

*Preston Cove
Community Development District*

*Meeting Agenda
August 27, 2026*

AGENDA

Preston Cove

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

August 20, 2026

Board of Supervisors Meeting Preston Cove Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Preston Cove Community Development District** will be held **Thursday, August 27, 2026 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. Appointment of Individual to Fulfill Board Vacancy in Seat #5
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2026-04 Electing an Assistant Secretary
4. Approval of Minutes of the April 20, 2026 Board of Supervisors Meeting
5. Public Hearing
 - A. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Private Road Access Agreement for Fiber Installation with Gigapower
7. Consideration of Addendum to Pool Services Agreement with Resort Pool Services
8. Consideration of Fiscal Year 2026 Audit Engagement Letter from Grau & Associates
9. Consideration of Resolution 2026-09 Selecting a District Records Office within Osceola County
10. District Goals and Objectives
 - A. Adoption of Fiscal Year 2027 Goals and Objectives
 - B. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2027 Meeting Dates
 - iv. Presentation of Number of Registered Voters - 180
 - D. Field Manager's Report
 - i. **Consideration of Landscape and Irrigation Maintenance Proposal from Blade Runners – ADDED**

- ii. Discussion of Pond Herbicide Maintenance Proposal from Aquatic Weed Management

12. Other Business

13. Supervisors Requests

14. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

SECTION 3

SECTION C

RESOLUTION 2026-04

**A RESOLUTION OF THE PRESTON COVE COMMUNITY
DEVELOPMENT DISTRICT ELECTING AN ASSISTANT SECRETARY
OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Preston Cove Community Development District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

PASSED AND ADOPTED this 27th day of August, 2026.

ATTEST:

**PRESTON COVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 4

**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 Monday, **April 20, 2026** at 10:00 a.m. at 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum:

Owais Khanani
Paul Roth
Maria “MJ” Sanchez

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jeremy LeBrun
Juan Bornas
Ashley Hilyard
Josh Valantas *by phone*
Lou Owelli *by phone*

District Manager, GMS
District Counsel
Field Manager, GMS
D.R. Horton
D.R. Horton

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:00 a.m. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS Organizational Matters

- A. Appointment of Individual to Fulfill Board Vacancy in Seat #5**
- B. Administration of Oath of Office to Newly Appointed Board Member**
- C. Consideration of Resolution 2026-04 Electing Assistant Secretary**

Mr. LeBrun stated if the Board wanted to appoint someone to that vacancy in seat #5 they have the opportunity to do that at this time. The Board made no nominations, and Mr. LeBrun noted this item would be tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the March 26, 2026 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes from the March 26, 2026 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, the Minutes of the March 26, 2026 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Ratification of License Agreement with D.R. Horton, Inc.**

Mr. LeBrun noted this license agreement has already been signed by the Chairman and counsel has already reviewed it.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, the License Agreement with D.R. Horton, Inc., was ratified.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. LeBrun presented Resolution 2026-06. He explained that this approves a proposed Fiscal Year 2027 budget and sets a public hearing for the June 25, 2026 meeting to adopt the budget. After discussion, the Board decided to push the public hearing date to August 27, 2026. Mr. LeBrun reviewed the budget, which started on page 38 of the agenda package. He stated everything is relatively similar to what has been in place this year. There is no assessment increase.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 27, 2026, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Bornas had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Check Register

Mr. LeBrun presented the check register from March 1, 2026 through March 31, 2026, checks #233 through #242 totaling \$27,695.22.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the balance sheet and income statement. No action is required from the Board.

D. Field Manager's Report

Ms. Hilyard presented the field manager's report. She noted for the landscape, they are removing the dead plant material, and they expect the install to be completed by the end of next week for the new replacements. For security, she noted the previously approved agreement, they are working to confirm the terms of that agreement, which they should have done shortly. She pointed out that they had a fire that was set in the men's restroom sink. She explained that they are sorting through the camera footage to identify who set the fire. She stated the sink is still in operating function but has burn marks through the bottom of it. She stated the handle on the inside of the door is missing in the men's restroom as well.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun asked for a motion to adjourn the meeting.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 5

SECTION A

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the Preston Cove Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Preston Cove Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District for Fiscal Year 2027, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2022	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within 60 days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

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

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2026.

ATTEST:

**PRESTON COVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Adopted FY2027 Budget

Exhibit A

Preston Cove
Community Development District

Approved Proposed Budget
FY2027



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Preston Cove
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
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Revenues

Assessments-On Roll	\$ 388,556	\$ 396,596	\$ -	\$ 396,596	\$ 681,993
Assessments-Direct	\$ 53,573	\$ 29,056	\$ 24,517	\$ 53,573	\$ -
Interest - SBA	\$ -	\$ 10,627	\$ 1,200	\$ 11,827	\$ 5,000
Misc Revenue	\$ -	\$ 30	\$ -	\$ 30	\$ -
Carryforward Surplus	\$ 264,926	\$ 59,332	\$ -	\$ 59,332	\$ 157,428
Total Revenues	\$ 707,055	\$ 495,641	\$ 25,717	\$ 521,358	\$ 844,420

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ -	\$ -	\$ 918
Engineering Fees	\$ 15,000	\$ 20,578	\$ 4,116	\$ 24,694	\$ 15,000
Attorney Fees	\$ 25,000	\$ 31,999	\$ 6,400	\$ 38,399	\$ 25,000
Annual Audit	\$ 4,300	\$ 4,300	\$ -	\$ 4,300	\$ 4,300
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 6,019
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination Fees	\$ 5,408	\$ 4,507	\$ 902	\$ 5,409	\$ 5,678
Trustee Fees	\$ 4,500	\$ 4,276	\$ -	\$ 4,276	\$ 4,500
Management Fees	\$ 41,200	\$ 34,333	\$ 6,866	\$ 41,199	\$ 43,260
Information Technology	\$ 1,947	\$ 1,623	\$ 324	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 1,082	\$ 216	\$ 1,298	\$ 1,363
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 800	\$ 257	\$ 128	\$ 385	\$ 800
Insurance	\$ 6,456	\$ 6,163	\$ -	\$ 6,163	\$ 6,779
Printing & Binding	\$ 700	\$ -	\$ 50	\$ 50	\$ 700
Legal Advertising	\$ 8,000	\$ 931	\$ 1,500	\$ 2,431	\$ 8,000
Other Current Charges	\$ 2,200	\$ 892	\$ 96	\$ 988	\$ 2,200
Office Supplies	\$ 500	\$ 8	\$ 50	\$ 58	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative	\$ 136,883	\$ 116,856	\$ 21,147	\$ 138,003	\$ 139,986

Preston Cove
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
Operations & Maintenance					
Field Expenditures					
Field Management	\$ 16,223	\$ 13,519	\$ 2,704	\$ 16,223	\$ 17,034
Landscape Maintenance	\$ 140,000	\$ 116,816	\$ 22,000	\$ 138,816	\$ 190,000
Landscape Contingency	\$ 16,590	\$ 17,222	\$ 2,000	\$ 19,222	\$ 30,000
Lake Maintenance	\$ 13,000	\$ 9,500	\$ 1,900	\$ 11,400	\$ 16,000
Streetlights	\$ 93,900	\$ 131	\$ 38,332	\$ 38,463	\$ 93,900
Electric	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Water & Sewer	\$ 3,000	\$ 5,274	\$ 1,055	\$ 6,329	\$ 5,500
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Irrigation Repairs	\$ 6,000	\$ 3,620	\$ 1,000	\$ 4,620	\$ 10,000
Irrigation - Usage	\$ 30,000	\$ 47,886	\$ 9,577	\$ 57,463	\$ 85,000
General Repairs & Maintenance	\$ 20,000	\$ -	\$ 2,000	\$ 2,000	\$ 20,000
Contingency	\$ 6,273	\$ -	\$ 1,000	\$ 1,000	\$ 5,000
Subtotal Field Expenditures	\$ 349,986	\$ 213,968	\$ 84,068	\$ 298,036	\$ 482,434
Amenity Expenditures					
Staffing	\$ 75,000	\$ 8,841	\$ 1,768	\$ 10,609	\$ 75,000
Property Insurance	\$ 20,000	\$ 6,930	\$ -	\$ 6,930	\$ 20,000
Amenity - Electric	\$ 15,000	\$ 5,794	\$ 1,159	\$ 6,953	\$ 15,000
Amenity - Water	\$ 6,000	\$ 1,752	\$ 350	\$ 2,102	\$ 6,000
Dues, License, Permits	\$ 500	\$ 375	\$ -	\$ 375	\$ 500
Cable/Internet	\$ 2,400	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 720	\$ -	\$ 300	\$ 300	\$ 3,500
Janitorial Services	\$ 12,000	\$ 7,741	\$ 1,800	\$ 9,541	\$ 15,000
Security Services	\$ 5,000	\$ 15,657	\$ 240	\$ 15,897	\$ 15,000
Pool Maintenance	\$ 20,000	\$ 15,585	\$ 2,700	\$ 18,285	\$ 27,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 4,204	\$ 2,000	\$ 6,204	\$ 15,000
Special Events	\$ 7,500	\$ -	\$ 1,000	\$ 1,000	\$ 7,500
Holiday Decorations	\$ 10,000	\$ -	\$ 2,000	\$ 2,000	\$ 12,500
Contingency	\$ 10,000	\$ 3,990	\$ 798	\$ 4,788	\$ 10,000
Subtotal Amenity Expenditures	\$ 199,120	\$ 70,869	\$ 14,115	\$ 84,984	\$ 222,000
Total Operations & Maintenance	\$ 549,106	\$ 284,837	\$ 98,183	\$ 383,020	\$ 704,434
Total Expenditures	\$ 685,989	\$ 401,693	\$ 119,331	\$ 521,024	\$ 844,420
Excess Revenues/(Expenditures)	\$ 21,066	\$ 93,948	\$ (93,614)	\$ 334	\$ -

Net Assessments	\$ 681,993
Add: Discounts & Collections 6%	\$ 43,531
Gross Assessments	<u>\$ 725,524</u>

FY27

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhouse	218	0.75	163.50	\$ 203,293	\$ 932.54	\$ 992.06
Single Family	385	1.00	385.00	\$ 478,700	\$ 1,243.38	\$ 1,322.74
Unplatted	0	0.00	0.00	\$ -	\$ -	\$ -
Total	603		548.50	\$ 681,993		

Preston Cove
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
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FY26

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhouse	218	0.75	163.50	\$ 203,293	\$ 932.54	\$ 992.06
Single Family	149	1.00	149.00	\$ 185,263	\$ 1,243.38	\$ 1,322.74
Unplatted	236	0.18	43.09	\$ 53,573	\$ 227.00	\$ 241.49
Total	603		355.59	\$ 442,129		

Preston Cove
Community Development District
General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Attorney Fees

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination Fees

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

Trustee Fees

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

Preston Cove

Community Development District

General Fund Budget

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Preston Cove
Community Development District
General Fund Budget

Operations & Maintenance:

Field Expenses

Field Management

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

Landscape Maintenance

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

Landscape Contingency

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

Lake Maintenance

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

Streetlights

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

Electric

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

Water & Sewer

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

Irrigation Repairs

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

Irrigation - Usage

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenses

Preston Cove
Community Development District
General Fund Budget

Staffing

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

Property Insurance

The District's property and casualty insurance coverages.

Amenity - Electric

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

Amenity – Water

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

Dues, License, Permits

Any cost incurred for Permits and Licenses.

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Special Events

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

Holiday Decorations

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

Contingency

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

Preston Cove
Community Development District
Approved Proposed Budget
Debt Service Fund Series 2022

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY2027
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Revenues

Assessments - On Roll	\$ 670,238	\$ 384,043	\$ 286,195	\$ 670,238	\$ 670,238
Assessments - Direct	\$ -	\$ 220,536	\$ 92,281	\$ 312,817	\$ -
Interest	\$ 15,000	\$ 24,185	\$ 4,837	\$ 29,022	\$ 15,000
Carry Forward Surplus ⁽¹⁾	\$ 266,799	\$ 263,009	\$ -	\$ 263,009	\$ 586,224

Total Revenues	\$ 952,037	\$ 891,773	\$ 383,313	\$ 1,275,086	\$ 1,271,462
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Expenditures

Interest - 11/1	\$ 217,819	\$ 217,819	\$ -	\$ 217,819	\$ 214,000
Principal - 5/1	\$ 235,000	\$ 235,000	\$ -	\$ 235,000	\$ 245,000
Interest - 5/1	\$ 217,819	\$ 217,819	\$ -	\$ 217,819	\$ 214,000

Total Expenditures	\$ 670,638	\$ 670,638	\$ -	\$ 670,638	\$ 673,000
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Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (18,224)	\$ -	\$ (18,224)	\$ -
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Total Other Sources/(Uses)	\$ -	\$ (18,224)	\$ -	\$ (18,224)	\$ -
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Excess Revenues/(Expenditures)	\$ 281,399	\$ 202,911	\$ 383,313	\$ 586,224	\$ 598,462
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Interest - 11/1 \$ 210,019

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

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

Preston Cove
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

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

Preston Cove
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

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

SECTION B

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026/2027; and

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Preston Cove Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion 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 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special

assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

PASSED AND ADOPTED this 27th day of August, 2026.

ATTEST:

**PRESTON COVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit B

**Preston Cove CDD
FY 27 Assessment Roll**

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

ParcelID	Units	Type	O&M	Debt	Total
22-25-31-4736-0001-5650	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5660	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5670	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5680	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5690	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5700	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5710	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5720	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5730	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5740	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5750	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5760	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5770	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5780	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5790	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5800	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5810	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5820	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5830	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5840	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5850	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5860	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5870	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5880	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5890	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5900	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5910	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5920	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5930	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5940	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5950	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5960	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5970	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5980	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-5990	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-6000	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-6010	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-6020	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
22-25-31-4736-0001-6030	1	SF	\$1,322.74	\$1,299.94	\$2,622.68
Total Gross Assessments	603		\$725,523.98	\$713,018.18	\$1,438,542.16
Total Net Assessments			\$681,992.54	\$670,237.09	\$1,352,229.63

SECTION 6

Fiber Build Overview

Private Roads & Gated Communities

Actively Building Near Your Community

August 27, 2026

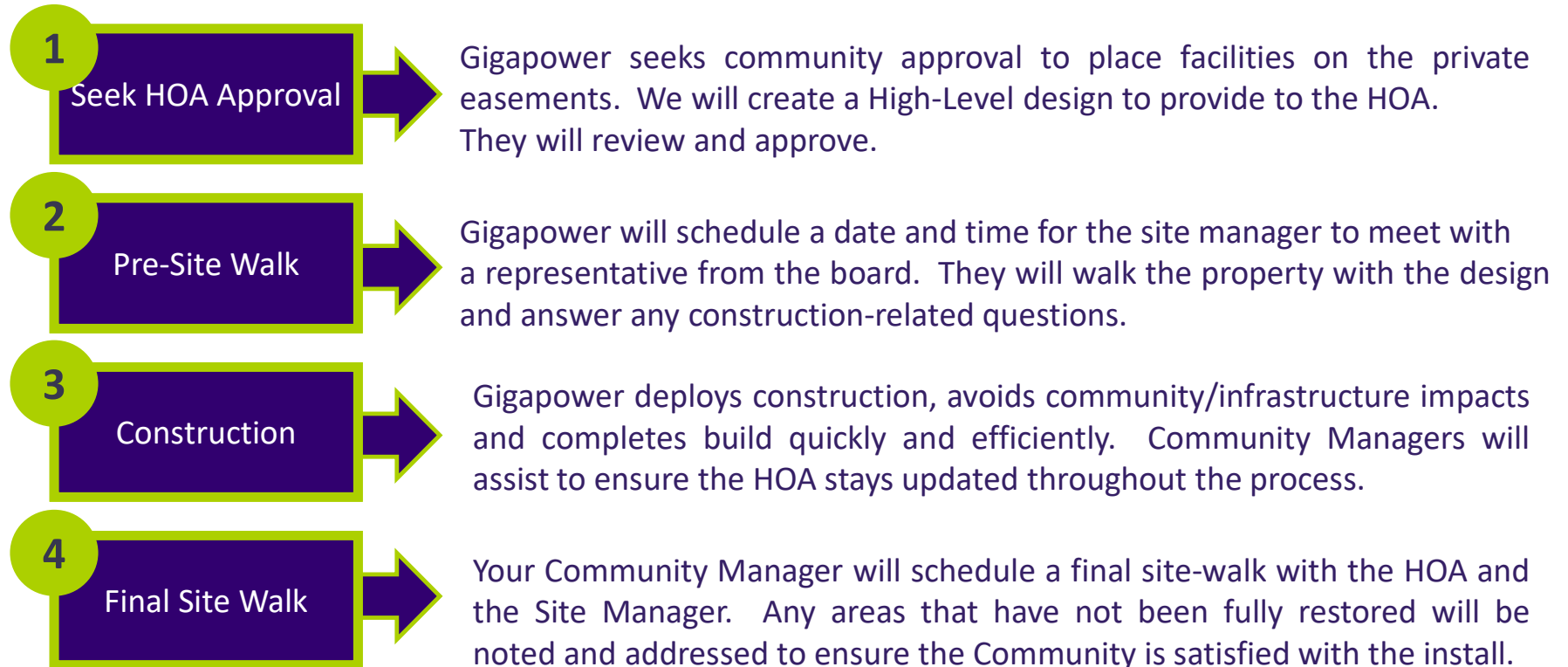
GIGAPOWER®

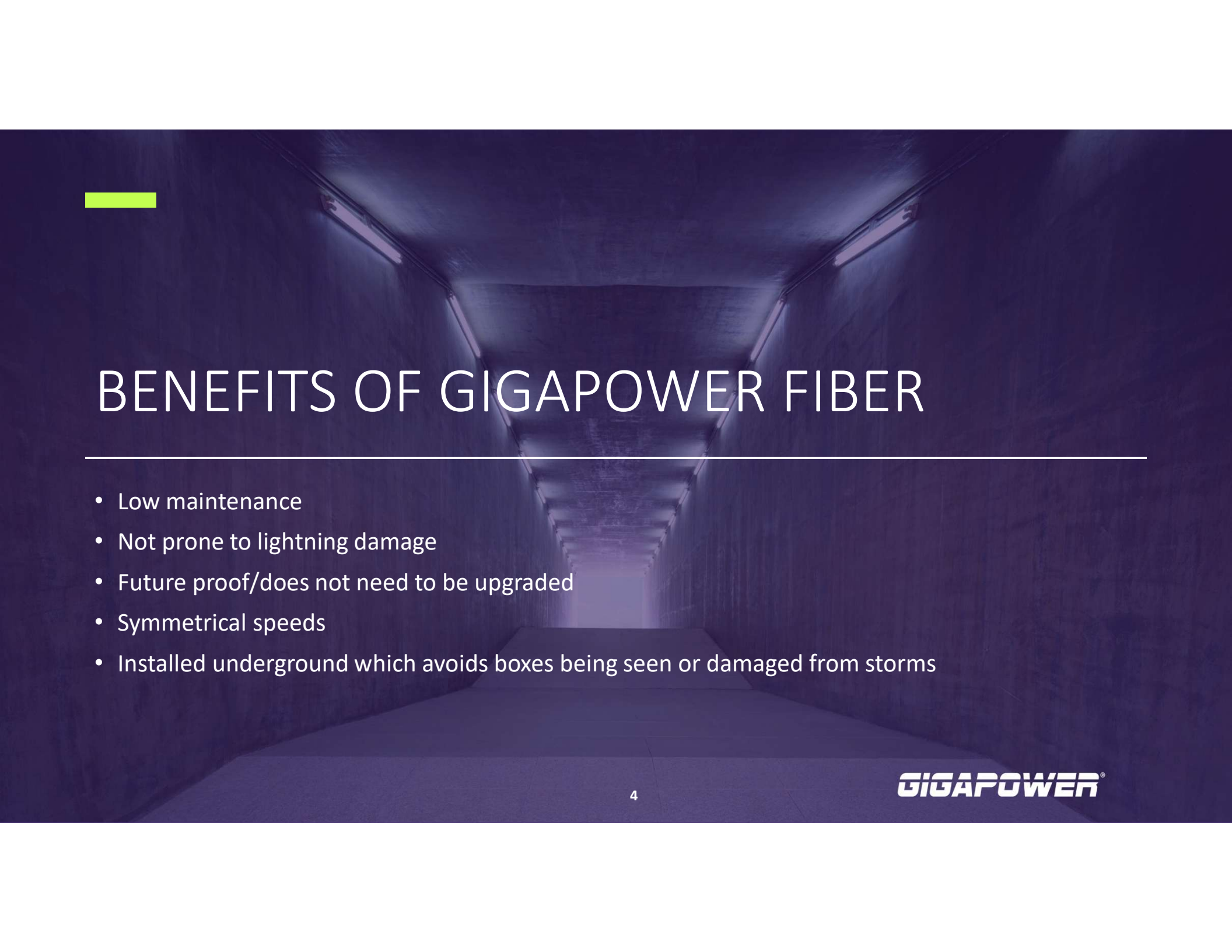
ABOUT US:

- Gigapower is an independent company jointly owned by AT&T and BlackRock.
 - Gigapower's sole focus is building Open Access fiber networks in select communities across the country.
 - Gigapower sells fiber access to Internet Service Providers (ISPs) and large businesses on a wholesale basis.
 - Gigapower's anchor fiber tenant is AT&T, who will sell their AT&T Fiber product utilizing our infrastructure.
 - In the future, Gigapower will sell access to other ISPs, enabling ISP choice in communities.
-



How Gigapower Works





BENEFITS OF GIGAPOWER FIBER

- Low maintenance
- Not prone to lightning damage
- Future proof/does not need to be upgraded
- Symmetrical speeds
- Installed underground which avoids boxes being seen or damaged from storms



Underground Construction

DIRECTIONAL BORING/MISSILING
USED IN NEIGHBORHOODS TO
MINIMIZE DISTRUPTION TO INSTALL:

- CONDUIT
- FLOWERPOTS
- HANDHOLES



DIMENSIONS FOR EQUIPMENT USED TO INSTALL FIBER

- **Micro Trench**
1-inch cut
16 - 24 inches deep
- **Bore**
30 - 48 inches deep
- **Flowerpot**
Square or Round
8" x 8"
Every 2 houses
- **Hand holes**
16" x 24"



- **Drop to the houses from the flowerpot**
Installers can use one of several methods: spade, vibratory spade or hand-dug 6-12 inches deep
- **Minimal Disturbance**
The narrow blade cuts a small slit instead of a wide, gaping ditch, allowing grass to heal quickly.

Then a machine is used that pushes the grass back.

Flowerpots

These will be placed in
between every 2 homes



Underground Handhole

You can expect to see these on the corners or if they will need to cross a street



AT&T CURRENT PRICING

AT&T Internet 300

300Mbps speed

Upload and download speeds

🎮 Game, stream, and video chat with confidence

📶 Includes [Wi-Fi 6 gateway](#), [internet security](#) plus [free self-setup kit](#)

~~\$60.00/mo.~~
\$35.00/mo.

★ Online only: \$200 Reward Card

AT&T Internet 1000

Up to 1 GIG speed

Upload and download speeds

🎮 The speed to succeed for work and pro-level gaming

📶 Includes [Wi-Fi 6 gateway](#), [internet security](#) plus [free self-setup kit](#)

🎁 NEW! \$200 reward card when you order online.
Redemption req'd. [See offer details](#)

~~\$90.00/mo.~~
\$50.00/mo.

AT&T Internet 500

500Mbps speed

Upload and download speeds

🎮 Level up your gaming with low lag

📶 Includes [Wi-Fi 6 gateway](#), [internet security](#) plus [free self-setup kit](#)

~~\$75.00/mo.~~
\$50.00/mo.

★ Get a \$200 reward card

AT&T Internet 5000

5 GIG speed

Upload and download speeds

Single device wired speed maximum 4.7Gbps

🎮 Experience cutting-edge technologies beyond the internet

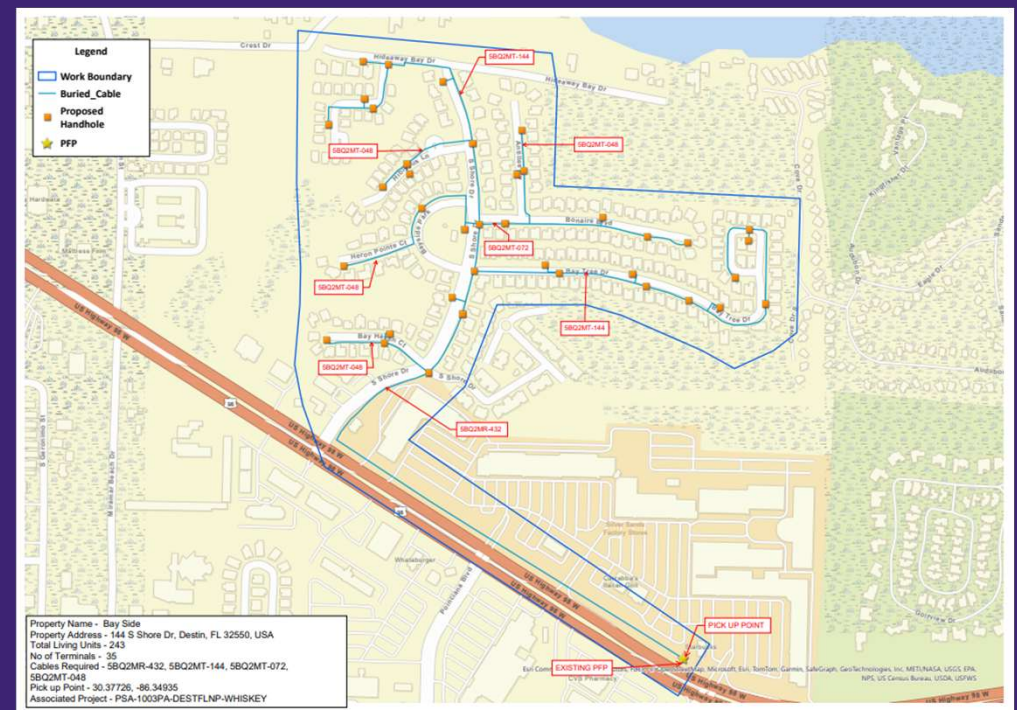
📶 Includes [Wi-Fi 6 gateway](#), [advanced internet security](#), [Wi-Fi extenders](#), and [free installation](#)

🎁 \$200 reward card when you order 5 GIG speed.
Redemption req'd. [See offer details](#)

~~\$135.00/mo.~~
\$95.00/mo.

High Level Design Example

- Pickup point outside of neighborhood
- Low Level will happen after all the agreements are signed. It will show all flowerpot locations



Timeframe

- The Access Agreement will need to be executed within 30 days of your introduction meeting to maintain build schedule
- The Site-walk will need to be completed within 14 calendar days of executing the agreement
- Your community will typically be constructed and lit for service within 90 calendar days



GIGAPOWER®

Gigapower Contact Information

Community Development Manager
Michael Cannon, Community
Development Manager – PR/GC
321.262.9588
Michael.cannon@gigapower.com

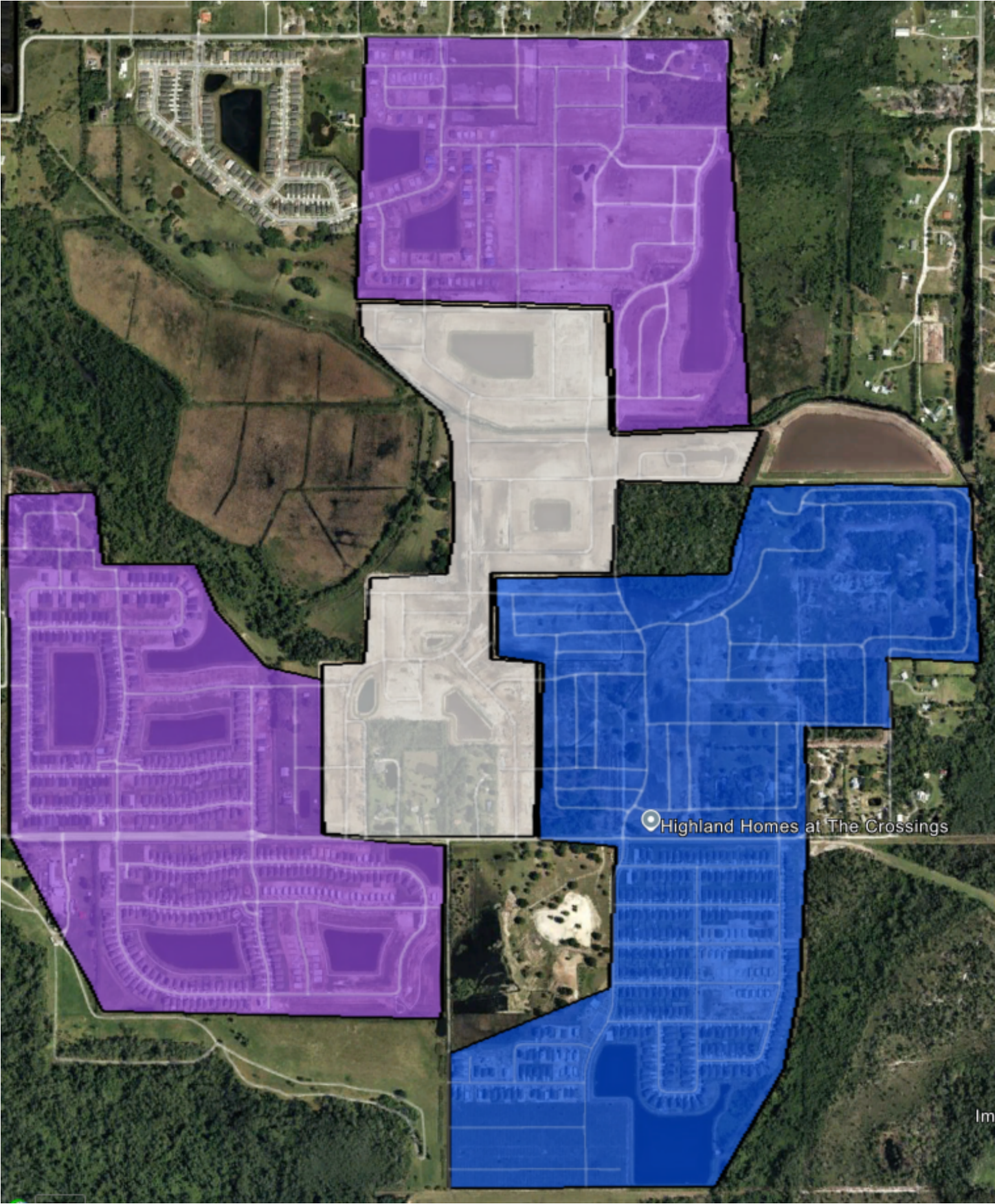
Sherry Gronlund
Sr. Sales Manager – East Region PR/GC
352.255.5585
Sherry.Gronlund@gigapower.com

Jason Christopherson
Director of Development, PR/GC
850.603.5018
Jason.Christopherson@gigapower.com

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GIGAPOWER





Highland Homes at The Crossings

PRIVATE ROAD ACCESS AGREEMENT

This Agreement is between **Gigapower, LLC**, a Delaware limited liability company with its principal place of business at 311 S. Akard Street, 21st Floor, Dallas, TX 75202, ("Gigapower"), and **Governmental Management Services – Central Florida, LLC**, a Florida Not-for-Profit Corporation with its principal place of business at 219 E. Livingston St, Orlando, FL 32801 ("Association"). Gigapower and Association may be referred to as a "Party" or the "Parties".

WHEREAS Association manages the business affairs of the Homeowners' Association of the property listed in Exhibit A (the "Property") for the benefit of the residents, and Association agrees to provide access to the Property so that Gigapower may construct its fiber optic network facilities to all residents of the Property (individually, a "Resident") under the terms contained herein; and

WHEREAS, Association desires to give Gigapower the right to deploy (install, own, repair, operate, remove, improve, and maintain) a property-wide fiber optic network (including extension of fiber optic facilities to each Resident) and/or other wire facilities, innerducts, conduits, raceways, moldings, network cabinets and other related equipment capable of accommodating data and video transmissions and/or other services (the "System") at the Property.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. **Grant of Access:** Association hereby grants to Gigapower for the duration of the Term, at no cost or charge to Gigapower, a non-exclusive right to: a) enter on and gain access in, over or under the Property from the Property line to each Resident for the purpose of providing its products and services to Association and/or Residents.
2. **Term of Agreement:** The term of this Agreement (the "Term") begins on the date that the last Party signs this Agreement ("Effective Date") and will continue for ten (10) years thereafter, after which the Agreement will automatically renew for successive one (1) year Term(s), unless either Party provides the other Party at least one hundred twenty (120) days' written notice prior to the end of the then-current term.
3. **System:** Gigapower will install, own, and maintain the System at the Property at its own expense. Gigapower will repair any damage to the Property that it causes while installing or maintaining the System, wiring or facilities. Association understands and agrees that the System used at the Property by Gigapower will at all times during and after the Term of this Agreement be and remain the personal property of Gigapower and will not be considered fixtures of the Property; *provided that*, underground improvements may not be removed without Association's consent, not to be unreasonably withheld, delayed or conditioned. Association will not move, disturb, alter or change the System except at Association's expense and subject to Gigapower's written consent, not to be unreasonably withheld, delayed or conditioned.
4. **Assignment:** Association may assign its rights and obligations hereunder to any third-party purchaser or subsequent owner ("Buyer") of the Property. Thereafter, this Agreement will be effective by and between Gigapower and Buyer, and Association will be released from all obligations and liabilities under the Agreement, except for any accrued liabilities prior to the date of the assignment. Gigapower may assign its rights and obligations hereunder to an affiliate of Gigapower, or to any person or entity in connection with the sale of all or substantially all of Gigapower's business or assets, without Association's prior consent. Any other assignment of this Agreement by Gigapower requires Association's written consent, which will not be unreasonably withheld, conditioned, or delayed. Gigapower will notify Association of any permitted assignment and thereafter Gigapower will be released from all obligations and liabilities under this Agreement, except for any accrued liabilities.
5. **Representations of Association:** Association represents and warrants that as of the Effective Date: (i) Association is the record owner of fee simple title to the Property, or controls the Property, or is the duly authorized agent of the owner and that the person signing this Agreement is authorized to execute and deliver this Agreement on behalf of Association. Association further represents that it is not party to any agreement with a third party that would conflict with this Agreement and will not during the Term enter into any such agreement.
6. **Indemnification:** Each Party agrees to indemnify, defend, and hold harmless the other Party (including its officers, directors, principals, assigns, successors, affiliates, agents, and employees) from and against any and all liability, loss, damage, claim or expense (including reasonable attorneys' fees and court costs), incurred by the other in connection with any third party claim, demand, or suit for damages, injunction or other relief only to the extent it is either caused by or results from (a) the negligence, gross negligence or intentional misconduct of the indemnifying Party (including any of its agents or subcontractors); or (b) noncompliance with laws. The indemnified Party agrees to provide the indemnifying Party with sufficient notice of any claim, to inform the indemnifying Party of any subsequent written communication regarding the claim, and to fully cooperate with the indemnifying Party in defense of the claim.
7. **LIMITATION OF LIABILITY:** NEITHER PARTY IS LIABLE TO THE OTHER PARTY FOR INCIDENTAL, SPECIAL, INDIRECT, PUNITIVE, OR CONSEQUENTIAL DAMAGES, WHETHER BY TORT OR CONTRACT, INCLUDING LOST REVENUES, LOSS OF PROFITS OR OTHER COMMERCIAL OR ECONOMIC LOSS ARISING OUT OF THE PERFORMANCE OR NONPERFORMANCE OF THE AGREEMENT, INCLUDING PERFORMANCE OR FAILURE TO PERFORM, OR A DEFECT OF EQUIPMENT, REGARDLESS OF THE FORESEEABILITY THEREOF.

8. **Easement**: Provided Association approves the location and design of Gigapower's installation of its network, the Parties will enter into a term easement agreement. Either Party may record the easement agreement.

9. **Gigapower Obligations**: Gigapower will, in consultation with Association, provide to Association Design Plans for the construction and installation of the Property- wide fiber optic telecommunications network on the Property as mutually agreed by the Parties. Gigapower will coordinate work at the Property to maximize efficiencies and further a more advantageous build completion schedule.

10. **Association Obligations**: Association will provide Gigapower access to the Property to install, own, repair, operate, remove, improve, and maintain the System.

11. **Notices**: Delivery of all notices will be sent to the addresses of the Parties set forth in Exhibit A. A notice will be duly given when made in writing and sent by: 1) delivered by a nationally recognized courier service with proof of delivery or 2) sent by postage prepaid certified mail, return receipt requested.

12. **Entire Agreement**: This Agreement, including any and all Exhibits hereto, constitutes the entire agreement between Association and Gigapower and supersedes all prior or contemporaneous oral and/or written quotations, communications, promises, agreements and understandings of the Parties with respect to the subject matter hereof.

13. **Termination/Default**: In the event a Party defaults on its material obligations under this Agreement and the default remains uncured for thirty (30) days after the non-defaulting Party gives written notice to the defaulting Party specifying the default, then in addition to all other rights and remedies available at law or in equity, the non-defaulting Party may terminate this Agreement. Notwithstanding the above, either Party may terminate this Agreement immediately upon giving written notice to the other Party if: (i) the other Party makes an assignment for the benefit of creditors or files a petition for reorganization; (ii) a petition in bankruptcy is filed by or against the other Party; (iii) for any breach of this Agreement by the other Party that negatively affects the non-defaulting Party's reputation, including but not limited to illegal, fraudulent or unethical behavior, or (iv) if either Party cannot agree to Site Design that is suitable for both parties.

14. **Survival of Obligations**: Each Party's obligations under the Agreement which by their nature would continue beyond the termination or expiration of this Agreement will survive such termination or expiration.

15. **Compliance with Laws**: This Agreement is subject to and the Parties agree to comply with all applicable laws, rules, regulations, codes and requisite approvals (collectively, "Laws") in their performance under the Agreement. If any conflict exists between this Agreement and such Laws during the Term of this Agreement, the Laws will control, and this Agreement will be deemed modified accordingly and confirmed via amendment.

16. **Non-exclusive Access**: Nothing in this Agreement is intended to, nor will it be construed to, preclude any Resident from electing to receive services from another provider.

17. **Confidential Information**: The Parties will hold this Agreement and its content and related information marked as "confidential" (including any payment arrangements, customer lists and Property acquisition) ("Information"), will protect it just as it would protect its own confidential information, and will not disclose Information except to employees, affiliates, or third parties having a need to know for purposes of performance under this Agreement.

18. **Governing Law**: The validity, construction, and enforceability of this Agreement will be governed by the domestic laws of the state in which the Property is located.

Gigapower, LLC

**Governmental Management Services –
Central Florida, LLC**

By: _____
(Authorized Signature)

Printed Name: _____ Jason Christopherson

Title: _____ Director of Development, PR/GC

Date: _____

By: _____
(Authorized Signature)

Printed Name: _____

Title: _____

Date: _____

EXHIBIT A
PROPERTY DESCRIPTION

Property Association:
Governmental Management Services – Central Florida, LLC 219 E. Livingston St Orlando, FL 32801 Attention: Jeremy LeBrun Telephone: (407) 841-5524, ext 142 E-mail: jlebrun@gmscfl.com Signatory: Owais Khanani E-mail (2): owais@elevationdev.com

Property Name	Community Address	Number of Residential Residents
Preston Cove	0 Preston Cove Dr Saint Cloud, FL 34771	603

LEGAL NOTICE ADDRESSES

To Association:	To Gigapower:
Governmental Management Services – Central Florida, LLC 219 E. Livingston St Orlando, FL 32801 Attention: Jeremy LeBrun Telephone: (407) 841-5524, ext 142 E-mail: jlebrun@gmscfl.com	Gigapower, LLC 311 S. Akard Street, 21 st Floor Dallas, TX 75202 Attention: René Dowl Telephone: (214) 801.6839 E-mail: rene.dowl@gigapower.com

SECTION 7



Rate change agreement

Resort Pool Services · RC-2026-B5FCFC

Account

Preston Cove

New monthly rate

~~\$1,350.00~~ → **\$1,390.50**

Reason

Annual

This new rate takes effect on **January 1, 2027**. Nothing changes before then.

Not the right person to sign this? Send it to whoever is.

Full name

Your full name

YOUR ELECTRONIC SIGNATURE

Type your name above to see your signature

Signed electronically. Your name, the date, and your device's address are recorded with this agreement.

Title (optional)

e.g. Property Manager

Email

you@example.com

☐ I am authorized to approve this change, and I agree to the new monthly rate of **\$1,390.50** effective January 1, 2027.

Approve and sign

Typing your name above serves as your electronic signature.

Resort Pool Services · (321) 204-0154 · info@resortpoolservices.com

This is a secure, private link prepared just for you.

SECTION 8



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 29, 2026

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, 2026. 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, 2026. 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 2026 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.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

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@GMSFCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$4,400 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional 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, 2026 must be provided to us no later than March 1, 2027, in order for us to complete the engagement by June 1, 2027. Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by May 15, 2027 for the District's review, and a final draft audit report by June 1, 2027 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.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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 2025 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: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, 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, 2028. 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
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SECTION 9

RESOLUTION 2026-09

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING 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*, being situated entirely within Osceola County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

WHEREAS, District records are available for public review and inspection at the offices of Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801.

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

SECTION 1. The District’s local records office shall be located at 2651 Remington Blvd., Kissimmee, FL 34744.

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

PASSED AND ADOPTED this 27th day of August 2026.

ATTEST:

**PRESTON COVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SECTION 10

SECTION A

Preston Cove Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Preston Cove Community Development District

District Manager:_____

Date:_____

Print Name:_____

Preston Cove Community Development District

SECTION B

Preston Cove Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Preston Cove Community Development District

District Manager:_____

Date:_____

Print Name:_____

Preston Cove Community Development District

SECTION 11

SECTION C

SECTION I

Preston Cove Community Development District

Summary of Check Register

July 01, 2026 through July 31, 2026

Fund	Date	Check No.'s	Amount
General Fund	7/17/26	273-280	\$ 26,515.12
Total Amount			\$ 26,515.12

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/17/26	00022	6/30/26 22015	202606 320-53800-47000		*	950.00	
		JUN LAKE MAINTENANCE		AQUATIC WEED MANAGEMENT, INC.			950.00 000273
7/17/26	00027	6/30/26 18318	202606 330-53800-46000		*	1,060.00	
		JUN26 JANITORIAL		CSS CLEAN STAR SERVICES OF CFL INC.			1,060.00 000274
7/17/26	00028	6/15/26 1169	202606 330-53800-34500		*	120.00	
		JUN26 SECURITY					
		6/26/26 117188	202606 330-53800-45000		*	430.00	
		SECURITY REPAIRS		CURRENT DEMANDS ELECTRICAL & SECURI			550.00 000275
7/17/26	00006	7/01/26 100	202607 320-53800-34100		*	1,351.92	
		JUL26 FIELD MANAGEMENT					
		7/01/26 100	202607 330-53800-12000		*	884.08	
		JUL26 AMENITY ACCESS					
		7/01/26 100	202607 330-53800-34500		*	13.39	
		CURRENT DEMAND					
		7/01/26 101	202607 310-51300-34000		*	3,433.33	
		JUL26 MANAGEMENT FEES					
		7/01/26 101	202607 310-51300-35200		*	108.17	
		JUL26 WEBSITE ADMIN					
		7/01/26 101	202607 310-51300-35100		*	162.25	
		JUL26 INFO TECH					
		7/01/26 101	202607 310-51300-31300		*	450.67	
		JUL26 DISSEM AGENT SRVCS					
		7/01/26 101	202607 310-51300-51000		*	.93	
		OFFICE SUPPLIES					
		7/01/26 101	202607 310-51300-42000		*	23.03	
		POSTAGE		GOVERNMENTAL MANAGEMENT SERVICES			6,427.77 000276
7/17/26	00030	6/29/26 102771	202606 330-53800-34500		*	463.20	
		SECURITY GUARD SERVICES		NATION SECURITY SERVICES			463.20 000277
7/17/26	00026	7/01/26 AV32462	202607 330-53800-48000		*	1,350.00	
		JUL26 POOL SERVICES					
		7/04/26 AV32694	202607 330-53800-45000		*	3,400.00	
		POOL REPAIRS		RESORT POOL SERVICES			4,750.00 000278
7/17/26	00031	7/01/26 213741	202607 320-53800-46100		*	11,000.00	
		JUL LANDSCAPE MAINTENANCE					

PRCO PRESTON COVE SRICE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/10/26 215456	202606 320-53800-46300		*	719.15	
		JUN IRRIGATION REPAIR		FLORIDA ULS OPERATING LLC			11,719.15 000279
7/17/26 00029		7/01/26 5613	202606 310-51300-31500		*	595.00	
		JUN26 GENERAL COUNSEL		WAUGH PLLC			595.00 000280
TOTAL FOR BANK A						26,515.12	
TOTAL FOR REGISTER						26,515.12	

PRCO PRESTON COVE SRICE

SECTION II

Preston Cove
Community Development District

Unaudited Financial Reporting
July 31, 2026



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Preston Cove
Community Development District
Combined Balance Sheet
July 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 79,991	\$ -	\$ -	\$ 79,991
Due from Developer	\$ -	\$ -	\$ -	\$ -
Due from Debt Service	\$ -	\$ -	\$ -	\$ -
INV - SBA	\$ 315,592			
Assessment Receivable	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ -	\$ -	\$ -
Prepaid Expense	\$ 1,852	\$ -	\$ -	\$ 1,852
Investments:				
Series				
Reserve	\$ -	\$ 670,238	\$ -	\$ 670,238
Revenue	\$ -	\$ 202,898	\$ -	\$ 202,898
Capitalized Interest	\$ -	\$ 15	\$ -	\$ 15
Sinking Fund	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 73,057	\$ 73,057
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 397,435	\$ 873,150	\$ 73,057	\$ 1,343,642
Liabilities:				
Accounts Payable	\$ 5,895	\$ -	\$ -	\$ 5,895
Due to Debt Service	\$ -	\$ -	\$ -	\$ -
Due to Developer	\$ -	\$ -	\$ -	\$ -
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Developer Advance	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 5,895	\$ -	\$ -	\$ 5,895
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,852	\$ -	\$ -	\$ 1,852
Assigned For:				
Debt Service - Series 2022	\$ -	\$ 873,150	\$ -	\$ 873,150
Restricted For:				
Capital Projects - Series 2022	\$ -	\$ -	\$ 73,057	\$ 73,057
Unassigned	\$ 389,688	\$ -	\$ -	\$ 389,688
Total Fund Balances	\$ 391,540	\$ 873,150	\$ 73,057	\$ 1,337,747
Total Liabilities & Fund Balance	\$ 397,435	\$ 873,150	\$ 73,057	\$ 1,343,642

Preston Cove
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 388,556	\$ 388,556	\$ 396,596	\$ 8,040
Assessments - Direct	\$ 53,573	\$ 53,573	\$ 29,056	\$ (24,517)
Interest - SBA	\$ -	\$ -	\$ 10,627	\$ 10,627
Developer Contributions	\$ 243,860	\$ -	\$ -	\$ -
Misc Revenue	\$ -	\$ 30	\$ 30	\$ -
Total Revenues	\$ 685,989	\$ 442,159	\$ 436,310	\$ (5,849)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ -	\$ 10,000
FICA Expense	\$ 918	\$ 765	\$ -	\$ 765
Engineering	\$ 15,000	\$ 12,500	\$ 20,578	\$ (8,078)
Attorney	\$ 25,000	\$ 20,833	\$ 31,999	\$ (11,165)
Annual Audit	\$ 4,300	\$ 4,300	\$ 4,300	\$ -
Assessment Administration	\$ 5,732	\$ 5,732	\$ 5,732	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,408	\$ 4,506	\$ 4,507	\$ (0)
Trustee Fees	\$ 4,500	\$ 4,276	\$ 4,276	\$ -
Management Fees	\$ 41,200	\$ 34,333	\$ 34,333	\$ 0
Information Technology	\$ 1,947	\$ 1,622	\$ 1,623	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,082	\$ 1,082	\$ (0)
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 800	\$ 667	\$ 257	\$ 410
Insurance	\$ 6,456	\$ 6,456	\$ 6,163	\$ 293
Printing & Binding	\$ 700	\$ 583	\$ -	\$ 583
Legal Advertising	\$ 8,000	\$ 6,667	\$ 931	\$ 5,735
Other Current Charges	\$ 2,200	\$ 1,833	\$ 892	\$ 941
Office Supplies	\$ 500	\$ 417	\$ 8	\$ 408
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 136,883	\$ 116,998	\$ 116,855	\$ 143

Preston Cove
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 16,223	\$ 13,519	\$ 13,519	\$ (0)
Landscape Maintenance	\$ 140,000	\$ 116,667	\$ 116,816	\$ (150)
Landscape Contingency	\$ 16,590	\$ 13,825	\$ 17,222	\$ (3,397)
Lake Maintenance	\$ 13,000	\$ 10,833	\$ 9,500	\$ 1,333
Streetlights	\$ 93,900	\$ 78,250	\$ 131	\$ 78,119
Electric	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Water & Sewer	\$ 3,000	\$ 2,500	\$ 5,274	\$ (2,774)
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 6,000	\$ 5,000	\$ 3,620	\$ 1,380
Irrigation - Usage	\$ 30,000	\$ 25,000	\$ 47,886	\$ (22,886)
General Repairs & Maintenance	\$ 20,000	\$ 16,667	\$ -	\$ 16,667
Contingency	\$ 6,273	\$ 5,228	\$ -	\$ 5,228
Subtotal	\$ 349,986	\$ 291,655	\$ 213,967	\$ 77,688
Amenity Expenses				
Staffing	\$ 75,000	\$ 62,500	\$ 8,841	\$ 53,659
Property Insurance	\$ 20,000	\$ 20,000	\$ 6,930	\$ 13,070
Amenity-Electric	\$ 15,000	\$ 12,500	\$ 5,794	\$ 6,706
Amenity-Water	\$ 6,000	\$ 5,000	\$ 1,752	\$ 3,248
Dues, License, Permits	\$ 500	\$ 417	\$ 375	\$ 41
Cable/Internet	\$ 2,400	\$ 2,000	\$ -	\$ 2,000
Pest Control	\$ 720	\$ 600	\$ -	\$ 600
Janitorial Services	\$ 12,000	\$ 10,000	\$ 7,741	\$ 2,259
Security Services	\$ 5,000	\$ 4,167	\$ 15,657	\$ (11,490)
Pool Maintenance	\$ 20,000	\$ 16,667	\$ 15,585	\$ 1,082
Amenity Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 4,204	\$ 8,296
Special Events	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Holiday Decorations	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Amenity Contingency	\$ 10,000	\$ 8,333	\$ 3,990	\$ 4,343
Subtotal	\$ 199,120	\$ 169,267	\$ 70,870	\$ 98,397
Total O&M Expenses:	\$ 549,106	\$ 460,922	\$ 284,837	\$ 176,084
Total Expenditures	\$ 685,989	\$ 577,920	\$ 401,693	\$ 176,227
Excess Revenues (Expenditures)	\$ (0)		\$ 34,617	
Fund Balance - Beginning	\$ -		\$ 356,923	
Fund Balance - Ending	\$ (0)		\$ 391,540	

Preston Cove
Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 381,859	\$ 381,859	\$ 384,043	\$ 2,184
Assessments - Direct	\$ 288,379	\$ 220,536	\$ 220,536	\$ -
Interest	\$ 15,000	\$ 12,500	\$ 24,185	\$ 11,685
Total Revenues	\$ 685,238	\$ 614,895	\$628,764	\$ 13,870
<u>Expenditures:</u>				
Interest Expense 11/1	\$ 217,819	\$ 217,819	\$ 217,819	\$ -
Principal Expense 5/1	\$ 235,000	\$ 235,000	\$ 235,000	\$ -
Interest Expense 5/1	\$ 217,819	\$ 217,819	\$ 217,819	\$ -
Total Expenditures	\$ 670,639	\$ 670,638	\$ 670,638	\$ -
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (18,224)	\$ (18,224)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (18,224)	\$ (18,224)
Excess Revenues (Expenditures)	\$ 14,599		\$ (60,097)	
Fund Balance - Beginning	\$ 266,799		\$ 933,247	
Fund Balance - Ending	\$ 281,398		\$ 873,150	

Preston Cove
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 1,684	\$ 1,684
Total Revenues	\$ -	\$ -	\$ 1,684	\$ 1,684
<u>Expenditures:</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 18,224	\$ 18,224
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 18,224	\$ 18,224
Excess Revenues (Expenditures)	\$ -		\$ 19,908	
Fund Balance - Beginning	\$ -		\$ 53,149	
Fund Balance - Ending	\$ -		\$ 73,057	

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	\$ -	\$ 18,801	\$ 343,474	\$ 3,761	\$ 1,270	\$ 3,529	\$ 984	\$ 1,001	\$ 23,699	\$ 76	\$ -	\$ -	\$ 396,596
Assessments-Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,056	\$ -	\$ -	\$ -	\$ -	\$ 29,056
Interest - SBA	\$ 970	\$ 872	\$ 869	\$ 850	\$ 792	\$ 1,330	\$ 1,295	\$ 1,333	\$ 1,222	\$ 1,093	\$ -	\$ -	\$ 10,627
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 30
Total Revenues	\$ 970	\$ 19,673	\$ 344,344	\$ 4,611	\$ 2,062	\$ 4,859	\$ 2,280	\$ 31,391	\$ 24,922	\$ 1,199	\$ -	\$ -	\$ 436,310
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ 3,300	\$ 300	\$ -	\$ 16,135	\$ 330	\$ 513	\$ -	\$ -	\$ -	\$ -	\$ 20,578
Attorney	\$ 2,157	\$ 2,482	\$ 5,851	\$ 6,752	\$ 8,745	\$ 2,626	\$ 2,343	\$ 450	\$ 595	\$ -	\$ -	\$ -	\$ 31,999
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300
Assessment Administration	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ 4,507
Trustee Fees	\$ 1,684	\$ -	\$ -	\$ -	\$ -	\$ 2,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,276
Management Fees	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ -	\$ -	\$ 34,333
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ 1,623
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ 1,082
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 6	\$ 6	\$ 4	\$ 22	\$ 36	\$ 59	\$ 13	\$ 62	\$ 26	\$ 23	\$ -	\$ -	\$ 257
Insurance	\$ 6,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,163
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 196	\$ 279	\$ -	\$ -	\$ -	\$ 216	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ 931
Other Current Charges	\$ 48	\$ 64	\$ 48	\$ 48	\$ 400	\$ 54	\$ 54	\$ 54	\$ 54	\$ 69	\$ -	\$ -	\$ 892
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 1	\$ 1	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 20,141	\$ 7,160	\$ 13,357	\$ 11,278	\$ 13,338	\$ 25,836	\$ 11,194	\$ 5,474	\$ 4,830	\$ 4,247	\$ -	\$ -	\$ 116,855
Operation and Maintenance													
Field Expenses													
Field Management	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ 1,352	\$ -	\$ -	\$ 13,519
Landscape Maintenance	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 17,816	\$ 11,000	\$ 11,000	\$ 11,000	\$ -	\$ -	\$ 116,816
Landscape Contingency	\$ -	\$ 13,989	\$ 3,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,222
Lake Maintenance	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ -	\$ -	\$ 9,500
Streetlights	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 226	\$ 286	\$ 479	\$ 425	\$ 767	\$ 582	\$ 596	\$ 675	\$ 625	\$ 614	\$ -	\$ -	\$ 5,274
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 1,329	\$ -	\$ -	\$ 965	\$ -	\$ 607	\$ 719	\$ -	\$ -	\$ -	\$ 3,620
Irrigation - Usage	\$ 3,278	\$ 4,133	\$ 4,184	\$ 7,406	\$ 6,256	\$ 4,495	\$ 4,633	\$ 5,968	\$ 4,338	\$ 3,194	\$ -	\$ -	\$ 47,886
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 16,937	\$ 31,709	\$ 22,527	\$ 21,133	\$ 20,325	\$ 19,344	\$ 25,347	\$ 20,552	\$ 18,983	\$ 17,110	\$ -	\$ -	\$ 213,967

Preston Cove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenses													
Staffing	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ 884	\$ -	\$ -	8,841
Property Insurance	\$ 6,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,930
Amenity-Electric	\$ -	\$ -	\$ -	\$ 820	\$ 818	\$ 822	\$ 743	\$ 893	\$ 875	\$ 822	\$ -	\$ -	5,794
Amenity-Water	\$ 159	\$ 169	\$ 171	\$ 171	\$ 182	\$ 182	\$ 171	\$ 182	\$ 182	\$ 182	\$ -	\$ -	1,752
Dues, License, Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375	\$ -	\$ -	\$ -	375
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ 50	\$ 50	\$ 50	\$ 1,406	\$ 900	\$ 900	\$ 1,175	\$ 970	\$ 1,060	\$ 1,180	\$ -	\$ -	7,741
Security	\$ 6,101	\$ -	\$ 315	\$ 120	\$ 120	\$ 4,574	\$ 120	\$ 120	\$ 583	\$ 3,603	\$ -	\$ -	15,657
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,575	\$ 2,985	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,400	\$ 1,525	\$ -	\$ -	15,585
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 374	\$ 430	\$ 3,400	\$ -	\$ -	4,204
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ 3,925	\$ -	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,990
Subtotal	\$ 14,590	\$ 1,569	\$ 5,811	\$ 4,092	\$ 5,070	\$ 7,829	\$ 3,559	\$ 3,890	\$ 4,906	\$ 10,713	\$ -	\$ -	70,870
Total O&M Expenses:	\$ 31,527	\$ 33,279	\$ 28,339	\$ 25,225	\$ 25,395	\$ 27,173	\$ 28,906	\$ 24,442	\$ 23,889	\$ 27,823	\$ -	\$ -	284,837
Total Expenditures	\$ 51,668	\$ 40,439	\$ 41,696	\$ 36,502	\$ 38,733	\$ 53,009	\$ 40,101	\$ 29,916	\$ 28,719	\$ 32,070	\$ -	\$ -	401,693
Excess Revenues (Expenditures)	\$ (50,698)	\$ (20,765)	\$ 302,648	\$ (31,891)	\$ (36,670)	\$ (48,150)	\$ (37,821)	\$ 1,475	\$ (3,798)	\$ (30,871)	\$ -	\$ -	34,617

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)
Principal Payment - 5/1/24		(\$220,000)
Principal Payment - 5/1/25		(\$230,000)
Principal Payment - 5/1/26		(\$235,000)
Current Bonds Outstanding		\$10,710,000

Preston Cove
Community Development District
Special Assessment Receipts
Fiscal Year 2026

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	Commision	Interest	Net Receipts	50%		50%		100%
							General Fund	Debt Service	General Fund	Debt Service	Total
11/3/25		\$ 5,084.87	\$ -	\$ -	\$ -	\$ 5,084.87	\$ 5,084.87	\$ -	\$ 5,084.87	\$ -	\$ 5,084.87
11/4/25		\$ 27.20	\$ -	\$ -	\$ -	\$ 27.20	\$ 27.20	\$ -	\$ 27.20	\$ -	\$ 27.20
11/21/25		\$ 27,141.66	\$ -	\$ -	\$ -	\$ 27,141.66	\$ 13,688.81	\$ 13,452.85	\$ 27,141.66	\$ -	\$ 27,141.66
12/12/25		\$ 643,997.65	\$ -	\$ -	\$ -	\$ 643,997.65	\$ 324,798.08	\$ 319,199.57	\$ 643,997.65	\$ -	\$ 643,997.65
12/22/25		\$ 37,030.61	\$ -	\$ -	\$ -	\$ 37,030.61	\$ 18,676.27	\$ 18,354.34	\$ 37,030.61	\$ -	\$ 37,030.61
1/12/26		\$ 6,232.82	\$ -	\$ -	\$ -	\$ 6,232.82	\$ 3,143.50	\$ 3,089.32	\$ 6,232.82	\$ -	\$ 6,232.82
1/30/26		\$ 617.67	\$ -	\$ -	\$ -	\$ 617.67	\$ 617.67	\$ -	\$ 617.67	\$ -	\$ 617.67
2/9/26		\$ 2,518.83	\$ -	\$ -	\$ -	\$ 2,518.83	\$ 1,270.36	\$ 1,248.47	\$ 2,518.83	\$ -	\$ 2,518.83
3/10/26		\$ 6,997.44	\$ -	\$ -	\$ -	\$ 6,997.44	\$ 3,529.14	\$ 3,468.30	\$ 6,997.44	\$ -	\$ 6,997.44
4/8/26		\$ 1,927.68	\$ -	\$ -	\$ -	\$ 1,927.68	\$ 972.22	\$ 955.46	\$ 1,927.68	\$ -	\$ 1,927.68
4/14/16		\$ 12.05	\$ -	\$ -	\$ -	\$ 12.05	\$ 12.05	\$ -	\$ 12.05	\$ -	\$ 12.05
5/8/26		\$ 1,985.51	\$ -	\$ -	\$ -	\$ 1,985.51	\$ 1,001.39	\$ 984.12	\$ 1,985.51	\$ -	\$ 1,985.51
6/8/26		\$ 39,709.99	\$ -	\$ -	\$ -	\$ 39,709.99	\$ 20,027.60	\$ 19,682.39	\$ 39,709.99	\$ -	\$ 39,709.99
6/16/26		\$ 7,280.18	\$ -	\$ -	\$ -	\$ 7,280.18	\$ 3,671.73	\$ 3,608.45	\$ 7,280.18	\$ -	\$ 7,280.18
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ 780,564.16	\$ -	\$ -	\$ -	\$ 780,564.16	\$ 396,520.89	\$ 384,043.27	\$ 780,564.16	\$ -	\$ 780,564.16

101%	Net Percentage Collected
0	Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

Elevation Preston Cove, LLC				Net Assessments	\$	341,872.69	\$	53,494.00	\$	288,378.69
2026-01										
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2022 Debt Service				
5/6/26	11/1/25	6001	\$ 26,747.00	\$ 26,747.00	\$ 26,747.00	\$ -				
5/6/26	2/1/26	6001/6006	\$ 13,373.50	\$ 13,373.50	\$ 13,373.50	\$ -				
5/6/26	3/1/26	6001/6006	\$ 196,097.51	\$ 196,097.51	\$ -	\$ 196,097.51				
4/27/26	5/1/26	6006	\$ 13,373.50	\$ 13,373.50	\$ 13,373.50	\$ -				
	9/1/26		\$ 92,281.18	\$ -	\$ -	\$ 92,281.18				
				\$ 341,872.69	\$ 249,591.51	\$ 53,494.00	\$ 288,378.69			

SECTION III

**BOARD OF SUPERVISORS MEETING DATES
PRESTON COVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

The Board of Supervisors of the **Preston Cove Community Development District** will hold their regular meetings for Fiscal Year 2027 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 (Exceptions noted below):

October 22, 2026

***Exception: November 18, 2026** *(Original date falls on National Holiday)*

***Exception: December 15, 2026** *(Original date falls on National Holiday)*

January 28, 2027

February 25, 2027

March 25, 2027

April 22, 2027

May 27, 2027

June 24, 2027

July 22, 2027

August 26, 2027

September 23, 2027

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; by calling (407) 841-5524, during normal business hours, or by visiting the District's website at <https://prestoncovecdd.com/>.

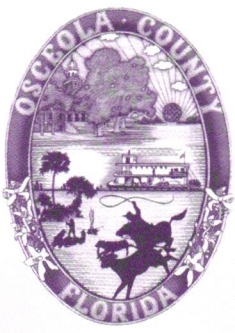
A meeting may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 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.

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

SECTION IV



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 27, 2026

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

RE: Preston Cove Community Development District – Registered Voters

Dear Ms. Hall:

Thank you for your letter requesting confirmation of the number of registered voters within the Preston Cove Community Development District as of April 15, 2026.

The number of registered voters within the Preston Cove CDD is 180, as of April 15, 2026.

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

Respectfully yours,

A handwritten signature in blue ink that reads "Mj Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

SECTION D



Preston Cove CDD

Task Tracker

August 2026

Ashley Hilyard
Field Manager
ahilyard@gmscfl.com
(407) 577-0918

TASK	STATUS	CURRENT NOTE	WO#	PREVIOUS NOTES	MISC
Repair dog park fence	Complete	8/11 Completed by AllRite fence		Approval sent 7/9, open dog park after	
Install mesh panel at pool gate	Complete	8/11 Completed by AllRite fence		Approval sent 7/9	
EX and EE light inspection/service	Complete	8/12 Completed by Cintas			
Check for security keyfob	Complete	8/12 Verified by FM			
Inspect pool gates for closure	Complete	8/12 Verified by FM			
Reset fallen storm grate at Brosnan and Anders	Complete	8/20 Completed by GMS	6906		
Secure changing station in men's restroom	Complete	6/19 Completed by GMS	6345		
Replace cracked mirror in men's restroom	Complete	6/19 Completed by GMS	6345		
Install (2) trash cans on pool deck	Complete	6/19 Completed by GMS	6345		
Replace missing shower pull chain on pool deck	Complete	6/19 Completed by GMS	6345		
Secure lid of left grill on pool deck	Complete	6/19 Completed by GMS	6345		
Remove spilled fire pit rocks	Complete	6/19 Completed by GMS	6345		
Replace missing lock on breezeway gate	Complete	6/19 Completed by GMS	6345		
Remove trash from pond banks	Complete	6/22 Completed by GMS	6345		
Install (3) pet waste stations	Complete	6/22 Completed by GMS	6345		
Replace missing pull handle on men's restroom door	Complete	4/24 Completed by GMS	6173		
Backflow annual inspection	In Progress	Sched for August			
Repair women's restroom door handle	In Progress	Sched for 8/27	6810		Door may need to be replaced, warped from being forced open
Repair damaged changing station in men's restroom	In Progress	Sched for 8/27	6810		May need to be replaced
Troubleshoot pool deck fan	In Progress	Sched for 8/27	6810		Extension ladder needed
Secure women's restroom sink	In Progress	Sched for 8/27	6810		
Troubleshoot fire pit timer; post usage instructions.	In Progress	8/20 FM troubleshooting ineffective, contacting propane vendor			
Bush hog canal tracts	In Progress	Will continue to monitor water levels and complete as soon it they can be safely accessed. Pushing back growth with hand tools in the interim		Sched 8/12	
Get approval for amended landscape maintenance contract for phase 3	Pending	Present at August meeting			
Completion of pond pathways	Pending	As of 7/29, loose gravel paths still not ADA compliant			
Signage for fire pit area and dog park	Pending	Check CDD rules and verify with counsel			
Trespass agreements?	Pending	Speak with Emily			
APPROVAL FOR LANDSAPE FUEL CHARCHES	Pending	Present at August meeting			
ADDENDUM FOR RESORT FUEL	Pending	Present at August meeting			

Photo Updates

August 2026

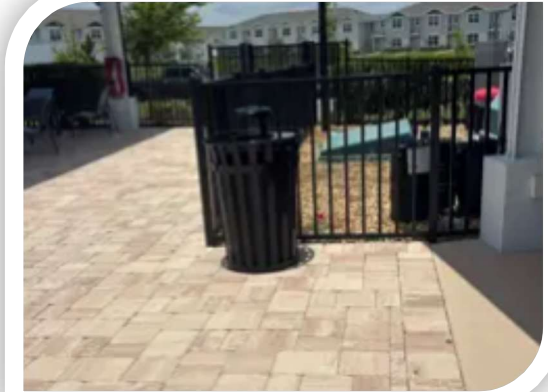
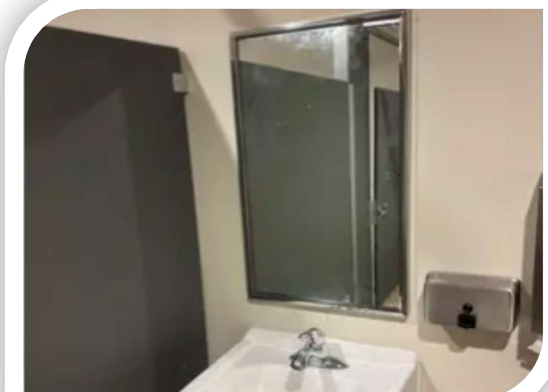


Photo Updates

August 2026

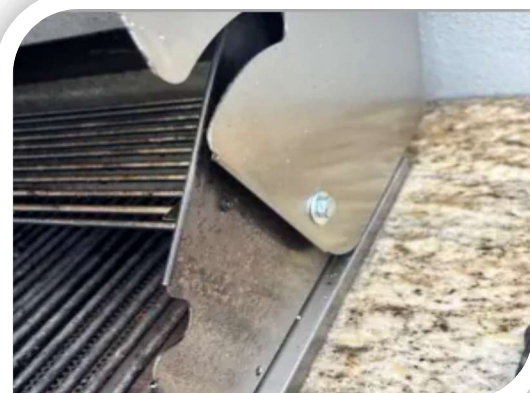


Photo Updates

August 2026



SECTION I

Uniting partners through exceptional
landscape services



COMMERCIAL LANDSCAPING ORLANDO, LLC.

A United Land Services Company

Preston Cove CDD PH 1-3

Preston Cove CDD PH 1-3



Proposal For Landscape & Irrigation Maintenance

5/19/26

Pricing Valid for 90 Days Upon Receipt

5/19/26

Preston Cove CDD PH 1-3

c/o GMS Management Company

RE: Landscape Maintenance & Irrigation Proposal

Dear Jarett,

Thank you for considering Blade Runners, a United Land Services Company as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Chris Marquess

Client Relations and Business Development

cmarquess@unitedlandservices.com

**Company History,
Experience & Services**

Company History

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1500+

Our History

How It All Started

The Company was founded in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout the South East. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

Additional Areas Served

- Alabama
Montgomery
- Florida
Central Florida
Ocala
Ft. Pierce
Fernandina Beach
Tampa
Bradenton
Naples
Jacksonville
Ft. Lauderdale
Panama City
West Palm Beach
- North Carolina
Greensboro
Charlotte
Raleigh
- South Carolina
Myrtle Beach
- Georgia
Savannah



Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

Irrigation Experts

Your Team of Certified & Licensed Specialists



Installation, Maintenance & Repairs

- **Installation** - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.
- **Maintenance** - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.
- **Improvements** - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.



Agronomics Program

Certified Pest Control Operators



Fertilization, Pest Control & Agronomy Management

- **Fertilization** - We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast
- **Pest Control** - United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.
- **Agronomy Management** - We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Hurricane Preparedness

Plan of Action



Phase 1

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create a safe an environment as soon possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers”,



Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing



Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.



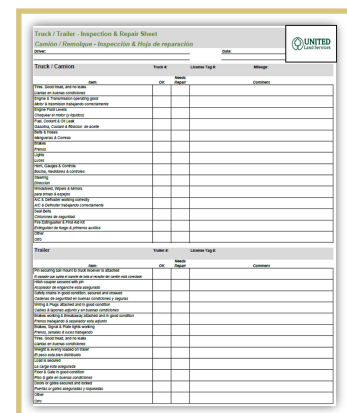
SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.



Exclusive Partnership



Exclusive Partnership





Development Strategy

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase I (Days 1-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.



Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase I results and modify “Plan of Action” if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.





Reporting

UNITED

Land Services

Sample Property

	JANUARY					FEBRUARY					MARCH					APRIL					MAY					JUNE					JULY					AUGUST					SEPTEMBER					OCTOBER					NOVEMBER					DECEMBER				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52								
SCOPE OF WORK																																																												
CORE MAINTENANCE SERVICES																																																												
Mowing - St. Augustine																																																												
Mowing - Bahia																																																												
Edging																																																												
String Trimming																																																												
Debris Blowing																																																												
DETAIL SERVICES																																																												
Ornamental Shrub Pruning																																																												
Weeding - Manual & Chemical Applications																																																												
IRRIGATION INSPECTIONS																																																												
Monthly Inspections with Reports																																																												
FERTILIZATION & PEST CONTROL SERVICES																																																												
Granular Turf Applications																																																												
Turf Weeds & Insect Control																																																												
Shrub Fertilizations																																																												
Shrub Insecticide & Fungicide Inspections																																																												
Integrated Pest Management																																																												
ANCILLARY SERVICES																																																												
Annual Flower Rotations																																																												
Palm Pruning																																																												
Rejuvenation Pruning (Ornamental Grasses)																																																												
Small Tree Pruning																																																												
Prune Grape Myrtles																																																												
Mulch																																																												

Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication through pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



Sample Property- 4/5/21, 8:52
AM

Bill (FGL), Tom (FGL)

Monday, April 5, 2021

Prepared For

11 Items Identified

Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE



Issue 1
 Selectively remove tall stalks on White BOP in a sectional manor.
 Removals tagged with orange tape



Issue 2
 Remove Mags on Cody Chase



Issue 3
 Declining Washingtonian on Cody Chase

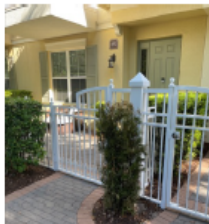


Issue 4
 Remove staking kit

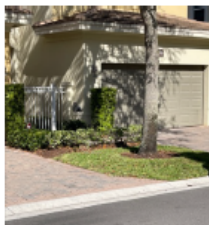
SAMPLE



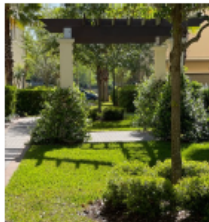
Issue 5
 Queen Palm on 46A dead from Ganoderma



Issue 6
 Possible irrigation issue on Podocarpus along 46A units



Issue 7
 Replace declining Pittisporum with turf



Issue 8
 Proposal for method to attach Jasmine to columns / pergola

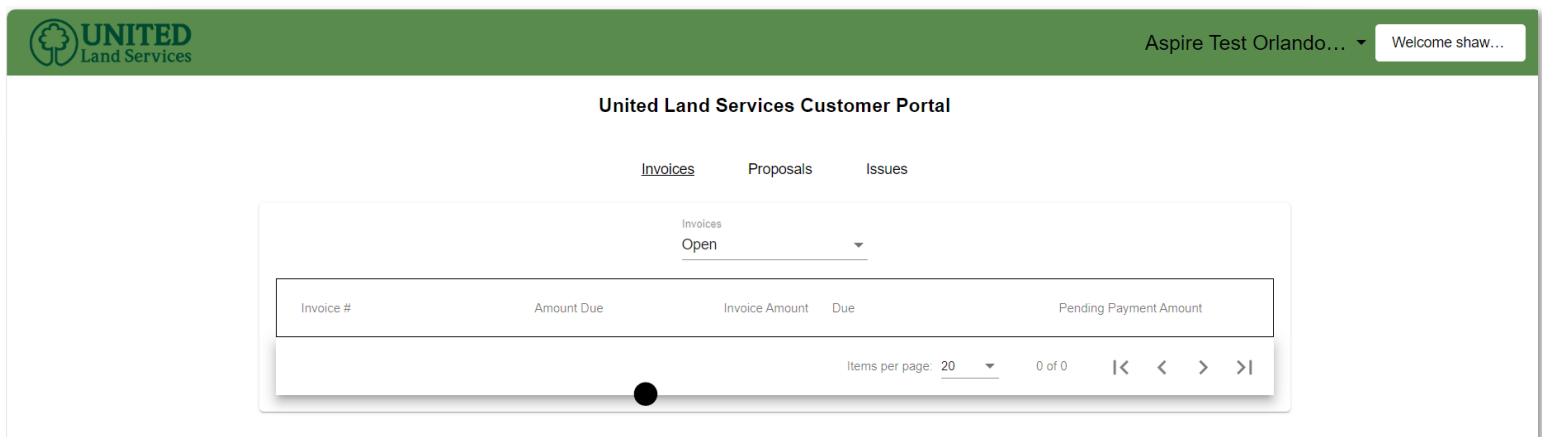
Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:



United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- View Past Work Orders
- Sign Proposals
- Pay Invoices
- Review Updates on Work Orders
- Create Issues
- View Proposals
- View Landscape Experts Notes
- Submit Work Orders

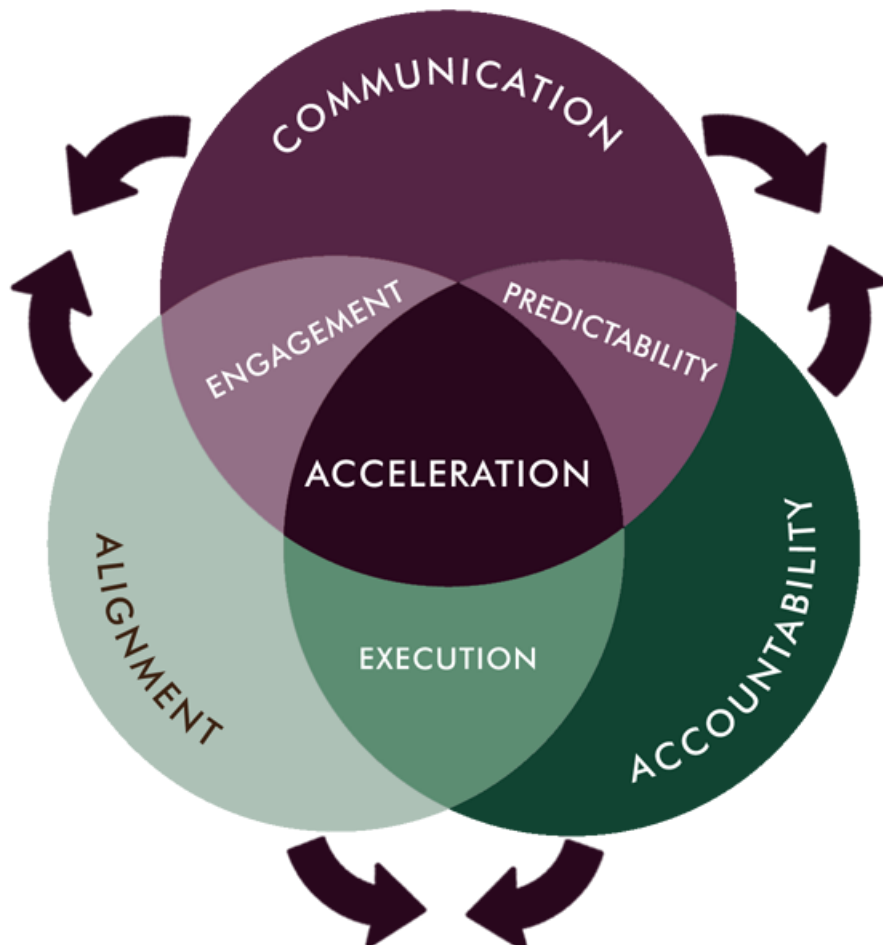
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals.
(Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.

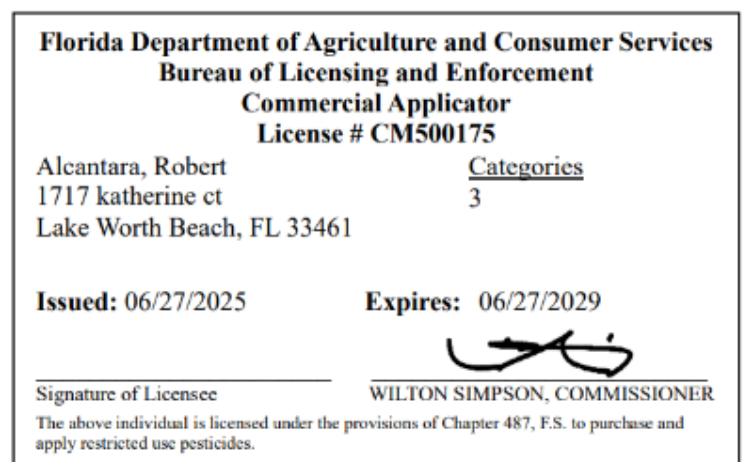
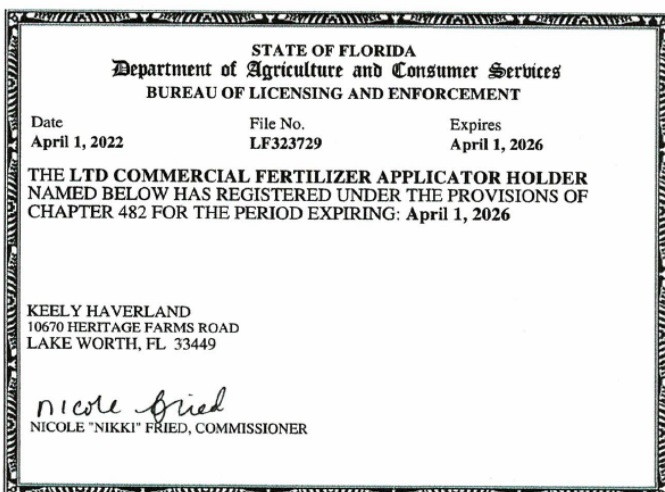
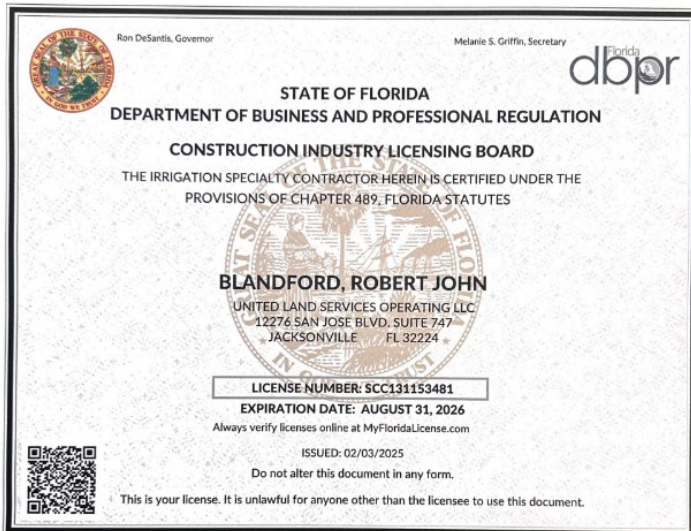
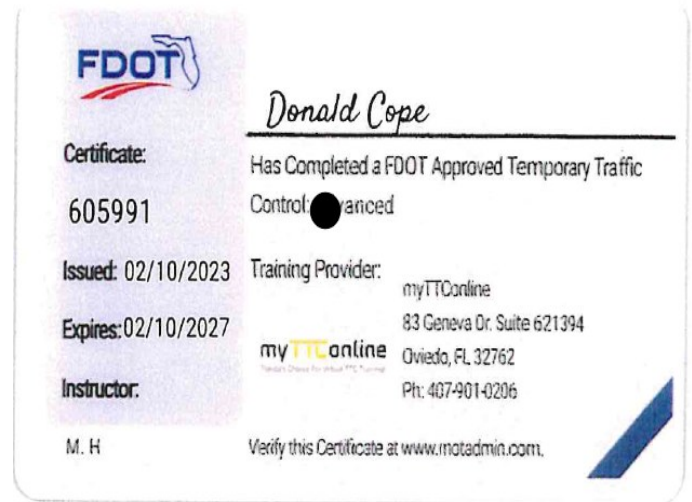




Certifications

Certification

Your Agronomics and Irrigation Specialists



Certification

Your Agronomics and Irrigation Specialists



Certification

Your Agronomics and Irrigation Specialists

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.																																																		
Before you begin. For guidance related to the purpose of Form W-9, see <i>Purpose of Form</i> , below.																																																				
1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Florida ULS Operating LLC 2 Business name/disregarded entity name, if different from above. United Land Services	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) C Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)																																																			
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)																																																			
5 Address (number, street, and apt. or suite no.). See instructions. 12276 San Jose Blvd. Ste 747 6 City, state, and ZIP code Jacksonville, FL 32223 7 List account number(s) here (optional)	Requester's name and address (optional)																																																			
Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. Note: If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="10">Social security number</td> </tr> <tr> <td style="width: 20%;"> </td><td style="width: 20%;"> </td><td style="width: 20%;"> </td><td style="width: 20%;"> </td><td style="width: 20%;"> </td><td style="width: 20%;"> </td><td style="width: 20%;"> </td><td style="width: 20%;"> </td><td style="width: 20%;"> </td><td style="width: 20%;"> </td> </tr> <tr> <td colspan="10" style="text-align: center;">or</td> </tr> <tr> <td colspan="10">Employer identification number</td> </tr> <tr> <td style="width: 20%;">8</td><td style="width: 20%;">5</td><td style="width: 20%;"> </td><td style="width: 20%;">2</td><td style="width: 20%;">4</td><td style="width: 20%;">9</td><td style="width: 20%;">7</td><td style="width: 20%;">9</td><td style="width: 20%;">2</td><td style="width: 20%;">5</td> </tr> </table>			Social security number																				or										Employer identification number										8	5		2	4	9	7	9	2	5
Social security number																																																				
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Part II Certification Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.																																																				
Sign Here Signature of U.S. person <i>Dana M. Hanser</i> Date <i>9/24/24</i>																																																				
General Instructions Section references are to the Internal Revenue Code unless otherwise noted. Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9 . What's New Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification. New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065). Purpose of Form An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they																																																				



Scope of Services: Exhibit A

Exhibit A: Scope of Services Summary

Annual Maintenance Outline

The following outline details our proposed scope of services and offerings to be provided by our service teams, to ensure we meet the specific needs of your project as governed by our agreement.

LANDSCAPE MAINTENANCE PROGRAM

1. Turf Grass Mowing

- a. Mowing schedule based on climate and turf type.
- b. Mowing height to be adjusted based on turf type.
- c. Cuts postponed because of weather to be made up as soon as possible.
- d. Hard edging (concrete) will be done per cut, soft edge will be done every other cut. Landscape beds containing rock will not be mechanically edged.
- e. Areas too small to mow will be completed with a string trimmer or push mower.
- f. All debris created during maintenance operations will be removed and or blown from adjacent surfaces.

2. Ornamental Detailing

- a. Detail operations will be completed in a sectional manner once monthly.
- b. Plant material will be trimmed to retain the natural shape and function of the plant using Best Management Practices and techniques.
- c. Trees will have trunks cleared of sprouts and elevated to 8' in Green areas and 12' in Paved areas.
- d. Palms under 12' will have brown fronds removed during detail rotation.
- e. Post emergent herbicide will be used in landscape beds to control unwanted weeds and vegetation.

3. Fertilization & Pest Control Services

- a. Applications will adhere to any State and Local ordinance including Blackout Periods.
- b. Fertilizer composition (NPK, Nitrogen, Phosphorous, Potassium) will be determined based on site needs.
- c. Pre and Post Emergent Herbicides will be used as needed to control weeds in turfgrass.
- d. All applications will be used as directed by the manufacturers instructions for use and in accordance with all State and Federal regulations / guidelines.
- e. Ornamental Plants, Trees & Palms will receive a balanced fertilizer at appropriate rates, typically in spring and fall months.

Scope of Services Summary

Annual Maintenance Outline

4. Irrigation Inspections & Maintenance

- a. System will be routinely inspected for operational efficiency and condition.
- b. Visual inspection will include controller and electronic components, spray and rotor heads and shrub risers.
- c. Minor adjustments for efficiency will be made during inspection.
- d. Repairs for malfunctioning, broken or worn out components (heads, line breaks, controllers and electronics, pumps, etc.) will be done after client approval.

5. Seasonal Color (Annuals) Installation

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from Board of Directors or CAM.
- b. Flower type will be selected based on climate, availability at time of install and coordination with adjacent neighborhood associations to ensure uniformity.
- c. Flower beds will be maintained to remove faded or dead plants and to ensure optimal bloom production and neat appearance.
- d. Commercial fertilizer will be applied to all areas at time of install with follow up applications of micro nutrient, fungicide and pesticide based on flower type and Best Management Practices.
- e. Standard Annuals to be used for quarterly changeouts. Premium varieties to incur additional cost.

6. Mulch & Pine Straw Installation

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from Board of Directors or CAM.
- b. Mulch will be installed at timeframe determined by HOA.
- c. Mulch to be Dyed Hardwood Blend, installed 1x per year upon approval.
- d. Installation method to be determined by contractor, either bagged product or bulk install with blower truck.

ADDITIONAL SERVICES AND TEAM EXPECTATIONS

1. Extra Services

- a. We will provide extra/special services based on agreement and specifications set forth by the Client

2. Team Expectations

- a. Our field personnel will be licensed for all applicable maintenance duties, included any pesticide applications, as required by law.

3. Appearance

- a. Our team is required to maintain a professional and well-groomed appearance at all times.

**Your Investment:
Exhibit B**

EXHIBIT 2 - FEE SUMMARY

Contractor: Blade Runners/United Land Services

Property: Preston Cove CDD PH 1-3

Address: 19 N Texas Ave Orlando FL

Address: St Cloud

Phone: 407-515-5262

Phone: 407-841-5524

Email: cmarquess@unitedlandservices.com

Email: jwright@gmscfl.com

Contact: Chris Marquess

Contact: Jarett Wright

Dates: 6/1/2026 through 5/31/2027

	2027 JAN	2027 FEB	2027 MAR	2027 APRIL	2027 MAY	2026 JUN	2026 JUL	2026 AUG	2026 SEP	2026 OCT	2026 NOV	2026 DEC	TOTAL
GENERAL SERVICES (Schedule A)	14,494	14,494	14,494	14,494	14,494	14,494	14,494	14,494	14,494	14,494	14,494	14,494	\$173,928
TURF CARE (Schedule B)			195		75		75		195				\$540
TREE/SHRUB CARE (Schedule C)		409								409			\$818
BEDDING PLANTS (Schedule D) <i>0 Units Per Rotation</i>													\$0
BED DRESSING (Schedule D) <i>223 Yards of Bed Dressing</i>										13,380 <i>223</i>			\$13,380
PALM TRIMMING (Schedule D)													\$0
IRRIGATION MAINT. (Schedule E)	111	111	111	111	111	111	111	111	111	111	111	111	\$1,332
TOTAL FEE PER MONTH:	\$14,605	\$15,014	\$14,800	\$14,605	\$14,680	\$14,605	\$14,680	\$14,605	\$14,800	\$28,394	\$14,605	\$14,605	\$189,998
Flat Fee Schedule	\$15,833	\$15,833	\$15,833	\$15,833	\$15,833	\$15,833	\$15,833	\$15,833	\$15,833	\$15,833	\$15,833	\$15,833	\$189,998

Initials _____

SERVICES AGREEMENT

This Services Agreement (the “**Agreement**”) is entered into this _____ day of _____, 2026 between _____ (the “**Customer**”), and Florida ULS Operating, LLC DBA United Land Services, LLC (the “**Contractor**”). Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer in accordance with the following terms and conditions of this Agreement.

Service Address: _____

Bill to Address _____

1. **Term.** The initial term of the Agreement shall commence for a three (3) year period commencing on _____ and ending on _____. After expiration of the initial term, the Agreement shall continue on a month-to-month basis unless terminated by either party upon thirty (30) days prior written notice.

2. **Services.** Contractor agrees to provide the Customer with the scope of services set forth in **Exhibit A** (the “Services”). Contractor agrees to provide all labor, material, equipment, and supervision to perform the duties outlined by this Agreement, except that Customer shall provide any water and utilities necessary for Contractor to perform the Services. Contractor warrants to the Customer that: (i) Contractor will perform the Services in a workmanlike manner in accordance with reasonable prevailing industry standards; (ii) Contractor shall comply with all applicable laws; (iii) Contractor has no outstanding agreement or obligation that is in conflict with any of the provisions of this Agreement or that would preclude Contractor from complying with the provisions of this Agreement. Contractor shall not be liable for any nonperformance, delays, or alleged deficient performance resulting from any environmental issues, including drought, hurricane, flooding, tornados, rainfall, storms, earthquakes, or other disasters or weather events, any governments actions or changes in law, any wars, acts of terrorism, epidemics, shortages, strikes or other labor issues, or other causes beyond the control of Contractor. Contractor’s liability to Customer for any alleged non-performance under this Agreement shall be expressly limited to the amount of compensation actually received by Contractor for the disputed scope of work.

3. **Compensation.** In consideration of the Contractor’s performance of the Services, the Customer agrees to pay Contractor the fees set forth on **Exhibit B** for the total monthly amount of \$ _____. On each anniversary date of this Agreement, the agreed upon fees for Contractor’s Services shall be increased by 3% over the previous year’s level or CPI, whichever is greater. Customer shall be responsible for all sales, use, and other taxes with respect to all amounts paid by the Customer to Contractor under this Agreement other than taxes on Contractor’s income. All payments shall be made by direct electronic payment.

4. **Confidentiality.** Customer acknowledges this agreement along with any documentation, financial data, designs and plans provided by the Contractor are confidential information and shall not be disclosed by the Customer to any other person or entity, except as required by law.

5. **Late Payment.** If payment is not received within 30 days of invoicing, a 1.5% per month late fee will be applied to all unpaid balances. Should Contractor need to pursue legal action to collect any amounts owed, Customer agrees to pay Contractor’s reasonable attorney’s fees, court costs, and all other expenses incurred.

6. **Termination.** Customer may terminate this Agreement for cause, if Contractor, after prior written notice per section 7, of any default hereunder, fails to cure that default within 30 days thereafter. Customer shall pay for all services performed up to the effective date of any valid termination. Contractor, upon 30 days prior written notice to Customer, may terminate this Agreement without cause.

7. **Notices.** Any notice required to be sent to the Contractor under this Agreement shall be sent to the following address unless otherwise specified: Attention _____ 12276 San Jose Blvd, Suite 747, Jacksonville, Florida 32223. Any notice required to be sent to the Customer under this Agreement shall be sent to the Service Address specified above, or to such other address as Customer hereafter provides.

8. **Insurance.** Contractor acknowledges and agrees that it shall be solely responsible for securing and maintaining all insurance coverage for itself and its employees, including without limitation, commercial general liability, workers' compensation and employers' liability, comprehensive automobile, and umbrella liability. Contractor shall provide proof of insurance coverage prior to commencement and shall not cancel or change any coverage without providing Customer written notice.

9. **Licenses.** Contractor shall maintain all applicable licenses and permits within the cities, counties, and states of operations.

10. **Indemnification.** Each party, to the extent permitted by law, will indemnify, defend and hold harmless the other party, its affiliates, and all of their directors, officers, employees, agents and representatives from and against all claims, liabilities, damages, losses or expenses to the extent arising out of any negligence, willful misconduct, breach of contract or violation of law for which the indemnifying party, its employees, agents, subcontractors, or assigns in the performance of work under this Agreement is at fault. In the event the parties are jointly at fault, each party will indemnify the other in proportion to its relative fault.

11. **Right to Cure.** Should customer determine that Contractor has provided defective, deficient, or destructive work ("complaint", it shall provide written notice withing 48 hours of the alleged occurrence or any claim shall be deemed to be waived. Upon receipt of any said complaint, Contractor shall have seven (7) days to address any said complaint. The failure to allow the Contractor to address any complaint will serve as a waiver of any claim related to the alleged claim.

12. **Contractual Lien.** The Customer grants Contractor, in addition to any other rights and remedies allowed under the applicable law, a lien on the real and personal property related to the project to secure payment for all sums due and owing under this agreement. The Contractor shall be entitled to recover its reasonable attorney fees and costs in any action related to the recovery of sums owed by Customer.

13. **Miscellaneous.** Contractor enters into this Agreement as an independent contractor. Contractor shall be solely responsible for all taxes, withholdings, and other similar statutory obligations with respect to its employees, including without limitation, Worker' Compensation Insurance. Either party may assign this Agreement to an affiliate or to any successor entity or purchaser of a substantial portion of the assets of such party that relate to the subject matter of this Agreement without the other party's consent but with written notice. This Agreement shall be governed by the laws of the State of Florida. The exclusive jurisdiction for the resolution of any disputes arising out of or relating to this Agreement shall be in a court of competent jurisdiction in Duval County, Florida. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes and replaces all prior and contemporaneous understandings or agreements, written or oral, regarding such subject matter. No amendment or modification of this Agreement will be binding unless in writing and signed by a duly authorized representative of both parties.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement as of the day and year first above written.

CONTRACTOR Florida ULS Operating, LLC DBA United Land Services, LLC _____ Signature _____ Date	CUSTOMER _____ Signature _____ Date
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**Providing exceptional landscape services to partners
across the state of Florida.**



United We Grow!



*Uniting partners through exceptional
landscape services*

SECTION II

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



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

Estimate details
Estimate no.: 1777
Estimate date: 08/13/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Monthly pond herbicide maintenance on ditches in phases 2 and 3. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	12	\$225.00	\$2,700.00
2.		Scope of Work	Monthly pond herbicide maintenance on 1 pond in phase 3 (at Preston Cove Dr. and Springer St.) that is not currently under maintenance. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	12	\$175.00	\$2,100.00

Total

\$4,800.00

Note to customer
Thank you for your business!

Accepted date

Accepted by