

*Preston Cove
Community Development District*

*Meeting Agenda
March 28, 2024*

AGENDA

Preston Cove
Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

March 21, 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, March 28, 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. Approval of Minutes of the February 22, 2024 Board of Supervisors Meeting
4. Staff Reports
 - A. Attorney
 - i. Discussion of Response to Claim of Lien from Fortiline, Inc.
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Series 2022 Requisition #65
5. Other Business
6. Supervisors Requests
7. 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

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, **February 22, 2024**, at 9:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Shaman Foradi
Owais Khanani *by phone*
Jeff Garno
Maria Rust

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Jay Lazarovich
Shawn Hindle
Jarrett Wright

District Manager, GMS
District Counsel, Latham Luna
District Engineer
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and noted that Maria Rust was sworn in prior to the meeting. Three Board members were present in person and one on the phone 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 January 25,
2024 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes from the January 25, 2024 Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Garno, seconded by Mr. Foradi, with all in favor, the Minutes of the January 25, 2024 Board of Supervisors Meeting, were approved 4-0.

FOURTH ORDER OF BUSINESS

Consideration of Temporary Construction Easement Agreement with Cap 5 Development, LLC

Mr. LeBrun stated this is on page 12 of the electronic agenda. Mr. Lazarovich noted the developer reached out regarding a temporary construction agreement. He stated they added some standard language, indemnification, repair language and shortened the term to 12 months with standard public records information. The developer’s counsel agreed to all of their comments. Mr. Khanani asked if that was to the east or west side. Mr. Lazarovich answered it is to the west.

**Mr. Foradi abstained from voting due to being part of the entity asking for that easement.*

On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, the, the Temporary Construction Easement Agreement with Cap 5 Development, LLC was approved 3-0.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of South Florida Water Management District Violation

Mr. Lazarovich stated they were put on notice from South Florida Water Management District of a violation with one of the ponds. He discussed with Shawn and sent out the appropriate notices. They responded to the water management district and put Elevation on notice of the violation. They received a response from Elevation which he believes is appropriate. This is included in the agenda. This issue has been taken care of for now with no additional response from the water management district. Mr. Garno noted they did retreat the pond and are substantially below the 29 cpm for discharge. He noted once he receives the test report he will circulate it to the Board. Mr. Hindle noted some of the ownerships have transferred per the property appraiser. He noted there are different property owners on the parcels so they will have to do a transfer of the permit to those entities. If they can get to a point where they are ready to convert the ponds to operation and maintenance by the CDD that would be the better way to do it. He noted there will be a fine but Ryan will recommend the lowest level of fine on the Districts behalf and then he can reduce that by 50%. He has made a call to request for a reduction of fine. Mr. Garno noted there

is a monitoring system in place now so every 30 days there will be testing of the ponds and will make sure the ponds stay at or below the discharge level at all times.

ii. Discussion of Deed Dedication – Added

Mr. Lebrun noted this was added so typically public comments would be taken but there are no members of the public present. Mr. Lazarovich stated the county sent over their form of dedication of deed. He has slightly revised it to bring it into compliance with the statutory requirements and will send it back to the county for their review and approval. It is taking care of open space tract 51 that a portion needs to be dedicated to the public to connect to the subdivision to the left of Preston Cove.

**Mr. Foradi abstained from the vote due to conflict of interest.*

On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, the, the Deed Dedication, was approved 3-0.

B. Engineer

Mr. Hindle asked Jay to send him a copy of the modified deed in word format.

C. District Manager’s Report

i. Check Register

Mr. LeBrun presented the check register including checks 82-87 for approval. The total is \$154,441.61. Behind that is the detailed check register.

On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, the, the Check Register totaling \$154,444.61, was approved 4-0.

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through January 31, 2024. There is no action required by the Board.

iii. Ratification of Series 2022 Requisitions #63-64

Mr. LeBrun asked for Ratification of Series 2022 Requisitions #63-64. These have already been signed off and approved by the Engineer and responsible officers.

On MOTION by Mr. Garno, seconded by Ms. Rust, with all in favor, the Series 2022 Requisitions #63-64, were ratified.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Wright stated that they try to get prepared for field operations as soon as possible especially with new development properties. He asked for a timeline of when the Board thinks the ponds will go into operation and maintenance. Mr. Garno stated as soon as they get the test results, they can submit to South Florida Water Management District for conversion so maybe two to three weeks. Mr. Wright noted he would have Blade Runners and Aquatic Weed Management (the cheapest and best) go over and look at Preston Cove in terms of turnover and will get quotes to decide if they want to proceed. He asked if the entire phase is ready for turnover. Mr. Garno noted all of Phase 1 which also includes 2 & 3 because they are all interconnected so they are having 90% of the system turned over.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

SECTION I



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

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
LAUREN M. COLELLA
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

JAY E. LAZAROVICH
MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

DIRECT DIAL: (407) 481-5842
EMAIL JLAZAROVICH@LATHAMLUNA.COM

March 6, 2024

U.S. Certified Mail Return Receipt Requested

Fortiline, Inc
Post Office Box 241566
Cleveland, OH 44124
Attn: Melinda Petersen

***Re: Claim of Lien (#N756680)
Preston Cove Community Development District***

Dear Ms. Petersen,

Please be advised that we represent the Preston Cove Community Development District (the “CDD”). The CDD is in receipt of the “Claim of Lien,” dated March 1, 2024, regarding an alleged unpaid balance for services and/or materials furnished (the “Lien”). A copy of the Lien is enclosed.

Pursuant to Section 190.003, *Florida Statutes*, a community development district is a local unit of special-purpose government. The procedures regarding payment for the purchase of construction services and/or materials by local governmental entities in the State of Florida, including the CDD, are governed by Chapter 218 of the *Florida Statutes* rather than Chapter 713 of the *Florida Statutes*. Therefore, the Lien is inapplicable against the CDD.

Moreover, the Lien states, “This lien is claimed by one in privity with the owner.” We are unaware of any contractual relationship between the CDD and Fortiline, Inc. Please contact us if you believe this is incorrect and provide a copy of any such contractual agreement which shows such privity exists between the CDD and Fortiline, Inc. For the aforementioned reasons, we demand you release the Lien on the CDD’s property.

Notwithstanding the foregoing, nothing contained herein shall be deemed to constitute a waiver of any of the CDD’s rights or remedies under applicable law with respect to the Lien. To the contrary, all rights and remedies are expressly reserved and preserved by the CDD.

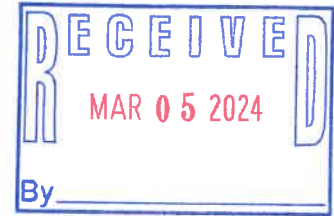
Sincerely,

Jay E. Lazarovich, Esq.

Enclosure

cc: Jeremy LeBrun, Governmental Management Services- Central Florida, LLC – District Manager

MARCH 1, 2024



TO: (Via Certified Mail)

PRESTON COVE CDD
C/O GOVERNMENTAL MANAGEMENT SERVICES LLC
219 E LIVINGSTON ST
ORLANDO, FL 32801

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT
C/O GOVERNMENTAL MANAGEMENT SERVICES-CENTRAL
FLORIDA, LLC, 219 E. LIVINGSTON ST.
ORLANDO, FL 32801



Project: PRESTON COVE P2
5655 JONES RD
SAINT CLOUD, FL

Claimant: FORTILINE, INC.

Dear Sir/Madam:

Enclosed is a copy of a lien that is being filed on the above property in OSCEOLA County, FLORIDA, by FORTILINE, INC., who contracted with PRESTON COVE CDD.

If you have any questions or wish to discuss this matter, please contact liens@ncscredit.com

FORTILINE, INC.
c/o P. O. Box 241566
Cleveland, OH 44124

Reference: N756680



Prepared by and Return to:
 MS. MELINDA PETERSEN
 FORTILINE, INC.
 c/o P. O. Box 241566
 Cleveland, OH 44124

WARNING!

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

CLAIM OF LIEN

STATE OF TX)
) ss.
 COUNTY OF Dallas)

BEFORE ME, the undersigned notary public, personally appeared MS. MELINDA PETERSEN who being duly sworn and says that she/he is the CREDIT MANAGER for the lienor, FORTILINE, INC., whose address is 2291 WEST AIRPORT BLVD. , SANFORD, FL 32771; and that in accordance with a contract with PRESTON COVE CDD, lienor furnished MATERIALS consisting of WATERWORKS on the following described real property in OSCEOLA County, Florida:

PRESTON COVE P2
 5655 JONES RD
 SAINT CLOUD, FL 34771

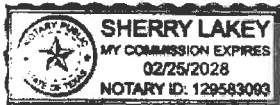
and as more particularly described by attached Exhibit A,

owned by PRESTON COVE CDD and/or PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT, for a total value of \$910,796.06, of which there remains unpaid \$106,676.48, and furnished the first of the items on 09/29/2023 and the last of the items on 01/25/2024; and this lien is claimed by one in privity with the owner.

FORTILINE, INC.

By: Melinda Petersen
MS. MELINDA PETERSEN, CREDIT MANAGER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2024 by MS. MELINDA PETERSEN, CREDIT MANAGER, who is personally known to me or produced _____ as identification.



Sherry Lahey
Notary Public

My Commission Expires: _____

Reference N756680

Distribution: (Via Certified Mail)

PRESTON COVE CDD
C/O GOVERNMENTAL MANAGEMENT SERVICES LLC
219 E LIVINGSTON ST
ORLANDO, FL 32801

PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT
C/O GOVERNMENTAL MANAGEMENT SERVICES-CENTRAL
FLORIDA, LLC
219 E. LIVINGSTON ST.
ORLANDO, FL 32801

EXHIBIT "A"

Description of the Property

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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



SECTION C

SECTION I

Preston Cove Community Development District

Check Register Summary

February 1, 2024 to February 29, 2024

Bank	Date	Check No.'s		Amount
General Fund	2/20/24	88-89	\$	14,520.03
			\$	14,520.03

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
2/20/24	00006	2/01/24 35	202402 310-51300-34000	FEB MANAGEMENT FEES	*	3,091.67		
		2/01/24 35	202402 310-51300-35200	FEB WEBSITE ADMIN	*	100.00		
		2/01/24 35	202402 310-51300-35100	FEB INFO TECH	*	150.00		
		2/01/24 35	202402 310-51300-31300	FEB DISSEM AGENT SERVICES	*	416.67		
		2/01/24 35	202402 310-51300-51000	OFFICE SUPPLIES	*	.18		
		2/01/24 35	202402 310-51300-42000	POSTAGE	*	3.85		
GOVERNMENTAL MANAGEMENT SERVICES							3,762.37	000088
2/20/24	00003	1/22/24 123134	202312 310-51300-31500	ATTORNEY SVCS - DEC23	*	4,169.12		
		2/14/24 123593	202401 310-51300-31500	CONTRACT LAWSUIT - JAN24	*	557.50		
		2/14/24 123603	202401 310-51300-31500	ATTORNEY SVCS - JAN24	*	6,031.04		
LATHAM LUNA EDEN & BEAUDINE LLP							10,757.66	000089
TOTAL FOR BANK A						14,520.03		
TOTAL FOR REGISTER						14,520.03		

SECTION II

Preston Cove
Community Development District

Unaudited Financial Reporting
February 29, 2024



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

Preston Cove
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 102,158	\$ -	\$ -	\$ 102,158
Due from Developer	\$ 24,682	\$ -	\$ -	\$ 24,682
Assessment Receivable	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 179	\$ -	\$ 179
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series</u>				
Reserve	\$ -	\$ 670,238	\$ -	\$ 670,238
Revenue	\$ -	\$ 134,343	\$ -	\$ 134,343
Capitalized Interest	\$ -	\$ 15	\$ -	\$ 15
Construction	\$ -	\$ -	\$ 18,134	\$ 18,134
Total Assets	\$ 126,839	\$ 804,774	\$ 18,134	\$ 949,747
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ 179	\$ -	\$ -	\$ 179
Due to Developer	\$ -	\$ -	\$ -	\$ -
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Developer Advance	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 179	\$ -	\$ -	\$ 179
Fund Balance:				
Assigned For:				
Debt Service - Series 2022	\$ -	\$ 804,774	\$ -	\$ 804,774
Restricted For:				
Capital Projects - Series 2022	\$ -	\$ -	\$ 18,134	\$ 18,134
Unassigned	\$ 126,660	\$ -	\$ -	\$ 126,660
Total Fund Balances	\$ 126,660	\$ 804,774	\$ 18,134	\$ 949,568
Total Liabilities & Fund Balance	\$ 126,839	\$ 804,774	\$ 18,134	\$ 949,747

Preston Cove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - On Roll	\$ 388,556	\$ 130,226.02	\$ 130,226	\$ -
Assessments - Direct	\$ 51,253	\$ -	\$ -	\$ -
Developer Contributions	\$ 241,629	\$ 28,283	\$ 28,283	\$ -
Total Revenues	\$ 681,438	\$ 158,509	\$ 158,509	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
FICA Expense	\$ 918	\$ 383	\$ -	\$ 383
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 25,000	\$ 10,417	\$ 12,820	\$ (2,403)
Annual Audit	\$ 4,100	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 37,100	\$ 15,458	\$ 15,458	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 800	\$ 333	\$ 27	\$ 307
Insurance	\$ 5,913	\$ 5,913	\$ 5,590	\$ 323
Printing & Binding	\$ 700	\$ 292	\$ -	\$ 292
Legal Advertising	\$ 8,000	\$ 3,333	\$ 100	\$ 3,234
Other Current Charges	\$ 2,200	\$ 917	\$ 193	\$ 724
Office Supplies	\$ 500	\$ 208	\$ 0	\$ 208
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 130,956	\$ 57,887	\$ 43,446	\$ 14,441

Preston Cove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<i>Operation and Maintenance</i>				
Field Expenses				
Field Management	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Landscape Maintenance	\$ 150,000	\$ 62,500	\$ -	\$ 62,500
Landscape Replacement	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Lake Maintenance	\$ 15,062	\$ 6,276	\$ -	\$ 6,276
Streetlights	\$ 103,400	\$ 43,083	\$ -	\$ 43,083
Electric	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Water & Sewer	\$ 2,400	\$ 1,000	\$ -	\$ 1,000
Sidewalk & Asphalt Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Irrigation - Usage	\$ 30,000	\$ 12,500	\$ -	\$ 12,500
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Contingency	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Subtotal	\$ 358,862	\$ 149,526	\$ -	\$ 149,526
Amenity Expenses				
Staffing	\$ 75,000	\$ 31,250	\$ -	\$ 31,250
Property Insurance	\$ 20,000	\$ -	\$ -	\$ -
Amenity-Electric	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Amenity-Water	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Dues, License, Permits	\$ 500	\$ 208	\$ -	\$ 208
Cable/Internet	\$ 2,400	\$ 1,000	\$ -	\$ 1,000
Pest Control	\$ 720	\$ 300	\$ -	\$ 300
Janitorial Services	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Security Services	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Pool Maintenance	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Amenity Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Special Events	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Holiday Decorations	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Amenity Contingency	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Subtotal	\$ 191,620	\$ 71,508	\$ -	\$ 71,508
Total O&M Expenses:	\$ 550,482	\$ 221,034	\$ -	\$ 221,034
Total Expenditures	\$ 681,438	\$ 278,921	\$ 43,446	\$ 235,475
Excess Revenues (Expenditures)	\$ -		\$ 115,063	
Fund Balance - Beginning	\$ -		\$ 11,597	
Fund Balance - Ending	\$ -		\$ 126,660	

Preston Cove

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - On Roll	\$ 381,859	\$ 127,981	\$ 127,981	\$ -
Assessments - Direct	\$ 288,379	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 11,863	\$ 11,863
Total Revenues	\$ 670,238	\$ 127,981	\$ 139,844	\$ 11,863
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)	\$ -	\$ -	\$ (10,775)	\$ (10,775)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (10,775)	\$ (10,775)
Excess Revenues (Expenditures)	\$ (25)		\$ (96,062)	
Fund Balance - Beginning	\$ 277,837		\$ 900,836	
Fund Balance - Ending	\$ 277,812		\$ 804,774	

Preston Cove
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 181	\$ 181
Total Revenues	\$ -	\$ -	\$ 181	\$ 181
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 266	\$ (266)
Total Expenditures	\$ -	\$ -	\$ 266	\$ (266)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ 10,775	\$ 10,775
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 10,775	\$ 10,775
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 10,690	
Fund Balance - Beginning	\$ -	\$ -	\$ 7,443	
Fund Balance - Ending	\$ -	\$ -	\$ 18,134	

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

Preston Cove
Community Development District
Special Assessment Receipts
Fiscal Year 2024

Osceola County
6%

ON ROLL ASSESSMENTS

Gross Assessments	\$ 413,357.34	\$	406,232.34	\$819,589.68
Net Assessments	\$ 388,555.90	\$	381,858.40	\$770,414.30

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	50%			100%
							General Fund	Debt Service	Total	
12/11/23	ACH	\$ 274,070.88	\$ (10,743.61)	\$ (5,481.44)	\$ -	\$ 257,845.83	\$ 130,043.69	\$ 127,802.14	\$ 257,845.83	\$ -
1/31/24	ACH					\$ 361.51	\$ 182.33	\$ 179.18	\$ 361.51	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ 274,070.88	\$ (10,743.61)	\$ (5,481.44)	\$ -	\$ 258,207.34	\$ 130,226.02	\$ 127,981.32	\$ 258,207.34	\$ -

34%	Net Percentage Collected
\$ 512,206.96	Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

Elevation Preston Cove, LLC		2024-01		Net Assessments	\$ 339,633.01	\$ 51,253.91	\$ 288,379.10
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2022 Debt Service	
	11/1/23		\$ 25,626.96	\$ 25,626.96			
	2/1/24		\$ 12,813.48	\$ 12,813.48			
	3/1/24		\$ 190,330.21	\$ 190,330.21			
	5/1/24		\$ 12,813.48	\$ 12,813.48			
	9/1/24		\$ 98,048.89	\$ 98,048.89			
			\$ 339,633.02	\$ -	\$ 51,253.92	\$ 288,379.10	

	Net Amounts Assessed	Assessments Collected	Assessments Transferred	Amount To Be Transferred
On Roll Assessments - General Fund	\$ 388,555.90	\$ 130,226.02	\$ (130,226.02)	\$ -
On Roll Assessments - Debt Service	\$ 381,858.40	\$ 127,981.32	\$ -	\$ 127,981.32
Direct Assessments - General Fund	\$ 51,253.91	\$ 51,253.92	\$ (51,253.92)	\$ -
Direct Assessments - Series 2022	\$ 288,379.10	\$ 288,379.10	\$ -	\$ 288,379.10
Total	\$ 1,110,047.31	\$ 597,840.36	\$ (181,479.94)	\$ 416,360.42

Transfer To Debt Service		
Date	Check #	Amount
Total		\$ -

Transfer To Debt Service 2022		
Date	Check #	Amount
Total		\$ -

SECTION III

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: 65
- (2) Name of Payee pursuant to Acquisition Agreement: Hanson Walter & Associates, Inc.
- (3) Amount Payable: \$3,172.00
- (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 # 5288840, 5289172, 5289407, 5289718 Permitting and Construction Phase Administration
- (5) Fund or Account and subaccount, if any, from which disbursement to be made:
- (6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

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

4. each disbursement represents a Cost of the Project which has not previously been paid.

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

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

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

**PRESTON COVE COMMUNITY
DEVELOPMENT DISTRICT**

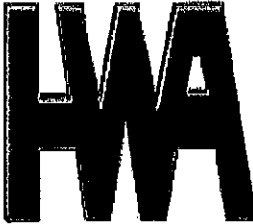
By: 
Responsible Officer

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

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


_____,
CONSULTING ENGINEER

SHAWN HINDLE
Title: CDD ENGINEER



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

Page: 1 of 2
 5271-01
 5288840

INVOICE

ELEVATION DEVELOPMENT, LLC.	CLIENT ID:	8066
ATTN: SHAMAN FORADI	INVOICE #:	5288840
189 S ORANGE AVE	INVOICE DATE:	10/30/2023
STE 1650	DUE DATE:	11/9/2023
ORLANDO, FLORIDA 32801	BILLED THROUGH:	9/30/2023

SUNBRIDGE CREEK (FKA WORLEY ASSEMBLAGE)

PO:

JOB ID: 5271-01

PERIOD: September 2023

For Services Rendered Through September 30, 2023

	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
FIXED FEE ITEMS						
GET-1 SITE DEVELOPMENT PLAN FOR OSCEOLA COUNTY	232,400.00	100.00	0.00	232,400.00	232,400.00	0.00
GET-2 OFFSITE ROADWAY & ACCESS IMPROVEMENT PLAN FOR OSCEOLA COUNTY	6,000.00	100.00	0.00	6,000.00	6,000.00	0.00
GET-3 OFFSITE UTILITY IMPROVEMENT PLAN FOR WATER AND SEWER FOR OSCEOLA COUNTY	2,000.00	100.00	0.00	2,000.00	2,000.00	0.00
GET4 HYDRAULIC WATER & FIRE FLOW CALCULATIONS	4,000.00	100.00	0.00	4,000.00	4,000.00	0.00
GET-5 ENVIRONMENTAL RESOURCE PERMIT FOR SFWMD	8,000.00	100.00	0.00	8,000.00	8,000.00	0.00
GET-6 FDEP WATER AND SEWER PERMITS FOR ST. CLOUD PUBLIC UTILITIES	12,000.00	100.00	0.00	12,000.00	12,000.00	0.00
GET-7 FDEP WATER & SEWER PERMITS AND SCPU APPROVED CONSTRUCTION PLANS FOR FDEP	1,000.00	100.00	0.00	1,000.00	1,000.00	0.00
GET-8 NPDES APPLICATION FOR FDEP	1,000.00	100.00	0.00	1,000.00	1,000.00	0.00
GET-9 EXPEDITED SITE DEVELOPMENT/ SFWMD SUBMITTALS	25,000.00	100.00	0.00	25,000.00	25,000.00	0.00
PAT-3 SCHEDULE OF VALUES REQUIRED BY OSCEOLA COUNTY	1,500.00	100.00	0.00	1,500.00	1,500.00	0.00
PDST-1 CERTIFICATION OF CONSTRUCTION COMPLETION TO SCPU & FDEP	4,000.00	100.00	0.00	4,000.00	4,000.00	0.00
PDST-2 CERTIFICATION OF CONSTRUCTION COMPLETION TO SFWMD	1,000.00	0.00	1,000.00	0.00	0.00	0.00
PDST-3 CERTIFICATION OF CONSTRUCTION COMPLETION FOR OSCEOLA COUNTY	2,000.00	39.00	1,220.00	780.00	780.00	0.00
	299,900.00	99.26	2,220.00	297,880.00	297,680.00	0.00
TIME & MATERIALS NOT TO EXCEED						
PAT-1 DESIGN AND PERMITTING ADMINISTRATION SERVICES	6,000.00	363.49	-15,809.25	21,809.25	21,730.85	78.40
PAT-2 CONSTRUCTION PHASE ADMINISTRATION SERVICES	8,000.00	492.01	-31,360.60	39,360.60	38,560.60	800.00
	14,000.00	436.93	-47,169.85	61,169.85	60,291.45	878.40
TIME & MATERIALS EXTRA: RE-DESIGN - TOWNHOMES						
				Total Billed To Date	Amount Previously Billed	Amount This Billing
				46,801.00	46,801.00	0.00



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

Page: 2 of 2

6271-01

6288840

REIMBURSABLES

	1,526.52	1,526.52	0.00
	<u>48,326.52</u>	<u>48,326.52</u>	<u>0.00</u>

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

Total Invoice \$878.40



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

Page: 1 of 2
 5271-01
 5289172

INVOICE

ELEVATION DEVELOPMENT, LLC.	CLIENT ID: 8066
ATTN: SHAMAN FORADI	INVOICE #: 5289172
189 S ORANGE AVE	INVOICE DATE: 11/30/2023
STE 1550	DUE DATE: 12/10/2023
ORLANDO, FLORIDA 32801	BILLED THROUGH: 10/31/2023

SUNBRIDGE CREEK (FKA WORLEY ASSEMBLAGE)

PO:

JOB ID: 5271-01

PERIOD: October 2023

For Services Rendered Through October 31, 2023

	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
FIXED FEE ITEMS						
CET-1 SITE DEVELOPMENT PLAN FOR OSCEOLA COUNTY	232,400.00	100.00	0.00	232,400.00	232,400.00	0.00
CET-2 OFFSITE ROADWAY & ACCESS IMPROVEMENT PLAN FOR OSCEOLA COUNTY	6,000.00	100.00	0.00	6,000.00	6,000.00	0.00
CET-3 OFFSITE UTILITY IMPROVEMENT PLAN FOR WATER AND SEWER FOR OSCEOLA COUNTY	2,000.00	100.00	0.00	2,000.00	2,000.00	0.00
CET4 HYDRAULIC WATER & FIRE FLOW CALCULATIONS	4,000.00	100.00	0.00	4,000.00	4,000.00	0.00
CET-5 ENVIRONMENTAL RESOURCE PERMIT FOR SFWMD	8,000.00	100.00	0.00	8,000.00	8,000.00	0.00
CET-6 FDEP WATER AND SEWER PERMITS FOR ST. CLOUD PUBLIC UTILITIES	12,000.00	100.00	0.00	12,000.00	12,000.00	0.00
CET-7 FDEP WATER & SEWER PERMITS AND SCPU APPROVED CONSTRUCTION PLANS FOR FDEP	1,000.00	100.00	0.00	1,000.00	1,000.00	0.00
CET-8 NPDES APPLICATION FOR FDEP	1,000.00	100.00	0.00	1,000.00	1,000.00	0.00
CET-9 EXPEDITED SITE DEVELOPMENT/ SFWMD SUBMITTALS	25,000.00	100.00	0.00	25,000.00	25,000.00	0.00
PAT-3 SCHEDULE OF VALUES REQUIRED BY OSCEOLA COUNTY	1,500.00	100.00	0.00	1,500.00	1,500.00	0.00
PDST-1 CERTIFICATION OF CONSTRUCTION COMPLETION TO SCPU & FDEP	4,000.00	100.00	0.00	4,000.00	4,000.00	0.00
PDST-2 CERTIFICATION OF CONSTRUCTION COMPLETION TO SFWMD	1,000.00	0.00	1,000.00	0.00	0.00	0.00
PDST-3 CERTIFICATION OF CONSTRUCTION COMPLETION FOR OSCEOLA COUNTY	2,000.00	39.00	1,220.00	780.00	780.00	0.00
	299,900.00	99.26	2,220.00	297,680.00	297,880.00	0.00
TIME & MATERIALS NOT TO EXCEED						
PAT-1 DESIGN AND PERMITTING ADMINISTRATION SERVICES	6,000.00	363.49	-15,809.25	21,809.25	21,809.25	0.00
PAT-2 CONSTRUCTION PHASE ADMINISTRATION SERVICES	8,000.00	506.47	-32,517.30	40,517.30	39,360.60	1,156.70
	14,000.00	445.19	-48,326.55	62,326.55	61,169.85	1,156.70
TIME & MATERIALS EXTRA: RE-DESIGN - TOWNHOMES						
				Total Billed To Date	Amount Previously Billed	Amount This Billing
				46,801.00	46,801.00	0.00



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

Page: 2 of 2
5271-01
5289172

REIMBURSABLES

1,525.52	1,525.52	0.00
<u>48,326.52</u>	<u>48,326.52</u>	<u>0.00</u>

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

Total Invoice \$1,156.70



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

Page: 1 of 2
 5271-01
 5289407

INVOICE

ELEVATION DEVELOPMENT, LLC.	CLIENT ID: 8066
ATTN: SHAMAN FORADI	INVOICE #: 5289407
189 S ORANGE AVE	INVOICE DATE: 12/21/2023
STE 1550	DUE DATE: 12/31/2023
ORLANDO, FLORIDA 32801	BILLED THROUGH: 11/30/2023

SUNBRIDGE CREEK (FKA WORLEY ASSEMBLAGE)
 JOB ID: 5271-01

PO:

PERIOD: November 2023
 For Services Rendered Through November 30, 2023

FIXED FEE ITEMS	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
CET-1 SITE DEVELOPMENT PLAN FOR OSCEOLA COUNTY	232,400.00	100.00	0.00	232,400.00	232,400.00	0.00
CET-2 OFFSITE ROADWAY & ACCESS IMPROVEMENT PLAN FOR OSCEOLA COUNTY	6,000.00	100.00	0.00	6,000.00	6,000.00	0.00
CET-3 OFFSITE UTILITY IMPROVEMENT PLAN FOR WATER AND SEWER FOR OSCEOLA COUNTY	2,000.00	100.00	0.00	2,000.00	2,000.00	0.00
CET4 HYDRAULIC WATER & FIRE FLOW CALCULATIONS	4,000.00	100.00	0.00	4,000.00	4,000.00	0.00
CET-5 ENVIRONMENTAL RESOURCE PERMIT FOR SFWMD	8,000.00	100.00	0.00	8,000.00	8,000.00	0.00
CET-6 FDEP WATER AND SEWER PERMITS FOR ST. CLOUD PUBLIC UTILITIES	12,000.00	100.00	0.00	12,000.00	12,000.00	0.00
CET-7 FDEP WATER & SEWER PERMITS AND SCPU APPROVED CONSTRUCTION PLANS FOR FDEP	1,000.00	100.00	0.00	1,000.00	1,000.00	0.00
CET-8 NPDES APPLICATION FOR FDEP	1,000.00	100.00	0.00	1,000.00	1,000.00	0.00
CET-9 EXPEDITED SITE DEVELOPMENT/ SFWMD SUBMITTALS	25,000.00	100.00	0.00	25,000.00	25,000.00	0.00
PAT-3 SCHEDULE OF VALUES REQUIRED BY OSCEOLA COUNTY	1,500.00	100.00	0.00	1,500.00	1,500.00	0.00
PDST-1 CERTIFICATION OF CONSTRUCTION COMPLETION TO SCPU & FDEP	4,000.00	100.00	0.00	4,000.00	4,000.00	0.00
PDST-2 CERTIFICATION OF CONSTRUCTION COMPLETION TO SFWMD	1,000.00	0.00	1,000.00	0.00	0.00	0.00
PDST-3 CERTIFICATION OF CONSTRUCTION COMPLETION FOR OSCEOLA COUNTY	2,000.00	39.00	1,220.00	780.00	780.00	0.00
	299,900.00	99.26	2,220.00	297,680.00	297,680.00	0.00

TIME & MATERIALS NOT TO EXCEED	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
PAT-1 DESIGN AND PERMITTING ADMINISTRATION SERVICES	6,000.00	367.23	-16,033.65	22,033.65	21,809.25	224.40
PAT-2 CONSTRUCTION PHASE ADMINISTRATION SERVICES	8,000.00	515.06	-33,204.80	41,204.80	40,517.30	687.50
	14,000.00	451.70	-49,238.45	63,238.45	62,326.55	911.90

TIME & MATERIALS	Total Billed To Date	Amount Previously Billed	Amount This Billing
EXTRA: RE-DESIGN - TOWNHOMES	46,801.00	46,801.00	0.00



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

Page: 2 of 2

5271-01

5289407

REIMBURSABLES

1,525.52	1,525.52	0.00
<u>48,326.52</u>	<u>48,326.52</u>	<u>0.00</u>

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

Total Invoice \$911.90



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

Page: 1 of 2
 5271-01
 5289718

INVOICE

ELEVATION DEVELOPMENT, LLC.	CLIENT ID:	8066
ATTN: SHAMAN FORADI	INVOICE #:	5289718
189 S ORANGE AVE	INVOICE DATE:	1/30/2024
STE 1550	DUE DATE:	2/9/2024
ORLANDO, FLORIDA 32801	BILLED THROUGH:	12/31/2023

SUNBRIDGE CREEK (FKA WORLEY ASSEMBLAGE)
 JOB ID: 5271-01

PO:

PERIOD: December 2023
 For Services Rendered Through December 31, 2023

FIXED FEE ITEMS	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
CET-1 SITE DEVELOPMENT PLAN FOR OSCEOLA COUNTY	232,400.00	100.00	0.00	232,400.00	232,400.00	0.00
CET-2 OFFSITE ROADWAY & ACCESS IMPROVEMENT PLAN FOR OSCEOLA COUNTY	6,000.00	100.00	0.00	6,000.00	6,000.00	0.00
CET-3 OFFSITE UTILITY IMPROVEMENT PLAN FOR WATER AND SEWER FOR OSCEOLA COUNTY	2,000.00	100.00	0.00	2,000.00	2,000.00	0.00
CET-4 HYDRAULIC WATER & FIRE FLOW CALCULATIONS	4,000.00	100.00	0.00	4,000.00	4,000.00	0.00
CET-5 ENVIRONMENTAL RESOURCE PERMIT FOR SFWMD	8,000.00	100.00	0.00	8,000.00	8,000.00	0.00
CET-6 FDEP WATER AND SEWER PERMITS FOR ST. CLOUD PUBLIC UTILITIES	12,000.00	100.00	0.00	12,000.00	12,000.00	0.00
CET-7 FDEP WATER & SEWER PERMITS AND SCPU APPROVED CONSTRUCTION PLANS FOR FDEP	1,000.00	100.00	0.00	1,000.00	1,000.00	0.00
CET-8 NPDES APPLICATION FOR FDEP	1,000.00	100.00	0.00	1,000.00	1,000.00	0.00
CET-9 EXPEDITED SITE DEVELOPMENT/ SFWMD SUBMITTALS	25,000.00	100.00	0.00	25,000.00	25,000.00	0.00
PAT-3 SCHEDULE OF VALUES REQUIRED BY OSCEOLA COUNTY	1,500.00	100.00	0.00	1,500.00	1,500.00	0.00
PDST-1 CERTIFICATION OF CONSTRUCTION COMPLETION TO SCPU & FDEP	4,000.00	100.00	0.00	4,000.00	4,000.00	0.00
PDST-2 CERTIFICATION OF CONSTRUCTION COMPLETION TO SFWMD	1,000.00	0.00	1,000.00	0.00	0.00	0.00
PDST-3 CERTIFICATION OF CONSTRUCTION COMPLETION FOR OSCEOLA COUNTY	2,000.00	39.00	1,220.00	780.00	780.00	0.00
	299,900.00	99.26	2,220.00	297,680.00	297,680.00	0.00
TIME & MATERIALS NOT TO EXCEED	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
PAT-1 DESIGN AND PERMITTING ADMINISTRATION SERVICES	6,000.00	367.23	-16,033.65	22,033.65	22,033.65	0.00
PAT-2 CONSTRUCTION PHASE ADMINISTRATION SERVICES	8,000.00	517.87	-33,429.80	41,429.80	41,204.80	225.00
	14,000.00	453.31	-49,463.45	63,463.45	63,238.45	225.00
TIME & MATERIALS EXTRA: RE-DESIGN - TOWNHOMES				Total Billed To Date	Amount Previously Billed	Amount This Billing
				46,801.00	46,801.00	0.00



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

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REIMBURSABLES

1,525.52	1,525.52	0.00
48,326.52	48,326.52	0.00

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

Total Invoice \$225.00