1/31/2023		Payment disbursement sent to Jay E. Lazorvich for travel to and from Board Meeting on January 26, 2023.		\$33.77
<b>Total Disbursements Incurred:</b>				<b>\$33.77</b>

Total                      \$1,470.77  
Previous Balance                      \$756.89

**Payments & Credits**

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		<b>Total Due</b>	<b>\$2,227.66</b>



**Invoice Details**

Billed Account Name: Preston Cove Cdd  
 Billed Account Number: CU80157613  
 Invoice Number: 068526366000  
 Invoice Amount: \$234.43  
 Billing Period: 02/13/23 - 02/19/23  
 Due Date: 03/21/23



**INVOICE**

Page 1 of 2

**Invoice Details**

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
01/19/23	OSC68526366	Classified Listings, Online Public Hearing/Bid/Misc_Legal 7383972				234.43

RECEIVED  
MAR 03 2023

Invoice Total: \$234.43

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
234.43	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

**Remittance Section**

Billed Period: 02/13/23 - 02/19/23  
 Billed Account Name: Preston Cove Cdd  
 Billed Account Number: CU80157613  
 Invoice Number: 068526366000

Return Service Requested

5052000232 PRESORT 232 1 SP 0.600 P3C1 <B>



PRESTON COVE CDD  
CARI URRUTIC  
219 E LIVINGSTON ST  
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel  
PO Box 8023  
Willoughby, OH 44096



Indhira

## **NOTICE OF AUDITOR SELECTION CO...**

Posted 5 weeks ago

### **NOTICE OF AUDITOR SELECTION COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS' MEETING FOR THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Auditor Selection Committee ("Committee") meeting of the Preston Cove Community Development District ("District") will be held on Thursday, January 26, 2023, at 9:00 a.m. at the Offices of Hanson, Walter and Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741. The Board of Supervisors ("Board") of the Preston Cove Community Development District will hold its regular Board meeting immediately following the conclusion of the Auditor Selection Committee 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 Flint**  
District Manager  
1/19/2023 7363820

# Orlando Sentinel

MEDIA GROUP

**Memo Bill**

Billed Account# CU80157613  
 Client Account# CU80157613  
 Client Name Preston Cove CDD

Date 02/27/23

844-348-2445  
 PO Box 8023 Willoughby OH 44096  
 adbilling@tribpub.com

BILLING TO Preston Cove CDD  
 219 E Livingston St  
 Orlando, FL 32801

This is a memo bill and does not reflect Payments or Balance Forward. Please refer to your next statement for current information or call the Service Center number above. Thank you.

Detail							
Date	Advertiser/ Agency PO #	Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Net Amount
01/19/23		7383972 OSC745732	Classified Listings, Online Public Hearing/Bid/Misc_Legal		52.5	232.43	232.43
01/19/23		7383972 OSC745732	Classified Listings, Online Public Hearing/Bid/Misc_Legal		2	2.00	2.00
01/19/23		7383972 OSC745732	Classified Listings, Online Public Hearing/Bid/Misc_Legal		0	0.00	0.00
01/19/23		7383972 OSC745732	Classified Listings, Online Public Hearing/Bid/Misc_Legal		0	0.00	0.00

**RECEIVED**

**FEB 28 2023**

**TOTAL 234.43**

For Information Regarding These Charges Please Call 844-348-2445 or Email adbilling@tribpub.com

<b>Billed Period</b> 02/27/23	<b>Billed Account #</b> CU80157613	<b>Billed Account Name</b> Preston Cove CDD	<b>Client Account #</b> CU80157613	<b>Client Account Name</b> Preston Cove CDD
----------------------------------	---------------------------------------	--	---------------------------------------	--



## NOTICE OF AUDITOR SELECTION CO...

Posted 5 weeks ago

### NOTICE OF AUDITOR SELECTION COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS' MEETING FOR THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Auditor Selection Committee ("Committee") meeting of the Preston Cove Community Development District ("District") will be held on Thursday, January 26, 2023, at 9:00 a.m. at the Offices of Hanson, Walter and Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741. The Board of Supervisors ("Board") of the Preston Cove Community Development District will hold its regular Board meeting immediately following the conclusion of the Auditor Selection Committee 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 Flint  
District Manager  
1/19/2023 7363820