Preston Cove
Community Development District

Meeting Agenda
January 25, 2024

AGENDA

Preston Cove
Community Development District

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

January 18, 2024

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, January 25, 2024 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. Organizational Matters
    A. Administration of Oaths of Office to Newly Elected Board Members
    B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2024-02 Electing Officers
4. Approval of Minutes of the August 24, 2023 Board of Supervisors Meeting and Acceptance of Minutes of the November 7, 2023 Landowners' Meeting
5. Ratification of Fiscal Year 2024 Audit Engagement Letter with Grau & Associates
6. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
7. Presentation of Arbitrage Rebate Calculation Report
8. Consideration of Fiscal Year 2024 Deficit Funding Agreement with Elevation Preston Cove, LLC
9. Consideration of Fiscal Year 2024 Deficit Funding Agreement with Starlight Homes Florida, LLC
10. Consideration of Resolution 2024-03 Amending the Imposition of Special Assessments for Fiscal Year 2024
11. Consideration of Resolution 2024-04 Approving Amendments to the Adopted Budget for Fiscal Year 2024
12. Staff Reports

A. Attorney

B. Engineer

C. District Manager's Report

i. Balance Sheet and Income Statement

ii. Ratification of Series 2022 Requisitions #60-62

iii. Consideration of Funding Requests #30-35

13. Other Business

14. Supervisors Requests

15. 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,

Jeremy LeBrun

Jeremy LeBrun
District Manager

CC: District Counsel
District Engineer

Enclosures

SECTION 3

SECTION B

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the 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 entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 7, 2023, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 3	Votes _____
_____	Seat 4	Votes _____
_____	Seat 5	Votes _____

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 25th day of January, 2024.

ATTEST:

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR 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

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

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

PASSED AND ADOPTED this 25th day of January, 2024.

ATTEST:

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

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, **August 24, 2023** at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

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

Also present were:

George Flint	District Manager, GMS
Tricia Adams	District Manager, GMS
Jay Lazarovich	District Counsel, Latham Luna
Pete Glasscock	Hanson Walter

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 April 27, 2023 and August 9, 2023 Board of Supervisors Meetings**

Mr. Flint presented the minutes from the April 27, 2023 and August 9, 2023 Board of Supervisors meetings 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 April 27, 2023 and August 9, 2023 Board of Supervisors Meeting, were approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2023-08 Ratifying Rescheduled Public Hearing**

**This item was taken out of order.*

Mr. Flint stated they would like to move item eight before item four. Item eight is just ratifying the change of the date of the public hearing. The public hearing was originally scheduled for last month but had an issue with a quorum, so it was advertised for this month and this resolution is just ratifying our actions in doing that.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, Resolution 2023-08 Ratifying Rescheduled Public Hearing, was ratified.

FOURTH ORDER OF BUSINESS **Public Hearing**

Mr. Flint asked for a motion to open the public hearings. For the record, there are no members of the public present to provide comment or testimony so will be bring it back to the Board.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Flint stated the budget is attached as exhibit 'A' to the resolution. It includes on roll assessments for the 218 townhomes and 149 single family that are platted. It includes direct assessment for the 236 unplatted and that is a prorated portion of the administrative costs that are being allocated to the unplatted. There are developer contributions basically to balance the budget since this budget is basically a build out budget, we are balancing it with a developer contribution. He noted it is likely that we will not need to draw on that contribution but to have a balanced

budget, we have that reflected in the revenue. Mr. Flint asked for any questions on the proposed budget. The Board had no further questions on the budget.

> On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2023-10 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated there are two exhibits attached to this resolution, the first is the budget that was just approved and the other one is the assessment roll that reflects the individual properties and the per unit assessment amounts. Mr. Flint asked the Board for any comments or questions on the exhibits. The Board had no questions.

> On MOTION by Mr. Foradi, seconded by Mr. Garno, with all in favor, Resolution 2023-10 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearings.

> On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2024 Deficit Funding Agreement**

Mr. Flint stated as indicated before, the developer contributions are included in the budget to balance that and in order to do that there is a funding agreement between the District and the developer. He noted this is the same form of agreement seen previously. It does have a provision allowing it to be assigned with the consent of both parties, so if it becomes necessary to sign this if you have sold all of your lots then there is a provision that would recognize the ability to do that. He noted the budget just approved is attached to this as well as the legal description of the District.

> On MOTION by Ms. Rust, seconded by Mr. Garno, with all in favor, the Fiscal Year 2024 Deficit Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2023-06 Appointing an Assistant Treasurer**

Mr. Flint stated this appoints Darrin Mossing as an Assistant Treasurer. He is the President of GMS and we are asking the Districts that we manage to make him an Assistant Treasurer as a backup for the accounting group.

> On MOTION by Ms. Rust, seconded by Mr. Garno, with all in favor, Resolution 2023-06 Appointing an Assistant Treasurer, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2023-07 Re-Establishing Bank Account Signatories**

Mr. Flint stated previously a resolution was adopted naming specific individuals as signers. This resolution names offices, the Treasurer, Secretary, and Assistant Treasurer as signers rather than specific names.

> On MOTION by Mr. Foradi, seconded by Mr. Garno with all in favor, Resolution 2023-07 Reestablishing Bank Account Signatories, was approved.

NINTH ORDER OF BUSINESS **Consideration of Arbitrage Proposal AMTEC**

Mr. Flint stated the IRS requires the District to do a calculation demonstrating that we are not earning more interest than we are paying. He noted it has to be reported every five years. We typically use AMTEC to perform that calculation which is $450 per year and is a five-year agreement with them to do that.

> On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, the Arbitrage Proposal from AMTEC, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2023-09 Authorizing the Use of Electronic Documents and Signatures**

Mr. Flint stated this allows us to use DocuSign for the resolutions and agreements versus manual signatures.

> On MOTION by Mr. Foradi, seconded by Mr. Garno, with all in favor, Resolution 2023-09 Authorizing the Use of Electronic Documents and Signatures, was approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Presentation of Memo Regarding Ethics Training

Mr. Lazarovich stated there is a memo in the agenda regarding the new ethics training that was passed during the last legislative session. He noted it does not take effect until January 1, 2024 but any appointed or elected officials for a special District will have to do four hours annually of ethics training. This provides some general information before it goes into effect and other updates to Florida Law have been provided. He stated some links are provided that will be updated for online courses.

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 the end of July. There is no action required by the Board.

ii. Ratification of Series 2022 Requisition #59

Mr. Flint stated requisition #59 is for $3,150 and it has been submitted to the Trustee and funded. We are just asking the Board to ratify that.

> On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, the Series 2022 Requisition #59 for $3,150, was ratified.

iii. Ratification of Funding Request #25 -26

Mr. Flint stated these are submitted to the developer under the current Developer Funding Agreement so asking the Board to ratify.

> On MOTION by Mr. Foradi, seconded by Mr. Garno, with all in favor, Funding Requests #25-26, were ratified.

iv. Consideration of Funding Request #27-29.

Mr. Flint asked the Board to approve these funding requests. He noted they have not been submitted yet just based on timing, so these are being approved.

> On MOTION by Ms. Rust, seconded by Mr. Foradi, with all in favor, Funding Requests #27-29, were approved.

v. Presentation of Number of Registered Voters: 0

Mr. Flint stated each year we are required to announce the number of registered voters as of April 15th and as you can see there are zero registered voters. There is no action required. He noted once the District is in existence for six years and you hit 250 registered voters, that triggers the beginning of the transition of the Board from a landowner elected to a general election process.

vi. Approval of Fiscal Year 2024 Meeting Dates

Mr. Flint stated the Board is required to approve an annual meeting schedule each year and we have prepared a proposed schedule in the agenda which follows the same as the fourth Thursday of the month at 9:00 a.m. in this location with the exception of November obviously that is Thanksgiving. December is the 28th between Christmas and New Years so likely we will not have a meeting on that day but can advertise it just in case something comes up, an emergency, but it can always be cancelled. He noted this includes 11 meetings because as suggested November would not be included. He stated the date, time and location can be changed or it can be kept, and we will meet if there is business and if not, we will cancel.

> On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, the Fiscal Year 2024 Meeting Dates, were approved.

TWELFTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS **Supervisors Requests**

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

Mr. Flint 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

MINUTES OF MEETING
PRESTON COVE
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting and Election of the Board of Supervisors of the Preston Cove Community Development District was held Tuesday, **November 7, 2023** at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present were:

Owais Khanani
Jason Showe

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Mr. Showe stated that she had been provided with a proxy form on behalf of Elevation Preston Cove, LLC authorizing them to cast 339 votes.

SECOND ORDER OF BUSNESS **Call to Order**

Mr. Showe stated we will go ahead and call to order the Landowner's meeting.

THIRD ORDER OF BUSINESS **Election of Chairman for the Purpose of Conducting Landowners' Meeting**

Mr. Showe was designated as the Chair for purposes of running the Landowner's meeting.

FOURTH ORDER OF BUSINESS **Nominations for the Positions of Supervisor**

Mr. Showe stated that the proxy form he was provided nominated Jeff Garno to Seat 3, Mike Rich to Seat 4, and Maria Rust to Seat 5.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

Mr. Showe noted that the proxy form casted 339 votes for Jeff Garno, 339 votes for Mike Rich, and 338 votes for Maria Rust.

SIXTH ORDER OF BUSINESS Ballot Tabulation

Mr. Showe stated that Mr. Garno and Mr. Rich will serve four-year terms and Ms. Rust will serve a two-year term.

SEVENTH ORDER OF BUSINESS Landowners Questions and Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Showe stated at this time we will adjourn the landowners' meeting.

SECTION 5

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 19, 2023

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

We are pleased to confirm our understanding of the services we are to provide Preston Cove Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Preston Cove Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards.*

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards.*

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $4,100 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2023 must be provided to us no later than March 1, 2024, in order for us to complete the engagement by June 1, 2024.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by May 15, 2024 for the District's review, and a final draft audit report by June 1, 2024 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Preston Cove Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Preston Cove Community Development District.

By: Tricia L. Slamp

Title: District Manager

Date: 09/20/2023

FICPA
Florida Institute of Certified Public Accountants

AICPA
Peer Review Program

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 **Review Number: 594791**

SECTION 6

KATRINA S. SCARBOROUGH, CFA, CCF, MCF
OSCEOLA COUNTY PROPERTY APPRAISER

Preston Cove CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Preston Cove CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2024** and shall run until **December 31, 2024**, the date if signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER	**Preston Cove CDD**
Signature:_____	Signature: [signature]
Print: Katrina S. Scarborough	Print: George S. Flint
Date:_____	Title: District Manager
	Date: 1/18/24

Please returned signed original copy, no later than January 31, 2024

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000
INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION 7

REBATE REPORT

$11,610,000

Preston Cove Community Development District

(Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2022

Dated: February 28, 2022
Delivered: February 28, 2022

Rebate Report to the Computation Date
May 1, 2026
Reflecting Activity To
September 30, 2023

AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	15
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	27

AMTEC
American Municipal Tax-Exempt Compliance

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

October 13, 2023

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

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

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Preston Cove Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of April 30, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 1, 2026 Computation Date
Reflecting Activity from February 28, 2022 through September 30, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.693709%	10,079.91	(56,178.82)
Debt Service Reserve Fund	2.768099%	29,541.94	(15,307.24)
Capitalized Interest Fund	0.884235%	1,520.88	(6,254.65)
Costs of Issuance Account	0.258714%	17.05	(288.74)
Totals	**1.521159%**	**$41,159.78**	**$(78,029.45)**
Bond Yield	**4.033626%**		
Rebate Computation Credits			(4,356.43)
		Net Rebatable Arbitrage	**$(82,385.88)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from February 28, 2022, the date of the closing, to September 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 1, 2026.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between February 28, 2022 and September 30, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

May 1, 2026.

7. Computation Period

The period beginning on February 28, 2022, the date of the closing, and ending on September 30, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on May 1st, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Funds / Accounts	Account Number
Revenue Account	245397000
Interest Account	245397001
Sinking Fund Account	245397002
Debt Service Reserve Fund	245397003
Prepayment Account	245397004
Acquisition & Construction Fund	245397005
Costs of Issuance Account	245397006
Capitalized Interest Fund	245397007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of September 30, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 1, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 1, 2026, is the Rebatable Arbitrage.

$11,610,000
Preston Cove Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2022
Delivered: February 28, 2022

Sources of Funds	
Par Amount	$11,610,000.00
Net Original Issue Discount	-1,201.50
Total	$11,608,798.50

Uses of Funds	
Acquisition & Construction Fund	$10,193,542.25
Debt Service Reserve Fund	670,237.50
Capitalized Interest Fund	308,643.75
Costs of Issuance Account	204,175.00
Underwriter's Discount	232,200.00
Total	$11,608,798.50

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 02/28/2022 @ 4.0336255579%
05/01/2022	80,018.75	79,461.48
11/01/2022	228,625.00	222,544.49
05/01/2023	443,625.00	423,289.40
11/01/2023	225,131.25	210,564.63
05/01/2024	445,131.25	408,099.41
11/01/2024	221,556.25	199,108.65
05/01/2025	451,556.25	397,783.02
11/01/2025	217,818.75	188,086.62
05/01/2026	452,818.75	383,279.22
11/01/2026	214,000.00	177,555.00
05/01/2027	459,000.00	373,301.78
11/01/2027	210,018.75	167,430.16
05/01/2028	460,018.75	359,483.87
11/01/2028	205,518.75	157,428.58
05/01/2029	465,518.75	349,540.54
11/01/2029	200,838.75	147,821.00
05/01/2030	470,838.75	339,694.93
11/01/2030	195,978.75	138,597.09
05/01/2031	475,978.75	329,959.72
11/01/2031	190,938.75	129,746.51
05/01/2032	480,938.75	320,346.24
11/01/2032	185,718.75	121,258.97
05/01/2033	485,718.75	310,864.57
11/01/2033	179,718.75	112,747.78
05/01/2034	494,718.75	304,229.43
11/01/2034	173,418.75	104,536.31
05/01/2035	503,418.75	297,460.12
11/01/2035	166,818.75	96,621.21
05/01/2036	506,818.75	287,745.49
11/01/2036	160,018.75	89,054.32
05/01/2037	515,018.75	280,954.11
11/01/2037	152,918.75	81,771.38
05/01/2038	522,918.75	274,096.23
11/01/2038	145,518.75	74,768.05
05/01/2039	530,518.75	267,193.62
11/01/2039	137,818.75	68,039.62
05/01/2040	537,818.75	260,266.21
11/01/2040	129,818.75	61,581.11
05/01/2041	544,818.75	253,332.20
11/01/2041	121,518.75	55,387.26
05/01/2042	556,518.75	248,642.09
11/01/2042	112,818.75	49,408.81
05/01/2043	562,818.75	241,612.78
11/01/2043	103,537.50	43,568.97
05/01/2044	573,537.50	236,575.44
11/01/2044	93,843.75	37,943.85
05/01/2045	583,843.75	231,398.73
11/01/2045	83,737.50	32,532.14
05/01/2046	593,737.50	226,107.68
11/01/2046	73,218.75	27,332.00
05/01/2047	603,218.75	220,725.32
11/01/2047	62,287.50	22,341.20
05/01/2048	617,287.50	217,030.77
11/01/2048	50,840.63	17,521.57
05/01/2049	630,840.63	213,113.02
11/01/2049	38,878.13	12,874.31
05/01/2050	638,878.13	207,379.03

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 02/28/2022 @ 4.0336255579%
11/01/2050	26,503.13	8,432.81
05/01/2051	656,503.13	204,757.64
11/01/2051	13,509.38	4,130.16
05/01/2052	668,509.38	200,339.84
	20,335,793.79	11,608,798.50

Proceeds Summary

Delivery date	02/28/2022
Par Value	11,610,000.00
Premium (Discount)	-1,201.50
Target for yield calculation	11,608,798.50

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/28/2022					
05/01/2022			80,018.75	80,018.75	80,018.75
11/01/2022			228,625.00	228,625.00	
05/01/2023	215,000	3.250%	228,625.00	443,625.00	672,250.00
11/01/2023			225,131.25	225,131.25	
05/01/2024	220,000	3.250%	225,131.25	445,131.25	670,262.50
11/01/2024			221,556.25	221,556.25	
05/01/2025	230,000	3.250%	221,556.25	451,556.25	673,112.50
11/01/2025			217,818.75	217,818.75	
05/01/2026	235,000	3.250%	217,818.75	452,818.75	670,637.50
11/01/2026			214,000.00	214,000.00	
05/01/2027	245,000	3.250%	214,000.00	459,000.00	673,000.00
11/01/2027			210,018.75	210,018.75	
05/01/2028	250,000	3.600%	210,018.75	460,018.75	670,037.50
11/01/2028			205,518.75	205,518.75	
05/01/2029	260,000	3.600%	205,518.75	465,518.75	671,037.50
11/01/2029			200,838.75	200,838.75	
05/01/2030	270,000	3.600%	200,838.75	470,838.75	671,677.50
11/01/2030			195,978.75	195,978.75	
05/01/2031	280,000	3.600%	195,978.75	475,978.75	671,957.50
11/01/2031			190,938.75	190,938.75	
05/01/2032	290,000	3.600%	190,938.75	480,938.75	671,877.50
11/01/2032			185,718.75	185,718.75	
05/01/2033	300,000	4.000%	185,718.75	485,718.75	671,437.50
11/01/2033			179,718.75	179,718.75	
05/01/2034	315,000	4.000%	179,718.75	494,718.75	674,437.50
11/01/2034			173,418.75	173,418.75	
05/01/2035	330,000	4.000%	173,418.75	503,418.75	676,837.50
11/01/2035			166,818.75	166,818.75	
05/01/2036	340,000	4.000%	166,818.75	506,818.75	673,637.50
11/01/2036			160,018.75	160,018.75	
05/01/2037	355,000	4.000%	160,018.75	515,018.75	675,037.50
11/01/2037			152,918.75	152,918.75	
05/01/2038	370,000	4.000%	152,918.75	522,918.75	675,837.50
11/01/2038			145,518.75	145,518.75	
05/01/2039	385,000	4.000%	145,518.75	530,518.75	676,037.50
11/01/2039			137,818.75	137,818.75	
05/01/2040	400,000	4.000%	137,818.75	537,818.75	675,637.50
11/01/2040			129,818.75	129,818.75	
05/01/2041	415,000	4.000%	129,818.75	544,818.75	674,637.50
11/01/2041			121,518.75	121,518.75	
05/01/2042	435,000	4.000%	121,518.75	556,518.75	678,037.50
11/01/2042			112,818.75	112,818.75	
05/01/2043	450,000	4.125%	112,818.75	562,818.75	675,637.50
11/01/2043			103,537.50	103,537.50	
05/01/2044	470,000	4.125%	103,537.50	573,537.50	677,075.00
11/01/2044			93,843.75	93,843.75	
05/01/2045	490,000	4.125%	93,843.75	583,843.75	677,687.50
11/01/2045			83,737.50	83,737.50	
05/01/2046	510,000	4.125%	83,737.50	593,737.50	677,475.00
11/01/2046			73,218.75	73,218.75	
05/01/2047	530,000	4.125%	73,218.75	603,218.75	676,437.50
11/01/2047			62,287.50	62,287.50	
05/01/2048	555,000	4.125%	62,287.50	617,287.50	679,575.00
11/01/2048			50,840.63	50,840.63	
05/01/2049	580,000	4.125%	50,840.63	630,840.63	681,681.26
11/01/2049			38,878.13	38,878.13	
05/01/2050	600,000	4.125%	38,878.13	638,878.13	677,756.26

BOND DEBT SERVICE

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			26,503.13	26,503.13	
05/01/2051	630,000	4.125%	26,503.13	656,503.13	683,006.26
11/01/2051			13,509.38	13,509.38	
05/01/2052	655,000	4.125%	13,509.38	668,509.38	682,018.76
	11,610,000		8,725,793.79	20,335,793.79	20,335,793.79

$11,610,000
Preston Cove Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2022
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033626%)
02/28/22	Beg Bal	-10,193,542.25	-12,042,987.88
03/01/22		756,812.24	893,825.50
03/01/22		16,262.40	19,206.54
03/01/22		400,633.96	473,164.72
03/02/22		-0.11	-0.13
03/04/22		3,334,066.80	3,936,355.93
03/07/22		151,800.02	179,162.60
03/16/22		1,212,153.74	1,429,221.87
03/16/22		101,671.00	119,877.88
03/16/22		90,000.00	106,116.88
03/16/22		20,866.56	24,603.27
03/16/22		1,000.00	1,179.08
03/16/22		74,800.00	88,194.91
03/16/22		21,748.94	25,643.66
03/24/22		6,526.08	7,687.92
03/24/22		96,144.56	113,261.22
03/24/22		12,290.00	14,477.99
03/24/22		294,293.85	346,687.13
03/29/22		101,182.00	119,129.39
03/30/22		112,429.00	132,356.67
04/04/22		-3.41	-4.01
04/08/22		61,563.33	72,410.94
04/11/22		110,102.08	129,459.24
04/13/22		56,948.00	66,945.23
04/18/22		21,848.02	25,669.20
05/03/22		-3.30	-3.87
05/03/22		121,594.88	142,624.11
05/03/22		7,000.00	8,210.62
05/03/22		16,461.50	19,308.43
05/05/22		110,744.48	129,868.37
05/05/22		125.00	146.59
05/06/22		68,203.84	79,972.74
05/11/22		186,651.25	218,737.45
05/27/22		50,076.00	58,580.23
05/27/22		803.00	939.37
05/27/22		8,400.00	9,826.54
05/27/22		20,076.96	23,486.56
05/27/22		130,220.64	152,335.54
05/27/22		21,682.00	25,364.18
05/27/22		13,200.00	15,441.71
05/27/22		117,448.32	137,394.15
05/27/22		193,909.40	226,840.34
06/02/22		3,390.00	3,963.51
06/02/22		10,874.47	12,714.19
06/02/22		-90.65	-105.99
06/03/22		21,131.00	24,703.15
06/08/22		152,129.04	177,747.54
06/15/22		321,583.55	375,446.51

$11,610,000
Preston Cove Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2022
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033626%)
06/15/22		19,200.00	22,415.86
06/17/22		23,330.00	27,231.57
06/17/22		219,926.35	256,705.49
06/22/22		11,400.00	13,299.09
06/23/22		21,600.00	25,195.48
06/23/22		62,475.76	72,875.30
06/23/22		123,687.58	144,276.28
06/27/22		36,540.00	42,603.44
06/27/22		171,677.20	200,165.28
06/27/22		332,835.68	388,066.37
06/27/22		29,325.00	34,191.18
06/27/22		85,686.00	99,904.72
07/01/22		3,248.00	3,785.29
07/05/22		-282.64	-329.25
07/22/22		-16,009.08	-18,613.93
08/02/22		-542.59	-630.18
08/02/22		-7.97	-9.26
09/02/22		-877.80	-1,016.11
10/04/22		-1,010.78	-1,165.90
11/02/22		-1,370.98	-1,576.47
12/02/22		-1,710.64	-1,960.50
12/22/22		-0.82	-0.94
01/04/23		-1,956.37	-2,234.18
02/02/23		-2,081.92	-2,370.18
03/02/23		-1,996.85	-2,265.78
03/27/23		199,152.17	225,347.92
03/27/23		257,549.28	291,426.37
04/04/23		-2,278.10	-2,575.75
05/02/23		-2,332.81	-2,629.43
06/02/23		-2,542.12	-2,855.83
06/06/23		3,150.00	3,537.16
07/05/23		-2,494.92	-2,792.57
08/02/23		-2,614.03	-2,917.14
08/25/23		7,434.40	8,275.31
09/05/23		-2,719.41	-3,023.65
09/30/23	MMkt Bal	7,443.49	8,253.32
09/30/23	MMkt Acc	40.64	45.06
05/01/26	TOTALS:	10,079.91	-56,178.82

ISSUE DATE: 02/28/22 REBATABLE ARBITRAGE: -56,178.82
COMP DATE: 05/01/26 NET INCOME: 10,079.91
BOND YIELD: 4.033626% TAX INV YIELD: 0.693709%

$11,610,000
Preston Cove Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2022
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033626%)
02/28/22	Beg Bal	-670,237.50	-791,840.74
03/02/22		0.11	0.13
04/04/22		3.41	4.01
05/03/22		3.30	3.87
06/02/22		90.65	105.99
07/05/22		282.64	329.25
08/02/22		542.59	630.18
09/02/22		877.80	1,016.11
10/04/22		1,010.78	1,165.90
11/02/22		1,370.98	1,576.47
12/02/22		1,710.64	1,960.50
12/22/22		0.82	0.94
01/04/23		1,956.37	2,234.18
02/02/23		2,081.92	2,370.18
03/02/23		1,996.85	2,265.78
04/04/23		2,278.10	2,575.75
05/02/23		2,332.81	2,629.43
06/02/23		2,542.12	2,855.83
07/05/23		2,494.92	2,792.57
08/02/23		2,614.03	2,917.14
09/05/23		2,719.41	3,023.65
09/30/23	MMkt Bal	670,237.50	743,157.64
09/30/23	MMkt Acc	2,631.69	2,918.01
05/01/26	TOTALS:	29,541.94	-15,307.24

ISSUE DATE:	02/28/22	REBATABLE ARBITRAGE:	-15,307.24
COMP DATE:	05/01/26	NET INCOME:	29,541.94
BOND YIELD:	4.033626%	TAX INV YIELD:	2.768099%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033626%)
02/28/22	Beg Bal	-308,643.75	-364,641.93
05/02/22		77,478.47	90,888.07
11/01/22		228,625.00	262,921.42
05/01/23		4,046.86	4,561.93
09/30/23	de minimis	14.30	15.86
05/01/26	TOTALS:	1,520.88	-6,254.65

ISSUE DATE:	02/28/22	REBATABLE ARBITRAGE:	-6,254.65
COMP DATE:	05/01/26	NET INCOME:	1,520.88
BOND YIELD:	4.033626%	TAX INV YIELD:	0.884235%

$11,610,000
Preston Cove Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2022
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033626%)
02/28/22	Beg Bal	-204,175.00	-241,219.10
02/28/22		35,000.00	41,350.16
02/28/22		6,000.00	7,088.60
02/28/22		1,500.00	1,772.15
02/28/22		35,000.00	41,350.16
02/28/22		59,950.00	70,826.91
02/28/22		45,000.00	53,164.49
03/10/22		5,725.00	6,754.71
07/22/22		16,009.08	18,613.93
08/02/22		7.97	9.26
05/01/26	TOTALS:	17.05	-288.74

ISSUE DATE: 02/28/22 REBATABLE ARBITRAGE: -288.74
COMP DATE: 05/01/26 NET INCOME: 17.05
BOND YIELD: 4.033626% TAX INV YIELD: 0.258714%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.033626%)
05/01/22		-1,830.00	-2,146.97
05/01/23		-1,960.00	-2,209.46
05/01/26	TOTALS:	-3,790.00	-4,356.43

ISSUE DATE: 02/28/22 REBATABLE ARBITRAGE: -4,356.43
COMP DATE: 05/01/26
BOND YIELD: 4.033626%

SECTION 8

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 25th day of January, 2024 (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 $681,438, 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 $439,809, 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 $439,809 to fund the Fiscal Year 2024 Budget and instead allow Developer to fund a pro-rata share of monies needed in excess of the $439,809 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 a pro-rata share of 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. Developer shall be responsible for a one hundred sixty-six (166) lots or seventy percent (70%) share (the "Developer's Share") of any expenses which exceed the special assessments levied and collected by the District for the Fiscal Year 2024 Budget, and Starlight Homes Florida L.L.C. shall be responsible for a seventy (70) lots or thirty percent (30%) share (the "Landowner's Share") of any expenses which exceed the special assessments levied and collected by the District for the Fiscal Year 2024 Budget. 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 its pro-rate share of 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 a pro-rata share 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 General Fund Budget
Exhibit "B" Developer Property

Exhibit "A"

Fiscal Year 2024 General Fund Budget

Preston Cove

Community Development District

Amended Budget

FY2024

Table of Contents

1-2 General Fund

Preston Cove
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ Decrease	Amended Budget FY2024
Revenues			
Assessments-On Roll	$ 388,556	$ 0	$ 388,556
Assessments-Direct	$ 51,253	$ (51,253)	$ -
Developer Contributions	$ 241,629	$ 51,253	$ 292,882
Total Revenues	**$ 681,438**	**$ -**	**$ 681,438**
Expenditures			
General & Administrative			
Supervisor Fees	$ 12,000	$ -	$ 12,000
FICA Expense	$ 918	$ -	$ 918
Engineering Fees	$ 15,000	$ -	$ 15,000
Attorney Fees	$ 25,000	$ -	$ 25,000
Annual Audit	$ 4,100	$ -	$ 4,100
Assessment Administration	$ 5,300	$ -	$ 5,300
Arbitrage	$ 450	$ -	$ 450
Dissemination Fees	$ 5,000	$ -	$ 5,000
Trustee Fees	$ 4,500	$ -	$ 4,500
Management Fees	$ 37,100	$ -	$ 37,100
Information Technology	$ 1,800	$ -	$ 1,800
Website Maintenance	$ 1,200	$ -	$ 1,200
Telephone	$ 300	$ -	$ 300
Postage & Delivery	$ 800	$ -	$ 800
Insurance	$ 5,913	$ -	$ 5,913
Printing & Binding	$ 700	$ -	$ 700
Legal Advertising	$ 8,000	$ -	$ 8,000
Other Current Charges	$ 2,200	$ -	$ 2,200
Office Supplies	$ 500	$ -	$ 500
Dues, Licenses & Subscriptions	$ 175	$ -	$ 175
Total General & Administrative	**$ 130,956**	**$ -**	**$ 130,956**

Preston Cove
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ Decrease	Amended Budget FY2024
Operations & Maintenance			
Field Expenditures			
Field Management	$ 15,000	$ -	$ 15,000
Landscape Maintenance	$ 150,000	$ -	$ 150,000
Landscape Replacement	$ 5,000	$ -	$ 5,000
Lake Maintenance	$ 15,062	$ -	$ 15,062
Streetlights	$ 103,400	$ -	$ 103,400
Electric	$ 5,000	$ -	$ 5,000
Water & Sewer	$ 2,400	$ -	$ 2,400
Sidewalk & Asphalt Maintenance	$ 5,000	$ -	$ 5,000
Irrigation Repairs	$ 3,000	$ -	$ 3,000
Irrigation - Usage	$ 30,000	$ -	$ 30,000
General Repairs & Maintenance	$ 15,000	$ -	$ 15,000
Contingency	$ 10,000	$ -	$ 10,000
Subtotal Field Expenditures	**$ 358,862**	**$ -**	**$ 358,862**
Amenity Expenditures			
Staffing	$ 75,000	$ -	$ 75,000
Property Insurance	$ 20,000	$ -	$ 20,000
Amenity - Electric	$ 15,000	$ -	$ 15,000
Amenity - Water	$ 6,000	$ -	$ 6,000
Dues, License, Permits	$ 500	$ -	$ 500
Internet	$ 2,400	$ -	$ 2,400
Pest Control	$ 720	$ -	$ 720
Janitorial Services	$ 12,000	$ -	$ 12,000
Security Services	$ 5,000	$ -	$ 5,000
Pool Mainteance	$ 15,000	$ -	$ 15,000
Amenity Repairs & Maintenance	$ 15,000	$ -	$ 15,000
Special Events	$ 7,500	$ -	$ 7,500
Holiday Decorations	$ 2,500	$ -	$ 2,500
Contingency	$ 15,000	$ -	$ 15,000
Subtotal Amenity Expenditures	**$ 191,620**	**$ -**	**$ 191,620**
Total Operations & Maintenance	**$ 550,482**	**$ -**	**$ 550,482**
Total Expenditures	**$ 681,438**	**$ -**	**$ 681,438**
Excess Revenues/(Expenditures)	$ -	$ -	$ -

Exhibit "B"

Developer Property

Tract FD, PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80 through 88 of the Public Records of Osceola County, Florida,

LESS AND EXCEPT:

Lots 338-342, 357-366, 397-401, 404-435, 437-450, and 452 - 455, Preston Cove Phase 3, according to the plat thereof to be recorded in the Public Records of Osceola County, Florida, which is replat of Tract "FD" as set forth on the "Phase 1 and 2 Plat", and are more particularly described below:

Lots 338 through 342, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, said point also being the Northeast corner of Tract 55, PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80- 88 of the Public Records of Osceola County, Florida; thence S89°57'07"W, along the North line of the Southwest ¼ of said Section 22, a distance of 22.46 feet; thence departing said North line, run N00°40'33"E, a distance of 24.93 feet to a Point of Curvature, Concave to the Southeast, having a Radius of 11.00 feet and a Central Angle of 89°16'34", thence run Northeasterly along the arc of said curve, a distance of 17.14 feet (Chord Bearing = N45°18'50"E, Chord = 15.46 feet); thence N89°57'07"E, a distance of 708.97 feet to the Point of Curve, Concave to the North, having a Radius of 75.00 feet and a Central Angle of 40°59'40", thence run Easterly along said curve, a distance of 53.66 feet (Chord Bearing = N69°27'17"E, Chord = 52.52 feet) to the Point of Beginning; thence continue along said Curve, Concave Northwesterly, having a Radius of 75.00 feet and a Central Angle of 27°50'51"; thence run Northeasterly along said curve a distance of 36.45 feet (Chord Bearing = N35°02'02"E, Chord = 36.09 feet); thence N21°06'36"E, a distance of 126.98 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 50.00 feet and a Central Angle of 91°16'03"; thence run Northwesterly along the Arc of said curve, a distance of 79.65 feet (Chord Bearing = N24°31'25"W, Chord = 71.49 feet); thence N19°50'33"E, a distance of 128.52 feet; thence N89°57'07"E, a distance of 181.16 feet; thence S21°06'36"W, a distance of 377.90 feet; thence S89°47'11"W, a distance of 109.05 feet; thence N41°02'33"W, a distance of 25.00 feet to the Point of Beginning.

Lots 357 through 361, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, said point also being the Northeast corner of Tract 55, PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80- 88 of the Public Records of Osceola County, Florida; thence S89°57'07"W, along the North line of the Southwest ¼ of said Section 22, a distance of 22.46 feet; thence departing said North line, run N00°40'33"E, a distance of 24.93 feet to a Point of Curvature, Concave to the Southeast, having a Radius of 11.00 feet and a Central Angle of 89°16'34", thence run Northeasterly along the arc of said curve, a distance of 17.14 feet (Chord Bearing = N45°18'50"E, Chord = 15.46 feet); thence N11°36'41"W, a distance of 51.04 feet to the Point of Beginning;

thence N00°40'33"E, a distance of 302.28 feet; thence N89°57'07"E, a distance of 214.53 feet; thence S00°02'53"E, a distance of 115.00 feet; thence S89°57'07"W, a distance of 26.47 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 75.00 feet and a Central Angle of 90°00'00"; thence run Southwesterly along the Arc of said curve, a distance of 117.81 feet (Chord Bearing = S44°57'07"W, Chord = 106.07 feet); thence S00°02'53"E, a distance of 87.26 feet to the Point of Curvature of a curve, Concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southwesterly along the Arc of said curve, a distance of 39.27 feet (Chord Bearing = S44°57'07"W, Chord = 35.36 feet); thence S89°57'07"W, a distance of 91.87 feet to the Point of Beginning.

Lots 362 through 366, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, said point also being the Northeast corner of Tract 55, PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80- 88 of the Public Records of Osceola County, Florida; thence S89°57'07"W, along the North line of the Southwest ¼ of said Section 22, a distance of 22.46 feet; thence departing said North line, run N00°40'33"E, a distance of 24.93 feet to a Point of Curvature, Concave to the Southeast, having a Radius of 11.00 feet and a Central Angle of 89°16'34", thence run Northeasterly along the arc of said curve, a distance of 17.14 feet (Chord Bearing = N45°18'50"E, Chord = 15.46 feet); thence N89°57'07"E, a distance of 177.38 feet; thence N00°02'53"W, a distance of 59.68 feet to the Point of Beginning; thence N00°02'53"W, a distance of 124.89 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 25.00 feet and a Central Angle of 26°46'56"; thence run Easterly along the arc of said curve, a distance of 11.69 feet (Chord Bearing = N76°33'39"E, Chord = 11.58 feet); thence N89°57'07"E, a distance of 227.47 feet to the Point of Curvature of a curve concave to the South, having a Radius of 25.00 feet and a Central Angle of 26°46'18"; thence run Easterly along the Arc of said curve, a distance of 11.68 feet (Chord Bearing = S76°39'44"E, Chord = 11.58 feet); thence S00°02'53"E, a distance of 124.90 feet to a Point on a Non- Tangent Curve, Concave to the North, having a Radius of 25.00 feet and a Central Angle of 26°46'18"; thence run Westerly along the arc of said curve, a distance of 11.68 feet (Chord Bearing = S76°33'58"W, Chord = 11.58 feet); thence S89°57'07"W, a distance of 227.47 feet to the Point of Curvature of a curve, Concave to the North, having a Radius of 25.00 feet and a Central Angle of 26°46'56"; thence run Westerly along the Arc of said curve, a distance of 11.69 feet (Chord Bearing = N76°39'25"W, Chord = 11.58 feet) to the Point of Beginning.

Lots 397 through 401, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, said point also being the Northeast corner of Tract 55, PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80- 88 of the Public Records of Osceola County, Florida; thence S89°57'07"W, along the North line of the Southwest ¼ of said Section 22, a distance of 61.95 feet; thence N00°01'46"W, a distance of 35.93 feet; thence S89°53'46"W, a distance of 39.19 feet; thence N00°06'14"W, a distance of 49.89 feet to the Point of Beginning; thence S89°57'07"W, a distance of 94.94 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 84°10'57"; thence run Northwesterly along the Arc of said curve, a distance of 36.73 feet (Chord Bearing = N47°57'24"W, Chord = 33.52 feet) to a Point of Reverse Curve, Concave to the West having a Radius of 225.00 feet and a Central Angle of 04°26'30"; thence

Northerly along the arc, a distance of 17.44 feet, (Chord Bearing = N08°05'11"W, Chord = 17.44 feet); thence N10°18'26"W, a distance of 87.25 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 575.00 feet and a Central Angle of 07°32'25"; thence run Northerly along the Arc of said curve, a distance of 75.67 feet (Chord Bearing = N06°32'13"W, Chord = 75.62 feet); thence N02°46'01"W, a distance of 74.36 feet; thence N89°57'07"E, a distance of 149.86 feet; thence S00°02'53"E, a distance of 275.00 feet to the Point of Beginning.

Lots 404 through 435, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, said point also being the Northeast corner of Tract 55,

PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80- 88 of the Public Records of Osceola County, Florida; thence the following six (6) courses and distances along the South boundary line of Tract FD, PRESTON COVE PHASE 1 AND 2: thence S89°57'07"W, along the North line of the Southwest ¼ of said Section 22, a distance of 61.95 feet; thence N00°01'46"W, a distance of 35.93 feet; thence S89°53'46"W, a distance of 132.89 feet; thence N00°02'53"W, a distance of 42.40 feet; thence S89°57'07"W, a distance of 101.05 feet to the Point of Beginning; thence S89°57'07"W, a distance of 820.21 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 83°09'08"; thence departing said South boundary line, run Northwesterly along the Arc of said curve, a distance of 36.28 feet (Chord Bearing = N48°28'18"W, Chord = 33.18 feet) to a Point of Compound Curve, Concave to the East having a Radius of 275.00 feet and a Central Angle of 06°59'41"; thence Northerly along the arc, a distance of 33.57 feet, (Chord Bearing= N03°23'54"W, Chord =33.55 feet); thence N00°05'57"E, a distance of 149.55 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 89°51'11"; thence run Northeasterly along the Arc of said curve, a distance of 39.21 feet (Chord Bearing = N45°01'32"E, Chord = 35.31 feet); thence N89°57'07"E, a distance of 795.05 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 87°16'52"; thence run Southeasterly along the Arc of said curve, a distance of 38.08 feet (Chord Bearing = S46°24'27"E, Chord = 34.51 feet); thence S02°46'01"E, a distance of 0.25 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 625.00 feet and a Central Angle of 07°32'25"; thence run Southerly along the Arc of said curve, a distance of 82.25 feet (Chord Bearing = S06°32'13"E, Chord = 82.19 feet); thence S10°18'26"E, a distance of 87.25 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 175.00 feet and a Central Angle of 03°27'46"; thence run Southerly along the Arc of said curve, a distance of 10.58 feet (Chord Bearing = S08°34'33"E, Chord = 10.57 feet) to a Point of Compound Curve, Concave to the Northwest having a Radius of 25.00 feet and a Central Angle of 96°47'48"; thence Southwesterly along the arc, a distance of 42.24 feet, (Chord Bearing= S41°33'13"W, Chord =37.39 feet) to the Point of Beginning.

Lots 437 through 450, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract FD, PRESTON COVE PHASE 1 AND 2, according to the plat thereof, as recorded in Plat Book 33, Pages 80-88 of the Public Records of Osceola County, Florida; thence N00°04'22"E, along the West line of said Tract FD, a distance of 307.50 feet; thence departing said West line, run N89°57'07"E, a distance of 246.90 feet to the Point of Beginning; thence N00°05'29"E, a distance of

115.00 feet; thence N89°57'07"E, a distance of 700.00 feet; thence S00°05'29"W, a distance of 115.00 feet; thence S89°57'07"W, a distance of 700.00 feet to the Point of Beginning.

Lots 452 through 455, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract FD, PRESTON COVE PHASE 1 AND 2, according to the plat thereof, as recorded in Plat Book 33, Pages 80-88 of the Public Records of Osceola County, Florida; thence N89°57'07"E, along the South line of said Tract FD, a distance of 11.76 feet to the Point of Beginning; thence departing said South line, run N00°05'57"E, a distance of 207.50 feet; thence N89°57'07"E, a distance of 115.00 feet; thence S00°05'57"W, a distance of 124.36 feet to the Point of Curvature of a curve, concave to the East, having a Radius of 325.00 feet and a Central Angle of 12°21'23"; thence run Southerly along the Arc of said curve, a distance of 70.09 feet (Chord Bearing = S06°04'45"E, Chord = 69.95 feet); thence S12°15'27"E, a distance of 2.72 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 275.00 feet and a Central Angle of 02°19'03"; thence run Southerly along the Arc of said curve, a distance of 11.12 feet (Chord Bearing = S11°05'55"E, Chord = 11.12 feet); thence S89°57'07"W, a distance of 125.27 feet to the Point of Beginning.

SECTION 9

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 25th day of January, 2024 (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**");

STARLIGHT HOMES FLORIDA L.L.C., a Florida limited liability company, whose mailing address is 1064 Greenwood Boulevard, Suite 124, Lake Mary, Florida 32746 (the "**Landowner**"); 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 $681,438, 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 $439,809, for the Fiscal Year 2024 Budget, which is to be funded by the levy of assessments on benefited parcels; and

WHEREAS, the Landowner presently owns and/or is developing real property described in Exhibit "B", attached hereto and incorporated herein (the "Landowner 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 Landowner 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 Landowner has requested, and the District has agreed that the District shall not levy operation and maintenance assessments in excess of $439,809 to fund the Fiscal Year 2024 Budget and instead allow Landowner to fund a pro-rata share of monies needed in excess of the $439,809 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**. Landowner agrees to pay a pro-rata share of 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. Landowner shall be responsible for a seventy (70) lots or thirty percent (30%) share (the "Landowner's Share") of any expenses which exceed the special assessments levied and collected by the District for the Fiscal Year 2024 Budget, and Elevation Preston Cove LLC shall be responsible for a one hundred sixty-six (166) lots or seventy percent (70%) share (the "Developer's Share") of any expenses which exceed the special assessments levied and collected by the District for the Fiscal Year 2024 Budget. The funds shall be placed in the District's general checking account. Landowner's payment of funds pursuant to this Agreement in no way impacts Landowner'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 Landowner 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 Landowner fails to make its pro-rate share of payments due to the District pursuant to this Agreement, and the District first provides the Landowner 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 Landowner 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 Landowner 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 Landowner 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 Landowner sells any of the property subject to this Agreement after the execution of this Agreement, Landowner'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 Landowner.

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 Landowner 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 Landowner Property, which benefit is determined in accordance with the District's adopted assessment methodology on file in the District's public records. Landowner agrees that the activities, operations and services set forth in Exhibit A provide a special and peculiar benefit to the Landowner 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 Landowner'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 Landowner agrees to fund a pro-rata share 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 Landowner:	Starlight Homes Florida L.L.C. 1064 Greenwood Boulevard, Suite 124, Lake Mary, Florida 32746 Attention: _____

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 Landowner.

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 Landowner 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 Landowner 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:

_____
_____

_____
_____

LANDOWNER:

STARLIGHT HOMES FLORIDA L.L.C., a Florida limited liability company

By:_____
Print: _____
Title: _____

Exhibit "A" Fiscal Year 2024 General Fund Budget
Exhibit "B" Landowner Property

Exhibit "A"

Fiscal Year 2024 General Fund Budget

Preston Cove

Community Development District

Amended Budget

FY2024

Table of Contents

1-2 General Fund

Preston Cove
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ Decrease	Amended Budget FY2024
Revenues			
Assessments-On Roll	$ 388,556	$ 0	$ 388,556
Assessments-Direct	$ 51,253	$ (51,253)	$ -
Developer Contributions	$ 241,629	$ 51,253	$ 292,882
Total Revenues	**$ 681,438**	**$ -**	**$ 681,438**
Expenditures			
General & Administrative			
Supervisor Fees	$ 12,000	$ -	$ 12,000
FICA Expense	$ 918	$ -	$ 918
Engineering Fees	$ 15,000	$ -	$ 15,000
Attorney Fees	$ 25,000	$ -	$ 25,000
Annual Audit	$ 4,100	$ -	$ 4,100
Assessment Administration	$ 5,300	$ -	$ 5,300
Arbitrage	$ 450	$ -	$ 450
Dissemination Fees	$ 5,000	$ -	$ 5,000
Trustee Fees	$ 4,500	$ -	$ 4,500
Management Fees	$ 37,100	$ -	$ 37,100
Information Technology	$ 1,800	$ -	$ 1,800
Website Maintenance	$ 1,200	$ -	$ 1,200
Telephone	$ 300	$ -	$ 300
Postage & Delivery	$ 800	$ -	$ 800
Insurance	$ 5,913	$ -	$ 5,913
Printing & Binding	$ 700	$ -	$ 700
Legal Advertising	$ 8,000	$ -	$ 8,000
Other Current Charges	$ 2,200	$ -	$ 2,200
Office Supplies	$ 500	$ -	$ 500
Dues, Licenses & Subscriptions	$ 175	$ -	$ 175
Total General & Administrative	**$ 130,956**	**$ -**	**$ 130,956**

Preston Cove
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ Decrease	Amended Budget FY2024
Operations & Maintenance			
Field Expenditures			
Field Management	$ 15,000	$ -	$ 15,000
Landscape Maintenance	$ 150,000	$ -	$ 150,000
Landscape Replacement	$ 5,000	$ -	$ 5,000
Lake Maintenance	$ 15,062	$ -	$ 15,062
Streetlights	$ 103,400	$ -	$ 103,400
Electric	$ 5,000	$ -	$ 5,000
Water & Sewer	$ 2,400	$ -	$ 2,400
Sidewalk & Asphalt Maintenance	$ 5,000	$ -	$ 5,000
Irrigation Repairs	$ 3,000	$ -	$ 3,000
Irrigation - Usage	$ 30,000	$ -	$ 30,000
General Repairs & Maintenance	$ 15,000	$ -	$ 15,000
Contingency	$ 10,000	$ -	$ 10,000
Subtotal Field Expenditures	**$ 358,862**	**$ -**	**$ 358,862**
Amenity Expenditures			
Staffing	$ 75,000	$ -	$ 75,000
Property Insurance	$ 20,000	$ -	$ 20,000
Amenity - Electric	$ 15,000	$ -	$ 15,000
Amenity - Water	$ 6,000	$ -	$ 6,000
Dues, License, Permits	$ 500	$ -	$ 500
Internet	$ 2,400	$ -	$ 2,400
Pest Control	$ 720	$ -	$ 720
Janitorial Services	$ 12,000	$ -	$ 12,000
Security Services	$ 5,000	$ -	$ 5,000
Pool Mainteance	$ 15,000	$ -	$ 15,000
Amenity Repairs & Maintenance	$ 15,000	$ -	$ 15,000
Special Events	$ 7,500	$ -	$ 7,500
Holiday Decorations	$ 2,500	$ -	$ 2,500
Contingency	$ 15,000	$ -	$ 15,000
Subtotal Amenity Expenditures	**$ 191,620**	**$ -**	**$ 191,620**
Total Operations & Maintenance	**$ 550,482**	**$ -**	**$ 550,482**
Total Expenditures	**$ 681,438**	**$ -**	**$ 681,438**
Excess Revenues/(Expenditures)	$ -	$ -	$ -

Exhibit "B"

Landowner Property

Lots 338-342, 357-366, 397-401, 404-435, 437-450, and 452 - 455, Preston Cove Phase 3, according to the plat thereof to be recorded in the Public Records of Osceola County, Florida, which is replat of Tract "FD" as set forth on the "Phase 1 and 2 Plat", and are more particularly described below:

Lots 338 through 342, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, said point also being the Northeast corner of Tract 55, PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80- 88 of the Public Records of Osceola County, Florida; thence S89°57'07"W, along the North line of the Southwest ¼ of said Section 22, a distance of 22.46 feet; thence departing said North line, run N00°40'33"E, a distance of 24.93 feet to a Point of Curvature, Concave to the Southeast, having a Radius of 11.00 feet and a Central Angle of 89°16'34", thence run Northeasterly along the arc of said curve, a distance of 17.14 feet (Chord Bearing = N45°18'50"E, Chord = 15.46 feet); thence N89°57'07"E, a distance of 708.97 feet to the Point of Curve, Concave to the North, having a Radius of 75.00 feet and a Central Angle of 40°59'40", thence run Easterly along said curve, a distance of 53.66 feet (Chord Bearing = N69°27'17"E, Chord = 52.52 feet) to the Point of Beginning; thence continue along said Curve, Concave Northwesterly, having a Radius of 75.00 feet and a Central Angle of 27°50'51"; thence run Northeasterly along said curve a distance of 36.45 feet (Chord Bearing = N35°02'02"E, Chord = 36.09 feet); thence N21°06'36"E, a distance of 126.98 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 50.00 feet and a Central Angle of 91°16'03"; thence run Northwesterly along the Arc of said curve, a distance of 79.65 feet (Chord Bearing = N24°31'25"W, Chord = 71.49 feet); thence N19°50'33"E, a distance of 128.52 feet; thence N89°57'07"E, a distance of 181.16 feet; thence S21°06'36"W, a distance of 377.90 feet; thence S89°47'11"W, a distance of 109.05 feet; thence N41°02'33"W, a distance of 25.00 feet to the Point of Beginning.

Lots 357 through 361, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, said point also being the Northeast corner of Tract 55, PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80- 88 of the Public Records of Osceola County, Florida; thence S89°57'07"W, along the North line of the Southwest ¼ of said Section 22, a distance of 22.46 feet; thence departing said North line, run N00°40'33"E, a distance of 24.93 feet to a Point of Curvature, Concave to the Southeast, having a Radius of 11.00 feet and a Central Angle of 89°16'34", thence run Northeasterly along the arc of said curve, a distance of 17.14 feet (Chord Bearing = N45°18'50"E, Chord = 15.46 feet); thence N11°36'41"W, a distance of 51.04 feet to the Point of Beginning; thence N00°40'33"E, a distance of 302.28 feet; thence N89°57'07"E, a distance of 214.53 feet; thence S00°02'53"E, a distance of 115.00 feet; thence S89°57'07"W, a distance of 26.47 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 75.00 feet and a Central Angle of 90°00'00"; thence run Southwesterly along the Arc of said curve, a distance of 117.81 feet (Chord Bearing = S44°57'07"W, Chord = 106.07 feet); thence S00°02'53"E, a distance of 87.26 feet to the Point of Curvature of a curve,

Concave to the Northwest, having a Radius of 25.00 feet and a Central Angle of 90°00'00"; thence run Southwesterly along the Arc of said curve, a distance of 39.27 feet (Chord Bearing = S44°57'07"W, Chord = 35.36 feet); thence S89°57'07"W, a distance of 91.87 feet to the Point of Beginning.

Lots 362 through 366, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, said point also being the Northeast corner of Tract 55, PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80- 88 of the Public Records of Osceola County, Florida; thence S89°57'07"W, along the North line of the Southwest ¼ of said Section 22, a distance of 22.46 feet; thence departing said North line, run N00°40'33"E, a distance of 24.93 feet to a Point of Curvature, Concave to the Southeast, having a Radius of 11.00 feet and a Central Angle of 89°16'34", thence run Northeasterly along the arc of said curve, a distance of 17.14 feet (Chord Bearing = N45°18'50"E, Chord = 15.46 feet); thence N89°57'07"E, a distance of 177.38 feet; thence N00°02'53"W, a distance of 59.68 feet to the Point of Beginning; thence N00°02'53"W, a distance of 124.89 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 25.00 feet and a Central Angle of 26°46'56"; thence run Easterly along the arc of said curve, a distance of 11.69 feet (Chord Bearing = N76°33'39"E, Chord = 11.58 feet); thence N89°57'07"E, a distance of 227.47 feet to the Point of Curvature of a curve concave to the South, having a Radius of 25.00 feet and a Central Angle of 26°46'18"; thence run Easterly along the Arc of said curve, a distance of 11.68 feet (Chord Bearing = S76°39'44"E, Chord = 11.58 feet); thence S00°02'53"E, a distance of 124.90 feet to a Point on a Non- Tangent Curve, Concave to the North, having a Radius of 25.00 feet and a Central Angle of 26°46'18"; thence run Westerly along the arc of said curve, a distance of 11.68 feet (Chord Bearing = S76°33'58"W, Chord = 11.58 feet); thence S89°57'07"W, a distance of 227.47 feet to the Point of Curvature of a curve, Concave to the North, having a Radius of 25.00 feet and a Central Angle of 26°46'56"; thence run Westerly along the Arc of said curve, a distance of 11.69 feet (Chord Bearing = N76°39'25"W, Chord = 11.58 feet) to the Point of Beginning.

Lots 397 through 401, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, said point also being the Northeast corner of Tract 55, PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80- 88 of the Public Records of Osceola County, Florida; thence S89°57'07"W, along the North line of the Southwest ¼ of said Section 22, a distance of 61.95 feet; thence N00°01'46"W, a distance of 35.93 feet; thence S89°53'46"W, a distance of 39.19 feet; thence N00°06'14"W, a distance of 49.89 feet to the Point of Beginning; thence S89°57'07"W, a distance of 94.94 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 84°10'57"; thence run Northwesterly along the Arc of said curve, a distance of 36.73 feet (Chord Bearing = N47°57'24"W, Chord = 33.52 feet) to a Point of Reverse Curve, Concave to the West having a Radius of 225.00 feet and a Central Angle of 04°26'30"; thence Northerly along the arc, a distance of 17.44 feet, (Chord Bearing = N08°05'11"W, Chord = 17.44 feet); thence N10°18'26"W, a distance of 87.25 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 575.00 feet and a Central Angle of 07°32'25"; thence run Northerly along the Arc of said curve, a distance of 75.67 feet (Chord Bearing = N06°32'13"W, Chord = 75.62 feet); thence N02°46'01"W, a distance

of 74.36 feet; thence N89°57'07"E, a distance of 149.86 feet; thence S00°02'53"E, a distance of 275.00 feet to the Point of Beginning.

Lots 404 through 435, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 22, Township 25 South, Range 31 East, Osceola County, Florida, said point also being the Northeast corner of Tract 55,

PRESTON COVE PHASE 1 AND 2, according to the plat thereof as recorded in Plat Book 33, Pages 80- 88 of the Public Records of Osceola County, Florida; thence the following six (6) courses and distances along the South boundary line of Tract FD, PRESTON COVE PHASE 1 AND 2: thence S89°57'07"W, along the North line of the Southwest ¼ of said Section 22, a distance of 61.95 feet; thence N00°01'46"W, a distance of 35.93 feet; thence S89°53'46"W, a distance of 132.89 feet; thence N00°02'53"W, a distance of 42.40 feet; thence S89°57'07"W, a distance of 101.05 feet to the Point of Beginning; thence S89°57'07"W, a distance of 820.21 feet to the Point of Curvature of a curve, Concave to the Northeast, having a Radius of 25.00 feet and a Central Angle of 83°09'08"; thence departing said South boundary line, run Northwesterly along the Arc of said curve, a distance of 36.28 feet (Chord Bearing = N48°28'18"W, Chord = 33.18 feet) to a Point of Compound Curve, Concave to the East having a Radius of 275.00 feet and a Central Angle of 06°59'41"; thence Northerly along the arc, a distance of 33.57 feet, (Chord Bearing= N03°23'54"W, Chord =33.55 feet); thence N00°05'57"E, a distance of 149.55 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 25.00 feet and a Central Angle of 89°51'11"; thence run Northeasterly along the Arc of said curve, a distance of 39.21 feet (Chord Bearing = N45°01'32"E, Chord = 35.31 feet); thence N89°57'07"E, a distance of 795.05 feet to the Point of Curvature of a curve, Concave to the Southwest, having a Radius of 25.00 feet and a Central Angle of 87°16'52"; thence run Southeasterly along the Arc of said curve, a distance of 38.08 feet (Chord Bearing = S46°24'27"E, Chord = 34.51 feet); thence S02°46'01"E, a distance of 0.25 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 625.00 feet and a Central Angle of 07°32'25"; thence run Southerly along the Arc of said curve, a distance of 82.25 feet (Chord Bearing = S06°32'13"E, Chord = 82.19 feet); thence S10°18'26"E, a distance of 87.25 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 175.00 feet and a Central Angle of 03°27'46"; thence run Southerly along the Arc of said curve, a distance of 10.58 feet (Chord Bearing = S08°34'33"E, Chord = 10.57 feet) to a Point of Compound Curve, Concave to the Northwest having a Radius of 25.00 feet and a Central Angle of 96°47'48"; thence Southwesterly along the arc, a distance of 42.24 feet, (Chord Bearing= S41°33'13"W, Chord =37.39 feet) to the Point of Beginning.

Lots 437 through 450, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract FD, PRESTON COVE PHASE 1 AND 2, according to the plat thereof, as recorded in Plat Book 33, Pages 80-88 of the Public Records of Osceola County, Florida; thence N00°04'22"E, along the West line of said Tract FD, a distance of 307.50 feet; thence departing said West line, run N89°57'07"E, a distance of 246.90 feet to the Point of Beginning; thence N00°05'29"E, a distance of 115.00 feet; thence N89°57'07"E, a distance of 700.00 feet; thence S00°05'29"W, a distance of 115.00 feet; thence S89°57'07"W, a distance of 700.00 feet to the Point of Beginning.

Lots 452 through 455, PRESTON COVE PHASE 3, according to the plat thereof, to be recorded in the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract FD, PRESTON COVE PHASE 1 AND 2, according to the plat thereof, as recorded in Plat Book 33, Pages 80-88 of the Public Records of Osceola County, Florida; thence N89°57'07"E, along the South line of said Tract FD, a distance of 11.76 feet to the Point of Beginning; thence departing said South line, run N00°05'57"E, a distance of 207.50 feet; thence N89°57'07"E, a distance of 115.00 feet; thence S00°05'57"W, a distance of 124.36 feet to the Point of Curvature of a curve, concave to the East, having a Radius of 325.00 feet and a Central Angle of 12°21'23"; thence run Southerly along the Arc of said curve, a distance of 70.09 feet (Chord Bearing = S06°04'45"E, Chord = 69.95 feet); thence S12°15'27"E, a distance of 2.72 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 275.00 feet and a Central Angle of 02°19'03"; thence run Southerly along the Arc of said curve, a distance of 11.12 feet (Chord Bearing = S11°05'55"E, Chord = 11.12 feet); thence S89°57'07"W, a distance of 125.27 feet to the Point of Beginning.

SECTION 10

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-10; AMENDING THE IMPOSITION OF SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; PROVIDING FOR THE USE OF DEFICIT FUNDING AGREEMENTS; CERTIFYING AN AMENDED 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, on August 24, 2023, adopted Resolution 2023-10 imposing special assessments for fiscal year beginning October 1, 2023 and ending September 30, 2024 (**"Fiscal Year 2024"**); 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 Amended Budget, attached to this Resolution as **Exhibit "A"**; and

WHEREAS, the District desires to amend Resolution 2023-10 to allow the District to

enter into deficit funding agreements with the Developer(s) of land within the District, to fund the District's actual Amended Budget expenses for Fiscal Year 2024, to the extent such expenses exceed the special assessments levied and collected by the District for Fiscal Year 2024; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 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 Amended Assessment Roll of the Preston Cove Community Development District ("**Amended 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 Amended 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. Notwithstanding the foregoing, the District may enter into deficit funding agreements with the Developer(s) of land within the District, to fund the District's actual Amended Budget expenses for Fiscal Year 2024, to the extent such expenses exceed the special assessments levied and collected by the District for Fiscal Year 2024.

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. AMENDED ASSESSMENT ROLL. The Amended 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.

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PASSED AND ADOPTED this 25th day of January, 2024.

ATTEST:

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended Budget
Exhibit B: Amended Assessment Roll

Exhibit A

Amended Budget

Preston Cove

Community Development District

Amended Budget

FY2024

Table of Contents

1-2 General Fund

Preston Cove
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ Decrease	Amended Budget FY2024
Revenues			
Assessments-On Roll	$ 388,556	$ 0	$ 388,556
Assessments-Direct	$ 51,253	$ (51,253)	$ -
Developer Contributions	$ 241,629	$ 51,253	$ 292,882
Total Revenues	**$ 681,438**	**$ -**	**$ 681,438**
Expenditures			
General & Administrative			
Supervisor Fees	$ 12,000	$ -	$ 12,000
FICA Expense	$ 918	$ -	$ 918
Engineering Fees	$ 15,000	$ -	$ 15,000
Attorney Fees	$ 25,000	$ -	$ 25,000
Annual Audit	$ 4,100	$ -	$ 4,100
Assessment Administration	$ 5,300	$ -	$ 5,300
Arbitrage	$ 450	$ -	$ 450
Dissemination Fees	$ 5,000	$ -	$ 5,000
Trustee Fees	$ 4,500	$ -	$ 4,500
Management Fees	$ 37,100	$ -	$ 37,100
Information Technology	$ 1,800	$ -	$ 1,800
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Telephone	$ 300	$ -	$ 300
Postage & Delivery	$ 800	$ -	$ 800
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Legal Advertising	$ 8,000	$ -	$ 8,000
Other Current Charges	$ 2,200	$ -	$ 2,200
Office Supplies	$ 500	$ -	$ 500
Dues, Licenses & Subscriptions	$ 175	$ -	$ 175
Total General & Administrative	**$ 130,956**	**$ -**	**$ 130,956**

Preston Cove
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ Decrease	Amended Budget FY2024
Operations & Maintenance			
Field Expenditures			
Field Management	$ 15,000	$ -	$ 15,000
Landscape Maintenance	$ 150,000	$ -	$ 150,000
Landscape Replacement	$ 5,000	$ -	$ 5,000
Lake Maintenance	$ 15,062	$ -	$ 15,062
Streetlights	$ 103,400	$ -	$ 103,400
Electric	$ 5,000	$ -	$ 5,000
Water & Sewer	$ 2,400	$ -	$ 2,400
Sidewalk & Asphalt Maintenance	$ 5,000	$ -	$ 5,000
Irrigation Repairs	$ 3,000	$ -	$ 3,000
Irrigation - Usage	$ 30,000	$ -	$ 30,000
General Repairs & Maintenance	$ 15,000	$ -	$ 15,000
Contingency	$ 10,000	$ -	$ 10,000
Subtotal Field Expenditures	**$ 358,862**	**$ -**	**$ 358,862**
Amenity Expenditures			
Staffing	$ 75,000	$ -	$ 75,000
Property Insurance	$ 20,000	$ -	$ 20,000
Amenity - Electric	$ 15,000	$ -	$ 15,000
Amenity - Water	$ 6,000	$ -	$ 6,000
Dues, License, Permits	$ 500	$ -	$ 500
Internet	$ 2,400	$ -	$ 2,400
Pest Control	$ 720	$ -	$ 720
Janitorial Services	$ 12,000	$ -	$ 12,000
Security Services	$ 5,000	$ -	$ 5,000
Pool Mainteance	$ 15,000	$ -	$ 15,000
Amenity Repairs & Maintenance	$ 15,000	$ -	$ 15,000
Special Events	$ 7,500	$ -	$ 7,500
Holiday Decorations	$ 2,500	$ -	$ 2,500
Contingency	$ 15,000	$ -	$ 15,000
Subtotal Amenity Expenditures	**$ 191,620**	**$ -**	**$ 191,620**
Total Operations & Maintenance	**$ 550,482**	**$ -**	**$ 550,482**
Total Expenditures	**$ 681,438**	**$ -**	**$ 681,438**
Excess Revenues/(Expenditures)	$ -	$ -	$ -

Exhibit B

Amended Assessment Roll

Preston Cove CDD
FY 24 Assessment Roll

ParcelID	Units	Type	O&M	Debt	Total
22-25-31-4735-0001-0010	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0020	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0030	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0040	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0050	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0060	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0070	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0080	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0090	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0100	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0110	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0120	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0130	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0140	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0150	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0160	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0170	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0180	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0190	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0200	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0210	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0220	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0230	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0240	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0250	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0260	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0270	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0280	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0290	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0300	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0310	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0320	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0330	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0340	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0350	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0360	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0370	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0380	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0390	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0400	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0410	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0420	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0430	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0440	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0450	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0460	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0470	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0480	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0490	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0500	1	TH	$992.06	$974.96	$1,967.02

ParcelID	Units	Type	O&M	Debt	Total
22-25-31-4735-0001-0510	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0520	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0530	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0540	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0550	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0560	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0570	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0580	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0590	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0600	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0610	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0620	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0630	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0640	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0650	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0660	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0670	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0680	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0690	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0700	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0710	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0720	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0730	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0740	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0750	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0760	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0770	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0780	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0790	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0800	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0810	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0820	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0830	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0840	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0850	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-0860	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0870	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0880	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0890	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0900	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0910	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0920	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0930	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0940	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0950	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0960	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0970	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0980	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-0990	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1000	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1010	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1020	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1030	1	TH	$992.06	$974.96	$1,967.02

ParcelID	Units	Type	O&M	Debt	Total
22-25-31-4735-0001-1040	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1050	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1060	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1070	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1080	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1090	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1100	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1110	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1120	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1130	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1140	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1150	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1160	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1170	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1180	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1190	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1200	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1210	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1220	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1230	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1240	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1250	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1260	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1270	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1280	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1290	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1300	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1310	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1320	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1330	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1340	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1350	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1360	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1370	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1380	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1390	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1400	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1410	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1420	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1430	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1440	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1450	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1460	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1470	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1480	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1490	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1500	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1510	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-1520	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1530	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1540	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1550	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1560	1	SF	$1,322.74	$1,299.94	$2,622.68

ParcelID	Units	Type	O&M	Debt	Total
22-25-31-4735-0001-1570	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1580	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1590	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1600	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1610	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1620	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1630	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1640	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1650	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1660	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1670	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1680	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1690	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1700	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1710	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1720	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1730	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1740	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1750	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1760	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1770	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1780	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1790	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1800	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1810	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1820	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1830	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1840	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1850	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1860	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1870	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1880	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1890	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1900	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1910	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1920	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1930	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1940	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1950	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1960	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1970	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1980	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-1990	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2000	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2010	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2020	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2030	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2040	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2050	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2060	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2070	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2080	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2090	1	SF	$1,322.74	$1,299.94	$2,622.68

ParcelID	Units	Type	O&M	Debt	Total
22-25-31-4735-0001-2100	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2110	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2120	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2130	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2140	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2150	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2160	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-2170	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2180	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2190	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2200	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2210	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2220	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2230	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2240	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2250	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2260	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2270	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2280	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2290	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2300	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2310	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2320	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2330	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2340	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2350	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2360	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2370	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2380	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2390	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2400	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2410	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2420	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2430	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2440	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2450	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2460	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2470	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2480	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2490	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2500	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2510	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2520	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2530	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2540	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2550	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2560	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2570	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2580	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2590	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2600	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2610	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2620	1	TH	$992.06	$974.96	$1,967.02

ParcelID	Units	Type	O&M	Debt	Total
22-25-31-4735-0001-2630	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2640	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2650	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2660	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2670	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2680	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2690	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2700	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2710	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2720	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2730	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2740	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2750	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2760	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2770	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2780	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2790	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2800	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2810	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2820	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2830	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2840	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2850	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2860	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2870	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2880	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2890	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2900	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2910	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2920	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2930	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2940	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2950	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2960	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2970	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2980	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-2990	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-3000	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-3010	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-3020	1	TH	$992.06	$974.96	$1,967.02
22-25-31-4735-0001-3030	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3040	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3050	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3060	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3070	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3080	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3090	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3100	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3110	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3120	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3130	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3140	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3150	1	SF	$1,322.74	$1,299.94	$2,622.68

ParcelID	Units	Type	O&M	Debt	Total
22-25-31-4735-0001-3160	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3170	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3180	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3190	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3200	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3210	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3220	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3230	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3240	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3250	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3260	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3270	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3280	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3290	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3300	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3310	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3320	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3330	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3340	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3350	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3360	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3370	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3670	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3680	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3690	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3700	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3710	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3720	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3730	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3740	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3750	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3760	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3770	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3780	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3790	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3800	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3810	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3820	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3830	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3840	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3850	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3860	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3870	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3880	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3890	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3900	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3910	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3920	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3930	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3940	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3950	1	SF	$1,322.74	$1,299.94	$2,622.68
22-25-31-4735-0001-3960	1	SF	$1,322.74	$1,299.94	$2,622.68
Total Gross Assessments	367		$413,357.34	$406,232.34	$819,589.68

ParcelID	Units	Type	O&M	Debt	Total
Total Net Assessments			$388,555.90	$381,858.40	$770,414.30
Direct Billing					
22-25-31-4735-TRAC-0FD0	236		$0.00	$306,786.28	$306,786.28
Total Gross Direct			$0.00	$306,786.28	$306,786.28
Total Net Direct			$0.00	$288,379.10	$288,379.10
Total Gross Assessments	603		$413,357.34	$713,018.62	$1,126,375.96
Total Net Assessments			$388,555.90	$670,237.50	$1,058,793.40

SECTION 11

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT APPROVING AMENDMENTS TO THE ADOPTED BUDGET FOR FISCAL YEAR 2024 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 Board of Supervisors ("**Board**"), on August 24, 2023, adopted Resolution 2023-05 adopting the Fiscal Year 2024 Budget for fiscal year beginning October 1, 2023 and ending September 30, 2024 (**"Fiscal Year 2024 Budget"**); and

WHEREAS, the District desires to amend the Fiscal Year 2024 Budget to remove certain direct assessments to developer owned lands and to account for the District entering into deficit funding agreements with the Developer(s) of land within the District, to fund 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; and

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

SECTION 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.

SECTION 2. BUDGET AMENDMENT. The Fiscal Year 2024 Budget is hereby amended to remove direct assessments and include deficit funding agreements with the Developer(s) of land within the District, to fund 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 as set forth in the Fiscal Year 2024 Amended Budget attached hereto as Exhibit "A".

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 25th day of January, 2024.

ATTEST:

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024 Amended Budget

Exhibit A

Fiscal Year 2024 Amended Budget

Preston Cove

Community Development District

Amended Budget

FY2024

Table of Contents

1-2 General Fund

Preston Cove
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ Decrease	Amended Budget FY2024
Revenues			
Assessments-On Roll	$ 388,556	$ 0	$ 388,556
Assessments-Direct	$ 51,253	$ (51,253)	$ -
Developer Contributions	$ 241,629	$ 51,253	$ 292,882
Total Revenues	**$ 681,438**	**$ -**	**$ 681,438**
Expenditures			
General & Administrative			
Supervisor Fees	$ 12,000	$ -	$ 12,000
FICA Expense	$ 918	$ -	$ 918
Engineering Fees	$ 15,000	$ -	$ 15,000
Attorney Fees	$ 25,000	$ -	$ 25,000
Annual Audit	$ 4,100	$ -	$ 4,100
Assessment Administration	$ 5,300	$ -	$ 5,300
Arbitrage	$ 450	$ -	$ 450
Dissemination Fees	$ 5,000	$ -	$ 5,000
Trustee Fees	$ 4,500	$ -	$ 4,500
Management Fees	$ 37,100	$ -	$ 37,100
Information Technology	$ 1,800	$ -	$ 1,800
Website Maintenance	$ 1,200	$ -	$ 1,200
Telephone	$ 300	$ -	$ 300
Postage & Delivery	$ 800	$ -	$ 800
Insurance	$ 5,913	$ -	$ 5,913
Printing & Binding	$ 700	$ -	$ 700
Legal Advertising	$ 8,000	$ -	$ 8,000
Other Current Charges	$ 2,200	$ -	$ 2,200
Office Supplies	$ 500	$ -	$ 500
Dues, Licenses & Subscriptions	$ 175	$ -	$ 175
Total General & Administrative	**$ 130,956**	**$ -**	**$ 130,956**

Preston Cove
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Increase/ Decrease	Amended Budget FY2024
Operations & Maintenance			
Field Expenditures			
Field Management	$ 15,000	$ -	$ 15,000
Landscape Maintenance	$ 150,000	$ -	$ 150,000
Landscape Replacement	$ 5,000	$ -	$ 5,000
Lake Maintenance	$ 15,062	$ -	$ 15,062
Streetlights	$ 103,400	$ -	$ 103,400
Electric	$ 5,000	$ -	$ 5,000
Water & Sewer	$ 2,400	$ -	$ 2,400
Sidewalk & Asphalt Maintenance	$ 5,000	$ -	$ 5,000
Irrigation Repairs	$ 3,000	$ -	$ 3,000
Irrigation - Usage	$ 30,000	$ -	$ 30,000
General Repairs & Maintenance	$ 15,000	$ -	$ 15,000
Contingency	$ 10,000	$ -	$ 10,000
Subtotal Field Expenditures	**$ 358,862**	**$ -**	**$ 358,862**
Amenity Expenditures			
Staffing	$ 75,000	$ -	$ 75,000
Property Insurance	$ 20,000	$ -	$ 20,000
Amenity - Electric	$ 15,000	$ -	$ 15,000
Amenity - Water	$ 6,000	$ -	$ 6,000
Dues, License, Permits	$ 500	$ -	$ 500
Internet	$ 2,400	$ -	$ 2,400
Pest Control	$ 720	$ -	$ 720
Janitorial Services	$ 12,000	$ -	$ 12,000
Security Services	$ 5,000	$ -	$ 5,000
Pool Mainteance	$ 15,000	$ -	$ 15,000
Amenity Repairs & Maintenance	$ 15,000	$ -	$ 15,000
Special Events	$ 7,500	$ -	$ 7,500
Holiday Decorations	$ 2,500	$ -	$ 2,500
Contingency	$ 15,000	$ -	$ 15,000
Subtotal Amenity Expenditures	**$ 191,620**	**$ -**	**$ 191,620**
Total Operations & Maintenance	**$ 550,482**	**$ -**	**$ 550,482**
Total Expenditures	**$ 681,438**	**$ -**	**$ 681,438**
Excess Revenues/(Expenditures)	$ -	$ -	$ -

SECTION 12

SECTION C

SECTION I

Preston Cove

Community Development District

Unaudited Financial Reporting

November 30, 2023

Table of Contents

1 Balance Sheet

2-3 General Fund

4 Debt Service Fund - Series 2022

5 Capital Projects Fund - Series 2022

6 Month to Month

7 Assessment Receipt Schedule

8 Long Term Debt Schedule

Preston Cove

Community Development District

Combined Balance Sheet

November 30, 2023

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Operating Account	$ 5,128	$ -	$ -	$ 5,128
Due from Developer	$ 23,002	$ -	$ -	$ 23,002
Assessment Receivable	$ -	$ -	$ -	$ -
Investments:				
Series				
Reserve	$ -	$ 670,238	$ -	$ 670,238
Revenue	$ -	$ 6,489	$ -	$ 6,489
Capitalized Interest	$ -	$ 14	$ -	$ 14
Construction	$ -	$ -	$ 12,797	$ 12,797
Total Assets	**$ 28,130**	**$ 676,741**	**$ 12,797**	**$ 717,668**
Liabilities:				
Accounts Payable	$ 19,121	$ -	$ -	$ 19,121
Total Liabilites	**$ 19,121**	**$ -**	**$ -**	**$ 19,121**
Fund Balance:				
Assigned For:				
Debt Service - Series 2022	$ -	$ 676,741	$ -	$ 676,741
Restricted For:				
Capital Projects - Series 2022	$ -	$ -	$ 12,797	$ 12,797
Unassigned	$ 9,009	$ -	$ -	$ 9,009
Total Fund Balances	**$ 9,009**	**$ 676,741**	**$ 12,797**	**$ 698,546**
Total Liabilities & Fund Balance	$ 28,130	$ 676,741	$ 12,797	$ 717,668

Preston Cove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Assessments - On Roll	$ 388,556	$ -	$ -	$ -
Assessments - Direct	$ 51,253	$ -	$ -	$ -
Developer Contributions	$ 241,629	$ 18,703	$ 18,703	$ -
Total Revenues	**$ 681,438**	**$ 18,703**	**$ 18,703**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ -	$ 2,000
FICA Expense	$ 918	$ 153	$ -	$ 153
Engineering	$ 15,000	$ 2,500	$ -	$ 2,500
Attorney	$ 25,000	$ 4,167	$ 2,062	$ 2,105
Annual Audit	$ 4,100	$ -	$ -	$ -
Assessment Administration	$ 5,300	$ 5,300	$ 5,300	$ -
Arbitrage	$ 450	$ 450	$ 450	$ -
Dissemination	$ 5,000	$ 833	$ 833	$ (0)
Trustee Fees	$ 4,500	$ -	$ -	$ -
Management Fees	$ 37,100	$ 6,183	$ 6,183	$ (0)
Information Technology	$ 1,800	$ 300	$ 300	$ -
Website Maintenance	$ 1,200	$ 200	$ 200	$ -
Telephone	$ 300	$ 50	$ -	$ 50
Postage & Delivery	$ 800	$ 133	$ 22	$ 112
Insurance	$ 5,913	$ 5,913	$ 5,590	$ 323
Printing & Binding	$ 700	$ 117	$ -	$ 117
Legal Advertising	$ 8,000	$ 1,333	$ 100	$ 1,234
Other Current Charges	$ 2,200	$ 367	$ 76	$ 290
Office Supplies	$ 500	$ 83	$ 0	$ 83
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 130,956**	**$ 30,258**	**$ 21,291**	**$ 8,966**

Preston Cove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Operation and Maintenance				
Field Expenses				
Field Management	$ 15,000	$ 2,500	$ -	$ 2,500
Landscape Maintenance	$ 150,000	$ 25,000	$ -	$ 25,000
Landscape Replacement	$ 5,000	$ 833	$ -	$ 833
Lake Maintenance	$ 15,062	$ 2,510	$ -	$ 2,510
Streetlights	$ 103,400	$ 17,233	$ -	$ 17,233
Electric	$ 5,000	$ 833	$ -	$ 833
Water & Sewer	$ 2,400	$ 400	$ -	$ 400
Sidewalk & Asphalt Maintenance	$ 5,000	$ 833	$ -	$ 833
Irrigation Repairs	$ 3,000	$ 500	$ -	$ 500
Irrigation - Usage	$ 30,000	$ 5,000	$ -	$ 5,000
General Repairs & Maintenance	$ 15,000	$ 2,500	$ -	$ 2,500
Contingency	$ 10,000	$ 1,667	$ -	$ 1,667
Subtotal	$ 358,862	$ 59,810	$ -	$ 59,810
Amenity Expenses				
Staffing	$ 75,000	$ 12,500	$ -	$ 12,500
Property Insurance	$ 20,000	$ -	$ -	$ -
Amenity-Electric	$ 15,000	$ 2,500	$ -	$ 2,500
Amenity-Water	$ 6,000	$ 1,000	$ -	$ 1,000
Dues, License, Permits	$ 500	$ 83	$ -	$ 83
Cable/Internet	$ 2,400	$ 400	$ -	$ 400
Pest Control	$ 720	$ 120	$ -	$ 120
Janitorial Services	$ 12,000	$ 2,000	$ -	$ 2,000
Security Services	$ 5,000	$ 833	$ -	$ 833
Pool Maintenance	$ 15,000	$ 2,500	$ -	$ 2,500
Amenity Repairs & Maintenance	$ 15,000	$ 2,500	$ -	$ 2,500
Special Events	$ 7,500	$ 1,250	$ -	$ 1,250
Holiday Decorations	$ 2,500	$ 417	$ -	$ 417
Amenity Contingency	$ 15,000	$ 2,500	$ -	$ 2,500
Subtotal	$ 191,620	$ 28,603	$ -	$ 28,603
Total O&M Expenses:	**$ 550,482**	**$ 88,414**	**$ -**	**$ 88,414**
Total Expenditures	**$ 681,438**	**$ 118,671**	**$ 21,291**	**$ 97,380**
Excess Revenues (Expenditures)	$ -		$ (2,588)	
Fund Balance - Beginning	$ -		$ 11,597	
Fund Balance - Ending	$ -		$ 9,009	

Preston Cove

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Assessments - On Roll	$ 381,859	$ -	$ -	$ -
Assessments - Direct	$ 288,379	$ -	$ -	$ -
Interest	$ -	$ -	$ 6,409	$ 6,409
Total Revenues	**$ 670,238**	**$ -**	**$ 6,409**	**$ 6,409**
Expenditures:				
Interest Expense 11/1	$ 225,131	$ 225,131	$ 225,131	$ -
Principal Expense 5/1	$ 220,000	$ -	$ -	$ -
Interest Expense 5/1	$ 225,131	$ -	$ -	$ -
Total Expenditures	**$ 670,263**	**$ 225,131**	**$ 225,131**	**$ -**
Other Financing Sources:				
Transfer In/(Out)	$ -	$ -	$ (5,373)	$ (5,373)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (5,373)**	**$ (5,373)**
Excess Revenues (Expenditures)	$ (25)		$ (224,095)	
Fund Balance - Beginning	$ 277,837		$ 900,836	
Fund Balance - Ending	$ 277,812		$ 676,741	

Preston Cove

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Interest	$ -	$ -	$ 68	$ 68
Total Revenues	**$ -**	**$ -**	**$ 68**	**$ 68**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 89	$ (89)
Total Expenditures	**$ -**	**$ -**	**$ 89**	**$ (89)**
Other Financing Sources:				
Transfer In/(Out)	$ -	$ -	$ 5,373	$ 5,373
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 5,373**	**$ 5,373**
Excess Revenues (Expenditures)	$ -		$ 5,353	
Fund Balance - Beginning	$ -		$ 7,443	
Fund Balance - Ending	$ -		$ 12,797	

Preston Cove

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments-On Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessments-Direct	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Developer Contributions	$ 14,923	$ 3,780	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,703
Total Revenues	**$ 14,923**	**$ 3,780**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,703**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ 2,062	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,062
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,300
Arbitrage	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 417	$ 417	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 833
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,092	$ 3,092	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,183
Information Technology	$ 150	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 300
Website Maintenance	$ 100	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 200
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ -	$ 22	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22
Insurance	$ 5,590	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,590
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100
Other Current Charges	$ 38	$ 38	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 76
Office Supplies	$ -	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 15,411**	**$ 5,880**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,291**
Operation and Maintenance													
Field Expenses													
Field Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation - Usage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Preston Cove

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenses													
Staffing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity-Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity-Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, License, Permits	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cable/Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Security	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pool Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Special Events	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Holiday Decorations	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total O&M Expenses:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 15,411**	**$ 5,880**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,291**
Excess Revenues (Expenditures)	$ (488)	$ (2,100)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (2,588)

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: 60

(2) Name of Payee pursuant to Acquisition Agreement: Fortiline Waterworks

(3) Amount Payable: $7,434.40

(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 # 6109618 6109841 6151201 & 6158182 – Materials

(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

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

FORTILINE WATERWORKS
a MORSCO brand

INVOICE
reprint

Invoice number:	6109618
Invoice date:	6/15/23
Due date:	7/14/23

7025 Northwinds Dr. NW
Concord, NC 28027
Payment inquiries (704) 788-9800

Please remit payment to:
FORTILINE, INC
PO BOX 744053
ATLANTA, GA 30384-4053

Warehouse:
FORTILINE WINTER GARDEN
822 MARYS PARK PLACE

Federal Tax ID# 57-0819190

Sold to:
PRESTON COVE CDD
219 E LIVINGSTON ST
ORLANDO, FL 32801

Ship to:
PRESTON COVE CDD
5655 JONES RD
ST. CLOUD, FL 34771

Branch	From Contract	Order No.	Shipping Method	Customer Number	Terms
054		6109618	Our Truck	226102	

PO No.	Job Name	Job No.	SLS	Due Date	Ship Date
2023-07	PRESTON COVE P2	PRESPH2	LWB	7/14/23	6/13/23

Product #	Description	UOM	Ordered	Shipped	Back Ordered	Unit Price	Extended Shipped price
2A236008EPDM	2" THD GV O/L A2360-08 EPDM BID LINE # 00070	EA	4	**4**	0	488.0000	1,952.00
26BN	2"X6" BRASS NIPPLE BID LINE # 00100	EA	4	**4**	0	34.0000	136.00
AYM27475322	2" ADPT MIPXPJC NO LEAD 74753-22 BID LINE # 00130	EA	6	**6**	0	99.0000	594.00
AYM276102W22	2" BALL VLV PJCXFIP 76102W-22 NO LEAD BID LINE # 00160	EA	4	**4**	0	346.2500	1,385.00
PRC1106	6" SPLIT BELL REST 1100C BID LINE # 00190	EA	8	**8**	0	62.0000	496.00

No returns accepted without prior authorization. Authorized returns are subject to restock fees. Special order items are not returnable. All claims must be filed with the carrier. All sales are subject to the terms and conditions of sale printed on this page and the back of the original invoice.

Amount due	**4,563.00**
Tax	**.00**
Freight	**.00**
fuel/other	**.00**
Total Due	**4,563.00**

INVOICE2

6/12/23
8:04:09

FORTILINE WATERWORKS

SALES ORDER PICK TICKET

6109618

REMIT TO:
FORTILINE WINTER GARDEN
PO BOX 744053
ATLANTA, GA 30384-4053

WAREHOUSE: 054
FORTILINE WINTER GARDEN
822 MARYS PARK PLACE
WINTER GARDEN, FL 34787
Phone #407 287 7777

PAYMENT: CHARGE
1 Skid

SOLD TO: 226102
PRESTON COVE CDD
219 E LIVINGSTON ST
ORLANDO, FL 32801

SHIP TO:
PRESTON COVE CDD
5655 JONES RD
ST. CLOUD, FL 34771

SPECIAL INSTRUCTIONS:
MATHIAS - 407-952-3473
FROM BID# 6350245 FROM C/O 0000000

CUSTOMER PO	JOB NAME	JOB #	CSR	SLS	ORDER DATE	SHIPPING METHOD
2023-07	PRESTON COVE P2	PRESPH2	CBK	LWB	6/12/23	OUR TRUCK

LINE	ITEM/DESCRIPTION	UOM	ORDER	SHIPPED	B/O	UNIT PRICE	DISCOUNT	NET PRICE
001	2A236008EPDM 2" THD GV O/L A2360-08 EPDM	EA	4	4	0			4 EA
	W04 001 001 / W04 003 004						WEIGHT:	124.0
002	26BN 2"X6" BRASS NIPPLE	EA	4	4	0			4 EA
	E03 001 002 / E03 001 005						WEIGHT:	7.6
003	AYM27475322 2" ADPT MIPXPJC NO LEAD	EA	6	6	0			6 EA
	W09 002 002 / W12 009 004						WEIGHT:	15.7
	74753-22							
004	AYM276102W22 2" BALL VLV PJCXFIP 76102W-22	EA	4	4	0			4 EA
	W09 002 002						WEIGHT:	33.0
	NO LEAD							
005	PRC1106 6" SPLIT BELL REST 1100C	EA	8	8	0			8 EA
	W05 001 001 / W05 001 002						WEIGHT:	144.0
							TOTAL WEIGHT:	325

NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY
		OUR TRUCK	6/13/23		

PACKED BY	CHECKED BY	RECEIVED BY	DATE RECEIVED
			06/13/23

For TERMS and CONDITIONS of sale, please visit
https://www.fortiline.com/Policies/Terms-of-Sale

DELIVERED BY CV

Branch Copy

INVOICE

FORTILINE WATERWORKS
a MORSCO company

7025 Northwinds Dr. NW
Concord, NC 28027
Payment Inquiries 704-788-9800

INVOICE NUMBER:	**6109841**
BILL OF LADING:	
INVOICE DATE:	**6/26/23**
DUE DATE:	**7/23/23**

Please Remit Payment To:
Fortiline, Inc.
PO Box 744053
Atlanta, GA 30384-4053
Federal Tax ID# 57-0819190

Warehouse:
FORTILINE WINTER GARDEN
822 MARYS PARK PLACE
WINTER GARDEN, FL 34787
Telephone: 407-287-7777

SOLD TO

PRESTON COVE CDD
219 E LIVINGSTON ST
ORLANDO, FL
32801

SHIP TO

Customer Pickup

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS
054		6109841	Pickup	226102	NET 30 DAYS

PO NO	JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE
2023-07	PRESTON COVE P2	PRESPH2	LWB	7/23/23	6/22/23

PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
12112IP202NS132	12X1-1/2 IP 202NS 12.00-13.20 BID LINE # 00010	EA	6	6	0	145.0000	870.00

FORTILINE offers online payments and access to invoice copies for your convenience at http://Fortiline.Billtrust.com**.**

REGISTER TO ACCESS YOUR ONLINE ACCOUNT AT *http://FORTILINE.BILLTRUST.COM*

Online Payments, View, and Download Invoices and Statements.

AMOUNT DUE	$870.00
TAX	$0.00
FREIGHT	$0.00
OTHER	$0.00
TOTAL DUE	$870.00

NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. AUTHORIZED RETURNS ARE SUBJECT TO RESTOCKING FEES. SPECIAL ORDER ITEMS ARE NOT RETURNABLE. ALL CLAIMS MUST BE FILED WITH THE CARRIER.

For TERMS and CONDITIONS of sale, please visit http://www.fortiline.com

TO VIEW AND PAY ONLINE:	Fortiline.com	USE THIS ENROLLMENT TOKEN:	GPM DRP MDK

FORTILINE WATERWORKS
a MORSCO company

INVOICE

7025 Northwinds Dr. NW
Concord, NC 28027
Payment Inquiries 704-788-9800

INVOICE NUMBER:	**6151201**
BILL OF LADING:	
INVOICE DATE:	**7/21/23**
DUE DATE:	**8/19/23**

Please Remit Payment To:
Fortiline, Inc.
PO Box 744053
Atlanta, GA 30384-4053
Federal Tax ID# 57-0819190

Warehouse:
FORTILINE WINTER GARDEN
822 MARYS PARK PLACE
WINTER GARDEN, FL 34787
Telephone: 407-287-7777

SOLD TO

PRESTON COVE CDD
219 E LIVINGSTON ST
ORLANDO, FL
32801

SHIP TO

PRESTON COVE CDD
5655 JONES RD
ST. CLOUD, FL 34771

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS
054		6151201	Our Truck	226102	NET 30 DAYS

PO NO	JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE
2023-12	PRESTON COVE P2	PRESPH2	LWB	8/19/23	7/19/23

PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
4SSWCAPH	4" SDR35 PVC CAP SW H BID LINE # 00010	EA	172	172	0	3.0000	516.00
OAT30894	QUART RAIN-R-SHINE MED CEMENT OATEY BID LINE # 00020	EA	5	5	0	29.0000	145.00
TA33PW21	2"X100' 10MIL PIPEWRAP TAPE TA.33.PW21	EA	12	12	0	7.0000	84.00
LUBEQT	QUART LUBE	EA	6	6	0	7.0000	42.00
OAT30757	PINT PURPLE PRIMER	EA	10	10	0	17.0000	170.00
OAT30893	PINT RAIN-R-SHINE MED CEMENT	EA	4	4	0	18.0000	72.00

FORTILINE offers online payments and access to invoice copies for your convenience at http://Fortiline.Billtrust.com**.**

REGISTER TO ACCESS YOUR ONLINE ACCOUNT AT *http://FORTILINE.BILLTRUST.COM*

Online Payments, View, and Download Invoices and Statements.

AMOUNT DUE	$1,029.00
TAX	$0.00
FREIGHT	$0.00
OTHER	$0.00
TOTAL DUE	$1,029.00

NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. AUTHORIZED RETURNS ARE SUBJECT TO RESTOCKING FEES. SPECIAL ORDER ITEMS ARE NOT RETURNABLE. ALL CLAIMS MUST BE FILED WITH THE CARRIER.

For TERMS and CONDITIONS of sale, please visit http://www.fortiline.com

TO VIEW AND PAY ONLINE:	Fortiline.com	USE THIS ENROLLMENT TOKEN:	GPM DRP MDK

FORTILINE WATERWORKS
a MORSCO company

INVOICE

INVOICE NUMBER: 6158182
BILL OF LADING:
INVOICE DATE: 7/26/23
DUE DATE: 8/24/23

7025 Northwinds Dr. NW
Concord, NC 28027
Payment Inquiries 704-788-9800

Please Remit Payment To:
Fortiline, Inc.
PO Box 744053
Atlanta, GA 30384-4053
Federal Tax ID# 57-0819190

Warehouse:
FORTILINE WINTER GARDEN
822 MARYS PARK PLACE
WINTER GARDEN, FL 34787
Telephone: 407-287-7777

SOLD TO

PRESTON COVE CDD
219 E LIVINGSTON ST
ORLANDO, FL
32801

SHIP TO

Customer Pickup

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD	CUSTOMER NO	TERMS
054	5705480	6158182	Pickup	226102	NET 30 DAYS

PO NO	JOB NAME	JOB NO	SLS	DUE DATE	SHIP DATE
2023-13	PRESTON COVE P2	PRESPH2	LWB	8/24/23	7/24/23

PRODUCT NO	DESCRIPTION	UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
618G	6" C900 DR18 PIPE GREEN	FT	20	20	0	15.7200	314.40
6MSP401	6" MJ LONG SLEEVE P401 C153	EA	1	1	0	446.0000	446.00
64000	6" STARGRIP MJ REST PVC 4000 F/C900 6.90 OD BID LINE # 02210	EA	2	2	0	50.0000	100.00
6RALG	6" MJ REGULAR ACC LESS GLAND BID LINE # 01240	EA	2	2	0	26.0000	52.00
4HWRC	4" SDR26 HW PVC REP CPLG GXG	EA	2	2	0	30.0000	60.00

FORTILINE offers online payments and access to invoice copies for your convenience at http://Fortiline.Billtrust.com.

REGISTER TO ACCESS YOUR ONLINE ACCOUNT AT *http://FORTILINE.BILLTRUST.COM*

Online Payments, View, and Download Invoices and Statements.

AMOUNT DUE	$972.40
TAX	$0.00
FREIGHT	$0.00
OTHER	$0.00
TOTAL DUE	$972.40

NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. AUTHORIZED RETURNS ARE SUBJECT TO RESTOCKING FEES. SPECIAL ORDER ITEMS ARE NOT RETURNABLE. ALL CLAIMS MUST BE FILED WITH THE CARRIER.

For TERMS and CONDITIONS of sale, please visit http://www.fortiline.com

TO VIEW AND PAY ONLINE:	Fortiline.com	USE THIS ENROLLMENT TOKEN:	GPM DRP MDK

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: 61

(2) Name of Payee pursuant to Acquisition Agreement: Latham, Luna, Eden & Beaudine

(3) Amount Payable: $29.50

(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 # 119829 - Conveyances/Requisitions for July 2023

(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

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

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

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

August 4, 2023

Invoice #: 119829
Federal ID #:59-3366512

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

Matter ID: 7772-005 Conveyances/Requisitions

For Professional Services Rendered:

7/24/2023	JEL	Review of requisitions/conveyances status	0.10	$29.50
Total Professional Services:			**0.10**	**$29.50**

Total	$29.50
Previous Balance	$0.00
Total Due	**$29.50**

RECEIVED
AUG 17 2023

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: 62

(2) Name of Payee pursuant to Acquisition Agreement: Latham, Luna, Eden & Beaudine

(3) Amount Payable: $59.00

(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 # 102675 - Conveyances/Requisitions for Aug 2023

(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

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

LATHAM, LUNA,
EDEN & BEAUDINE

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

September 5, 2023

Invoice #: 120675
Federal ID #:59-3366512

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

Matter ID: 7772-005 Conveyances/Requisitions

For Professional Services Rendered:

8/4/2023	JEL	Email correspondence to Developer's counsel regarding lift station conveyance; Review of revised settlement statement	0.20	$59.00
Total Professional Services:			**0.20**	**$59.00**

Total	$59.00
Previous Balance	$29.50
Total Due	**$88.50**

SECTION III

Preston Cove

Community Development District

Funding Request # 30
September 12,2023

	PAYEE		GENERAL FUND
1	**Governmental Management Services**		
	Invoice # 26 - Management Fees September 2023	$	3,618.27
2	**Latham, Luna, Eden & Beaudine**		
	Invoice # 119828- General Counsel July 2023	$	413.00
3	**Orlando Sentinel**		
	Invoice # 077486395000 - Public Hearing/Bid/Misc/Legal Advertising	$	196.92
		Total $	**4,228.19**

Please make check payable to:

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

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

Invoice

Invoice #: 29
Invoice Date: 9/1/23
Due Date: 9/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023 340		2,916.67	2,916.67
Website Administration - September 2023 351		100.00	100.00
Information Technology - September 2023 352		150.00	150.00
Dissemination Agent Services - September 2023 313		416.67	416.67
Office Supplies 510		0.09	0.09
Postage 420		7.84	7.84
Copies 425		27.00	27.00

RECEIVED
SEP 11 2023
By

Total	$3,618.27
Payments/Credits	$0.00
Balance Due	$3,618.27

LATHAM, LUNA, EDEN & BEAUDINE, ATTORNEYS AT LAW

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

August 4, 2023

Invoice #: 119828
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:

7/3/2023	JEL	Research Public Facilities Report requirements per Florida Statutes; review of Engineer's Reports related to public facilities; preparation and review of Public Facilities Report to Osceola County; email correspondence to District Manager with finalized Report	0.50	$147.50
7/24/2023	JEL	Review agenda and email regarding same; review Developer funding agreement.	0.30	$88.50
7/25/2023	JEL	Prepare resolution ratifying rescheduling of public hearing	0.60	$177.00
Total Professional Services:			**1.40**	**$413.00**

Total	$413.00
Previous Balance	$1,933.50

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$2,346.50**

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

adbilling@tribpub.com
844-348-2445

INVOICE

Invoice Details

Billed Account Name:	Preston Cove Cdd
Billed Account Number:	CU80157613
Invoice Number:	077486395000
Invoice Amount:	$196.92
Billing Period:	07/31/23 - 08/06/23
Due Date:	09/05/23

Invoice Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
08/02/23	OSC77486395	Classified Listings, Online Public Hearling/Bid/Misc_Legal 7474433				196.92

Invoice Total: $196.92

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
196.92	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

Remittance Section

Billed Period:	07/31/23 - 08/06/23
Billed Account Name:	Preston Cove Cdd
Billed Account Number:	CU80157613
Invoice Number:	077486395000

Return Service Requested

8876000137 PRESORT 137 1 SP 0.630 P3C1 <B>

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

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

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096

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 018514
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.

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

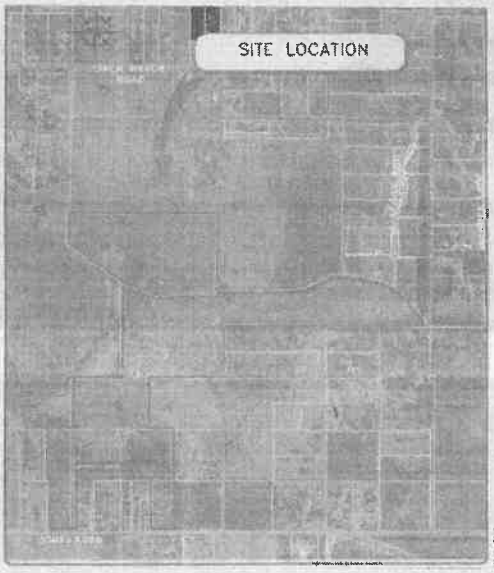
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 E.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

Funding Request # 31
September 25,2023

	PAYEE	GENERAL FUND FY23	GENERAL FUND FY24
1	**Latham, Luna, Eden & Beaudine** Invoice # 120674- General Counsel August 2023	$ 2,310.53	
2	**Egis Insurance & Risk Advisors** Invocie # 19223 - Policy Renewal for FY24		$ 5,590.00
		$ 2,310.53	**$ 5,590.00**
		Total:	**$ 7,900.53**

Please make check payable to:

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

LATHAM, LUNA. #3

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

September 5, 2023

Invoice #: 120674
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:

8/7/2023	JEL	Quick review for Board of Supervisors' special meeting	0.10	$29.50
8/9/2023	JEL	Attend special meeting; email to J.Garno regarding proposed Phase 3 plat; internal discussion regarding landowner election and new developers.	2.80	$826.00
8/11/2023	JEL	Email to District Manager regarding Developer's deficit funding agreement.	0.10	$29.50
8/14/2023	JEL	Prepare Developer's deficit funding agreement and email to District Manager regarding same.	0.60	$177.00
8/15/2023	JEL	Email follow up regarding plat; review of the revised plat.	0.60	$177.00
8/21/2023	JEL	Review agenda, minutes and task list for Board of Supervisors' meeting; draft assessment resolution.	1.00	$295.00
8/22/2023	JEL	Review revised agenda	0.10	$29.50
8/23/2023	JEL	Review funding agreement and email correspondence regarding same	0.10	$29.50
8/24/2023	JEL	Attend Board of Supervisors' meeting and prepared task list following same.	2.20	$649.00
Total Professional Services:			**7.60**	**$2,242.00**

For Disbursements Incurred:

8/9/2023	Payment disbursement sent to Jay Lazarovich for Travel to and from Special Meeting on 08.09.2023	$34.58
8/24/2023	Payment disbursement sent to Jay Lazarovich for Travel to and from Board Meeting on 08.24.2023	$33.95
Total Disbursements Incurred:		**$68.53**

Total	$2,310.53
Previous Balance	$2,346.50
Total Due	**$4,657.03**

RECEIVED
SEP 14 2023
By

INVOICE

Customer	Preston Cove Community Development District
Acct #	1120
Date	08/29/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information		
Invoice Summary	$	5,590.00
Payment Amount		
Payment for:	Invoice#19223	
100123833		

Thank You

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

Please detach and return with payment

Customer: Preston Cove Community Development District

Invoice	Effective	Transaction	Description	Amount
19223	10/01/2023	Renew policy	Policy #100123833 10/01/2023-10/01/2024 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 8/29/2023	5,590.00

RECEIVED
SEP 15 2023
By

Total
$ 5,590.00

Thank You

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

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
sclimer@egisadvisors.com

Date
08/29/2023

Preston Cove

Community Development District

Funding Request # 32
October 20,2023

	PAYEE	GENERAL FUND FY23	GENERAL FUND FY24
1	**Amtec**		
	Invoice # 7367-10-23-Aribtrage	$ 450.00	
2	**Florida Department of Economic**		$ 175.00
	Special District Fee-FY24		
3	**Governmental Management Services**		
	Invoice # 30 - Management Fees October 2023		$ 3,758.34
	Invoice # 31 - Assessment-FY24		$ 5,300.00
4	**Hanson Walter & Associates, Inc.**		
	Invoice # 5288428- Professional Civil Engineering Service	$ 825.00	
5	**Osceola News-Gazette**		
	Invoice # 54B90D7E-006 - LANDOVERS'S MEETING 10/12/23		$ 99.62
6	**Latham, Luna, Eden & Beaudine**		
	Invoice # 121721-General Counsel -September 2023	$ 29.50	
	Invoice # 121722-Contract Lawsuit -September 2023	$ 606.00	
		$ 1,910.50	**$ 9,332.96**
		Total:	**$ 11,243.46**

Please make check payable to:

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

AMTEC
American Municipal Tax-Exempt Compliance
310-342-813

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

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

Invoice No. 7367-10-23

Date: October 13, 2023

For Professional Services:

Issue	Service	Fee
$11,610,000 Preston Cove Community Development District (Osceola County, Florida), Special Assessment Revenue Bonds, Series 2022	Rebate Report & Opinion	$450
	Total	**$450**

RECEIVED
OCT 16 2023
By

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
ABA Routing Number : 211170101
AMTEC Account Number : 4776372200

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

Florida Department of Economic Opportunity, Special District Accountability Program # 5

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code 310 - 513 540

Date Invoiced: 10/02/2023				**Invoice No: 89452**
Annual Fee: $175.00	**1st Late Fee: $0.00**	**2nd Late Fee: $0.00**	**Received: $0.00**	**Total Due, Postmarked by 12/01/2023: $175.00**

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

001395

Preston Cove Community Development District
Ms. Jan Albanese Carpenter
Latham, Luna, Eden and Beaudine, LLP
201 South Orange Avenue, Suite 1400
Orlando, Florida 32801

2. Telephone:	407-481-5800 Ext:
3. Fax:	407-481-5801
4. Email:	jcarpenter@lathamluna.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	Not on file - Due by the end of the first fiscal year after creation.
8. County(ies):	Osceola
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	09/22/2021
11. Creation Document on File:	09/22/2021
12. Date Established:	08/19/2021
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Osceola County
15. Creation Document(s):	County Ordinance 2021-54
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason: _____

RECEIVED OCT 18 2023 By_____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				**Invoice No: 89452**
Annual Fee: $175.00	**1st Late Fee: $0.00**	**2nd Late Fee: $0.00**	**Received: $0.00**	**Total Due, Postmarked by 12/01/2023: $175.00**

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

CL COPY

001395

Preston Cove Community Development District
Ms. Jan Albanese Carpenter
Latham, Luna, Eden and Beaudine, LLP
201 South Orange Avenue, Suite 1400
Orlando, Florida 32801

2. Telephone:	407-481-5800 Ext:
3. Fax:	407-481-5801
4. Email:	jcarpenter@lathamluna.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	Not on file - Due by the end of the first fiscal year after creation.
8. County(ies):	Osceola
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	09/22/2021
11. Creation Document on File:	09/22/2021
12. Date Established:	08/19/2021
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Osceola County
15. Creation Document(s):	County Ordinance 2021-54
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.
By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason:_____

RECEIVED
OCT 18 2023
By_____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

GMS-Central Florida, LLC 4
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 30
Invoice Date: 10/1/23
Due Date: 10/1/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2023 340		3,091.67	3,091.67
Website Administration - October 2023 352		100.00	100.00
Information Technology - October 2023 351		150.00	150.00
Dissemination Agent Services - October 2023 313		416.67	416.67

RECEIVED
OCT 12 2023
By

Total	$3,758.34
Payments/Credits	$0.00
Balance Due	$3,758.34

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

Invoice

Invoice #: 31
Invoice Date: 9/30/23
Due Date: 9/30/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2024		5,300.00	5,300.00

RECEIVED
OCT 18 2023
By_____

Total	$5,300.00
Payments/Credits	$0.00
Balance Due	$5,300.00

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

5271-05
5288428

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 5288428 9/21/2023 10/1/2023 8/31/2023

PRESTON COVE CDD

PO:

JOB ID: 5271-05

PERIOD: August 2023

For Professional Civil Engineering Services Rendered Through August 31, 2023

Pay App review and coordination, site visits/meetings and requisitions.

	Total Billed To Date	Amount Previously Billed	Amount This Billing
TIME & MATERIALS			
CIVIL EGINEERING CONSULTING SERVICES	7,855.00	7,030.00	825.00
REIMBURSABLES	0.00	0.00	0.00
	7,855.00	7,030.00	825.00

EMPLOYEE DETAIL	Hours	Rate	Amount
CIVIL EGINEERING CONSULTING SERVICES			
Inspector	11.00	75.00	825.00

RECEIVED
SEP 25 2023
By_____

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

Total Invoice $825.00

OSCEOLA NEWS-GAZETTE
aroundosceola.com

Invoice

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
GMS*

Invoice number	54B90D7E-0006
Notice ID	pI3t6AYPcSqx8BMIOAgy
Publisher	Osceola News-Gazette
Date of issue	Oct 3, 2023
Date due	Nov 3, 2023
Amount due	**$99.62**

Description	Qty	Unit price	Amount
10/12/2023: Legal and Public Notice Notice	1	90.56	90.56

=== Notes ===
Notice Name: PRESTON COVE CDD*LANDOVER'S MEETING

=== How to pay this invoice ===
This publisher accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/nFjdd75J0KZdQh5AEb6r/pay

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

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 54B90D7E-0006 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal	$90.56
Tax	0.00
Processing Fee	9.06
Amount due	**$99.62**

RECEIVED
OCT 18 2023
By

Pay here: https://www.column.us/invoices/nFjdd75J0KZdQh5AEb6r/pay

Questions? Visit help.column.us

OSCEOLA
NEWS-GAZETTE
aroundosceola.com

AFFIDAVIT OF PUBLICATION

Osceola News-Gazette
222 Church Street
(407) 846-7600

I, Bailee Liston, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Oct. 12, 2023

Notice ID: pl3t6AYPcSqx8BMIOAgy
Notice Name: PRESTON COVE CDD*LANDOVER'S MEETING

PUBLICATION FEE: $99.62

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

Bailee Liston

Agent

VERIFICATION

State of Florida
County of Charlotte

Signed or attested before me on this: 10/13/2023

Rachael Mary Schultz

Notary Public
Notarized online using audio-video communication

RACHAEL MARY SCHULTZ
Notary Public - State of Florida
Commission # HH135673
Expires on May 27, 2025

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Preston Cove Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 146.69 acres, generally located east of the Jim Brack Property, west of a proposed development known as The Crossings, north of Jones Road and south of Wiregrass Phases 1 through 4 in Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 7, 2023
TIME: 9:00 a.m.
PLACE: Offices of Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, Florida 34741

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida, 219 E. Livingston Street, Orlando, Florida 32801 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 841-5524, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Tricia L. Adams
District Manager

October 12, 2023

RECEIVED
OCT 18 2023

LATHAM, LUNA,
EDEN & BEAUDINE,
ATTORNEYS AT LAW

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

October 5, 2023

Invoice #: 121721
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:

9/15/2023	JEL	Review of agenda items and email regarding same	0.10	$29.50
Total Professional Services:			**0.10**	**$29.50**

Total	$29.50
Previous Balance	$4,657.03
Total Due	**$4,686.53**

LATHAM, LUNA,
EDEN & BEAUDINE,
ATTORNEYS AT LAW

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

October 5, 2023

Invoice #: 121722
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:

9/5/2023	JAC	Email with developer counsel regarding need to additional 30 day extension	0.20	$81.00
9/6/2023	JER	Review request by Josh Grosshans on continued extension and JC's response look at pleadings as they stand with hopes of getting us out for good without additional filings other than dispositive motion.	0.70	$367.50
9/27/2023	JER	Review notices of special set hearings for Oct 17th to discuss strategy with Attorney Taylor.	0.30	$157.50
Total Professional Services:			**1.20**	**$606.00**

Total	$606.00
Previous Balance	$562.50

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$1,168.50**

Preston Cove

Community Development District

Funding Request # 33
November 10,2023

	PAYEE	GENERAL FUND FY23	GENERAL FUND FY24
1	**Osceola News-Gazette**		
	Invoice # 54B90D7E-0005- Notice BOS Meeting for FY-24	$ 78.19	
		$ 78.19	**$ -**
	Total:	**$ 78.19**	

Please make check payable to:

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

OSCEOLA
NEWS-GAZETTE
aroundosceola.com

AFFIDAVIT OF PUBLICATION

Osceola News-Gazette
222 Church Street
(407) 846-7600

I, Bailee Liston, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Sep. 28, 2023

Notice ID: 11JESLRW9S7I7OcPhGg6
Notice Name: PRESTON COVE CDD*FISCAL YEAR 2024

PUBLICATION FEE: $78.19

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

Bailee Liston

Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 09/29/2023

Notary Public
Notarized online using audio-video communication

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 186700
Expires on October 14, 2025

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
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

September 28, 2023

Copy For Ch#3 New

OSCEOLA NEWS-GAZETTE
aroundosceola.com

Invoice

Osceola News- Gazette
222 Church Street
310-513-480 -
Kissimmee, FL 34741
help.column.us

Bill to
GMS*

Invoice number	54B90D7E-0005
Notice ID	11JESLRW9S7l7OcPhGg6
Publisher	Osceola News-Gazette
Date of issue	Sep 19, 2023
Date due	Oct 19, 2023
Amount due	**$78.19**

Description	Qty	Unit price	Amount
09/28/2023: Legal and Public Notice Notice	1	71.08	71.08

=== Notes ===
Notice Name: PRESTON COVE CDD*FISCAL YEAR 2024

=== How to pay this invoice ===
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Subtotal	$71.08
Tax	0.00
Processing Fee	7.11
Amount due	$78.19

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Preston Cove

Community Development District

Funding Request # 34
November 29,2023

	PAYEE		GENERAL FUND FY24
1	**Governmental Management Services**		
	Invoice # 32 - Management Fees November 2023	$	3,780.09
		$	**3,780.09**
	Total:	**$**	**3,780.09**

Please make check payable to:

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

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

Invoice

Invoice #: 32
Invoice Date: 11/1/23
Due Date: 11/1/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2023 340		3,091.67	3,091.67
Website Administration - November 2023 352		100.00	100.00
Information Technology - November 2023 351		150.00	150.00
Dissemination Agent Services - November 2023 313		416.67	416.67
Office Supplies 510		0.15	0.15
Postage 420		21.60	21.60

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Total	$3,780.09
Payments/Credits	$0.00
Balance Due	$3,780.09

Preston Cove

Community Development District

Funding Request # 35
December 18, 2023

	PAYEE		GENERAL FUND FY24
1	**Governmental Management Services**		
	Invoice # 33 - Management Fees December 2023	$	3,759.67
2	**Latham, Luna, Eden & Beaudine**		
	Invoice # 122703-General Counsel -November 2023	$	582.50
	Invoice # 122704-Contract Lawsuit -November 2023	$	1,155.00
	Invoice # 122705-Conveyances/Requisitions - November 23	$	324.50
		$	**5,821.67**
	Total:	$	**5,821.67**

Please make check payable to:

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

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

Invoice

Invoice #: 33
Invoice Date: 12/1/23
Due Date: 12/1/23
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2023 340		3,091.67	3,091.67
Website Administration - December 2023 352		100.00	100.00
Information Technology - December 2023 351		150.00	150.00
Dissemination Agent Services - December 2023 313		416.67	416.67
Office Supplies 510		0.06	0.06
Postage 420		1.27	1.27

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Total	**$3,759.67**
Payments/Credits	**$0.00**
Balance Due	**$3,759.67**

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

#3
310 513-315

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

December 13, 2023

Invoice #: 122703
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:

11/1/2023	JAC	Email regarding discovery deadlines in John Hall lawsuit; conference with Jennifer Eden	0.20	$81.00
11/14/2023	JEL	Email regarding notice to owner	0.10	$29.50
11/15/2023	JEL	Review response to Notice to Owner and review same with A.Matos; email to District Manager regarding same	0.60	$177.00
11/28/2023	JEL	Prepare 3 responses to Notices to Owner and emails regarding same	1.00	$295.00
Total Professional Services:			**1.90**	**$582.50**

Total	$582.50
Previous Balance	$3,233.03

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$3,815.53**

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EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

December 13, 2023

Invoice #: 122704
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:

11/13/2023	JER	Review all opposition papers filed by opposing counsel to address any issues that could affect our Summary Judgment.	0.90	$472.50
11/13/2023	JER	Review hearing materials on J. Grosshan's motion to dismiss; confer with J. Grosshans on summary judgment thereafter; go over draft of summary judgment and needed affidavit.	1.30	$682.50
Total Professional Services:			**2.20**	**$1,155.00**

Total	$1,155.00
Previous Balance	$763.50
Total Due	**$1,918.50**

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EDEN & BEAUDINE,
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
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December 13, 2023

Invoice #: 122705
Federal ID #:59-3366512

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

Matter ID: 7772-005 Conveyances/Requisitions

For Professional Services Rendered:

11/20/2023	JEL	Review TWA comments to conveyance documents	0.10	$29.50
11/28/2023	JEL	Review settlement statement and email regarding same; revise revised commitment and email regarding same; revise Owner's Affidavits	1.00	$295.00
Total Professional Services:			**1.10**	**$324.50**

Total	$324.50
Previous Balance	$177.00
Total Due	**$501.50**

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