Preston Cove
Community Development District

Meeting Agenda
August 24, 2023

AGENDA

Preston Cove
Community Development District

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

August 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, August 24, 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 April 27, 2023 and August 9, 2023 Board of Supervisors Meetings
4. Public Hearing
    A. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
    B. Consideration of Resolution 2023-10 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Fiscal Year 2024 Deficit Funding Agreement
6. Consideration of Resolution 2023-06 Appointing an Assistant Treasurer
7. Consideration of Resolution 2023-07 Re-Establishing Bank Account Signatories
8. Consideration of Resolution 2023-08 Ratifying Rescheduled Public Hearing
9. Consideration of Arbitrage Proposal AMTEC
10. Consideration of Resolution 2023-09 Authorizing the Use of Electronic Documents and Signatures
11. Staff Reports
    A. Attorney
        i. Presentation of Memo Regarding Ethics Training
    B. Engineer
    C. District Manager's Report
        i. Balance Sheet and Income Statement
        ii. Ratification of Series 2022 Requisition #59

iii. Ratification of Funding Request #25-26

iv. Consideration of Funding Requests #27-29

v. Presentation of Number of Registered Voters: 0

vi. Approval of Fiscal Year 2024 Meeting Dates

12. Other Business
13. Supervisors Requests
14. 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,

Tricia Adams

Tricia Adams
District Manager

CC: District Counsel
District Engineer

Enclosures

MINUTES

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, April 27, 2023 at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum were:

Shaman Foradi	Chairperson
Owais Khanani *by phone*	Vice Chairperson
Jeff Garno	Assistant Secretary
Maria Rust	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Pete Glasscock	District Engineer

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of Minutes of the March 23, 2023 Board of Supervisors Meeting**

Mr. Flint presented the March 23, 2023 Board of Supervisor and Audit Committee meeting minutes and asked for any comments or corrections. The Board had no changes to the minutes.

> On MOTION by Mr. Foradi, seconded by Mr. Garno, with all in favor, the Minutes of the March 23, 2023 Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing**

Mr. Flint stated that this resolution approves a proposed budget and sits a public hearing for its final adoption. The CDD is required to approve a proposed budget by June 30th of each year. The final budget would be considered at the public hearing. He stated that the budget can be changed as long as the proposed assessment levels are not going up as that would require some additional mailed notices, etc. but they can adjust the budget and reduce the per unit amount between now and the public hearing. He stated the July 27th meeting is recommended for the hearing in this location at 9:00 a.m.

Mr. Flint noted that attached to the resolution is exhibit 'A' and this is the build out budget that they have been working with and now that the development has progressed, they will want to review this between now and the public hearing to make sure it does not need to be refined. He noted a portion of it is platted so it would be on the roll and a portion is unplatted so there is a total of 603 units either on roll or off roll. Depending on the development and timing of the second portion of the project, they may not want to assess the second part and may want to do that through a developer funding agreement. He noted the benefit of the funding agreement is they would only be paying the actual cost but if they direct assessed based on the build out budget then they would be assessed the amount based on the budget. He noted that is something that can be talked about between now and the public hearing. He stated that there is still flexibility to do all of that at this point and asked for any questions on the proposed budget. Mr. Khanani asked when the public hearing will be. Mr. Flint answered July 27th which is the regular July meeting. He noted there will be some communication between now and then on the timing of the assessments on the balance of your project.

> On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for July 27, 2023 at 9:00 a.m., was approved.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Lazarovich stated that the District was served with a lawsuit from John M. Hall Company so they are currently reviewing that with their litigation department and going over their strategy. He noted aside from that, they are still working on the lift issue conveyance and will get with the engineer to get an evaluation of the land and then they should be able to wrap that up.

B. Engineer

Mr. Glasscock had nothing to report to the Board.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through March 31st. There is no action required by the Board. We are still operating under a funding agreement. He noted as of the end of March, there was $1,601 remaining in the capital project account so they will want to submit a requisition to draw the balance of that down but basically that construction acquisition account is depleted at this point.

ii. Ratification of Funding Request #24

Mr. Flint stated that this was submitted to the developer under the Developer Funding Agreement. There is a credit on here as there was an invoice labeled as being Preston Cove but actually it ended up being for a different development so there is a credit of $3,150 on this funding request. He noted that there are Trustee fees which are annual fees for the Trustee.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, Funding Request #24, was ratified.

SIXTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, the meeting was adjourned at 9:08 a.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING
PRESTON COVE
COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum:

Shaman Foradi	Chairperson
Jeff Garno	Assistant Secretary
Maria Rust	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Jay Lazarovich	District Counsel, Latham Luna

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 **Presentation of Landowners' Election Date: November 7, 2023**

Ms. Adams noted that the Landowners' election is scheduled for November 7, 2023 at 9:00 a.m. at the Hanson Walter offices. Included in the agenda packet are instructions for participation in the landowners' election as well as a sample ballet. In order to memorialize the acceptance of presentation of the landowners' election date she asked for a motion of approval.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, the Landowners' Election Date: November 7, 2023 at 9:00 a.m., was approved.

FOURTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

FIFTH ORDER OF BUSINESS **Supervisors Requests**

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS **Adjournment**

Ms. Adams adjourned the meeting.

On MOTION by Mr. Foradi, seconded by Mr. Garno, with all in favor, the meeting was adjourned at 9:08 a.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 4

SECTION A

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Preston Cove Community Development District (**"District"**) proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Preston Cove Community Development District for the Fiscal Year Ending September 30, 2024."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District for Fiscal Year 2024, the sum of **$_____** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND FY24	**$_____**
TOTAL ALL FUNDS FY24	**$_____**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024 or within 60 days following the end of the Fiscal Year 2024 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24th DAY OF August, 2023.

ATTEST:

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Proposed Budget FY2024

Preston Cove

Community Development District

Proposed Budget

FY2024

Table of Contents

Preston Cove

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments-On Roll	$ -	$ -	$ -	$ -	$ 388,556
Assessments-Direct	$ -	$ -	$ -	$ -	$ 51,253
Developer Contributions	$ 128,450	$ 79,878	$ 15,899	$ 95,777	$ 241,629
Total Revenues	**$ 128,450**	**$ 79,878**	**$ 15,899**	**$ 95,777**	**$ 681,438**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ -	$ 2,000	$ 2,000	$ 12,000
FICA Expense	$ -	$ -	$ 153	$ 153	$ 918
Engineering Fees	$ 15,000	$ 1,627	$ 2,355	$ 3,982	$ 15,000
Attorney Fees	$ 25,000	$ 23,024	$ 5,117	$ 28,141	$ 25,000
Annual Audit	$ 4,400	$ 4,000	$ -	$ 4,000	$ 4,100
Assessment Administration	$ 5,000	$ -	$ -	$ -	$ 5,300
Arbitrage	$ 450	$ -	$ 450	$ 450	$ 450
Dissemination Fees	$ 5,000	$ 4,167	$ 833	$ 5,000	$ 5,000
Trustee Fees	$ 4,500	$ 4,041	$ -	$ 4,041	$ 4,500
Management Fees	$ 35,000	$ 29,167	$ 5,833	$ 35,000	$ 37,100
Information Technology	$ 1,800	$ 1,500	$ 300	$ 1,800	$ 1,800
Website Maintenance	$ 1,200	$ 1,000	$ 200	$ 1,200	$ 1,200
Telephone	$ 300	$ -	$ 50	$ 50	$ 300
Postage & Delivery	$ 1,000	$ 55	$ 10	$ 65	$ 800
Insurance	$ 5,625	$ 5,375	$ -	$ 5,375	$ 5,913
Printing & Binding	$ 1,000	$ 41	$ 35	$ 76	$ 700
Legal Advertising	$ 8,000	$ 1,661	$ 2,445	$ 4,106	$ 8,000
Other Current Charges	$ 2,500	$ 38	$ 100	$ 138	$ 2,200
Office Supplies	$ 500	$ 1	$ 25	$ 26	$ 500
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative	**$ 128,450**	**$ 75,871**	**$ 19,906**	**$ 95,777**	**$ 130,956**

Preston Cove
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Operations & Maintenance					
Field Expenditures					
Field Management	$ -	$ -	$ -	$ -	$ 15,000
Landscape Maintenance	$ -	$ -	$ -	$ -	$ 150,000
Landscape Replacement	$ -	$ -	$ -	$ -	$ 5,000
Lake Maintenance	$ -	$ -	$ -	$ -	$ 15,062
Streetlights	$ -	$ -	$ -	$ -	$ 103,400
Electric	$ -	$ -	$ -	$ -	$ 5,000
Water & Sewer	$ -	$ -	$ -	$ -	$ 2,400
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ 5,000
Irrigation Repairs	$ -	$ -	$ -	$ -	$ 3,000
Irrigation - Usage	$ -	$ -	$ -	$ -	$ 30,000
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ 15,000
Contingency	$ -	$ -	$ -	$ -	$ 10,000
Subtotal Field Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 358,862**
Amenity Expenditures					
Staffing	$ -	$ -	$ -	$ -	$ 75,000
Property Insurance	$ -	$ -	$ -	$ -	$ 20,000
Amenity - Electric	$ -	$ -	$ -	$ -	$ 15,000
Amenity - Water	$ -	$ -	$ -	$ -	$ 6,000
Dues, License, Permits	$ -	$ -	$ -	$ -	$ 500
Internet	$ -	$ -	$ -	$ -	$ 2,400
Pest Control	$ -	$ -	$ -	$ -	$ 720
Janitorial Services	$ -	$ -	$ -	$ -	$ 12,000
Security Services	$ -	$ -	$ -	$ -	$ 5,000
Pool Mainteance	$ -	$ -	$ -	$ -	$ 15,000
Amenity Repairs & Maintenance	$ -	$ -	$ -	$ -	$ 15,000
Special Events	$ -	$ -	$ -	$ -	$ 7,500
Holiday Decorations	$ -	$ -	$ -	$ -	$ 2,500
Contingency	$ -	$ -	$ -	$ -	$ 15,000
Subtotal Amenity Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 191,620**
Total Operations & Maintenance	**$ -**	**$ -**	**$ -**	**$ -**	**$ 550,482**
Total Expenditures	**$ 128,450**	**$ 75,871**	**$ 19,906**	**$ 95,777**	**$ 681,438**
Excess Revenues/(Expenditures)	$ -	$ 4,007	$ (4,007)	$ -	$ -

Net Assessments	$ 681,438
Add: Discounts & Collections 6%	$ 43,496
Gross Assessments	$ 724,934

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhouse	218	0.75	163.50	$ 203,293	$ 932.54	$ 992.06
Single Family	149	1.00	149.00	$ 185,263	$ 1,243.38	$ 1,322.74
Unplatted	236	0.17	41.22	$ 51,253	$ 217.17	$ 231.04
Total	**603**		**353.72**	**$ 439,809**		

Preston Cove
Community Development District
General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a Deficit Funding Agreement with the Developer to fund any General Fund expenditures remaining once all assessment funds have been utilized.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisor checks.

Engineering Fees

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney Fees

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on Series 2022 bond issuance.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2022 bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for $175.

Operations & Maintenance:

Field Expenses

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the estimated maintenance of the lake within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Irrigation - Usage

Represents the estimated costs for water irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Staffing

Represents compensation for the Amenity Center staff which provides funds for employee benefits.

Property Insurance

The District's property and casualty insurance coverages.

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Dues, License, Permits

Any cost incurred for Permits and Licenses.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Special Events

The Facilities Manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decorations

The District will incur costs to related to the decoration of common areas during the Holidays.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Preston Cove

Community Development District

Proposed Budget

Debt Service Fund Series 2022

Description	Proposed Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	$ 670,238	$ 443,625	$ 225,131	$ 668,756	$ 670,238
Assessments - Lot closings	$ -	$ 43,162	$ -	$ 43,162	$ -
Interest	$ -	$ 21,798	$ 4,360	$ 26,158	$ -
Carry Forward Surplus [1]	$ 231,502	$ 231,788	$ -	$ 231,788	$ 277,837
Total Revenues	**$ 901,740**	**$ 740,373**	**$ 229,491**	**$ 969,864**	**$ 948,075**
Expenditures					
Interest - 11/1	$ 228,625	$ 228,625	$ -	$ 228,625	$ 225,131
Principal - 5/1	$ 215,000	$ 215,000	$ -	$ 215,000	$ 220,000
Interest - 5/1	$ 228,625	$ 228,625	$ -	$ 228,625	$ 225,131
Total Expenditures	$ 672,250	$ 672,250	$ -	$ 672,250	$ 670,263
Other Sources/(Uses)					
Transfer In/(Out)	$ -	$ (19,776)	$ -	$ (19,776)	$ -
Total Other Sources/(Uses)	**$ -**	**$ (19,776)**	**$ -**	**$ (19,776)**	**$ -**
Excess Revenues/(Expenditures)	$ 229,490	$ 48,347	$ 229,491	$ 277,837	$ 277,812

Interest - 11/1 $ 221,556.25

[1] Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Townhouse	218	$ 199,788	$ 916.46	$ 974.96
Single Family - 50'	334	$ 408,130	$ 1,221.95	$ 1,299.94
Single Family - 70'	51	$ 62,319	$ 1,221.95	$ 1,299.94
Total	**603**	**$ 670,238**		

Preston Cove

Community Development District

Series 2022 Special Assessment Bonds

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	$ 11,395,000.00	$ -	$ 225,131.25	$ 668,756.25
05/01/24	$ 11,395,000.00	$ 220,000.00	$ 225,131.25	$ -
11/01/24	$ 11,175,000.00	$ -	$ 221,556.25	$ 666,687.50
05/01/25	$ 11,175,000.00	$ 230,000.00	$ 221,556.25	$ -
11/01/25	$ 10,465,000.00	$ -	$ 217,818.75	$ 669,375.00
05/01/26	$ 10,465,000.00	$ 235,000.00	$ 217,818.75	$ -
11/01/26	$ 10,465,000.00	$ -	$ 214,000.00	$ 666,818.75
05/01/27	$ 10,465,000.00	$ 245,000.00	$ 214,000.00	$ -
11/01/27	$ 10,465,000.00	$ -	$ 210,018.75	$ 669,018.75
05/01/28	$ 10,465,000.00	$ 250,000.00	$ 210,018.75	$ -
11/01/28	$ 10,215,000.00	$ -	$ 205,518.75	$ 665,537.50
05/01/29	$ 10,215,000.00	$ 260,000.00	$ 205,518.75	$ -
11/01/29	$ 9,955,000.00	$ -	$ 200,838.75	$ 666,357.50
05/01/30	$ 9,955,000.00	$ 270,000.00	$ 200,838.75	$ -
11/01/30	$ 9,115,000.00	$ -	$ 195,978.75	$ 666,817.50
05/01/31	$ 9,115,000.00	$ 280,000.00	$ 195,978.75	$ -
11/01/31	$ 9,115,000.00	$ -	$ 190,938.75	$ 666,917.50
05/01/32	$ 9,115,000.00	$ 290,000.00	$ 190,938.75	$ -
11/01/32	$ 9,115,000.00	$ -	$ 185,718.75	$ 666,657.50
05/01/33	$ 9,115,000.00	$ 300,000.00	$ 185,718.75	$ -
11/01/33	$ 8,815,000.00	$ -	$ 179,718.75	$ 665,437.50
05/01/34	$ 8,815,000.00	$ 315,000.00	$ 179,718.75	$ -
11/01/34	$ 8,500,000.00	$ -	$ 173,418.75	$ 668,137.50
05/01/35	$ 8,500,000.00	$ 330,000.00	$ 173,418.75	$ -
11/01/35	$ 8,170,000.00	$ -	$ 166,818.75	$ 670,237.50
05/01/36	$ 8,170,000.00	$ 340,000.00	$ 166,818.75	$ -
11/01/36	$ 7,830,000.00	$ -	$ 160,018.75	$ 666,837.50
05/01/37	$ 7,830,000.00	$ 355,000.00	$ 160,018.75	$ -
11/01/37	$ 7,475,000.00	$ -	$ 152,918.75	$ 667,937.50
05/01/38	$ 7,475,000.00	$ 370,000.00	$ 152,918.75	$ -
11/01/38	$ 7,105,000.00	$ -	$ 145,518.75	$ 668,437.50
05/01/39	$ 7,105,000.00	$ 385,000.00	$ 145,518.75	$ -
11/01/39	$ 6,720,000.00	$ -	$ 137,818.75	$ 668,337.50
05/01/40	$ 6,720,000.00	$ 400,000.00	$ 137,818.75	$ -

Preston Cove

Community Development District

Series 2022 Special Assessment Bonds

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/40	$ 5,470,000.00	$ -	$ 129,818.75	$ 667,637.50
05/01/41	$ 5,470,000.00	$ 415,000.00	$ 129,818.75	$ -
11/01/41	$ 5,470,000.00	$ -	$ 121,518.75	$ 666,337.50
05/01/42	$ 5,470,000.00	$ 435,000.00	$ 121,518.75	$ -
11/01/42	$ 5,470,000.00	$ -	$ 112,818.75	$ 669,337.50
05/01/43	$ 5,470,000.00	$ 450,000.00	$ 112,818.75	$ -
11/01/43	$ 5,020,000.00	$ -	$ 103,537.50	$ 666,356.25
05/01/44	$ 5,020,000.00	$ 470,000.00	$ 103,537.50	$ -
11/01/44	$ 4,550,000.00	$ -	$ 93,843.75	$ 667,381.25
05/01/45	$ 4,550,000.00	$ 490,000.00	$ 93,843.75	$ -
11/01/45	$ 4,060,000.00	$ -	$ 83,737.50	$ 667,581.25
05/01/46	$ 4,060,000.00	$ 510,000.00	$ 83,737.50	$ -
11/01/46	$ 3,550,000.00	$ -	$ 73,218.75	$ 666,956.25
05/01/47	$ 3,550,000.00	$ 530,000.00	$ 73,218.75	$ -
11/01/47	$ 3,020,000.00	$ -	$ 62,287.50	$ 665,506.25
05/01/48	$ 3,020,000.00	$ 555,000.00	$ 62,287.50	$ -
11/01/48	$ 2,465,000.00	$ -	$ 50,840.63	$ 668,128.13
05/01/49	$ 2,465,000.00	$ 580,000.00	$ 50,840.63	$ -
11/01/49	$ 1,885,000.00	$ -	$ 38,878.13	$ 669,718.75
05/01/50	$ 1,885,000.00	$ 600,000.00	$ 38,878.13	$ -
11/01/50	$ 1,285,000.00	$ -	$ 26,503.13	$ 665,381.25
05/01/51	$ 1,285,000.00	$ 630,000.00	$ 26,503.13	$ -
11/01/51	$ 655,000.00	$ -	$ 13,509.38	$ 670,012.50
05/01/52	$ 655,000.00	$ 655,000.00	$ 13,509.38	$ 668,509.38
		$ 11,395,000.00	**$ 8,188,525.00**	**$ 20,027,150.00**

SECTION B

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Preston Cove Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (**"Fiscal Year 2023/2024"**), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Preston Cove Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method –

e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 24th day of August, 2023.

ATTEST:

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

SECTION 5

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024 GENERAL FUND BUDGET
DEFICIT FUNDING AGREEMENT

THIS PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024 GENERAL FUND BUDGET DEFICIT FUNDING AGREEMENT (the "Agreement"), effective as of the ___ day of _____, 2023 (the "Effective Date"), between:

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is 219 E. Livingston Street, Orlando, Florida 32801 (the "**District**");

ELEVATION PRESTON COVE LLC, a Florida limited liability company, whose mailing address is 189 South Orange Avenue, Suite 1550, Orlando, Florida 32801 (the "**Developer**"); and

RECITALS

WHEREAS, the District is a local unit of special-purpose government established by Ordinance No. 2021-54 by the Board of County Commissioners of Osceola County, Florida; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its general fund budget for its Fiscal Year 2024 operations and maintenance expenses in the amount of $_____, which fiscal year commences on October 1, 2023, and concludes on September 30, 2024 ("Fiscal Year 2024 Budget"); and

WHEREAS, the Fiscal Year 2024 Budget, which all parties recognize may be amended from time to time in the sole discretion of the District, subject to the rights set forth in Section 1 herein, is attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the District has budgeted $_____, for the Fiscal Year 2024 Budget, which is to be funded by the levy of assessments on benefited parcels; and

WHEREAS, the Developer presently owns and/or is developing real property described in Exhibit "B", attached hereto and incorporated herein, (the "Developer Property") within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the Developer has informed the District that there may be additional improvements resulting in additional operation and/or maintenance costs during Fiscal Year 2024 that are not accounted for in the Fiscal Year 2024 Budget; and

WHEREAS, the assessments imposed by the District upon the benefited lands to fund the Fiscal Year 2024 Budget may result in a deficit in revenues received by the District in the event additional improvements or field activities are required during Fiscal Year 2024; and

WHEREAS, the Developer has requested, and the District has agreed that the District shall not levy operation and maintenance assessments in excess of $_____ to fund the Fiscal Year 2024 Budget and instead allow Developer to fund any monies needed in excess of the $_____ levied to fund the current amounts provided in the Fiscal Year 2024 Budget.

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. **RECITALS**. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **FUNDING**. Developer agrees to pay the District's actual Fiscal Year 2024 Budget expenses for Fiscal Year 2024, to the extent such expenses exceed the special assessments levied and collected by the District for the Fiscal Year 2024 Budget, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. Developer's payment of funds pursuant to this Agreement in no way impacts Developer's obligation to pay assessments on land it owns within the District. In no respect shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including the Developer Property, in accordance with Florida law to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Fiscal Year 2024 Budget or otherwise.

3. **ALTERNATIVE METHODS OF COLLECTION**. In the event Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides the Developer with written notice at the address identified in Section 5 of this Agreement of the delinquency and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

   a. The District shall have the right to file a continuing lien upon the Developer Property for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2023-2024 Budget" in the public records of Osceola County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2023-2024 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Developer Property to pay the amount due under this

Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when Developer has demonstrated, in the District's sole discretion; such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the property subject to this Agreement after the execution of this Agreement, Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining property owned by Developer.

b. In the alternative or in addition to the collection method set forth in 3.a., above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for Osceola County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

c. The District hereby finds that the activities, operations and services set out in Exhibit "A" would provide a special and peculiar benefit to the Developer Property, which benefit is determined in accordance with the District's adopted assessment methodology on file in the District's public records. Developer agrees that the activities, operations and services set forth in Exhibit A provide a special and peculiar benefit to the Developer Property equal to or in excess of the costs set out in Exhibit "A", as such may be amended by the District. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on the Developer's Property for collection either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Osceola County property appraiser.

4. **RIGHT TO REIMBURSEMENT**. The Developer agrees to fund any of the District's Fiscal Year 2024 Budget expenses in excess of the Fiscal Year 2024 Budget assessments collected without any reimbursement by the District.

5. **NOTICE.** All notices, payments and other communications under this Agreement ("**Notices**") shall be in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to District: Preston Cove Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street,
Orlando, Florida 32801
Attention: District Manager

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel

If to Developer: Elevation Preston Cove LLC
189 S. Orange Avenue, Suite 1550,
Orlando, Florida 32801
Attention: Owais Khanani

Except as otherwise provided in this Agreement, any Notice shall be deemed received upon actual delivery at the address set forth above, which may be evidenced by confirmation of delivery via overnight delivery service, United States postal service certified mail or by courier service. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for each party may deliver Notice on behalf of the respective party he/she represents. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on at least five (5) days written notice to the parties and addressees set forth herein.

6. **AMENDMENT**. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

7. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by any party under this Agreement shall entitle all others to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

10. **ATTORNEYS' FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of any third party not a formal party to this Agreement other than to successor and assigns of the parties as provided herein. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties and their respective representatives, successors, and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement.

12. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Osceola County, Florida.

13. **EFFECTIVE DATE.** This Agreement shall be effective after execution by all of the parties hereto.

14. **PUBLIC RECORDS.** The parties understand and agree that all documents of any kind provided to the District may be public records and treated as such in accordance with Florida law.

15. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

16. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limit of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes,* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature pages and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document physically to form one document.

[SIGNATUTES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

ATTEST:

_____
_____
Secretary/Asst. Secretary

DISTRICT:

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

By:_____
Shaman Foradi
Chairman, Board of Supervisors

WITNESSES:

Signed, sealed and delivered in the presence of:

_____
_____

_____
_____

DEVELOPER:

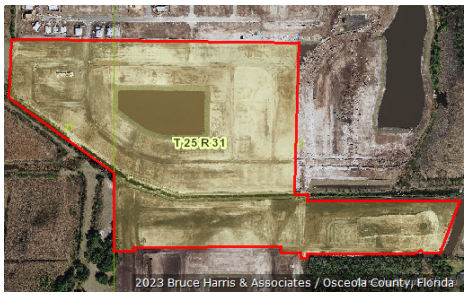
ELEVATION PRESTON COVE LLC, a Florida limited liability company

By:_____
Print: Owais Khanani
Title: Manager

Exhibit "A" Fiscal Year 2024-2024 General Fund Budget
Exhibit "B" Developer Property Description

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 22-25-31-4735-TRAC-0FD0



Owner Information

Owner Name	ELEVATION PRESTON COVE LLC
Mailing Address	189 S ORANGE AVE STE 1550 ORLANDO, FL 32801
Physical Address	SILVERBELL TRL, SAINT CLOUD FL 34771
Description	NO AG ACREAGE-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values
Current Value represents working appraised values as of 08/14/2023, which are subject to change prior to certification		**Certified Value represents certified values that appeared on the tax roll as of 03/24/2023**
Land	$2,323,600	**Land**
AG Benefit	$0	**AG Benefit**
Extra Features	$0	**Extra Features**
Buildings	$0	**Buildings**
Appraised(just)	$2,323,600	**Appraised(just)**
Assessed(estimated)	$2,323,600	**Assessed***
Exemption(estimated)	$0	**Exemption**
Taxable(estimated)	$2,323,600	**Taxable**
*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**		*** Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap**

Land Information - Total Acreage: 58.09

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	58.09	0.00	AC	$2,323,600

Legal Description

Legal Description PRESTON COVE PH 1 & 2 PB 33 PGS 80-88 TRACT FD


ORANGE
BVL
EAST LAKE TOHOPEKALIGA
NARCOOSSEE
LAKE TOHOPEKALIGA
192
ALLIGATOR LAKE
HARMONY
POINCIANA
HOLOPAW
DEER PARK
POLK
LAKE HATCHINEHA
BREVARD
LAKE KISSIMMEE
LAKE MARIAN
KENANSVILLE
BREVARD
INDIAN RIVER
INDIAN RIVER
60
POLK
HIGHLANDS
OKEECHOBEE
429
417
4

SECTION 6

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Preston Cove Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of August 2023.

ATTEST:

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION 7

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Preston Cove Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Osceola County, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 24th day of August 2023.

ATTEST:

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION 8

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING AND NOTICING THE PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2024 BUDGET AND RELATING TO THE ANNUAL APPROPRIATIONS; AMENDING RESOLUTION 2023-04 TO SET THE PUBLIC HEARING THEREON; PROVIDING FOR SEVERABILITY; AND PROVIDING 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"); and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2023-04, approving a proposed budget for fiscal year 2024, setting the public hearing to adopt the fiscal year 2024 budget and relating to the annual appropriations, and setting the hearing thereon for July 27, 2023, at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida 34741; and

WHEREAS, the Board was unable to achieve a quorum at the date and time of the public hearing, as scheduled, and the District Manager, in consultation with the Chairman, reset the public hearing to be held on August 24, 2023, at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida 34741, and has caused published notice to be provided in the manner prescribed in Florida law; and

WHEREAS, the Board desires to ratify the District Manager and Chairman's actions in resetting the public hearing and noticing the amended public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. RATIFICATION OF RESETTING OF PUBLIC HEARING. The actions of the District Manager and Chairman in resetting the public hearing, the District Secretary in publishing and mailing the notice of the public hearing pursuant to Chapter 190, *Florida Statutes*, are hereby ratified. Resolution 2023-04 is hereby amended to reflect that the public hearing was reset to August 24, 2023, at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida 34741.

3. RESOLUTION 2023-04 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. The Except as otherwise provided herein, all of the provisions of Resolution 2023-04 continue in full force and effect.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 24th day of August, 2023.

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson /Vice Chairperson
Board of Supervisors

Attest:

_____
Secretary/Assistant Secretary

SECTION 9

Arbitrage Rebate Computation
Proposal For

Preston Cove
Community Development District

(Osceola County, Florida)

$11,610,000 Special Assessment Revenue Bonds, Series 2022

AMTEC

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

July 25, 2023

Preston Cove Community Development District
c/o Ms. Katie Costa
Director of Accounting Services
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: Preston Cove Community Development District (Osceola County, Florida), $11,610,000 Special Assessment Revenue Bonds, Series 2022

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Preston Cove Community Development District (the "District") Series 2022 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than $1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,300 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than $9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of February 28th, based upon the anniversary of the closing date in February 2022.

Proposal

We are proposing rebate computation services based on the following:

- $11,610,000 Special Assessment Revenue Bonds, Series 2022
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is $450 per year and will encompass all activity from the date of the closing through the initial Computation Date. The fee is based upon the size as well as the complexity. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC Professional Fee – $11,610,000 Special Assessment Revenue Bonds, Series 2022

Report Date	Type of Report	Period Covered	Fee
July 31, 2023	Rebate and Opinion	Closing – February 28, 2023	$ 450
February 28, 2024	Rebate and Opinion	Closing – February 28, 2024	$ 450
February 28, 2025	Rebate and Opinion	Closing – February 28, 2025	$ 450
February 28, 2026	Rebate and Opinion	Closing – February 28, 2026	$ 450
February 28, 2027	Rebate and Opinion	Closing – February 28, 2027	$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from each closing date through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;

- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2023.

Preston Cove Community Development District	Consultant: American Municipal Tax-Exempt Compliance Corporation
By: _____	By: _____ Michael J. Scarfo Senior Vice President

SECTION 10

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILTY AND AN EFFECTIVE DATE.

WHEREAS, the Preston Cove Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Osceola County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, Florida Statutes authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce though the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 24th day of August, 2023.

ATTEST:	**PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair

SECTION 11

SECTION A

SECTION I

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors

From: District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)

Re: New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates

Date: July 6, 2023

We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (https://register.gotowebinar.com/register/1108128928632648288), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (https://ethics.state.fl.us/Training/Training.aspx).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (*See* CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1st each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31st of any given year, the annual training is required to be completed on or before December 31st. For Supervisors assuming a new office after March 31st, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

Thank you.

SECTION C

SECTION I

Preston Cove

Community Development District

Unaudited Financial Reporting

July 31, 2023

Table of Contents

Preston Cove

Community Development District

Combined Balance Sheet

July 31, 2023

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Operating Account	$ 10,005	$ -	$ -	$ 10,005
Due from Developer	$ 13,215	$ -	$ -	$ 13,215
Investments:				
Series				
Reserve	$ -	$ 670,238	$ -	$ 670,238
Revenue	$ -	$ 48,332	$ -	$ 48,332
Capitalized Interest	$ -	$ 14	$ -	$ 14
Construction	$ -	$ -	$ 9,467	$ 9,467
Total Assets	**$ 23,220**	**$ 718,584**	**$ 9,467**	**$ 751,271**
Liabilities:				
Accounts Payable	$ 12,121	$ -	$ -	$ 12,121
Total Liabilites	**$ 12,121**	**$ -**	**$ -**	**$ 12,121**
Fund Balance:				
Assigned For:				
Debt Service - Series 2022	$ -	$ 718,584	$ -	$ 718,584
Restricted For:				
Capital Projects - Series 2022	$ -	$ -	$ 9,467	$ 9,467
Unassigned	$ 11,099	$ -	$ -	$ 11,099
Total Fund Balances	**$ 11,099**	**$ 718,584**	**$ 9,467**	**$ 739,149**
Total Liabilities & Fund Balance	$ 23,220	$ 718,584	$ 9,467	$ 751,271

Preston Cove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Developer Contributions	$ 128,450	$ 79,878	$ 79,878	$ -
Total Revenues	**$ 128,450**	**$ 79,878**	**$ 79,878**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ -	$ 10,000
Engineering	$ 15,000	$ 12,500	$ 1,627	$ 10,873
Attorney	$ 25,000	$ 20,833	$ 23,024	$ (2,191)
Annual Audit	$ 4,400	$ 4,400	$ 4,000	$ 400
Assessment Administration	$ 5,000	$ -	$ -	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,000	$ 4,167	$ 4,167	$ (0)
Trustee Fees	$ 4,500	$ 4,500	$ 4,041	$ 459
Management Fees	$ 35,000	$ 29,167	$ 29,167	$ (0)
Information Technology	$ 1,800	$ 1,500	$ 1,500	$ -
Website Maintenance	$ 1,200	$ 1,000	$ 1,000	$ -
Telephone	$ 300	$ 250	$ -	$ 250
Postage & Delivery	$ 1,000	$ 833	$ 55	$ 778
Insurance	$ 5,625	$ 5,625	$ 5,375	$ 250
Printing & Binding	$ 1,000	$ 833	$ 41	$ 792
Legal Advertising	$ 8,000	$ 6,667	$ 1,661	$ 5,006
Other Current Charges	$ 2,500	$ 2,083	$ 38	$ 2,045
Office Supplies	$ 500	$ 417	$ 1	$ 416
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 128,450**	**$ 104,950**	**$ 75,871**	**$ 29,079**
Excess Revenues (Expenditures)	$ -		$ 4,007	
Fund Balance - Beginning	$ -		$ 7,091	
Fund Balance - Ending	$ -		$ 11,099	

Preston Cove

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Assessments - Direct	$ 670,238	$ 443,625	$ 443,625	$ -
Assessments - Lot Closing	$ -	$ -	$ 43,162	$ 43,162
Interest	$ -	$ -	$ 21,798	$ 21,798
Total Revenues	**$ 670,238**	**$ 443,625**	**$ 508,585**	**$ 64,960**
Expenditures:				
Interest Expense 11/1	$ 228,625	$ 228,625	$ 228,625	$ -
Principal Expense 5/1	$ 215,000	$ 215,000	$ 215,000	$ -
Interest Expense 5/1	$ 228,625	$ 228,625	$ 228,625	$ -
Total Expenditures	**$ 672,250**	**$ 672,250**	**$ 672,250**	**$ -**
Other Financing Sources:				
Transfer In/(Out)	$ -	$ -	$ (19,776)	$ (19,776)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (19,776)**	**$ (19,776)**
Excess Revenues (Expenditures)	$ (2,012)		$ (183,441)	
Fund Balance - Beginning	$ 231,502		$ 902,025	
Fund Balance - Ending	$ 229,490		$ 718,584	

Preston Cove

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2023

	Adopted Budget	Prorated Budget Thru 07/31/23	Actual Thru 07/31/23	Variance
Revenues:				
Interest	$ -	$ -	$ 8,141	$ 8,141
Total Revenues	**$ -**	**$ -**	**$ 8,141**	**$ 8,141**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 459,851	$ (459,851)
Total Expenditures	**$ -**	**$ -**	**$ 459,851**	**$ (459,851)**
Other Financing Sources:				
Transfer In/(Out)	$ -	$ -	$ 19,776	$ 19,776
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 19,776**	**$ 19,776**
Excess Revenues (Expenditures)	$ -		$ (431,934)	
Fund Balance - Beginning	$ -		$ 441,401	
Fund Balance - Ending	$ -		$ 9,467	

Preston Cove

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ 11,902	$ 5,958	$ 3,665	$ 3,616	$ 4,328	$ 1,705	$ 14,403	$ 6,846	$ 14,240	$ 13,215	$ -	$ -	$ 79,878
Total Revenues	**$ 11,902**	**$ 5,958**	**$ 3,665**	**$ 3,616**	**$ 4,328**	**$ 1,705**	**$ 14,403**	**$ 6,846**	**$ 14,240**	**$ 13,215**	**$ -**	**$ -**	**$ 79,878**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ 952	$ -	$ -	$ -	$ -	$ -	$ -	$ 675	$ -	$ -	$ -	$ -	$ 1,627
Attorney	$ -	$ 13	$ 757	$ 1,471	$ -	$ 6,107	$ 3,890	$ 9,155	$ 1,633	$ -	$ -	$ -	$ 23,024
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000	$ -	$ -	$ -	$ 4,000
Assessment Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ -	$ -	$ 4,167
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ 4,041	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,041
Management Fees	$ 2,917	$ 2,917	$ 2,917	$ 2,917	$ 2,917	$ 2,917	$ 2,917	$ 2,917	$ 2,917	$ 2,917	$ -	$ -	$ 29,167
Information Technology	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ 1,500
Website Maintenance	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ -	$ -	$ 1,000
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 1	$ 3	$ 0	$ -	$ 4	$ -	$ 43	$ 1	$ 1	$ 1	$ -	$ -	$ 55
Insurance	$ 5,375	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,375
Printing & Binding	$ -	$ 1	$ 2	$ 1	$ 15	$ -	$ 3	$ 19	$ -	$ -	$ -	$ -	$ 41
Legal Advertising	$ 68	$ 74	$ 67	$ 234	$ -	$ -	$ -	$ -	$ -	$ 1,219	$ -	$ -	$ 1,661
Other Current Charges	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38	$ -	$ -	$ 38
Office Supplies	$ 0	$ 0	$ -	$ -	$ 0	$ -	$ -	$ 0	$ 0	$ 0	$ -	$ -	$ 1
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Expenditures	**$ 10,154**	**$ 3,673**	**$ 4,409**	**$ 5,290**	**$ 3,603**	**$ 13,730**	**$ 7,519**	**$ 13,435**	**$ 9,217**	**$ 4,841**	**$ -**	**$ -**	**$ 75,871**
Excess Revenues (Expenditures)	$ 1,748	$ 2,285	$ (744)	$ (1,673)	$ 725	$ (12,025)	$ 6,884	$ (6,588)	$ 5,023	$ 8,374	$ -	$ -	$ 4,007

Preston Cove

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2023

DIRECT BILL ASSESSMENTS

Elevation Preston Cove LLC 2023-01			Net Assessments	$668,756.25	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2022A-1 Debt Service Fund
4/7/23	3/1/23	Wire to Trustee	$443,625.00	$443,625.00	$ 443,625.00
	9/1/23		$225,131.25		
			$ 668,756.25	**$ 443,625.00**	**$ 443,625.00**

Preston Cove

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Bonds		
Interest Rates:	3.250%, 3.600%, 4.000%, 4.125%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$670,238	
Reserve Fund Balance	$670,238	
Bonds Outstanding - 02/28/22		$11,610,000
Principal Payment - 5/1/23		($215,000)
Current Bonds Outstanding		**$11,395,000**

SECTION II

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: 59

(2) Name of Payee pursuant to Acquisition Agreement: Meadowbrook Acres of South Central Florida

(3) Amount Payable: $3,150.00

(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): Invoice # 8094 - Installation of Sod on Sidewalks for Stabilization

(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. Ξ 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 Shaman Foradi As Chairman

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.

[Shawn Hindle],
CONSULTING ENGINEER

Shawn Hindle, P.E.

Title: CDD Engineer

Meadowbrook Acres of South-Central Florida, Inc.
8916 County Rd 728
FL US
victoria@meadowbrookacres.com

INVOICE

BILL TO
Elevation Development, LLC
c/o Governmental Management
Services - Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

INVOICE	8094
DATE	01/18/2023
TERMS	Net 30
DUE DATE	02/17/2023

SUBDIVISION	ORDERED BY	LOT/ADDRESS
Preston Cove	Mathias	Sod Stabilization

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sod Stabilization Per Request - Tru Site Services / Elevation Development			
Bahia Sod	Installation of Bahia Sod	10,500	0.30	3,150.00

Contact Meadowbrook Acres of South-Central Florida, Inc. to pay.

BALANCE DUE **$3,150.00**

SECTION III

Preston Cove

Community Development District

Funding Request # 25

May 11, 2023

	PAYEE		GENERAL FUND
1	**Latham, Luna, Eden & Beaudine**		
	Invoice # 111324 - General Counsel Mar 2023	$	2,956.50
	Invoice # 113340 - General Counsel Apr 2023	$	3,889.77
	Total	**$**	**6,846.27**

Please make check payable to:

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

LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

April 5, 2023

Invoice #: 111324
Federal ID #:59-3366512

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

Matter ID: 7772-001 GENERAL

For Professional Services Rendered:

3/2/2023	JAC	Work on conveyance issues for requisitions; emails with M. Candiottii; prepared list of actions needed to close	1.40	$567.00
3/2/2023	JEL	Review of public records; Preparation of conveyance documents and resolution for Phase 1 & 2; Review of Engineer's Report and email correspondence with Developer's Counsel regarding conveyance	2.10	$619.50
3/7/2023	JAC	Email with M. Candiotti regarding initial title work; emails with District Engineer	0.20	$81.00
3/7/2023	JEL	Review of draft title commitment	0.10	$29.50
3/8/2023	JEL	Review of recorded plat; Revised conveyance documents	0.20	$59.00
3/9/2023	JEL	Email correspondence with Developer's counsel regarding conveyances; Preparation of Beneficial Interest Disclosure; Review of revised commitment and closing documents	1.50	$442.50
3/9/2023	JAC	Emails from District Engineer regarding requisitions and conveyance information; work with M. Candiotti and Elevation regarding conveyances	0.40	$162.00
3/15/2023	JEL	Preparation of resolution and email correspondence regarding same; Continued to revise conveyance documents and review of Engineer's Report; Email correspondence with District Engineer regarding conveyances	0.80	$236.00
3/16/2023	JEL	Confer with KET on utilities conveyance to City of St. Cloud	0.10	$29.50
3/17/2023	JEL	Preparation of utilities conveyance documents to TWA; Reviewed minutes/task list for Board of Supervisors' meeting and email correspondence regarding same; Email correspondence with District Engineer regarding CDD conveyance and lift station conveyance; Phone call and email with Developer's Counsel regarding conveyances	2.70	$796.50
3/17/2023	JAC	Work on conveyance issues; confer with J. Lazarovich; email with M. Candiotti	0.40	$162.00
3/17/2023	jms	Email regarding agenda for upcoming Board of Supervisors meeting, saved, printed and added to attorney calendar .	0.10	$12.50
3/20/2023	JEL	Continued work on conveyances of CDD tracts and utilities	0.60	$177.00
3/21/2023	JEL	Reviewed and revised conveyance documents and email correspondence regarding same	0.80	$236.00
3/22/2023	JEL	Email correspondence with Developer's Counsel regarding closing; Email correspondence with District Engineer regarding certificates; Preparation of lift station conveyance documents	1.90	$560.50
3/23/2023	JEL	Attended Board of Supervisors' meeting and prepared task list following same; Continued work on lift station conveyance documents and email correspondence with District Manager regarding same; Email correspondence with Chair regarding conveyance documents	3.30	$973.50
3/24/2023	JEL	Continued work on conveyance documents; Email correspondence with Developer's Counsel regarding easement discussion and conveyances; Phone call with Developer's Counsel regarding conveyances; Email correspondence with TWA regarding utilities and lift station conveyances	1.90	$560.50
3/25/2023	JEL	Email correspondence regarding conveyances and requisition	0.10	$29.50

3/27/2023	JEL	Continued to work on conveyance closing and email correspondence regarding same	0.30	$88.50
3/27/2023	JAC	Multiple emails; regarding requisition and funding issues	0.40	$162.00
3/31/2023	JEL	Email correspondence with TWA regarding lift station conveyance; Continued to revise Bill of Sale	0.30	$88.50
Total Professional Services:			**19.60**	**$6,073.00**

For Disbursements Incurred:

3/23/2023	Payment disbursement sent to Jay Lazarovich for Jay Lazarovich travel to and from Board Meeting on March 23, 2023	$33.50
Total Disbursements Incurred:		**$33.50**

Total	$6,106.50
Previous Balance	$3,091.16
Total Due	**$9,197.66**

LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

May 3, 2023

Invoice #: 113340
Federal ID #:59-3366512

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

Matter ID: 7772-001 GENERAL

For Professional Services Rendered:

4/6/2023	JEL	Email correspondence regarding lift station conveyance to Toho	0.10	$29.50
4/7/2023	JAC	Emails with District Manager regarding easement issues	0.20	$81.00
4/10/2023	JEL	Reviewed draft commitment and email correspondence regarding same	0.30	$88.50
4/11/2023	JEL	Email correspondence with Toho regarding title commitment	0.10	$29.50
4/14/2023	JEL	Review of Jon M Hall complaint against CDD; Review of developer agreements	0.70	$206.50
4/14/2023	JAC	Receive and review lawsuit filed by Jon M. Hall Company, LLC alleging unjust enrichment claim against CDD; conference with J. Eden regarding litigation response; begin file review	1.40	$567.00
4/17/2023	JAC	Emails WithG. Flint regarding Jon Hall contract	0.20	$81.00
4/17/2023	CYT	Review Complaint and assignment documents; analyze issues for response to Complaint.	1.40	$525.00
4/18/2023	JAC	Compile docs relevant to compaint; emails with District Manager	0.90	$364.50
4/18/2023	JEL	Review of Toho. comments to lift station conveyance documents; Revised conveyance documents and email correspondence regarding same; Email correspondence regarding closing statement; Review of agenda items	0.90	$265.50
4/24/2023	JEL	Reviewed closing statement and email correspondence regarding same; Review of agenda and minutes	0.60	$177.00
4/25/2023	JEL	Review of supporting title documents; Review of email regarding true-up agreement; Call with Developer's counsel related to lift station conveyance; Review of revised closing statement and email correspondence regarding same	0.50	$147.50
4/25/2023	JAC	Emails and telephone conference with developer's counsel regarding homebuilders acquisition of lots and their issues; Work on issues regarding complaint and documents related thereto	1.10	$445.50
4/26/2023	JEL	Review email correspondence regarding lift station conveyance; Quick preparation for meeting	0.20	$59.00
4/27/2023	JEL	Attended Board of Supervisors' meeting; Preparation of task list; Email correspondence to District Engineer regarding cost estimate	2.40	$708.00
4/28/2023	JAC	Telephone conference with Developer's counsel regarding sale of lots	0.20	$81.00
Total Professional Services:			**11.20**	**$3,856.00**

For Disbursements Incurred:

4/27/2023	Payment disbursement sent to Jay E. Lazarvovich for Travel to and from Board Meeting on 04.27.2023	$33.77
Total Disbursements Incurred:		**$33.77**

Total	$3,889.77
Previous Balance	$6,970.00

Preston Cove

Community Development District

Funding Request # 26

June 20, 2023

	PAYEE		GENERAL FUND
1	**Latham, Luna, Eden & Beaudine**		
	Invoice # 115180 - General Counsel May 2023	$	531.00
	Invoice # 115181 - Contract Lawsuit May 2023	$	8,624.33
2	**Governmental Management Services**		
	Invoice # 24 - Management Fees June 2023	$	3,584.60
3	**Grau & Associates**		
	Invoice # 24274 - Audit FYE 9/30/22	$	1,500.00
	Total	**$**	**14,239.93**

Please make check payable to:

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

LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

June 5, 2023

Invoice #: 115180
Federal ID #:59-3366512

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

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By

Matter ID: 7772-001 GENERAL

For Professional Services Rendered:

5/2/2023	JEL	Phone Call and emails with Developer's Counsel regarding comments to lift station conveyance documents; Email correspondence with TWA regarding comments to same; Confer with Litigation Department on Jon Hall lawsuit	1.00	$295.00
5/3/2023	JEL	Continued to work on lift station conveyance documents and email correspondence with Developer's counsel regarding same; Review of case status against CDD	0.50	$147.50
5/10/2023	JEL	Review of lift station conveyance documents	0.10	$29.50
5/11/2023	JEL	Email correspondence with Developer's counsel regarding lift station conveyance and research on documentary stamp tax	0.20	$59.00
Total Professional Services:			**1.80**	**$531.00**

Total	$531.00
Previous Balance	$10,859.77
Total Due	**$11,390.77**

LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

June 5, 2023

Invoice #: 115181
Federal ID #:59-3366512

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

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JUN 14 2023
By

Matter ID: 7772-004 Contract Lawsuit against CDD

For Professional Services Rendered:

5/1/2023	CYT	Attention to defenses to unjust enrichment claim against the District.	2.40	$900.00
5/2/2023	CYT	Analyze answer and affirmative defenses to complaint and draft same.	3.60	$1,350.00
5/2/2023	JAC	Receive and review transfer of lien to security for prep pf answer to complaint filed by Jon M. Hall Company	0.90	$364.50
5/2/2023	JER	Strategy call with Attorneys Taylor and Carpenter.	0.80	$420.00
5/3/2023	JER	Review draft answer and affirmative defenses to set up summary judgment.	0.60	$315.00
5/3/2023	CYT	Revise draft of answer and affirmative defenses; draft crossclaim against Elevation.	2.90	$1,087.50
5/4/2023	CYT	Revise and finalize Answer, Affirmative Defenses, and Crossclaim.	0.40	$150.00
5/9/2023	JER	Conference with counsel for elevation to go over potential strategy; agree to extension to answer cross claim and discuss dispositive motions.	0.90	$472.50
5/10/2023	JAC	Telephone conference from Elevation counsel regarding response to counter-claim	0.20	$81.00
5/11/2023	CYT	Attention to arguments for motion for summary judgment on unjust enrichment claim.	1.30	$487.50
5/12/2023	CYT	Draft motion for summary judgment on unjust enrichment claim.	2.50	$937.50
5/15/2023	CYT	Continue drafting motion for summary judgment on unjust enrichment claim.	1.90	$712.50
5/16/2023	CYT	Research case law in support of motion for summary judgment on unjust enrichment claim.	1.30	$487.50
5/18/2023	CYT	Continue to research case law in support of motion for summary judgment.	1.20	$450.00
Total Professional Services:			**20.90**	**$8,215.50**

For Disbursements Incurred:

5/4/2023	Payment disbursement sent to Osceola Circuit Civil Court for filing of a Cross Claim	$408.83
Total Disbursements Incurred:		**$408.83**

Total	$8,624.33
Previous Balance	$0.00
Total Due	**$8,624.33**

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

Invoice

Invoice #: 24
Invoice Date: 6/1/23
Due Date: 6/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2023		2,916.67	2,916.67
Website Administration - June 2023		100.00	100.00
Information Technology - June 2023		150.00	150.00
Dissemination Agent Services - June 2023		416.67	416.67
Office Supplies		0.06	0.06
Postage		1.20	1.20

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By_____

Total	$3,584.60
Payments/Credits	$0.00
Balance Due	$3,584.60

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Preston Cove Community Development District
219 East Livingston Street
Orlando, FL 32801

Invoice No. *24274*
Date *06/02/2023*

SERVICE		AMOUNT
Audit FYE 09/30/2022		$ 1,500.00
	Current Amount Due	$ 1,500.00

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JUN 02 2023
By

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

SECTION IV

Preston Cove

Community Development District

Funding Request # 27
July 17, 2023

	PAYEE		GENERAL FUND
1	**Grau & Associates** Invoice # 24467 - Audit FYE 9/30/22	$	2,500.00
2	**Hanson Walter & Associates, Inc.** Invoice # 5287355- Engineer Services for May2023	$	675.00
3	**Governmental Management Services** Invoice # 25 - Management Fees July 2023	$	3,584.60
	Total	**$**	**6,759.60**

Please make check payable to:

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

Grau and Associates #15

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Preston Cove Community Development District
219 East Livingston Street
Orlando, FL 32801

Invoice No. *24467*
Date *07/03/2023*

SERVICE	AMOUNT
Audit FYE 09/30/2022	$ 2,500.00
Current Amount Due	$ 2,500.00

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JUL 05 2023
By

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	0.00	0.00	0.00	0.00	4,000.00

Payment due upon receipt.

FR27

Hanson Walter & Associates, Inc #4
8 Broadway
Suite 104
Kissimmee, FL 34741
407-847-9433

310-513-311

5271-05
5287355

INVOICE

GOVERNMENTAL MANAGEMENT SERVICES CENTRAL FLORIDA, LLC 6200 LEE VISTA BLVD., STE. 300 ORLANDO, FLORIDA 32822	CLIENT ID: INVOICE #: INVOICE DATE: DUE DATE: BILLED THROUGH:	6880 5287355 6/20/2023 6/30/2023 5/31/2023

PRESTON COVE CDD
JOB ID: 5271-05
PO:

PERIOD: May 2023

For Professional Civil Engineering Services Rendered Through May 31, 2023

	Total Billed To Date	Amount Previously Billed	Amount This Billing
TIME & MATERIALS			
CIVIL EGINEERING CONSULTING SERVICES	7,030.00	6,355.00	675.00
REIMBURSABLES	0.00	0.00	0.00
	7,030.00	6,355.00	675.00

EMPLOYEE DETAIL	Hours	Rate	Amount
CIVIL EGINEERING CONSULTING SERVICES			
Inspector	3.00	75.00	225.00
Senior Project Manager	3.00	150.00	450.00

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

Total Invoice $675.00

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JUN 01 2023
By

FR27

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

Invoice

Invoice #: 25
Invoice Date: 7/1/23
Due Date: 7/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2023		2,916.67	2,916.67
Website Administration - July 2023		100.00	100.00
Information Technology - July 2023		150.00	150.00
Dissemination Agent Services - July 2023		416.67	416.67
Office Supplies		0.06	0.06
Postage		1.20	1.20

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By

Total	$3,584.60
Payments/Credits	$0.00
Balance Due	$3,584.60

Preston Cove

Community Development District

Funding Request # 28
July 21, 2023

	PAYEE		GENERAL FUND
1	**Latham, Luna, Eden & Beaudine**		
	Invoice # 118674- General Counsel June 2023	$	1,070.00
	Invoice # 118675- Contract lawsuit	$	562.50
2	**Governmental Management Services**		
	Invoice # 23 - Management Fees May 2023	$	3,604.19
3	**Osceola News-Gazette**		
	Invoice # 2023-20740- Notice of Public Hearing FY23-24	$	1,218.54
		Total $	**6,455.23**

Please make check payable to:

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

LATHAM, LUNA, EDEN & BEAUDINE, LLP #3
ATTORNEYS AT LAW

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

July 5, 2023

Invoice #: 118674
Federal ID #:59-3366512

Preston Cove CDD
c/o GMS-CFL, LLC
219 E. Livingston Street
Orlando, FL 32801
310-513-315

Matter ID: 7772-001 GENERAL

For Professional Services Rendered:

6/15/2023	JAC	Receive and review correspondence from District's auditor requesting 2022-23 Audit Letter; inquiries to firm.	0.30	$121.50
6/16/2023	JEL	Review of lawsuit, public records for audit inquiry; Draft language for response.	0.90	$265.50
6/19/2023	JEL	Continue work on audit response.	0.10	$29.50
6/20/2023	JEL	Emails to Tohopekaliga Water Authority and Developer's counsel regarding list station conveyance; continue work on audit response letter.	0.30	$88.50
6/21/2023	KET	Assisted in finalizing a response to the audit request letter.	0.40	$120.00
6/23/2023	KET	Review of draft financial statement for Fiscal Year 2022 and email correspondence to GMS regarding comments to same.	0.50	$150.00
6/27/2023	JEL	Review additional Tohopekaliga Water Authority comments to lift station conveyance documents and email regarding comment to closing statement.	0.40	$118.00
6/29/2023	JEL	Review of Public Facilities Report with A.Matos	0.10	$29.50
6/30/2023	JEL	Research on 2023 legislative session; Preparation of Ethics Training Memo and Memo regarding changes to law	0.50	$147.50
Total Professional Services:			**3.50**	**$1,070.00**

Total	$1,070.00
Previous Balance	$1,394.50

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JUL 17 2023
By

Payments & Credits

Date	Type	Notes

	Amount
Payments & Credits	$0.00
Total Due	**$2,464.50**

PC #26

LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

July 5, 2023

Invoice #: 118675
Federal ID #:59-3366512

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

Matter ID: 7772-004 Contract Lawsuit against CDD

For Professional Services Rendered:

6/19/2023	CYT	Revise motion for summary judgment on plaintiff's unjust enrichment count.	0.10	$37.50
6/20/2023	CYT	Draft factual supporting statement for motion for summary judgment on plaintiff's unjust enrichment claim.	1.20	$450.00
6/22/2023	CYT	Review proposed motion to discharge lis pendens.	0.20	$75.00
Total Professional Services:			**1.50**	**$562.50**

Total	$562.50
Previous Balance	$8,624.33 – pd 7-21-23 65
Total Due	**$9,186.83**

RECEIVED
JUL 17 2023
By_____

FL#38

GMS-Central Florida, LLC #6
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 23
Invoice Date: 5/1/23
Due Date: 5/1/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2023		2,916.67	2,916.67
Website Administration - May 2023		100.00	100.00
Information Technology - May 2023		150.00	150.00
Dissemination Agent Services - May 2023		416.67	416.67
Office Supplies		0.06	0.06
Postage		1.44	1.44
Copies		19.35	19.35

Total	$3,604.19
Payments/Credits	$0.00
Balance Due	$3,604.19

OSCEOLA #2
NEWS-GAZETTE
aroundosceola.com
310-513-480

INVOICE

Customer ID: 47452
Invoice Number: 2023-20740
Invoice Date: 7/6/2023
Due Date: 8/6/2023

BILL TO
Lauren Vanderveer
Governmental Management Services- Preston Cove CDD
219 East Livingston Street
Orlando, FL 32801

Advertiser
Governmental Management Services- Preston Cove CDD

Sales Rep
Toni Rowan

Ad Notes	Pub.	Issue	Year	Ad Size	Color	Gross	Net	Amount
* Notice of Public Hearing FY 2023/2024 budget, etc	Osceola News Gazette	07/06/2023	2023	Ad	Black & White	$1,218.54	$1,218.54	$1,218.54
						$0.00	$1,218.54	$1,218.54
							Total	$1,218.54

Total: $1,218.54

Payment is due on or before 8/6/2023.
Payments received after the due date will be assessed a 1.5% monthly finance charge.

Thank you for your business.

Account Balance Total (Including this invoice): $1,218.54
Please pay from this invoice.

Remit to:
Osceola News Gazette
222 Church Street
Kissimmee, Florida 34741
407-846-7600

RECEIVED
JUL 13 2023
GMS-CF, LLC

Fax #28 copies

PROOF OF PUBLICATION
From

OSCEOLA NEWS-GAZETTE

STATE OF FLORIDA

COUNTY OF OSCEOLA

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

JULY 6, 2023

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

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

GARY P. LUGO
MY COMMISSION # HH 016514
EXPIRES: October 23, 2024
Bonded Thru Notary Public Underwriters

Gary P. Lugo

IN THE MATTER OF: NOTICE OF PUBLIC HEARING FY 2023/2024 BUDGET, ETC PRESTON COVE CDD

FIRST PUBLICATION: 7/6/23

LAST PUBLICATION: 7/6/23

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

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

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

DATE: 9:00 AM
TIME: July 27, 2023
LOCATION: Offices of Hanson, Walter & Associates
8 Broadway, Suite 104
Kissimmee, FL 34741

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (**"Fiscal Year 2023/2024"**). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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Land Use	Total # of Units	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
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George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager

Preston Cove CDD Boundary Map

NEOCITY

Continued from Page 1

world's supply of high-end semiconductor chips.

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For more information on NeoCity and BRIDG, see https://bit.ly/3XvJxWA.

HANSEN

Continued from Page 1

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"With 29 years of dedicated Chamber membership, Guillermo was not just a colleague but a cherished friend," the Chamber noted Saturday in a Facebook post. "

The National Association of Hispanic Journalists' Central Florida chapter offered this condolence: "Guillermo was instrumental in guiding our chapter achieving members to receive student scholarships through the Hispanic Heritage Fund. As a publisher and editor of the newspaper El Osceola Star, it was a key part in giving a voice and a space for the Hispanic community to announce relevant and landmark news and events."

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"Valencia College is deeply saddened by the passing of Trustee Guillermo Hansen. We have lost a dear friend and a true champion for our students and community," Valencia College president Kathleen Plinske said. "He leaves a tremendous legacy."

Hansen leaves behind Yolanda and children Yanin and Bryan — and a litany of friends, colleagues and contacts.

Services are expected to be scheduled for next week.

PROOF OF PUBLICATION
From

OSCEOLA NEWS-GAZETTE

STATE OF FLORIDA

COUNTY OF OSCEOLA

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

JULY 7, 13, 2023

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

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

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Governmental Management Services – Central Florida, LLC
District Manager

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TIKTOK

Continued from Page 1

of student supervision provided, including the anticipated number of chaperones.

Democrats and other critics of the law targeting drag performances decried it as part of a slate of legislation that targets LGBTQ Floridians.

Another proposed rule teed up by the education department would put in place requirements for internet safety policies that school districts will have to adopt. The policies would apply to students' internet use on devices owned by districts, and on devices owned by students when connected to internet provided by schools.

In part, districts' guidelines would have to prohibit students from "accessing social media platforms, except when expressly directed by a teacher for an educational purpose."

The proposed rule also specifically targets the popular social-media app TikTok. DeSantis and other state leaders have taken steps to curtail the use of TikTok in government facilities.

Under the proposal, using TikTok would be prohibited on district devices or over schools' internet and the app also could not be "used to communicate or promote any school district, school, school-sponsored club, extracurricular organization, or athletic team."

The proposal comes after DeSantis in May signed a measure (HB 379) that, in part, sought to ban the use of the TikTok app on school grounds.

> **"School districts will develop a form to obtain parental consent along with any required documentation, as appropriate,"**
>
> — A DRAFT OF THE STATE'S NEW PROPOSAL

A third rule that seeks to "ensure the use of the child's legal name in school or a parent-approved nickname" was among the slate of proposals published by the education department Tuesday.

The proposal would amend an existing rule related to student records by adding a provision that would require school boards to adopt policies "for parents to specify the use of any deviation from their child's legal name in school."

"School districts will develop a form to obtain parental consent along with any required documentation, as appropriate," a draft of the proposed change says.

A description of the potential rule said it is intended to strengthen the rights of parents.

"This rule will ensure full transparency to enhance the student's record and protect parental rights," a notice of the proposal said.

Hearings to discuss the proposed rules are scheduled for July 19 in

Preston Cove

Community Development District

Funding Request # 29
August 11,2023

	PAYEE		GENERAL FUND
1	**Hanson Walter & Associates, Inc.**		
	Invoice # 5285291- Professional Civil Engineering Service	$	125.00
2	**Governmental Management Services**		
	Invoice # 26 - Management Fees August 2023	$	3,587.06
3	**Osceola News-Gazette**		
	Invoice # 2023-20741- Notice of Public Hearing FY23-24	$	1,218.54
	Invoice # 2023-21085 Notice of Budget Hearing FY23-24	$	337.74
	Invoice # 2023-21086 Notice of Budget Hearing FY23-24	$	337.74
	Total	**$**	**5,606.08**

Please make check payable to:

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

Hanson Walter & Associates, Inc #4
8 Broadway
Suite 104
Kissimmee, FL 34741
407-847-9433

5271-05
5285291

INVOICE

310-513-311

GOVERNMENTAL MANAGEMENT SERVICES CENTRAL FLORIDA, LLC 6200 LEE VISTA BLVD., STE. 300 ORLANDO, FLORIDA 32822	CLIENT ID:	6880
	INVOICE #:	5285291
	INVOICE DATE:	11/23/2022
	DUE DATE:	12/3/2022
	BILLED THROUGH:	10/30/2022

PRESTON COVE CDD

PO:

JOB ID: 5271-05

PERIOD: October 2022

For Professional Civil Engineering Services Rendered Through October 30, 2022

	Total Billed To Date	Amount Previously Billed	Amount This Billing
TIME & MATERIALS			
CIVIL EGINEERING CONSULTING SERVICES	6,355.00	6,230.00	125.00
REIMBURSABLES	0.00	0.00	0.00
	6,355.00	6,230.00	125.00

EMPLOYEE DETAIL	Hours	Rate	Amount
CIVIL EGINEERING CONSULTING SERVICES			
Project Manager	1.00	125.00	125.00

RECEIVED
AUG 02 2023
By _____

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

Total Invoice **$125.00**

GMS-Central Florida, LLC #6.
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 26
Invoice Date: 8/1/23
Due Date: 8/1/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023 340		2,916.67	2,916.67
Website Administration - August 2023 352		100.00	100.00
Information Technology - August 2023 351		150.00	150.00
Dissemination Agent Services - August 2023 313		416.67	416.67
Office Supplies 510		0.09	0.09
Postage 420		3.63	3.63

RECEIVED
AUG 08 2023
By_____

Total	$3,587.06
Payments/Credits	$0.00
Balance Due	$3,587.06

(H) FL#29

OSCEOLA
NEWS-GAZETTE
aroundosceola.com

Account Statement
7/31/2023

Customer ID: 47452

BILL TO:

Monica Virgen
Governmental Management Services- Preston Cove CDD
219 East Livingston Street
Orlando, FL 32801

Balance Due	Amount Enclosed
$1,218.54	

Date	Transaction		Amount	Balance
7/13/2023	INV #2023-20741	Ad Notes: Notice of Public Hearing FY 2023/2024 budget, etc Pub.: Osceola News Gazette Issue: 07/13/2023 Year: 2023 Ad Size: Ad Color: Black & White Gross: $1,218.54 Net: $1,218.54 Amount: $1,218.54	$1,218.54	$1,218.54

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	91-120 Days Past Due	120 Days Past Due	Open Invoices
$1,218.54	$0.00	$0.00	$0.00	$0.00	$0.00	$1,218.54

PLEASE MAKE NOTE OF OUR NEW ADDRESS
Question about your bill or account?
Please email accounting@osceolanewsgazette.com or call 407-846-7600.

Please make check payable to: Osceola News Gazette

REMIT TO:
Osceola News Gazette
222 Church Street
Kissimmee, Florida 34741

FL #29

PROOF OF PUBLICATION
From

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

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LOCATION: Offices of Hanson, Walter & Associates
8 Broadway, Suite 104
Kissimmee, FL 34741

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (**"Fiscal Year 2023/2024"**). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Townhouse	218 Units	0.75	$992.06 Per Unit
Single Family	385 Units	1.00	$1,322.74 Per Unit

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County (**"County"**) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 E. Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (**"District Manager's Office"**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

Preston Cove CDD Boundary Map

NEOCITY

Continued from Page 1

world's supply of high-end semiconductor chips.

In response, the U.S. Department of Defense has funded an Industrial Base Analysis and Sustainment (IBAS) technology development program in an effort to "re-shore" semiconductor manufacturing in the U.S. In November 2022, new BRIDG technology partner SkyWater Technology completed its first efforts under IBAS, by establishing a comprehensive domestic silicon interposer manufacturing capability, a key component in the unending pursuit of smaller and more efficient processing for electronics. The IBAS program coincided with a previous $50 million U.S. Economic Development Administration's Build Back Better Regional grant awarded to BRIDG earlier in the Fall of 2022 for semiconductor manufacturing.

The Semiconductor Technology Accelerator would build on that IBAS success and produce a revenue stream from production capability by providing funding for workforce training and initial operations. NeoCity officials expect the final NSF grant awards to be announced sometime in July.

For more information on NeoCity and BRIDG, see https://bit.ly/3XvJxWA.

HANSEN

Continued from Page 1

and small business trustee for The Osceola Chamber. He was an instrumental visionary for its Hispanic Business Council, and you could find him every year, decked out as a wise man during its annual Three Kings Day celebration the first weekend of January. The Chamber honored him in 2019 as the inaugural Unity Award recipient for contributions within the Chamber and beyond into the community.

"With 29 years of dedicated Chamber membership, Guillermo was not just a colleague but a cherished friend," the Chamber noted Saturday in a Facebook post.

The National Association of Hispanic Journalists' Central Florida chapter offered this condolence: "Guillermo was instrumental in guiding our chapter achieving members to receive student scholarships through the Hispanic Heritage Fund. As a publisher and editor of the newspaper El Osceola Star, it was a key part in giving a voice and a space for the Hispanic community to announce relevant and landmark news and events."

Committed to the education of those coming from other countries, Hansen was also a Valencia College trustee and board member.

"Valencia College is deeply saddened by the passing of Trustee Guillermo Hansen. We have lost a dear friend and a true champion for our students and community," Valencia College president Kathleen Plinske said. "He leaves a tremendous legacy."

Hansen leaves behind Yolanda and children Yanin and Bryan — and a litany of friends, colleagues and contacts.

Services are expected to be scheduled for next week.

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

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

DATE: 9:00 AM
TIME: July 27, 2023
LOCATION: Offices of Hanson, Walter & Associates
8 Broadway, Suite 104
Kissimmee, FL 34741

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (**"Fiscal Year 2023/2024"**). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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Additional Provisions

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

Preston Cove CDD Boundary Map

TIKTOK

Continued from Page 1

of student supervision provided, including the anticipated number of chaperones.

Democrats and other critics of the law targeting drag performances decried it as part of a slate of legislation that targets LGBTQ Floridians.

Another proposed rule teed up by the education department would put in place requirements for internet safety policies that school districts will have to adopt. The policies would apply to students' internet use on devices owned by districts, and on devices owned by students when connected to internet provided by schools.

In part, districts' guidelines would have to prohibit students from "accessing social media platforms, except when expressly directed by a teacher for an educational purpose."

The proposed rule also specifically targets the popular social-media app TikTok. DeSantis and other state leaders have taken steps to curtail the use of TikTok in government facilities.

Under the proposal, using TikTok would be prohibited on district devices or over schools' internet and the app also could not be "used to communicate or promote any school district, school, school-sponsored club, extracurricular organization, or athletic team."

The proposal comes after DeSantis in May signed a measure (HB 379) that, in part, sought to ban the use of the TikTok app on school grounds.

> **"School districts will develop a form to obtain parental consent along with any required documentation, as appropriate,"**
>
> — A DRAFT OF THE STATE'S NEW PROPOSAL

A third rule that seeks to "ensure the use of the child's legal name in school or a parent-approved nickname" was among the slate of proposals published by the education department Tuesday.

The proposal would amend an existing rule related to student records by adding a provision that would require school boards to adopt policies "for parents to specify the use of any deviation from their child's legal name in school."

"School districts will develop a form to obtain parental consent along with any required documentation, as appropriate," a draft of the proposed change says.

A description of the potential rule said it is intended to strengthen the rights of parents.

"This rule will ensure full transparency to enhance the student's record and protect parental rights," a notice of the proposal said.

Hearings to discuss the proposed rules are scheduled for July 19 in

OSCEOLA NEWS-GAZETTE
aroundosceola.com

2 310-513-480

INVOICE

Customer ID: 47452
Invoice Number: 2023-21085
Invoice Date: 8/3/2023
Due Date: 9/3/2023

BILL TO
Monica Virgen
Governmental Management Services- Preston Cove CDD
219 East Livingston Street
Orlando, FL 32801

Advertiser
Governmental Management Services- Preston Cove CDD

Sales Rep
Toni Rowan

Ad Notes	Pub.	Issue	Year	Ad Size	Color	Gross	Net	Amount
Notice of Public Hearing - Preston Cove CDD for FY 2023-2024 budget	Osceola News Gazette	08/03/2023	2023	Ad		$337.74	$337.74	$337.74
						$0.00	$337.74	$337.74
							Total	$337.74

Total:	$337.74

Payment is due on or before 9/3/2023.
Payments received after the due date will be assessed a 1.5% monthly finance charge.

Thank you for your business.

Account Balance Total (Including this invoice): $337.74
Please pay from this invoice.

Remit to:
Osceola News Gazette
222 Church Street
Kissimmee, Florida 34741
407-846-7600

RECEIVED
AUG 04 2023
By_____

PROOF OF PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

STATE OF FLORIDA

COUNTY OF OSCEOLA

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

AUGUST 3, 2023

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

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

GARY P. LUGO
MY COMMISSION # HH 016514
EXPIRES: October 23, 2024
Bonded Thru Notary Public Underwriters

Gary P. Lugo

IN THE MATTER OF: NOTICE OF PUBLIC HEARING PRESTON COVE CDD FY 2023-2024 BUDGET

FIRST PUBLICATION: 8/3/23

LAST PUBLICATION: 8/3/23

RECEIVED
AUG 04 2023
By

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

©

WARNING
Notice of Application for Tax Deed
Notice is hereby given that KEYS FUNDING LLC 6021, the holder of tax certificate No. 5661, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): PIGALLE 202 LLC Assessed to:
Legal Description: SECRETS HIDEAWAY RESORT & SPA CONDO OR 5089/924 UNIT 202 Parcel No.: 30 25 30 4971 0001 2020
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

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

DATE: 9:00 AM
TIME: August 24, 2023
LOCATION: Offices of Hanson, Walter & Associates
8 Broadway, Suite 104
Kissimmee, FL 34741

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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Additional Provisions

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

Preston Cove CDD Boundary Map

August 3, 10, 2023

STATE OF SOUTH CAROLINA COUNTY OF RICHLAND IN THE FAMILY COURT
JANICE DIAZ vs. ROLANDO QUINONES COLON
TO THE DEFENDANT ROLANDO QUINONES COLON:
YOU ARE HEREBY SUMMONED and required to answer the complaint, a copy of which is herewith served upon you, and to serve a copy of your answer to this complaint upon the subscriber, Cynthia Mason, at Mason Legal, 721 Laurel St., Columbia, SC, 29201, within thirty (30) days after the service hereof, exclusive of the day of such service; and if you fail to answer the Complaint in the time aforesaid, judgment by default will be rendered against you for the relief demanded in the Complaint. NOTICE IS HEREBY GIVEN the original Complaint in the above-entitled action was filed in the office of the Clerk of Court for Richland County on April 5, 2023 by Cynthia Mason, Attorney for Plaintiff.
July 20, 27, 2023, August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 788, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): PARKSIDE CAPITAL GROUP LLC Assessed to:
Legal Description: GREENPOINT ESSENTIAL HOTEL CONDO OR 5426/486 BLDG 4 UNIT 4219 Parcel No.: 03 25 28 3407 0001 4219
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 4686, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): SHEILA TORRES Assessed to:
Legal Description: POINCIANA V 2 NBD 1 PB 3 PG 89 BLK 616 LOT 46 34/26/28 Parcel No.: 25 26 28 6100 0616 0460
All of said property being in the County of Osceola, State of Florida.
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Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

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Notice of Application for Tax Deed
Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 761, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): PARKSIDE CAPITAL GROUP LLC Assessed to:
Legal Description: GREENPOINT ESSENTIAL HOTEL CONDO OR 5426/486 BLDG 4 UNIT 4103 Parcel No.: 03 25 28 3407 0001 4103
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
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Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

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Notice of Application for Tax Deed
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Legal Description: GREENPOINT ESSENTIAL HOTEL CONDO OR 5426/486 BLDG 4 UNIT 4202 Parcel No.: 03 25 28 3407 0001 4202
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
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Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

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Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 956, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): JUDITH STRAUSS Assessed to:
Legal Description: MERIDIAN AT SECRET LAKE A CONDOMINIUM CB 8 PG 54 OR 3033/1047 UNIT 300 Parcel No.: 05 25 27 2546 0001 3000
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
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KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE KISSIMMEE PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Kissimmee Park Community Development District (the "District") will hold a public hearing and a meeting on August 21, 2023, at 10:30 a.m. at Holiday Inn Express & Suites Orlando – South Lake Buena Vista, 5001 Calypso Cay Way, Kissimmee, Florida 34746.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.kissimmeeparkcdd.com, or may be obtained by contacting the District Manager's office via email at Tom@Breezehome.com or via phone at (813) 460-0130.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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 public hearing or meeting 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.

Tom O'Grady
District Manager

July 27, 2023, August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that KEYS FUNDING LLC 2021, the holder of tax certificate No. 4086, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): ELIZABETH R PEMBERTON, THOMAS PEMBERTON JR Assessed to:
Legal Description: COM AT NW COR 17/25/27 RUN E 1,325.76 FT, S 1,323.77 FT, E 2,752.14 FT, S 1,383.06 FT, E 994.21 FT, S 306.17 FT, S 44 DEG W 1274.82 FT, N 45 DEG W 161.99 FT, W 10.49FT S 761.51 FT, W 400.93 FT, N 79 DEG W 664.24 FT, S 71 DEG W 101.78 FT TO POB; CONT S 71 DEG W 355 FT, N 18 DEG W 567 FT, N 71 DEG E 385 FT S 18 DEG E 567 FT TO POB AKA LOT 176 HAPPY TRAILS SUB UNRECORDED ORB 366 PG 265 Parcel No.: 21 25 27 3301 0001 1760
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 4579, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): MILAGROS MALDONADO Assessed to:
Legal Description: NEPTUNE POINTE PB 16 PGS 15-16 LOT 49 Parcel No.: 25 25 29 4273 0001 0490
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that ALLEN BROUSSARD CONSERVANCY INC, the holder of tax certificate No. 4361, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder (s): RUTH DELORENZO Assessed to:
Legal Description: W 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 OF SE 1/4, & W 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 OF SE 1/4 Parcel No.: 23 28 33 0000 4233 0020
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 798, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): PARKSIDE CAPITAL GROUP LLC Assessed to:
Legal Description: GREENPOINT ESSENTIAL HOTEL CONDO OR 5426/486 BLDG 4 UNIT 4106 Parcel No.: 03 25 28 3407 0001 4106
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that KEYS FUNDING LLC 6021, the holder of tax certificate No. 963, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): ARNOLD SUNDSOY, LAILA KARIN NESHEIM Assessed to:
Legal Description: ENCANTADA PH 1 PB 17 PGS 186-190 LOT 71 Parcel No.: 05 25 27 3181 0001 0710
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the VillaSol Community Development District ("District") will hold a public hearing on August 17 2023 at 5:00 p.m. at the VillaSol Clubhouse, 3050 Puerta Del Sol Blvd., Kissimmee, FL 34744, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at http://villasolcdd.org.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Jason M. Showe
Governmental Management Services – Central Florida, LLC
District Manager

July 27, 2023, August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 2188, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): HIGH PLAINS HOLDINGS LLC Assessed to:
Legal Description: COUNTRY MEADOWS NORTH UNIT 2 PB 2 PG 245 LOT 20 Parcel No.: 10 25 31 2867 0001 0200
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE on: Jul-13-2023 Jul-20-2023 Jul-27-2023 Aug-03-2023
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 4042, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): PARKVIEW AT LAKE SHORE HOMEOWNERS ASSOCIATION INC Assessed to:
Legal Description: CONCORDE ESTATES PH IIB PB 20 PG 49-54 LOT 208 LESS MINERAL RIGHTS Parcel No.: 20 25 29 3072 0001 2080
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 1668, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): JOAN M SPEARS, JOAN M SPEARS EST, PAUL E SPEARS Assessed to:
Legal Description: FELLS COVE EST PB 1 PG 382 BLK B ELY 60 FT LOT 2, WLY 60 FT LOT 3 Parcel No.: 08 25 31 3110 0008 0030
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 894, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): HILDA MARGOTH LLIVE CHARRO Assessed to:
Legal Description: VILLA SOL TOWNHOMES VILLAGE 6 PB 18 PG 176-181 LOT 87 Parcel No.: 04 25 30 3091 0001 0870
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

WARNING
Notice of Application for Tax Deed
Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. [illegible], issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): PARKSIDE CAPITAL GROUP LLC Assessed to:
Legal Description: GREENPOINT ESSENTIAL HOTEL CONDO OR [illegible] BLDG 3 UNIT 3104 Parcel No.: 03 25 28 3407 [illegible]
All of said property being in the County of Osceola, State of Florida.
Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *15th day of August, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.
DATED this day, June 19, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
July 13, 20, 27, 2023
August 3, 2023

OSCEOLA #2 310-513-480
NEWS-GAZETTE
aroundosceola.com

INVOICE

Customer ID: 47452
Invoice Number: 2023-21086
Invoice Date: 8/10/2023
Due Date: 9/10/2023

BILL TO
Monica Virgen
Governmental Management Services- Preston Cove CDD
219 East Livingston Street
Orlando, FL 32801

Advertiser
Governmental Management Services- Preston Cove CDD

Sales Rep
Toni Rowan

Ad Notes	Pub.	Issue	Year	Ad Size	Color	Gross	Net	Amount
Notice of Public Hearing - Preston Cove CDD for FY 2023-2024 budget	Osceola News Gazette	08/10/2023	2023	Ad		$337.74	$337.74	$337.74
						$0.00	$337.74	$337.74
							Total	$337.74

Total:	$337.74

Payment is due on or before 9/10/2023.
Payments received after the due date will be assessed a 1.5% monthly finance charge.

Thank you for your business.

Account Balance Total (Including this invoice): $337.74
Please pay from this invoice.

Remit to:
Osceola News Gazette
222 Church Street
Kissimmee, Florida 34741
407-846-7600

RECEIVED
AUG 11 2023
By_____

PROOF OF PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

STATE OF FLORIDA

COUNTY OF OSCEOLA

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

AUGUST 10, 2023

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

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

GARY P. LUGO
MY COMMISSION # HH 018514
EXPIRES: October 23, 2024
Bonded Thru Notary Public Underwriters

Gary P. Lugo

IN THE MATTER OF: PRESTON COVE CDD NOTICE OF PUBLIC HEARING 2023/2024 BUDGET

FIRST PUBLICATION: 8/10/23

LAST PUBLICATION: 8/10/23

RECEIVED
AUG 11 2023
By

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

WARNING
Notice of Application for Tax Deed

Notice is hereby given that KEYS FUNDING LLC 6021, the holder of tax certificate No. 4831, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): AGUSTIN TORRES Assessed to:
Legal Description: ISLES OF BELLALAGO PB 17 PGS 191-195 LOT 118 31-26-29 Parcel No.: 25 26 29 3687 0001 1180

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

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

DATE: [illegible] 14, 2023
LOCATION: [illegible] Hanson, Walter & Associates [illegible] Parkway, Suite 104 Kissimmee, FL 34741

The first public hearing [illegible] being held pursuant to Chapter 190, *Florida Statutes*, [illegible] public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning [illegible] 1, 2023 and ending September 30, 2024 ("Fiscal [illegible]"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal [illegible] 2023/2024; to consider the adoption of the assessment roll; and to provide for the levy, collection, and enforcement of the O&M Assessments. At the conclusion of the hearings, the Board will consider a resolution, adopt a budget and levy O&M Assessments approved by the Board. A Board meeting [illegible] also be held where the Board may consider any other [illegible] business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at this hearing:

Land Use	Total # of Units	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Townhouse	216 Units	0.75	$892.06 Per Unit
Single Family	365 Units	1.00	$1,322.74 Per Unit

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the ten amount shall serve as the "maximum rate" authorized by law for such O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criteria within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 E. Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

Preston Cove CDD Boundary Map

August 3, 10, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that MATTHEW A THOMPSON, the holder of tax certificate No. 235, issued on June-01-2019, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): ALF HOWARD, BETTY LOU HOWARD, LOIS IRENE SANSORN, PAUL SANSORN JR Assessed to:
Legal Description: S L & I C BEG 116.12 FT S OF NW COR LOT 358, RUN E 315 FT, S 15 FT, W 315 FT, N 15 FT TO POB EASEMENT Parcel No.: 01 26 30 4950 0001 3587

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of tax certificate No. 431, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): MEKVEZ LLC Assessed to:
Legal Description: PINE GROVE REPLAT 2 PB 01 PG 312 LOTS 248 & 247 Parcel No.: 02 28 31 4740 0001 2480

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that KEYS FUNDING LLC 2021, the holder of tax certificate No. 6288, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): KATHY ZDRODOWSKI, LISA ZDRODOWSKI Assessed to:
Legal Description: S L & I C N1/2 OF LOT 48 Parcel No.: 35 26 30 4650 0001 0480

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that ASSEMBLY TAX 36 LLC ASSEMBLY TAX 36 LLC FBO SEC PTY, the holder of tax certificate No. 4047, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): PARKVIEW AT LAKE SHORE HOMEOWNERS ASSOCIATION INC, PARKVIEW AT LAKESHORE HOA INC Assessed to:
Legal Description: CONCORDE ESTATES PH III5 PB 20 PG 49-54 LOT 220 LESS MINERAL RIGHTS Parcel No.: 20 26 29 3072 0001 2200

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that KEYS FUNDING LLC 6021, the holder of tax certificate No. 1976, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): GUO ZHI HUANG Assessed to:
Legal Description: REGAL OAKS AT OLD TOWN PB 19 PG 135-146 LOT 16 Parcel No.: 09 25 28 2977 0001 0160

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that KEYS FUNDING LLC 6021, the holder of tax certificate No. 2843, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): EDWIN CALDERON Assessed to:
Legal Description: WINDSOR OAKS PB 8 PG 42 LOT 13 Parcel No.: 14 25 29 2365 0001 0130

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2018-CA-002233 MF
NATIONSTAR MORTGAGE LLC,
Plaintiff,
vs.
EPHRAIM C. CIJINTJE, et al.,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on the 24th day of May 2023, in Case No. 2018 CA 002233 MF, of the Circuit Court of the 9TH Judicial Circuit in and for Osceola County, Florida NATIONSTAR MORTGAGE LLC, is the Plaintiff and EPHRAIM C. CIJINTJE; JOSE M. DIAZ; MONIQUE CIJINTJE DIAZ; BELLALAGO AND ISLES OF BELLALAGO COMMUNITY ASSOCIATION, INC.; AVATAR PROPERTIES, INC. D/B/A BELLALAGO CLUB; CAVALRY PORTFOLIO SERVICES, LLC AS ASSIGNEE OF CAVALRY SPV I, LLC AS ASSIGNEE OF PRIMUS AUTO FIN. SVCS; DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE; UNKNOWN TENANT # 1 AND UNKNOWN TENANT # 2, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash At OSCEOLA COUNTY COURTHOUSE, SUITE 2500/ROOM 2820, TWO COURTHOUSE SQUARE, KISSIMMEE, FL 34741, on the prescribed date., in accordance with section 54.031, Florida Statues, at, 11:00 AM on the 21st day of SEPTEMBER 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 230, BELLALAGO PHASE 4P, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 25-29, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
PROPERTY ADDRESS:
3842 GOLDEN FEATHERWAY, KISSIMMEE, FL 34746

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 742-2417 within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call 1-800-955-8771.

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delaurlawgroup.com

DATED this 4th day August, 2023.

By: */s/ David Ditts*
David Ditts, Esq.
Bar Number: 69815

DELUCA LAW GROUP PLLC
2101 NE 26th Street
Fort Lauderdale, FL 33305
PHONE: (954) 389-1311 |FAX: (954) 200-8649
File No.: 18-02521
August 10, 17, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of tax certificate No. 2949, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): ERNEST MOODY Assessed to:
Legal Description: GILCHRIST ADDN PB 1 PG 064 LOTS 1 & 6 Parcel No.: 15 25 28 3240 0001 0010

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of tax certificate No. 4529, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): JEAN C GOOSMAN, JEAN C GOOSMAN PUC, PAMELA R GRIFFIN, WALTER L MEDLIN AS TRUSTEE, WALTER MEDLIN TR, WILLIAM R GRIFFIN Assessed to:
Legal Description: HOLOPAW COUNTRY EST UNIT A PB 1 PG 351 BLK E LOT 1 Parcel No.: 24 27 33 3410 000E 0010

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of tax certificate No. 2963, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): CHRISTOPHER CAMBRIDGE Assessed to:
Legal Description: JEFFERSON GREEN AT ANTHEM PARK CONDO PH 11 CB 13 PG 66 OR 4471/1588 BLDG 11 UNIT A Parcel No.: 09 26 30 0527 0011 00A0

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that KEYS FUNDING LLC 6021, the holder of tax certificate No. 3218, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): GUILHERME SIGAULA DE MELLO Assessed to:
Legal Description: SUMMERVILLE RESORT PB 25 PGS 83-95 LOT 37 Parcel No.: 11 25 27 5160 0001 0370

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that MARSHALL TAX FIRSTRUST BANK CUST FOR, the holder of tax certificate No. 700, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): PARKSIDE CAPITAL GROUP LLC Assessed to:
Legal Description: GREENPOINT ESSENTIAL HOTEL CONDO OR 5426/488 BLDG 2 UNIT 2220 Parcel No.: 03 25 28 3407 0001 2220

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CASE NO.: 2022-CC-001321 CL
LITTLE CREEK HOMEOWNERS' ASSOCIATION OF OSCEOLA COUNTY, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
SERGIO SOLANO, et al.,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated the 25th day of July, 2023 and entered in CASE NO.: 2022-CC-001321-CL, of the County Court in and for Osceola County, Florida, wherein Little Creek Homeowners' Association of Osceola County, Inc., is Plaintiff, and Sergio Solano, Caroline Solano, Unknown Tenant 1 and Unknown Tenant 2 are the Defendants, I will sell to the highest and best bidder at Osceola County Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissimmee, FL 34741 at 11:00 A.M., on the 26th day of SEPTEMBER, 2023, the following described property as set forth in said Final Judgment, to-wit:
Lot 110, LITTLE CREEK, PHASE 1, according to the plat thereof, as recorded in Plat Book 15, Pages 197 through 199, Public Records of Osceola County, Florida.
This property is located at the street address of:
4570 Ross Lanier Lane, Kissimmee, FL 34744

Any person claiming an interest in the surplus funds from the foreclosure sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

IMPORTANT

AMERICANS WITH DISABILITIES ACT, *please note that access to the second floor of the Osceola County Courthouse for the Sale can be obtained at Elevator access is available: By using the door located the right of the steps. If elevator access is required, please contact Clerk's office a day prior to sale at 407-742-3479. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact In Osceola County: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, Fax #: 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.*

DATED this 26th day day of July, 2023.
Shipwash Law Firm, P.A.
225 S. Swoope Avenue, Suite 110,
Maitland, FL 32751
Phone: (407) 274-9513;
Telefax: (407) 388-7074
BY: */s/ Tennille M. Shipwash*
Tennille M. Shipwash, Esq.
Florida Bar No.: 617431
Primary email address: tshipwash@shipwashlegal.com
Secondary email address: tsantiago@shipwashlegal.com
August 3, 10, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that HMF FL A LLC, the holder of tax certificate No. 3437, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): NEWTON CAPITAL LLC Assessed to:
Legal Description: CONDOMINIUMS AT OAK PLANTATION RESORT PH 2 OR 3455/1586 BLDG 14 UNIT 1409 Parcel No.: 18 25 29 1843 0001 1409

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that KEYS FUNDING LLC 6021, the holder of tax certificate No. 5588, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows:
Apparent Titleholder(s): XUYANMEI SHI Assessed to:
Legal Description: STONEYBROOK SOUTH NORTH PARCEL PH 2 PB 27 PGS 127-134 LOT 56 Parcel No.: 30 25 27 5121 0001 0560

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that KEYS FUNDING LLC 6021, the holder of tax certificate No. 6023, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows:
Apparent Titleholder(s): KATHRYN LAYTON Assessed to:
Legal Description: VENTURA AT SELLA TRAE A CONDO PH 6 BLDG 5 CB 13 PG 46 OR 3767/522 UNIT 10408 Parcel No.: 03 25 27 4654 0001 0408

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that KEYS FUNDING LLC 5021, the holder of tax certificate No. 5561, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): CIDALIS HELENA DE VERAS, QUILVIO ALBERTO VERAS Assessed to:
Legal Description: BELLALAGO PH 4P PB 18 PG 26-29 LOT 118 Parcel No.: 29 26 29 2040 0001 1180

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of tax certificate No. 4725, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): ETHALINE AGATHA HENDERSON Assessed to:
Legal Description: POINCIANA V 2 NBD 1 PB 3 PG 89 BLK 643 LOT 39 27/26/28 Parcel No.: 25 25 29 6100 0643 0390

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

WARNING
Notice of Application for Tax Deed

Notice is hereby given that MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of tax certificate No. 5446, issued on June-01-2021, has filed said certificate in this office and has made application for a tax deed to be issued thereon. The tax certificate information is as follows: Apparent Titleholder(s): GINA MARIE LAGRECA Assessed to:
Legal Description: VILLAS AT ESTANCIA A CONDO CB 9 PG 29-37 OR 2868/83 BLDG 24 UNIT A Parcel No.: 28 25 29 1017 0001 0240

All of said property being in the County of Osceola, State of Florida.

Unless said certificate be redeemed according to law, the property described therein will be sold to the highest bidder online at www.osceola.realtaxdeed.com on, the *12th day of September, 2023* at 11:00 am. Property is sold subject to any additional outstanding taxes.

DATED this day, July 17, 2023, publication of this notice is requested. Notice to be published in the OSCEOLA NEWS-GAZETTE.
KELVIN SOTO, Esq.
Clerk of the Circuit Court & County Comptroller,
Osceola County, Florida
By: JW, DEPUTY CLERK
August 10, 17, 24, 31, 2023

SECTION V

MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 25, 2023

Ms. Monica Virgen
Recording Secretary
Preston Cove Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Preston Cove Community Development District – Registered Voters

Dear Ms. Virgen:

Thank you for your letter requesting confirmation of the number of registered voters within the Preston Cove Community Development District as of April 15, 2023.

The number of registered voters within the Preston Cove CDD is zero as of April 15, 2023.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

Vote Osceola

2509 East Irlo Bronson Memorial Highway • Kissimmee, FL 34744
407.742.6000 • Fax: 407.742.6001 • www.voteosceola.com

SECTION VII

BOARD OF SUPERVISORS MEETING DATES
PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024

The Board of Supervisors of the Preston Cove Community Development District will hold their regular meetings for Fiscal Year 2024 at the **Offices of Hanson, Walter and Associates, Inc., 8 Broadway, Suite 104, Kissimmee, Florida 34741 at 9:00 a.m. on the Fourth Thursday of the month**, indicated as follows:

October 26, 2023
November 23, 2023 - HOLIDAY
December 28, 2023
January 25, 2024
February 22, 2024
March 28, 2024
April 25, 2024
May 23, 2024
June 27, 2024
July 25, 2024
August 22, 2024
September 26, 2024

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

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

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

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

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