

Charles Cove Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-723-5900

The meeting of the Board of Supervisors for the Charles Cove Community Development District will be held **Wednesday, October 21, 2020 at 1:00 p.m. using telephonic conferencing due to the COVID-19 Executive Order 20-246**. The proposed agenda for this Board Meeting is found below.

Please use the following information to join the telephonic conferencing:

Phone: 1-844-621-3956 Participant Code: 796 580 192#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

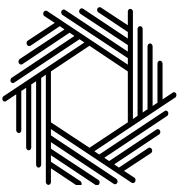
- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Discussion regarding Executive Order 20-246
- 2. Consideration of the Minutes of the August 19, 2020 Board of Supervisors' Meeting (*provided under separate cover*)
- 3. Consideration of the Minutes of the August 19, 2020 Auditor Selection Committee Meeting (*provided under separate cover*)
- 4. Discussion Regarding Materials on the District Website

Business Matters

- 5. Ratification of Notice of Lien of Special Assessments for Special Assessment Revenue Bonds, Series 2020 (2020 Assessment Area)
- 6. Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property
- 7. Public Hearing on the Adoption of the Amenity Facilities Policies
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution 2021-01, Adopting the Amenity Facilities Policies (*provided under separate cover*)
- 8. Ratification of Payment Authorization No. 14
- 9. Consideration of Payment Authorization of No. 15 - 17
- 10. Review of District Financial Statements

Other Business

- Staff Reports
- District Counsel



pfm

District Engineer

District Manager

- Supervisor Requests and Audience Comments
- Adjournment



pfm

**Charles Cove
Community Development District**

Executive Order 20-246

STATE OF FLORIDA

OFFICE OF THE GOVERNOR

EXECUTIVE ORDER NUMBER 20-246

(Emergency Management – COVID 19 – Local Government Public Meetings)

WHEREAS, Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139, 20-150 and amended by Executive Orders 20-179 and 20-193, expires on October 1, 2020, unless extended.

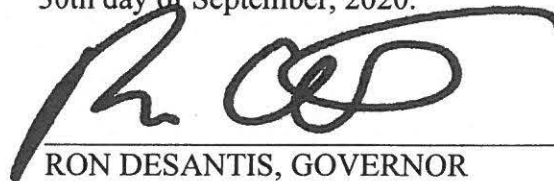
NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. I hereby extend Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139, 20-150 and amended by Executive Orders 20-179 and 20-193, subject to the condition of Section 2 below, until 12:01 a.m. November 1, 2020. This order supersedes Section 4 of Executive Order 20-69.

Section 2. This order shall not apply to election canvassing boards.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 30th day of September, 2020.


RON DESANTIS, GOVERNOR

ATTEST:


SECRETARY OF STATE

OFFICE OF THE GOVERNOR
TALLAHASSEE, FLORIDA

2020 SEP 30 PM 4:50

FILED

**Charles Cove
Community Development District**

**Minutes of the August 19, 2020
Board of Supervisors' Meeting**
(provided under separate cover)

**Charles Cove
Community Development District**

**Minutes of the August 19, 2020
Auditor Selection Committee Meeting**
(provided under separate cover)

**Charles Cove
Community Development District**

Materials on the District Website

MEMORANDUM

TO: District Manager
FROM: HGS Attorney
DATE: July 1, 2020
RE: Amendments to Section 189.069(2)(a), *Florida Statutes*

The Florida Legislature recently enacted amendments to the website requirements contained in Section 189.069(2)(a), *Florida Statutes*, effective July 1, 2020. The full text of these amendments is attached to this memorandum as **Exhibit A**, and the amendments are summarized below:

- The requirement to post the final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district may be satisfied by providing a link to the audit report on the Auditor General's website.
- The public facilities report is no longer required to be posted.
- Meeting materials accompanying meeting or workshop agendas are no longer required to be posted. Please note that the agenda itself is still required to be posted.

The amendments do not prevent districts from including these documents on their websites, but districts may remove them if they so choose. We recommend requesting board direction on a district-by-district basis.

Please do not hesitate to contact your HGS attorney at (850) 222-7500 if you have any questions or concerns.

CHAPTER 2020-77

Committee Substitute for Senate Bill No. 1466

An act relating to government accountability; amending s. 189.031, F.S.; specifying conditions under which board members and public employees of special districts do not abuse their public positions; amending s. 189.069, F.S.; revising the list of items required to be included on the websites of special districts; amending s. 190.007, F.S.; specifying conditions under which board members and public employees of community development districts do not abuse their public positions; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective January 1, 2021, subsection (6) is added to section 189.031, Florida Statutes, to read:

189.031 Legislative intent for the creation of independent special districts; special act prohibitions; model elements and other requirements; local general-purpose government/Governor and Cabinet creation authorizations.—

(6) GOVERNANCE.—For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a special district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under s. 112.313(7), (12), (15), or (16) or s. 112.3143(3)(b), and an abuse of a board member’s position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 2. Paragraph (a) of subsection (2) of section 189.069, Florida Statutes, is amended to read:

189.069 Special districts; required reporting of information; web-based public access.—

(2)(a) A special district shall post the following information, at a minimum, on the district’s official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.

5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.

6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s. 189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district. If the special district has submitted its most recent final, complete audit report to the Auditor General, this requirement may be satisfied by providing a link to the audit report on the Auditor General's website.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

~~14. The public facilities report, if applicable.~~

~~15.~~ The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

~~15.16.~~ At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

Section 3. Effective January 1, 2021, subsection (1) of section 190.007, Florida Statutes, is amended to read:

190.007 Board of supervisors; general duties.—

(1) The board shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board. It shall not be a conflict of interest under chapter 112 for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner. The district manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the board. The compensation and other conditions of employment of the officers and employees of the district shall be as provided by the board. For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under this subsection, s. 112.313(7), (12), (15), or (16), or s. 112.3143(3)(b), and an abuse of a board member's public position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 4. Except as otherwise expressly provided in this act, this act shall take effect July 1, 2020.

Approved by the Governor June 23, 2020.

Filed in Office Secretary of State June 23, 2020.

**Charles Cove
Community Development District**

**Notice of Lien of Special Assessments for Special
Assessment Revenue Bonds, Series 2020
(2020 Assessment Area)**

**This Instrument Prepared by
and return to:**

**Roy Van Wyk, Esq.
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301**

**CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LIEN OF SPECIAL ASSESSMENTS FOR
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2020
(2020 ASSESSMENT AREA)**

PLEASE TAKE NOTICE that the Board of Supervisors of the Charles Cove Community Development District (the "District"), in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolutions 2020-23, 2020-24, 2020-28, and 2020-37 (the "Assessment Resolutions"), confirming and certifying the lien of non ad-valorem special assessments on certain real property located within the boundaries of the District that will be specially benefitted by the project described in such Assessment Resolutions. Said assessments are pledged to secure the Charles Cove Community Development District Special Assessment Revenue Bonds, Series 2020 (2020 Assessment Area) ("Series 2020 Bonds"). The legal description of the lands on which said special assessments are imposed is attached to this Notice ("Notice"), as **Exhibit A**. The special assessments are imposed on benefitted property within the District as described in the *Master Assessment Methodology Phase 1* dated December 10, 2019 (the "Phase 1 Master Report"), as supplemented by the *Supplemental Assessment Methodology Phase 1* dated June 10, 2020 (the

"Supplemental Report" and, together with the Phase 1 Master Report, the "Assessment Report"), approved by the District. A copy of the Assessment Report and the Assessment Resolutions may be obtained by contacting the District at: Charles Cove Community Development District, c/o PFM Group Consulting, LLC, 12051 Corporate Boulevard, Orlando, Florida 32817, Attn: District Manager; Ph.: (407) 723-5900. The non ad-valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*, as amended. Pursuant to section 190.048, *Florida Statutes*, you are hereby notified that: **THE CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on the 8 day of Sept. 2020, and recorded in the Official Records of Polk County, Florida.

WITNESSES:

CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT

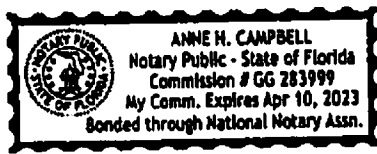
Crystal Canales
[Print Name]

Louis Acilli
[Print Name]

Tim Hultgren
Chairperson, Board of Supervisors

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8th day of September, 2020, by Tim Hultgren, as Chairperson of the Board of Supervisors of the Charles Cove Community Development District. He is personally known to me or has produced _____ (type of identification) as identification.



Anne H Campbell
(Official Notary Signature & Seal)
Name: ANNE H. CAMPBELL
Personally Known
OR Produced Identification _____
Type of Identification _____

Exhibit A
2020 ASSESSMENT AREA LANDS

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST; THENCE NORTH 89°18'20" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 200.00 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°41'40" EAST, A DISTANCE OF 45.16 FEET TO A POINT ON THE SOUTH LINE OF THE COUNTY MAINTAINED RIGHT-OF-WAY OF MASSEE ROAD PER MAP BOOK 5, PAGES 1 THROUGH 4 AND MAP BOOK 14, PAGES 45 THROUGH 52, OFFICIAL RECORDS OF POLK COUNTY FLORIDA, FOR A POINT OF BEGINNING; THENCE, ALONG SAID SOUTH LINE, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: (1) SOUTH 89°19'57" EAST, A DISTANCE OF 39.69 FEET; (2) THENCE NORTH 89°42'40" EAST, A DISTANCE OF 162.62 FEET; (3) THENCE NORTH 86°08'46" EAST, A DISTANCE OF 137.60 FEET; (4) THENCE NORTH 89°03'08" EAST, A DISTANCE OF 211.45 FEET; (5) THENCE NORTH 88°20'00" EAST, A DISTANCE OF 179.42 FEET, (6) THENCE SOUTH 85°17'02" EAST, A DISTANCE OF 54.27 FEET; (7) THENCE NORTH 89°24'38" EAST, A DISTANCE OF 237.57 FEET; (8) THENCE NORTH 89°01'01" EAST, A DISTANCE OF 340.67 FEET; (9) THENCE NORTH 88°54'34" EAST, A DISTANCE OF 305.06 FEET; (10) THENCE NORTH 88°44'08" EAST, A DISTANCE OF 300.90 FEET; (11) THENCE NORTH 88°47'53" EAST, A DISTANCE OF 579.96 FEET; (12) THENCE NORTH 89°19'58" EAST, A DISTANCE OF 36.39 FEET; THENCE, DEPARTING SAID SOUTH LINE, SOUTH 00°16'17" EAST, A DISTANCE OF 188.71 FEET; THENCE NORTH 89°18'20" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°16'17" EAST, A DISTANCE OF 1,095.39 FEET; THENCE NORTH 89°33'06" EAST, A DISTANCE OF 661.80 FEET; THENCE SOUTH 00°15'46" EAST, A DISTANCE OF 1,316.74 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 31; THENCE SOUTH 89°48'34" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2101.28 FEET; THENCE NORTH 00°19'58" WEST, A DISTANCE OF 10.00 FEET, THENCE SOUTH 89°48'34" WEST, A DISTANCE OF 416.50 FEET; THENCE SOUTH 00°19'58" EAST, A DISTANCE OF 6.00 FEET, THENCE SOUTH 89°48'34" WEST, A DISTANCE OF 380.38 FEET; THENCE SOUTH 00°11'26" EAST, A DISTANCE OF 4.00 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 89°48'34" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 642.78 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°23'41" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,300.80 FEET;

THENCE, DEPARTING SAID WEST LINE, NORTH 89°33'26" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH
00°23'41" WEST, A DISTANCE OF 1,256.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,019,376 SQUARE FEET OR 184.100 ACRES, MORE OR LESS.

**Charles Cove
Community Development District**

**Disclosure of Public Financing and Maintenance
of Improvements to Real Property**

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Charles Cove Community Development District
c/o PFM Group Consulting LLC
12051 Corporate Blvd.
Orlando, FL 32817

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Charles Cove Community Development District

Timothy Hultgren
Chairperson

Dallas Austin
Assistant Secretary

Branden Eckenrode
Vice Chairperson

Bradley Kingsley
Assistant Secretary

Sean Bailey
Assistant Secretary

PFM Group Consulting LLC
District Manager
12051 Corporate Blvd.
Orlando, Florida 32817
(407) 841-5524

District records are on file at the offices of PFM Group Consulting LLC, located at 12051 Corporate Blvd., Orlando, Florida 32817, and at the District's local records office at 111 N. 6th. Street, Haines, City, Florida 33844, and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of October 21, 2020. For a current list of Board Members, please contact the District Manager's office.

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**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The Charles Cove Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Charles Cove Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance No. 19-1666, enacted by City Commission of the City of Haines City, Florida (“City”), which was effective on December 5, 2019. The District encompasses approximately 184.1 acres of land, more or less, located entirely within the boundaries of the City. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 184.1 acres of land located entirely within unincorporated Polk County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a *Engineer’s Report for Capital Improvements* dated December 4, 2019 (the “Engineer’s Report”), which details all of the improvements contemplated for the completion of the infrastructure of the District (the “Capital Improvement Plan”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On March 11, 2020, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$19,500,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

On June 19, 2020, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements to the District, which lands consist of approximately 120.369 gross acres representing Phase 1 of the Capital Improvement Plan, planned for 322 single-family lots (the “Series 2020 Project”). On that date, the District issued its Charles Cove Community Development District Special Assessment Revenue Bonds, Series 2020 (2020 Assessment Area), in the principal amount of \$6,285,000 (the “Series 2020 Bonds”). Proceeds of the Series 2020 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2020 Project.

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District’s boundaries. Stormwater will runoff via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the retention ponds for water quality treatment and attenuation. The stormwater systems will utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater management systems is regulated by the City, the County, and the SWFWMD. There are no known natural surface waters within the District other than the on-site wetlands and the portion of the property within Lake Saint Charles.

Public Roadways

The public roadway sections are to be 50’ rights-of-way with 24’ of asphalt and Miami curb or Type F curb and gutter on both sides, and the entrance roadway section is to be 60’-135’ rights-of-way with 24’ of asphalt on each side with Miami curb or Type F curb and gutter on

both sides. Roadways will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The curb is to be 2' wide and placed along the edge of the roadway for purposes of protecting the integrity of the pavement and to provide stormwater runoff conveyance to the stormwater inlets.

The roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways within the Capital Improvement Plan.

Water and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Capital Improvement Plan. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system, and installed within the public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the lands within the District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC, and placed inside of the public rights-of-way, under the paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. The Phase 1 lift station will transport wastewater flow via an 8" on-site force main, upsized to a 10" FM on Masee Road. The off-site 10" FM is increased to a 16" FM and connects to an existing lift station located at the southeast corner of Patterson Road and North 10th Street. The Phase 2 lift station will transport wastewater flow via an 8" on-site force main to a manhole in Phase 1 which flows to the Phase 1 lift station. A connection to the potable water system will be installed onsite to provide irrigation within the public right of way, or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Electric and Lighting

The electric distribution system serving the Capital Improvement Plan will be constructed underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by Duke. Electric facilities funded by the District will be owned and maintained by the District, with Duke providing underground electrical service to the District. The District presently intends to purchase and install the street lighting along the internal roadways within the District, or enter into a lease with Duke. These lights will either be owned, operated and maintained by the District or if leased by Duke after dedication, with the District funding maintenance services.

Entry Feature, Landscaping, and Irrigation

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Capital Improvement Plan will be provided by the District. The irrigation system

will connect to the potable water system. The well and irrigation watermain to the various phases of the District will be constructed or acquired by the District with District funds and operated and maintained by the District. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the District. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the District.

Off-Site Improvements

D.R. Horton has constructed and provided the funding for the Masee Road anticipated roadway improvements as well as the off-site water. Upon completion of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City and County.

Amenities and Parks

Amenity facilities will include a parking area, clubhouse and pavilion with restroom facilities, pool, tot lot, all-purpose play field, walking trails, and passive parks throughout the District which will include benches and walking trails.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Series 2020 Project, identified in the District's Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Series 2020 Bonds. The amortization schedules for the Series 2020 Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Master Assessment Methodology Phase 1* dated December 10, 2019 (the "Phase 1 Master Report"), as supplemented by the *Supplemental Assessment Methodology Phase 1* dated June 10, 2020 (the "Supplemental Report" and, together with the Phase 1 Master Report, the "Assessment Report"), are available for review in the District's public records.

The Series 2020 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District's Series 2020 Project (the "Series 2020 Debt Assessments"). The Series 2020 Debt Assessments will be levied initially on the approximately 120.369 gross acres representing Phase 1, currently located within the District, which District lands are planned for 322 single-family lots. The Series 2020 Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2020 Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the Series 2020 Project to those lands within the District benefiting from the Series 2020 Project.

The Series 2020 Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments"), which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the

District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District's Series 2020 Debt Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled "non-ad valorem assessments," and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.** The District may also elect to collect the assessment directly.

This description of the Charles Cove Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Charles Cove Community Development District, 12051 Corporate Blvd., Orlando, Florida 32817 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2020, and recorded in the Official Records of Polk County, Florida.

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

By: Timothy Hultgren, Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2020, by Timothy as Chairperson of the Board of Supervisors of the Charles Cove Community Development District.

(Official Notary Signature & Seal)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A - LEGAL DESCRIPTION

EXHIBIT A **LEGAL DESCRIPTION**

A PORTION OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 27 EAST; THENCE NORTH 89°18'20" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 200.00 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°41'40" EAST, A DISTANCE OF 45.16 FEET TO A POINT ON THE SOUTH LINE OF THE COUNTY MAINTAINED RIGHT-OF-WAY OF MASSEE ROAD PER MAP BOOK 5, PAGES 1 THROUGH 4 AND MAP BOOK 14, PAGES 45 THROUGH 52, OFFICIAL RECORDS OF POLK COUNTY FLORIDA, FOR A POINT OF BEGINNING; THENCE, ALONG SAID SOUTH LINE, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: (1) SOUTH 89°19'57" EAST, A DISTANCE OF 39.69 FEET; (2) THENCE NORTH 89°42'40" EAST, A DISTANCE OF 162.62 FEET; (3) THENCE NORTH 86°08'46" EAST, A DISTANCE OF 137.60 FEET; (4) THENCE NORTH 89°03'08" EAST, A DISTANCE OF 211.45 FEET; (5) THENCE NORTH 88°20'00" EAST, A DISTANCE OF 179.42 FEET; (6) THENCE SOUTH 85°17'02" EAST, A DISTANCE OF 54.27 FEET; (7) THENCE NORTH 89°24'38" EAST, A DISTANCE OF 237.57 FEET; (8) THENCE NORTH 89°01'01" EAST, A DISTANCE OF 340.67 FEET; (9) THENCE NORTH 88°54'34" EAST, A DISTANCE OF 305.06 FEET; (10) THENCE NORTH 88°44'08" EAST, A DISTANCE OF 300.90 FEET; (11) THENCE NORTH 88°47'53" EAST, A DISTANCE OF 579.96 FEET; (12) THENCE NORTH 89°19'58" EAST, A DISTANCE OF 36.39 FEET; THENCE, DEPARTING SAID SOUTH LINE, SOUTH 00°16'17" EAST, A DISTANCE OF 188.71 FEET; THENCE NORTH 89°18'20" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°16'17" EAST, A DISTANCE OF 1,095.19 FEET; THENCE NORTH 89°33'06" EAST, A DISTANCE OF 661.80 FEET; THENCE SOUTH 00°15'46" EAST, A DISTANCE OF 1,316.74 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 31; THENCE SOUTH 89°48'34" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2101.28 FEET; THENCE NORTH 00°19'58" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°48'34" WEST, A DISTANCE OF 416.50 FEET; THENCE SOUTH 00°19'58" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 89°48'34" WEST, A DISTANCE OF 380.38 FEET; THENCE SOUTH 00°11'26" EAST, A DISTANCE OF 4.00 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SOUTHWEST QUARTER; THENCE SOUTH 89°48'34" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 642.78 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°23'41" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,300.80 FEET;

THENCE, DEPARTING SAID WEST LINE, NORTH 89°33'26" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH
00°23'41" WEST, A DISTANCE OF 1,256.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,019,376 SQUARE FEET OR 184.100 ACRES, MORE OR LESS.

**Charles Cove
Community Development District**

**Resolution 2021-01,
Adopting the Amenity Facilities Policies**
(provided under separate cover)

**Charles Cove
Community Development District**

**Payment Authorization
No. 14**

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 14

8/6/2020

Item No.	Vendor	Invoice Number	General Fund
1	Hopping Green & Sams General Counsel Through 06/30/2020	116337	\$ 2,456.00
2	PFM Group Consulting DM Fee: June 2020 DM Fee: July 2020 May Postage June Postage Legal Advertising	DM-07-2020-0097 DM-07-2020-0106 OE-EXP-00885 OE-EXP-00939 110913	\$ 2,083.33 \$ 2,083.33 \$ 1.00 \$ 1.50 \$ 5,244.18
3	VGlobalTech Website ADA Compliance - Type M Monthly Website Maintenance - Mar. 2020 - Jul. 2020	1795 1802	\$ 3,000.00 \$ 625.00
TOTAL			\$ 15,494.34

Officer

Board Member

Please Return To:
Charles Cove CDD
c/o PFM Group Consulting
12051 Corporate Boulevard
Orlando, FL 32817

**Charles Cove
Community Development District**

**Payment Authorization
Nos. 15 – 17**

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 15 (revised2) (FY 2020)

9/21/2020

Item No.	Vendor	Invoice Number	General Fund
1	City of Haines City Irrigation Deposits for Five (5) Locations	--	\$ 1,150.00
2	Dave Schmitt Engineering Engineering Services Through 05/31/2020 Engineering Services Through 07/31/2020 Engineering Services Through 08/30/2020	7794 7917 7971	\$ 1,120.06 \$ 1,000.00 \$ 1,000.00
3	Egis Insurance & Risk Advisors FY 2020 Property Insurance FY 2020 Property Insurance	11814 11955	\$ 1,129.00 \$ 207.00
4	Hopping Green & Sams General Counsel Through 07/31/2020	116868	\$ 2,913.00
5	PFM Group Consulting DM Fee: August 2020 DM Fee: September 2020 Reimbursables: July 2020 FedEx: March 2020 FedEx: May 2020 Postage: July 2020 Postage: August 2020	DM-08-2020-0080 DM-09-2020-0062 111322 OE-EXP-00775 OE-EXP-00888 OE-EXP-01001 OE-EXP-01056	\$ 2,083.33 \$ 2,083.37 \$ 8.70 \$ 32.76 \$ 7.86 \$ 15.50 \$ 1.50
6	VGlobalTech August Website Maintenance September Website Maintenance	1855 1917	\$ 125.00 \$ 125.00
TOTAL			\$ 13,002.08

Officer

Board Member

Please Return To:
Charles Cove CDD
c/o PFM Group Consulting
12051 Corporate Boulevard
Orlando, FL 32817

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 16

9/21/2020

Item No.	Vendor	Invoice Number	General Fund
1	Egis Insurance & Risk Advisors FY 2021 Insurance	11974	\$ 20,533.00
2	PFM Group Consulting FY 2021 Tax Roll Preparation	FY21-TR-0006	\$ 7,500.00
3	Polk County Property Appraiser FY 2021 Tax Roll Admin Fee	4651768	\$ 7,205.23
TOTAL			\$ 35,238.23

Officer

Board Member

Please Return To:
Charles Cove CDD
c/o PFM Group Consulting
12051 Corporate Boulevard
Orlando, FL 32817

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 17 (FY 2020 Expenses)

10/9/2020

Item No.	Vendor	Invoice Number	General Fund
1	Aquatic Weed Management September Pond Herbicide Treatment	12188	\$ 700.00
2	Clean Star Services of Central Florida September HOA Restroom Cleaning	4968	\$ 400.00
3	Down to Earth Landscape & Irrigation September Irrigation Repairs	75891	\$ 236.87
4	Duke Energy 1000 Crossfield Rd, Monument ; Deposit	--	\$ 685.00
	1001 Crossfield Rd, Irrigation ; Deposit	--	\$ 645.00
	1200 Crossfield Rd ; Deposit	--	\$ 795.00
	719 Brooklet Dr, Fountain ; Deposit	--	\$ 565.00
	200 Eagleview Loop, Fountain ; Deposit	--	\$ 710.00
	1250 Crossfield Rd, Fountain ; Deposit	--	\$ 925.00
	000 Massey Rd Lite, Lake Charles Ph 1A ; Deposit	--	\$ 5,500.00
	1001 Crossfield Rd, Irrigation ; Service 09/22/2020 - 10/02/2020	--	\$ 187.30
	200 Eagleview Loop, Fountain ; Service 09/22/2020 - 10/02/2020	--	\$ 157.95
	1250 Crossfield Rd, Fountain ; Service 09/22/2020 - 10/02/2020	--	\$ 176.31
	719 Brooklet Dr, Fountain ; Service 09/22/2020 - 10/02/2020	--	\$ 123.97
	1000 Crossfield Rd, Monument ; Service 09/22/2020 - 10/02/2020	--	\$ 198.51
5	Hopping Green & Sams General Counsel Through 08/31/2020	117293	\$ 2,313.00
	Phase 1 Acquisition & Construction Counsel Through 08/31/2020	117294	\$ 3,690.00
6	PFM Group Consulting September Postage	OE-EXP-01115	\$ 339.60
7	The Ledger Legal Advertising for Rule Development	L060G0JCCN	\$ 505.16
8	VGlobalTech July - September ADA Website Audit	1949	\$ 300.00
		TOTAL	\$ 19,153.67

Officer

Board Member

Please Return To:
Charles Cove CDD
c/o PFM Group Consulting
12051 Corporate Boulevard
Orlando, FL 32817

**Charles Cove
Community Development District**

District Financial Statements

Charles Cove CDD
Statement of Financial Position
As of 9/30/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$7,563.56				\$7,563.56
Accounts Receivable - Due from Developer	43,500.00				43,500.00
Deposits	10,975.00				10,975.00
Debt Service Reserve - Series 2020		\$187,140.63			187,140.63
Revenue - Series 2020		1.17			1.17
Interest - Series 2020		95,803.13			95,803.13
Acquisition/Construction - Series 2020			\$10,383.25		10,383.25
Total Current Assets	<u>\$62,038.56</u>	<u>\$282,944.93</u>	<u>\$10,383.25</u>	<u>\$0.00</u>	<u>\$355,366.74</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$282,944.93	\$282,944.93
Amount To Be Provided				6,002,055.07	6,002,055.07
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,285,000.00</u>	<u>\$6,285,000.00</u>
Total Assets	<u><u>\$62,038.56</u></u>	<u><u>\$282,944.93</u></u>	<u><u>\$10,383.25</u></u>	<u><u>\$6,285,000.00</u></u>	<u><u>\$6,640,366.74</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$41,474.09				\$41,474.09
Deferred Revenue	20,533.00				20,533.00
Accounts Payable			\$5,189.70		5,189.70
Total Current Liabilities	<u>\$62,007.09</u>	<u>\$0.00</u>	<u>\$5,189.70</u>	<u>\$0.00</u>	<u>\$67,196.79</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$6,285,000.00	\$6,285,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$6,285,000.00</u>	<u>\$6,285,000.00</u>
Total Liabilities	<u><u>\$62,007.09</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,189.70</u></u>	<u><u>\$6,285,000.00</u></u>	<u><u>\$6,352,196.79</u></u>
<u>Net Assets</u>					
Current Year Net Assets, Unrestricted	4,688.16				4,688.16
Current Year Net Assets - General Government	(4,656.69)				(4,656.69)
Current Year Net Assets, Unrestricted		282,944.93			282,944.93
Current Year Net Assets, Unrestricted			5,193.55		5,193.55
Total Net Assets	<u><u>\$31.47</u></u>	<u><u>\$282,944.93</u></u>	<u><u>\$5,193.55</u></u>	<u><u>\$0.00</u></u>	<u><u>\$288,169.95</u></u>
Total Liabilities and Net Assets	<u><u>\$62,038.56</u></u>	<u><u>\$282,944.93</u></u>	<u><u>\$10,383.25</u></u>	<u><u>\$6,285,000.00</u></u>	<u><u>\$6,640,366.74</u></u>

Charles Cove CDD
Statement of Activities
As of 9/30/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Revenues</u>					
Developer Contributions	\$77,398.99				\$77,398.99
Inter-Fund Transfers In	4,688.16				4,688.16
Inter-Fund Group Transfers In		(\$2.28)			(2.28)
Debt Proceeds		445,969.46			445,969.46
Other Income & Other Financing Sources			\$10,637.16		10,637.16
Inter-Fund Transfers In			(4,685.88)		(4,685.88)
Debt Proceeds			5,839,030.54		5,839,030.54
Total Revenues	\$82,087.15	\$445,967.18	\$5,844,981.82	\$0.00	\$6,373,036.15
<u>Expenses</u>					
Public Officials' Liability Insurance	\$1,849.00				\$1,849.00
Management	20,833.34				20,833.34
Engineering	6,120.06				6,120.06
District Counsel	26,749.08				26,749.08
Travel and Per Diem	169.00				169.00
Postage & Shipping	427.01				427.01
Legal Advertising	15,102.29				15,102.29
Meeting Room	225.00				225.00
Web Site Maintenance	4,475.00				4,475.00
Electric	198.51				198.51
Fountains	458.23				458.23
Amenity - Janitorial	400.00				400.00
General Liability Insurance	2,260.00				2,260.00
Property & Casualty Insurance	1,336.00				1,336.00
Irrigation	424.17				424.17
Lake Maintenance	700.00				700.00
Contingency	328.99				328.99
Original Issue Discount		\$37,325.70			37,325.70
Underwriter's Discount		125,700.00			125,700.00
Trustee Services			\$5,675.00		5,675.00
Management			10,000.00		10,000.00
Dissemination Agent			1,000.00		1,000.00
District Counsel			66,195.70		66,195.70
Trustee Counsel			5,000.00		5,000.00
Bond Counsel			45,000.00		45,000.00
Assessment Administration			25,000.00		25,000.00
Contingency			5,681,917.70		5,681,917.70
Total Expenses	\$82,055.68	\$163,025.70	\$5,839,788.40	\$0.00	\$6,084,869.78
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$3.45			\$3.45
Interest Income			\$0.13		0.13
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$3.45	\$0.13	\$0.00	\$3.58
Change In Net Assets	\$31.47	\$282,944.93	\$5,193.55	\$0.00	\$288,169.95
Net Assets At Beginning Of Year	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Assets At End Of Year	\$31.47	\$282,944.93	\$5,193.55	\$0.00	\$288,169.95

Charles Cove CDD
Budget to Actual
For the Month Ending 09/30/2020

	Year To Date			FY 2020 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
Developer Contributions	\$ 77,398.99	\$ 265,805.00	\$ (188,406.01)	\$ 265,805.00
Net Revenues	\$ 77,398.99	\$ 265,805.00	\$ (188,406.01)	\$ 265,805.00
<u>General & Administrative Expenses</u>				
Public Officials' Liability Insurance	\$ 1,849.00	\$ 2,250.00	\$ (401.00)	\$ 2,250.00
Management	20,833.34	25,000.00	(4,166.66)	25,000.00
Engineering	6,120.06	10,000.00	(3,879.94)	10,000.00
Dissemination Agent	-	5,000.00	(5,000.00)	5,000.00
District Counsel	26,749.08	15,000.00	11,749.08	15,000.00
Assessment Administration	-	7,500.00	(7,500.00)	7,500.00
Reamortization Schedules	-	250.00	(250.00)	250.00
Audit	-	5,000.00	(5,000.00)	5,000.00
Travel and Per Diem	169.00	2,500.00	(2,331.00)	2,500.00
Telephone	-	100.00	(100.00)	100.00
Postage & Shipping	427.01	1,000.00	(572.99)	1,000.00
Copies	-	500.00	(500.00)	500.00
Legal Advertising	15,102.29	5,000.00	10,102.29	5,000.00
Bank Fees	-	250.00	(250.00)	250.00
Miscellaneous	328.99	1,000.00	(671.01)	1,000.00
Meeting Room	225.00	1,800.00	(1,575.00)	1,800.00
Web Site Maintenance	4,475.00	5,700.00	(1,225.00)	5,700.00
Dues, Licenses, and Fees	-	175.00	(175.00)	175.00
General Liability Insurance	2,260.00	2,700.00	(440.00)	2,700.00
Hurricane Cleanup	-	10,000.00	(10,000.00)	10,000.00
Total General & Administrative Expenses	\$ 78,538.77	\$ 100,725.00	\$ (22,186.23)	\$ 100,725.00
<u>Field Expenses</u>				
Electric	\$ 198.51	\$ -	\$ 198.51	\$ -
Fountains	458.23	-	458.23	-
Amenity - Miscellaneous	-	1,000.00	(1,000.00)	1,000.00
Amenity - Security	-	2,500.00	(2,500.00)	2,500.00
Amenity - Landscape Maintenance	-	8,000.00	(8,000.00)	8,000.00
Amenity - Pool Maintenance	-	7,200.00	(7,200.00)	7,200.00
Amenity - Access Control	-	1,000.00	(1,000.00)	1,000.00
Amenity - Janitorial	400.00	14,000.00	(13,600.00)	14,000.00
Amenity - Pest Control	-	880.00	(880.00)	880.00
Amenity - R&M Grounds	-	500.00	(500.00)	500.00
Property & Casualty Insurance	1,336.00	5,000.00	(3,664.00)	5,000.00
Irrigation	424.17	10,000.00	(9,575.83)	10,000.00
Lake Maintenance	700.00	15,000.00	(14,300.00)	15,000.00
Landscaping Maintenance & Material	-	50,000.00	(50,000.00)	50,000.00
Landscape Improvements	-	20,000.00	(20,000.00)	20,000.00
Signage & Amenities Repair	-	10,000.00	(10,000.00)	10,000.00
Streetlights	-	20,000.00	(20,000.00)	20,000.00
Total Field Expenses	\$ 3,516.91	\$ 165,080.00	\$ (161,563.09)	\$ 165,080.00
Total Expenses	\$ 82,055.68	\$ 265,805.00	\$ (183,749.32)	\$ 265,805.00
Net Income (Loss)	\$ (4,656.69)	\$ -	\$ (4,656.69)	\$ -

Charles Cove CDD
Cash Flow

	Beg. Cash	FY 2020 Inflows	FY 2020 Outflows	FY 2021 Inflows	FY 2021 Outflows	End. Cash
10/1/2019		-	-	-	-	-
11/1/2019	-	-	-	-	-	-
12/1/2019	-	-	-	-	-	-
1/1/2020	-	-	-	-	-	-
2/1/2020	-	-	-	-	-	-
3/1/2020	-	-	-	-	-	-
4/1/2020	-	25,000.00	(22,636.48)	-	-	2,363.52
5/1/2020	2,363.52	-	-	-	-	2,363.52
6/1/2020	2,363.52	40,069.15	(27,515.11)	-	-	14,917.56
7/1/2020	14,917.56	-	-	-	-	14,917.56
8/1/2020	14,917.56	-	(4,868.00)	-	-	10,049.56
9/1/2020	10,049.56	-	(2,486.00)	-	-	7,563.56
10/1/2020	7,563.56	22,967.00	(26,668.54)	20,533.00	(20,533.00)	3,862.02 as of 10/13/2020
FY 20 Totals		88,036.15	(84,174.13)	20,533.00	(20,533.00)	