

Charles Cove Community Development District

3501 Quadrangle Boulevard, Suite 270 Orlando, FL 32817

<https://charlescovecdd.com/>

The meeting of the Charles Cove Community Development District Board of Supervisors will be held on **October 18, 2023, at 1:00 p.m.** at **43824 US-27, Davenport, FL 33837**. 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: 2539 187 8943#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Swearing in Newly Appointed Board Members – Matt Walker
- 2. Consideration of the Minutes of the July 19, 2023, Board of Supervisors' Meeting

Business Matters

- 3. Ratification of Insurance with Egis for Fiscal Year 2024
- 4. Consideration of **Resolution 2024-01, Adopting an Amended Budget for Fiscal Year 2022/2023**
- 5. Consideration of Fee Increase from Fountain Design Group for Quarterly Fountain Maintenance
- 6. Consideration of Amenity Area Signage from A&R Contracting
- 7. Consideration of Proposal for Saltwater Pool
- 8. Consideration of Proposals for Security Services
- 9. Consideration of Proposal for Signage
- 10. Consideration of Funding Agreement with DR Horton
- 11. Ratification of Payment Authorization Nos. 126 - 135
- 12. Review of District Financial Statements

Other Business

- Staff Report
 - District Counsel
 - Field Manager Report
 - District Engineer
 - District Manager
- Supervisor Requests and/or Audience Comments



If you are interested in obtaining any of the materials for the agenda, please reach out to Lynne Mullins at (407) 723-5935 or mullinsl@pfm.com.

- Adjournment



If you are interested in obtaining any of the materials for the agenda, please reach out to Lynne Mullins at (407) 723-5935 or mullinsl@pfm.com.

**Charles Cove
Community Development District**

Oath of Office

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Charles Cove Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

**Charles Cove
Community Development District**

**Minutes of the July 19, 2023
Board of Supervisors' Meeting**

MINUTES OF MEETING

CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

**Wednesday, July 19, 2023, 1:00 p.m.
Ramada, 43824 US-27, Davenport, FL 33837**

Board Members present:

Pete Chichetto	Chair
Chris Lee	Board Member
Jerry Rodriguez	Assistant Secretary
Shawn Kozera	Board Member

Also present:

Lynne Mullins	PFM	
Jennifer Walden	PFM	
Amanda Lane	PFM	(via phone)
Verona Griffith	PFM	(via phone)
Meredith Hammock	Kilinski Van Wyk	
Madison McAdams	TRIAD	(via phone)

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

Ms. Mullins called the meeting to order at 1:00 p.m. and a quorum was confirmed.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Mullins called for public comments. There were no public comments.

THIRD ORDER OF BUSINESS

Swearing in Newly Appointed Board Members – Shawn Kozera and Matt Walker

Ms. Mullins stated that Mr. Kozera was sworn in prior to the start of the meeting, and Mr. Walker will be sworn in at a later date.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the May 18, 2023, Board of Supervisors' Meeting

The Board reviewed the Minutes of the May 18, 2023, Board of Supervisors' Meeting.

On MOTION by Mr. Rodriguez, seconded by Mr. Lee, with all in favor, the Board of Supervisors for the Charles Cove Community Development District approved the Minutes of the May 18, 2023, Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Adopting an Annual Meeting Schedule for Fiscal Year 2023-2024

Ms. Mullins stated District staff is recommending keeping the same quarterly schedule.

On MOTION by Mr. Rodriguez, seconded by Mr. Lee, with all in favor, the Board of Supervisors for the Charles Cove Community Development District approved Resolution 2023-06, Adopting an Annual Meeting Schedule for Fiscal Year 2023-2024.

SIXTH ORDER OF BUSINESS

Consideration of Sign Quotes a. Fast signs b. Smart Solutions

Ms. Mullins stated the District received 2 proposals from 2 vendors, the first one being Fast signs at \$2225.70 and then Smart Solutions systems for \$1,350.00.

Ms. Hammock noted with Smart Solutions the proposal total that was provided includes tax and the District is tax exempt so that total would be without tax \$2,080.09 dollars.

Discussion ensued regarding the proposals received.

On MOTION by Mr. Rodriguez, seconded by Mr. Chichetto, with all in favor, the Board of Supervisors for the Charles Cove Community Development District approved the proposal with the updated provisions from Smart Solutions Systems for street sign replacement in the amount of \$1,350.00.

A homeowner wanted more information on how the Board meetings are ran. Ms. Hammock explained the process of the meetings and how they differ from HOA meetings. Ms. Hammock also explained the election process to explain to the homeowner how the Board is elected.

SEVENTH ORDER OF BUSINESS

Consideration of Statement of Qualifications for the Position of District Engineer

Ms. Mullins stated the District has the statement of qualifications for the position of District engineer. She noted for the record, the District did not receive any further proposals besides the one from Dewberry engineering.

On MOTION by Mr. Chichetto, seconded by Mr. Lee, with all in favor, the Board of Supervisors for the Charles Cove Community Development District approved Dewberry engineering as the District engineer.

EIGHTH ORDER OF BUSINESS

Consideration of Professional Engineering Services Agreement with Dewberry

On MOTION by Mr. Chichetto, seconded by Mr. Lee, with all in favor, the Board of Supervisors for the Charles Cove Community Development District approved the agreement with Dewberry engineering as the District engineer.

NINTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2022 Audit

Ms. Mullins stated this was a standard and clean audit, there were no deficiencies in internal controls. District management and District Counsel have reviewed it, and any comments or questions were incorporated in the copy the Board is seeing today.

On MOTION by Mr. Chichetto, seconded by Mr. Rodriguez, with all in favor, the Board of Supervisors for the Charles Cove Community Development District accepted the Fiscal Year 2022 Audit.

TENTH ORDER OF BUSINESS

Review and Acceptance of Arbitrage Rebate Report

Ms. Mullins stated this is a report that the District is required to have. Ms. Hammock noted that the District cannot earn more interest on the Bonds than is being paid out or, the additional funds would have to go to the federal government.

On MOTION by Mr. Chichetto, seconded by Mr. Rodriguez, with all in favor, the Board of Supervisors for the Charles Cove Community Development District accepted the Arbitrage Rebate Report.

ELEVENTH ORDER OF BUSINESS

Consideration of DM Fee Increase Letter

Ms. Mullins stated overall this is an increase of \$5,000.00, the District is currently at \$30,000.00 and District management is going up to \$35,000.00 as the District has developed more, this is budgeted for. Ms. Mullins noted this would go into effect on October 1, 2023. We will table this item at this time.

TWELFTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Annual Budget - a. Public Comments and Testimony** - b. Board Comments** - c. Consideration of Resolution 2023-07, Adopting the Fiscal Year 2024 Budget and Appropriating Funds**

Ms. Mullins noted the District noticed the hearing pursuant to Florida Statutes and mailed notice was sent out.

On MOTION by Mr. Lee, seconded by Mr. Chichetto, with all in favor, the Board of Supervisors for the Charles Cove Community Development District opened the public hearing.

Ms. Mullins stated the budget is an exhibit to the resolution, this is the overall budget the Board pre-approved back in May. The increases come from the cost within rising inflation, there was not much other change within the District.

Residents voiced concerns on the overall increase.

On MOTION by Mr. Chichetto, seconded by Mr. Rodriguez, with all in favor, the Board of Supervisors for the Charles Cove Community Development District closed the public hearing.

On MOTION by Mr. Chichetto, seconded by Mr. Rodriguez, with all in favor, the Board of Supervisors for the Charles Cove Community Development District approved Resolution 2023-07, Adopting the Fiscal Year 2024 Budget and Appropriating Funds.

THIRTEENTH ORDER OF BUSINESS

Public Hearing on the Imposition of Special Assessments

- a. Public Comments and Testimony**
- b. Board Comments**
- c. Consideration of Resolution 2023-08, Adopting an Assessment Roll for Fiscal Year 2024 and Certifying Special Assessments for Collection**

Ms. Mullins noted the District noticed the hearing pursuant to Florida Statutes and mailed notice was sent out.

On MOTION by Mr. Rodriguez, seconded by Mr. Lee, with all in favor, the Board of Supervisors for the Charles Cove Community Development District opened the public hearing.

Ms. Mullins stated this considers the imposition of special assessments upon the lands located within the District to fund the approved budget for Fiscal Year 2024 and to certify an assessment roll and to provide for the levy, collection, and enforcement of assessments.

Ms. Hammock stated essentially, to fund the budget that was just adopted this resolution approves the special assessments for the Fiscal Year for O&M and does provide for the collection of those assessments and the non-ad valorem section of the county tax roll.

A resident asked for clarification.

Ms. Hammock stated that to fund the budget that was just approved, the assessments that the Board was just talking about also have to be approved to collect those assessments using the tax collector's process. There's a non-ad valorem section on residents' tax bill from the property appraiser, the District certifies the tax roll as well to the County and that's what this resolution does. It lays out the specific assessments that will fund the operations and maintenance for the next Fiscal Year, as well as certifies the tax roll so the County can collect and then remit to the District.

A resident asked if fees are split up among the residents.

Ms. Hammock answered yes. The residents' operations and maintenance budget is divided amongst the number of accessible units, which really just means homes single family homes throughout the District.

On MOTION by Mr. Chichetto, seconded by Mr. Rodriguez, with all in favor, the Board of Supervisors for the Charles Cove Community Development District closed the public hearing.

On MOTION by Mr. Rodriguez, seconded by Mr. Chichetto, with all in favor, the Board of Supervisors for the Charles Cove Community Development District approved Resolution 2023-08, Adopting an Assessment Roll for Fiscal Year 2024 and Certifying Special Assessments for Collection.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, Adopting an Amended Budget for Fiscal Year 2022/2023

Ms. Mullins stated this is just moving around line items, the auditor likes a clean slate. The District didn't go over budget, but District staff just had to move line items around that exceeded 10%.

On MOTION by Mr. Chichetto, seconded by Mr. Rodriguez, with all in favor, the Board of Supervisors for the Charles Cove Community Development District approved Resolution 2023-09, Adopting an Amended Budget for Fiscal Year 2022/2023.

FIFTEENTH ORDER OF BUSINESS

Ratification of Payment Authorization Nos. 119 – 125

Ms. Mullins noted that these Payment Authorizations have already been approved and only need to be ratified by the Board.

On MOTION by Mr. Rodriguez, seconded by Mr. Chichetto, with all in favor, the Board of Supervisors for the Charles Cove Community Development ratified Payment Authorization Nos. 119 – 125.

SIXTEENTH ORDER OF BUSINESS

Review of District Financial Statements

Ms. Mullins stated noted the financials have been reviewed and the District is running under budget.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

Ms. Hammock stated included in the agenda packet is a memo from her firm. She stated noted that during this last legislative session the Florida Legislature passed a new law requiring 4 hours of ethics training each year for public officials. This will go into effect, the requirement will be for 4 hours every calendar year starting January 1st, 2024. That will apply to the Board as Supervisors of the District. Essentially, District Counsel will work with the Board to develop training that would satisfy the requirement that could be done in a workshop forum where the supervisors could attend virtually, maybe one for a day or 4 hours or whatever is easier for the Board. We can break that up into two different sessions, but that is the requirement. She noted Board members will now I have to check box G on the Form 1. Board members need to be able to verify that going forward starting in 2024.

District Engineer –

No report.

District Manager –

Ms. Mullins stated she received an e-mail recently about someone inquiring saying that someone is hosting soccer practice at the Districts field goals. The other one being that they've seen some wild pool parties at the pool, and the mention of people coming over to the community from Cascade and utilizing the pool. She noted the District does have a key card system, but she has been told that the gate is being propped open so that anyone can come in.

Discussion ensued regarding how to police the situations happening in the community.

Ms. Mullins mentioned other communities using a security company that can stay all day, but it can be pricey. She noted that the District can look into this but it's not in the budget currently.

Ms. Hammock informed the Board that if they see these things happening, they should reach put to local law enforcement as District staff does not have policing authority. When District staff gets involved, they will need names to be able to know who to send violation to.

The Board asked for possible proposals for security.

Ms. Mullins noted she has received a lot of call from residents not happy that the street parking was taken away.

Discussion ensued regarding parking policies for the community.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

A resident asked how many more houses are left to be built in the community.

NINETEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Rodriguez, seconded by Mr. Lee, with all in favor, the July 19, 2023, Meeting of the Charles Cove Community Development District Board of Supervisors was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

**Charles Cove
Community Development District**

Egis Insurance Package for FY 2024



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Charles Cove Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Charles Cove Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123456

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,795,543
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$29,491

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Charles Cove Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123456

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$29,491
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,166
Public Officials and Employment Practices Liability	\$2,592
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$35,249

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Charles Cove Community Development District

(Name of Local Governmental Entity)

By: Lynne Mullins
Signature

Lynne Mullins
Print Name

Witness By: Jennifer L. Walden
Signature

JENNIFER L. WALDEN
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2023

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Charles Cove Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$3,795,543	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: Lynne Mullins Date: 10-3-23
Name: Lynne mullins
Title: Secretary



Property Schedule

Schedule Items Effective As of: 10/01/2023

Charles Cove Community Development District

Policy No.: 100123456

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Retaining / Sea Walls		2020	10/01/2023	\$1,724,907		
	3301 Massee Rd Davenport FL 33837		Non combustible	10/01/2024		\$1,724,907	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	6' Screen Fence - 1925 LF		2020	10/01/2023	\$24,245		
	3301 Massee Rd Davenport FL 33837		Non combustible	10/01/2024		\$24,245	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Entrance Monument		2020	10/01/2023	\$136,469		
	1200 Crossfield Rd Haines City FL 33834		Masonry non combustible	10/01/2024		\$136,469	
	Gable						
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Entrance Monument		2020	10/01/2023	\$136,469		
	1200 Crossfield Rd Haines City FL 33834		Masonry non combustible	10/01/2024		\$136,469	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Cabana Building		2020	10/01/2023	\$216,789		
	1200 Crossfield Rd Haines City FL 33834		Masonry non combustible	10/01/2024		\$216,789	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Pool		2020	10/01/2023	\$471,845		
	1200 Crossfield Rd Haines City FL 33834		Below ground liquid storage tank / pool	10/01/2024		\$471,845	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Tot Lot and Safety Surface		2020	10/01/2023	\$88,000		
	1200 Crossfield Rd Haines City FL 33834		Non combustible	10/01/2024		\$88,000	

Sign:

Lynne Mullins

Print Name:

Lynne Mullins

Date:

10-3-23



Property Schedule

Schedule Items Effective As of: 10/01/2023

Charles Cove Community Development District

Policy No.: 100123456

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	Front Wall		2020	10/01/2023	\$144,837		
	1200 Crossfield Rd Haines City FL 33834		Masonry non combustible	10/01/2024			\$144,837
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Gazebos (3-Main Park @ \$40,000 each)		2020	10/01/2023	\$132,000		
	1200 Crossfield Rd Haines City FL 33834		Property in the Open	10/01/2024			\$132,000
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
10	Gazebos (2-Mail Kiosk @ \$36,000 each)		2020	10/01/2023	\$79,200		
	1200 Crossfield Rd Haines City FL 33834		Property in the Open	10/01/2024			\$79,200
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
11	Benches (11)		2020	10/01/2023	\$7,260		
	1200 Crossfield Rd Haines City FL 33834		Property in the Open	10/01/2024			\$7,260
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
12	Picnic Tables (6)		2020	10/01/2023	\$7,260		
	1200 Crossfield Rd Haines City FL 33834		Property in the Open	10/01/2024			\$7,260
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
13	Fountains (2 @ \$19,052 each)		2020	10/01/2023	\$41,914		
	3301 Massee Rd Haines City FL 33834		Non combustible	10/01/2024			\$41,914
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
14	Fountain		2020	10/01/2023	\$20,810		
	1201 Crossfield Rd Haines City FL 33834		Non combustible	10/01/2024			\$20,810

Sign:

Print Name:

Lynne Mullins

Date:

10-3-23

**Charles Cove Community Development District**

Policy No.: 100123456

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
15	Precast Wall (phase 2 only)		2022	10/01/2023	\$62,827		\$62,827	
	Along Massey Road Davenport FL 33837		Non combustible	10/01/2024				
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
16	Retaining Walls with Handrails (phase 2)		2022	10/01/2023	\$500,711		\$500,711	
	Along Massey Road Davenport FL 33837		Non combustible	10/01/2024				
Total:			Building Value \$3,795,543	Contents Value \$0		Insured Value \$3,795,543		

Sign:

Print Name:

Lynne mullins

Date:

10-3-23

**Charles Cove
Community Development District**

**Resolution 2024-01,
Adopting an Amended Budget for
Fiscal Year 2022/2023**

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2022/2023, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Charles Cove Community Development District (“**Board**”), previously adopted the District’s Fiscal Year 2022/2023 annual budget (“**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, Florida Statutes, and the resolution adopting the Budget (the “**Adoption Resolution**”) authorize the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2022/2023.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget

for the Charles Cove Community Development District for the fiscal year ending September 30, 2023, as amended and adopted by the Board of Supervisors effective October 18, 2023.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sums set forth below, to be raised by special assessments, which sums are deemed by the Board of Supervisors 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	\$ _____
DEBT SERVICE FUND	\$ _____

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF October, 2023.

ATTEST:	CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT
----------------	--

_____ Secretary/Assistant Secretary	_____ Chairperson, Board of Supervisors
--	--

Exhibit A: Amended Fiscal Year 2022/2023 Budget

Exhibit A
Amended Fiscal Year 2022/2023 Budget

Charles Cove CDD
FY 2023 Revised Adopted O&M Budget

	FY 2023 Adopted Budget	FY 2023 Revised Budget
<u>Revenues</u>		
On-Roll Assessments	\$ 536,677.24	\$ 536,677.24
CarryForward		28,962.80
Net Revenues	\$ 536,677.24	\$ 565,640.04
<u>General & Administrative Expenses</u>		
Public Officials' Liability Insurance	\$ 2,850.00	\$ 2,504.00
Trustee Services	7,000.00	7,497.61
Management	30,000.00	30,000.00
Field Management	500.00	10.00
Engineering	10,000.00	9,000.00
Disclosure	10,000.00	10,000.00
Property Appraiser	13,000.00	12,615.67
District Counsel	13,480.00	13,480.00
Assessment Administration	15,000.00	15,000.00
Reamortization Schedules	250.00	250.00
Audit	3,000.00	6,500.00
Arbitrage Calculation	-	1,200.00
Travel and Per Diem	600.00	600.00
Telephone	10.00	10.00
Postage & Shipping	1,200.00	1,200.00
Copies	1,000.00	100.00
Legal Advertising	3,000.00	1,500.00
Miscellaneous	-	175.00
Contingency	200.00	50.00
Meeting Room	600.00	100.00
Office Supplies	250.00	10.00
Web Site Maintenance	2,820.00	2,820.00
Dues, Licenses, and Fees	175.00	175.00
Security	-	2,000.00
General Liability Insurance	3,500.00	3,059.00
Hurricane Cleanup	3,878.24	650.00
Total General & Administrative Expenses	\$ 122,313.24	\$ 120,506.28
<u>General & Administrative Expenses</u>		
Electric	\$ 45,000.00	\$ 77,000.00
Fountains	20,000.00	22,000.00
Fountain Maintenance	740.00	800.00
Water-Sewer	15,000.00	15,000.00
Road Reserve	1,000.00	10.00
Amenity - Landscape Maintenance	23,750.00	17,500.00
Amenity - Pool Maintenance	22,000.00	20,000.00
Amenity - Access Control	1,000.00	10.00
Amenity - Janitorial	24,000.00	28,000.00
Amenity - Pest Control	500.00	120.00
Amenity - Security Cameras (WiFi)	2,000.00	2,000.00
Amenity - Miscellaneous	500.00	10.00
Equipment Rental	-	4,465.48
Property & Casualty Insurance	20,624.00	20,624.00
Irrigation	75,000.00	80,000.00
Lake Maintenance	7,000.00	6,400.00
Landscaping Maintenance & Material	95,000.00	95,000.00
Landscape Improvements	14,750.00	10,409.28
Equipment Repair & Maintenance	500.00	10.00
Signage & Amenities Repair	1,000.00	775.00
Streetlights	45,000.00	45,000.00
Total General & Administrative Expenses	\$ 414,364.00	\$ 445,133.76
Total Expenses	\$ 536,677.24	\$ 565,640.04
Income (Loss) from Operations	\$ -	\$ -
<u>Other Income (Expense)</u>		
Interest Income	\$ -	\$ -
Total Other Income (Expense)	\$ -	\$ -
Net Income (Loss)	\$ -	\$ -

**Charles Cove
Community Development District**

**Fee Increase from Fountain Design Group for
Quarterly Fountain Maintenance**

FOUNTAIN DESIGN GROUP, INCE.
7628 N.W. 6th AVENUE
BOCA RATON, FL. 33487
(561) 994-3939 1-800-446-1537 Fax (561) 994-3944

October 05, 2023

Charles Cove CDD
c/o PFM Group Consulting, LLC
3501 Quadrangle Blvd., Ste 270
Orlando, Fl. 32817

We are sending this letter to inform you that we will be increasing our Quarterly Lake fountain contract. This is due to the fact that our costs have increased significantly throughout the year. We are reviewing all of our contracts and feel we must issue a new contract at an increased price that meets our minimum charges at this time.

Therefore, at the start of the New Year, January 2024, we will increase the quarterly lake fountain contract to \$350.00/qtly. I am sending a new contract to you that reflects this amount. Please sign the new contract and return it to our office before December 01, 2023 if you wish us to proceed with the maintenance of the fountains.

We very much appreciate your past business, and can hopefully, service you in the future.

Sincerely,
Paul Banialis
paul@cascadefountains.com
Service Manager
Fountain Design Group
Cascade Fountains

PB/jh
Enc.

**CASCADE FOUNTAINS DIV.
FOUNTAIN DESIGN GROUP, INC.**

702 N.W 11th AVENUE BOCA RATON, FL. 3347
SERVICE CENTERS ORLANDO AND TAMPA
PHONE 800-441-1537 FAX 561-994-3944

PROPOSAL 6983

Date September. 26, 2023

To: Charles Cove CDD
c/o PFM Group Consulting, LLC.
3501 Quadrangle Blvd., Ste. 270
Orlando, FL. 32817
Attn: Property Management
Phone: 407-723-5935
Email: griffithv@pfm.com
Email: mullinsl@pfm.com

Ship To: Charles Cove
3301 Massee Road
Davenport, FL. 33837

FOUNTAIN MAINTENANCE PROPOSAL

Scope of Work **Ne Contract to take effect January 01, 2024**

Fountain Design Group will perform the following Quarterly cleaning, 3 Three Floating Fountains at the property listed above, per the check list below:

- 1 Check control panel components and amperage draw on pump and motors, including timers on fountain
- 2 Clean exterior of intake screen on lake fountain
- 3 Clean, check, and adjust water feature jets on lake fountain
- 4 Clean and check lenses on lighting system for lake fountain
- 5 Visually check all accessible piping systems for possible damage
- 6 Make any needed repairs under \$400.00 to fountain or components

This is a cleaning contract only and any other services required besides those listed above will be quoted. Once we receive approval we will proceed with repairs.

If additional service is required, our standard labor rate of \$135.00 for first half hour and \$105.00 each additional hour thereafter, plus parts.

Either party may cancel this agreement with a 30-Day notice.

This is a cleaning contract only, repair will be charged out at our labor rate plus cost of parts used. If we are unable to repair the fountain a quote will be sent to replace the fountain with a new lake fountain.

COST \$350.00 per Quarterly Cleaning

Payable upon receipt of invoice to Fountain Design Group, Inc.

**Respectfully Submitted,
FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted.
Fountain Design Group, Inc. is authorized to complete the work as specified.

Signature:

Date of Acceptance:

CONDITIONS

All work is to be completed in a workmanlike manner. Any alteration from specifications involving extra costs will be executed only upon written approval from the client and will become an additional charge from the approved proposal amount.

**Charles Cove
Community Development District**

Amenity Area Signage from A&R Contracting

ESTIMATE

A & R Contracting & Cleaning, LLC
2061 9th Ln
Winter Haven, FL 33881

AlvarezandRamirez@gmail.com
+1 (863) 582-6202

PFM Group Consulting LLC

Bill to
PFM Group Consulting LLC
Charles cove 12051 Corporate Blvd | Orlando,
FL 32817

Ship to
PFM Group Consulting LLC
3501 Quadrangle Boulevard | Suite 270 |
Orlando, FL 32817

Estimate details
Estimate no.: 1037
Estimate date: 09/18/2023

	Product or service	Amount
1.	material 4 signs 24 by 18 will read as follows FACILITIES ARE FOR PAYING PATRONS ONLY NO TRESPASSING NO SOLICITING 2 posts hardware	\$515.14
2.	Labor	\$250.00
Total		\$765.14

**Charles Cove
Community Development District**

Saltwater Pool Proposals



Quote

10601 Oak St NE
St Petersburg, FL 33716

Phone: 727-329-8845
Fax: 727-289-7126

Date	Quote #	
9/15/2023	19010 D	
Terms	PO #	Eng
COD		
Ship To		
Charles Cove		

Name / Address
Resort Pool Services 14525 Johns Lake Rd Clermont, FL 34711

Customer Contact	Customer Phone	Customer Fax	Job	Rep
	321-689-6210			TVL

Qty	Item	Description	Price Each	Amount
1	HCSC110	Commercial Salt Chlorine Generator. 11#/day	18,637.32	18,637.32T
		Field Labor	120.00	720.00T
4	Drive Time	Drive Time To Location	60.00	240.00T
"Be aware! Cyber crime is on the rise. Fraudsters are using phishing and spoofing email schemes as a ploy to redirect electronic payments into the fraudsters accounts rather than the intended payee. If you receive any correspondence that appears to be from our company and announces a change in bank details, please contact us before you pay. We will never send an email to change our banking instructions."				

PLEASE RETURN SIGNED QUOTE FOR ORDER CONFIRMATION.	Subtotal	\$19,597.32
Signature _____	Sales Tax (7.0%)	\$1,371.81
Ownership of all materials listed on this invoice shall be vested in the seller, Aquaworx Inc until said materials are fully paid for. If this invoice has to be collected through an attorney then purchaser agrees to pay all reasonable costs for the making of the collection. Venue will be in St Petersburg FL. Sellers liability is limited to buyers purchase price of the materials. Quoted prices are valid for 30 days with freight subject to change. AquaWorx adds a 3% service fee to credit or debit card payments. Cancellations or returns are not accepted without prior authorization in writing and subject to a 40% Re-Stocking Fee. Notice of Commencement must accompany all orders.	Total	\$20,969.13

Thank You for Your Order

Please Choose: GREEN or WHITE TEST CAPS or INSTALLED VALVES
DESIRED SHIP DATE: _____



Quote

10601 Oak St NE
St Petersburg, FL 33716

Phone: 727-329-8845
Fax: 727-289-7126

Date	Quote #	
9/15/2023	19011 D	
Terms	PO #	Eng
COD		
Ship To		
charles cove		

Name / Address
Resort Pool Services 14525 Johns Lake Rd Clermont, FL 34711

Customer Contact	Customer Phone	Customer Fax	Job	Rep
	321-689-6210		charles cove	TVL

Qty	Item	Description	Price Each	Amount
1	CH CHLOR ...	Chlorinator 10.0 lb/day - Switch Mode	28,760.67	28,760.67
		Field Labor	120.00	720.00T
4	Drive Time	Drive Time To Location	60.00	240.00T
"Be aware! Cyber crime is on the rise. Fraudsters are using phishing and spoofing email schemes as a ploy to redirect electronic payments into the fraudsters accounts rather than the intended payee. If you receive any correspondence that appears to be from our company and announces a change in bank details, please contact us before you pay. We will never send an email to change our banking instructions."				

PLEASE RETURN SIGNED QUOTE FOR ORDER CONFIRMATION.	Subtotal	\$29,720.67
Signature _____	Sales Tax (7.0%)	\$67.20
Ownership of all materials listed on this invoice shall be vested in the seller, Aquaworx Inc until said materials are fully paid for. If this invoice has to be collected through an attorney then purchaser agrees to pay all reasonable costs for the making of the collection. Venue will be in St Petersburg FL. Sellers liability is limited to buyers purchase price of the materials. Quoted prices are valid for 30 days with freight subject to change. AquaWorx adds a 3% service fee to credit or debit card payments. Cancellations or returns are not accepted without prior authorization in writing and subject to a 40% Re-Stocking Fee. Notice of Commencement must accompany all orders.	Total	\$29,787.87
Thank You for Your Order		

Please Choose: GREEN or WHITE TEST CAPS or INSTALLED VALVES
DESIRED SHIP DATE: _____

**Charles Cove
Community Development District**

Security Services Proposals

**Charles Cove
Community Development District**

Signage Proposal

Smart Solution Systems



03 October 2023

To: Madison McAdams/ Triad Association Management

From: Rene Raymon / Smart Solution Systems

Re: Charles Cove Hoa, Inc.

Madison,

Please accept our quote for Charles Cove facilities signs. Four signs total to be purchased with two installed on new posts set in concrete and two installed directly on facility gate.

- Purchase (4) new 12"x 18" 3M reflective aluminum signs.
- Custom signs to read "FACILITIES ARE FOR PAYING PATRONS ONLY NO TRESPASSING NO SOLICITING"
- Purchase (2) new posts and attach signs, set each post in 80lbs of concrete.
- (2) remaining signs installed directly on entrance gates to facilities.
- Photo documentation provided upon completion.

Total including all materials and labor is \$650.

If you have any questions or concerns, please contact me directly.

If accepted, please sign and date below.

This quote is good for 30 days.

Regards,
Rene Raymon
407-676-0131
Smart Solution System



Smart Solution Systems Orlando, Florida

manager@smartsolutionprovider.com

**Charles Cove
Community Development District**

Funding Agreement with DR Horton

**FUNDING AGREEMENT FOR SECURITY SERVICES BY AND BETWEEN THE
CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT
AND D.R. HORTON, INC.**

THIS AGREEMENT (“**Agreement**”) is made effective as of the 1st day of September 2023, by and between:

CHARLES COVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address c/o PFM Group Consulting, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“**District**”), and

D.R. HORTON, INC., a foreign corporation authorized to do business in Florida, with a mailing address of 1341 Horton Circle, Arlington, Texas 76011 (“**Developer**,” together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, codified as Chapter 190, Florida Statutes, as amended (“**Act**”); and

WHEREAS, pursuant to the Act, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities, and services in conjunction with the development of the lands within the District; and

WHEREAS, in order to promote the safety and security of District improvements and facilities and conduct activities associated therewith, the Developer requested, and the District has determined it in its best interests, to contract with third parties to provide such security services as are necessary to address the needs of the District and as may be approved by the District’s Board of Supervisors from time to time (“**Security Services**”); and

WHEREAS, the Developer is willing to provide such funds as are necessary to allow the District to contract for Security Services during the District’s Fiscal Year 2023, which began on October 1, 2022, and ended on September 30, 2023, and Fiscal Year 2023, which began on October 1, 2023, and ends on September 30, 2024; and

WHEREAS, the retention of any necessary security service providers and the work to be performed will require the expenditure of certain fees, costs, and other expenses by the District; and

WHEREAS, Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures related the Security Services, including but not limited to legal, consultant fees, security service costs, and administrative and other expenses, if any.

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

SECTION 1. PROVISION OF FUNDS. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with engaging third party companies to provide Security Services, as may be deemed necessary by the District, and to enable District staff, including legal and managerial staff, to assist in the process and proceedings associated therewith. The Developer will make such funds available monthly, within twenty (20) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

SECTION 2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for the provision of Security Services, including the ancillary items related thereto. The District agrees to make monthly requests for necessary funds from Developer for reimbursement for services of the security services provider(s), as described in Section 1 of this Agreement.

SECTION 3. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

SECTION 4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 5. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

SECTION 6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both Parties hereto.

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

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Charles Cove Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
P.O. Box 6386
Tallahassee, Florida 32314
Attn: District Counsel

B. If to Developer: D.R. Horton, Inc.
1341 Horton Circle
Arlington, Texas 76011
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery to the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addresses set forth in this Agreement.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party. Any purported assignment without such prior written approval shall be null and void.

SECTION 11. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents to and agrees that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Polk County, Florida.

SECTION 12. EFFECTIVE DATE. The Agreement shall be effective as of September 1, 2023. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

SECTION 13. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Developer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to section 119.0701, *Florida Statutes*. The Developer acknowledges that the designated Public Records Custodian for the District is **PFM Group Consulting, LLC (“Public Records Custodian”)**. Among other requirements and to the extent applicable by law, the Developer 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 this Agreement term and following this Agreement term if the Developer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in the Developer’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 the Developer, the Developer 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 THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR AT 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.

SECTION 14. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statutes or law.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective as of the day and year first written above.

**CHARLES COVE COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

D.R. HORTON, INC., a Delaware
corporation

By: _____
Its: _____

**Charles Cove
Community Development District**

Payment Authorizations Nos. 126 – 135

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 126

7/12/2023

Item No.	Vendor	Invoice Number	General Fund FY 23
1	Duke Energy 1200 Crossfield Rd ; Service 05/24/2023 - 06/23/2023 2833 Massee Rd ; Service 05/24/2023 - 06/23/2023	Acct: 9100 8651 7114 Acct: 9101 2746 8568	\$ 1,013.51 \$ 459.22
2	Paradise Lawns & Landscaping, Inc. Lawn Maintenance July 2023 Lawn Maintenance July 2023 Phase 2	231346 231347	\$ 6,206.52 \$ 3,402.59
3	PFM Group Consulting Quarterly Disclosures: 4.1.23 - 6.30.23	125964	\$ 2,500.00
4	Resort Pool Services DBA Repairs: Replace Breaker on Fountains	19836	\$ 270.00
5	VGlobalTech Website Maintenance January 2023	4663	\$ 135.00
			\$ 13,986.84
TOTAL			\$ 13,986.84

District Manager / ADM

Board Member

Verona Griffith

From: Pete Chichetto <PMChichetto@drhorton.com>
Sent: Friday, July 21, 2023 11:48 AM
To: Verona Griffith
Cc: William Alan Moline
Subject: RE: Charles Cove Pa#

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Approved



Pete Chichetto
Land Manager

D.R. HORTON Orlando West
7835 Osceola Polk Line Road, Davenport, FL 33896
C-407-468-7884

America's #1 Home Builder Since 2002 | D.R. Horton · Express · Emerald · Freedom

From: Verona Griffith <griffithv@pfm.com>
Sent: Monday, July 17, 2023 2:22 PM
To: Pete Chichetto <PMChichetto@drhorton.com>
Cc: William Alan Moline <WAMoline@drhorton.com>
Subject: FW: Charles Cove Pa#

[External]

Hello Pete,

Attached are the latest invoices received to date requiring your approval to pay. Thanks

#q

~~Yucp#uq~~ #q

District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

From: Lynne Mullins <mullinsl@pfm.com>
Sent: Monday, July 17, 2023 2:14 PM
To: Verona Griffith <griffithv@pfm.com>
Subject: RE: Charles Cove Pa#

Signed. Thanks!

Lynne Mullins
District Manager

PFM Group Consulting LLC

From: Verona Griffith <griffithv@pfm.com>
Sent: Monday, July 17, 2023 11:50 AM
To: Lynne Mullins <mullinsl@pfm.com>
Subject: Charles Cove Pa#

Kindly review and e-sign.

#q
Ynq#uq #q
District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

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**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 127

7/26/2023

Item No.	Vendor	Invoice Number	General Fund FY 23
1	Duke Energy		
	1001 Crossfield Rd Irrigation: Service 06/08/2023 - 07/07/2023	Acct: 9100 8651 6957	\$ 655.01
	200 Eagleview Loop Fountain: Service 06/08/2023 - 07/07/2023	Acct: 9100 8651 7263	\$ 463.85
	719 Brooklet Dr Fountain: Service 06/08/2023 - 07/07/2023	Acct: 9100 8651 7403	\$ 722.41
	1000 Crossfield Rd Monument: Service 06/08/2023 - 07/07/2023	Acct: 9100 8651 7578	\$ 592.83
	1250 Crossfield Rd Fountain: Service 06/08/2023 - 07/07/2023	Acct: 9100 8651 7875	\$ 1,332.60
	3105 Massee Rd Lite: Service 06/15/2023 - 07/14/2023	Acct: 9101 3841 1693	\$ 2,419.07
	000 Massey Rd Lite Lake Charles Ph 1A: Svs 06/14/2023 - 07/13/2023	Acct: 9100 8651 8024	\$ 3,958.58
2	Fountain Design Group, Inc.		
	Quarterly Fountain Cleaning Service	30639A	\$ 335.00
3	Grau and Associates		
	Arbitrage - Series 2020 FYE 5/31/22	24538	\$ 600.00
4	Spectrum Business		
	Internet	1549940071223	\$ 127.97
			<hr/>
			\$ 11,207.32
TOTAL			\$ 11,207.32

District Manager / ADM

Board Member

From: [Pete Chichetto](#)
To: [Verona Griffith](#)
Cc: [William Alan Moline](#)
Subject: RE: Charles Cove PA#127
Date: Tuesday, August 1, 2023 1:53:02 PM
Attachments: [image001.png](#)

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Approved



Pete Chichetto
Land Manager

D.R. HORTON Orlando West
7835 Osceola Polk Line Road, Davenport, FL 33896
C-407-468-7884

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From: Verona Griffith <griffithv@pfm.com>
Sent: Tuesday, August 1, 2023 1:51 PM
To: Pete Chichetto <PMChichetto@drhorton.com>
Cc: William Alan Moline <WAMoline@drhorton.com>
Subject: FW: Charles Cove PA#127

[External]

Hello Pete,

Attached are the latest invoices received for processing and approval to pay. Let me know if you have any questions.

Verona Griffith

District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

From: Lynne Mullins <mullinsl@pfm.com>
Sent: Tuesday, August 1, 2023 1:35 PM
To: Verona Griffith <griffithv@pfm.com>
Subject: RE: Charles Cove PA#127

Signed. Thanks!

Lynne Mullins
District Manager

PFM Group Consulting LLC

From: Verona Griffith <griffithv@pfm.com>
Sent: Thursday, July 27, 2023 10:03 AM
To: Lynne Mullins <mullinsl@pfm.com>
Subject: Charles Cove PA#127

Kindly review and e-sign.

Verona Griffith

District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 128

8/2/2023

Item No.	Vendor	Invoice Number	General Fund FY 23
1	A & R Contracting & Cleaning		
	Labor & Materials; Property Maintenance & Repairs	1065	\$ 1,510.00
	Cleaning Services: July 2023	1067	\$ 1,700.00
2	PFM Group Consulting		
	Expenses: Supporting Meeting Documents for Residents	126158	\$ 25.00
	Expenses: Mailed Assessment Notices	126157	\$ 246.82
3	Resort Pool Services		
	Fountain & Pool Maintenance: August 2023	19975	\$ 1,700.00
4	US Bank		
	FY 2023 Series 2020 Trustee Administration Fees 07/01/2023 - 09/30/2023	6998401	\$ 1,010.15
	FY 2024 Series 2020 Trustee Administration Fees 10/01/2023 - 06/30/2024	6998401	\$ 3,030.48
			\$ 9,222.45
TOTAL			\$ 9,222.45

District Manager / ADM

Board Member

Verona Griffith

From: Pete Chichetto <PMChichetto@drhorton.com>
Sent: Monday, August 21, 2023 10:01 AM
To: Verona Griffith
Subject: RE: Charles Cove PA#128

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Approved



Pete Chichetto
Land Manager

D.R. HORTON Orlando West
7835 Osceola Polk Line Road, Davenport, FL 33896
C-407-468-7884

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From: Verona Griffith <griffithv@pfm.com>
Sent: Monday, August 21, 2023 9:16 AM
To: Pete Chichetto <PMChichetto@drhorton.com>
Subject: FW: Charles Cove PA#128

[External]

Please approve for payment. Thanks

#q
Yhup#uq #q
District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

From: Verona Griffith
Sent: Wednesday, August 16, 2023 10:42 AM
To: PMChichetto@drhorton.com
Cc: William Alan Moline <WAMoline@drhorton.com>
Subject: FW: Charles Cove PA#128

Pete,

I don't recall getting the go ahead to pay the attached.

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 129

8/9/2023

Item No.	Vendor	Invoice Number	General Fund FY 23
1	Dave Schmitt Engineering Engineering Services Through 05/28/2023	10820	\$ 600.00
2	Grau and Associates Arbitrage - Series 2020 FYE 5/31/22 Audit FYE 09/30/2022	23479 24184	\$ 600.00 \$ 3,500.00
3	Paradise Lawns & Landscaping Phase 2 Lawn Maintenance Aug. 2023 Lawn Maintenance Aug. 2023	231574 231575	\$ 3,402.59 \$ 6,206.52
4	PFM Group Consulting Jun. Postage	OE-EXP-07-2023-10	\$ 274.98
5	Spectrum Business Internet Service: 07/12/2023 - 08/11/2023	1549940071223	\$ 157.96
			\$ 14,742.05
TOTAL			\$ 14,742.05

District Manager / ADM

Board Member

Verona Griffith

From: Pete Chichetto <PMChichetto@drhorton.com>
Sent: Friday, August 18, 2023 3:23 PM
To: Verona Griffith
Cc: William Alan Moline
Subject: RE: Charles Cove PA#129

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Approved

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Verona Griffith <griffithv@pfm.com>
Date: 8/18/23 3:19 PM (GMT-05:00)
To: Pete Chichetto <PMChichetto@drhorton.com>
Cc: William Alan Moline <WAMoline@drhorton.com>
Subject: FW: Charles Cove PA#129

[External]

Hi Pete,

Attached are the latest invoices for your approval to pay. Let me know if you have any questions.

#q
Yucop#uq

District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

From: Lynne Mullins <mullinsl@pfm.com>
Sent: Friday, August 18, 2023 3:00 PM
To: Verona Griffith <griffithv@pfm.com>
Subject: RE: Charles Cove PA#129

Signed. Thanks!

Lynne Mullins
District Manager

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 130

8/16/2023

Item No.	Vendor	Invoice Number	General Fund FY 23
1	A & R Contracting & Cleaning Aug. Clubhouse Cleaning	1075	\$ 600.00
2	CA Florida Holdings, LLC Legal Ad 07/05/2023	5747662	\$ 89.60
3	Duke Energy 200 Eagleview Loop Fountain: Service 07/08/2023 - 08/07/2023 719 Brooklet Dr Fountain: Service 07/08/2023 - 08/07/2023 1000 Crossfield Rd Monument: Service 07/08/2023 - 08/07/2023 1001 Crossfield Rd Irrigation: Service 07/08/2023 - 08/07/2023 1200 Crossfield Rd: Service 06/24/2023 - 07/24/2023 1250 Crossfield Rd Fountain: Service 07/08/2023 - 08/07/2023 2833 Massee Rd: Service 06/24/2023 - 07/24/2023	Acct: 9100 8651 7263 Acct: 9100 8651 7403 Acct: 9100 8651 7578 Acct: 9100 8651 6957 Acct: 9100 8651 7114 Acct: 9100 8651 7875 Acct: 9101 2746 8568	\$ 477.17 \$ 682.65 \$ 670.94 \$ 596.06 \$ 1,031.07 \$ 1,375.59 \$ 548.22
4	Massey Services Jun. Pest Prevention Services	54478269	\$ 55.00
5	PFM Group Consulting Reimbursables DM Fee: Jul 2023	126181 DM-07-2023-11	\$ 85.25 \$ 2,500.00
6	Polk County Appraiser FY 2024 Tax Roll Admin Fee	4652001	\$ 13,519.98
7	Resort Pool Services Fountain & Pool Maintenance: Aug & Sep 2023	20136	\$ 2,800.00
			\$ 25,031.53
TOTAL			\$ 25,031.53

District Manager / ADM

Board Member

Verona Griffith

From: Pete Chichetto <PMChichetto@drhorton.com>
Sent: Friday, September 8, 2023 9:24 AM
To: Verona Griffith
Cc: William Alan Moline
Subject: RE: Charles Cove Pa#130

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Approved



Pete Chichetto
Land Manager

D.R. HORTON Orlando West
7835 Osceola Polk Line Road, Davenport, FL 33896
C-407-468-7884

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From: Verona Griffith <griffithv@pfm.com>
Sent: Friday, September 8, 2023 9:23 AM
To: Pete Chichetto <PMChichetto@drhorton.com>
Cc: William Alan Moline <WAMoline@drhorton.com>
Subject: FW: Charles Cove Pa#130

[External]

Pete,

I don't recall getting this back. Kindly approved for payment.

#q

~~Yucq#uq~~ #q

District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

From: Verona Griffith <griffithv@pfm.com>
Sent: Thursday, August 31, 2023 9:51 AM
To: PMChichetto@drhorton.com
Cc: William Alan Moline <WAMoline@drhorton.com>
Subject: FW: Charles Cove Pa#130

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 131

8/30/2023

Item No.	Vendor	Invoice Number	General Fund FY 23
1	Aquatic Weed Management August Pond Maintenance	16482	\$ 800.00
2	PFM Group Consulting Reimbursables August DM Fee	126568 DM-08-2023-11	\$ 25.00 \$ 2,500.00
3	Resort Pool Services September Fountain & Pool Maintenance	20288	\$ 1,700.00
			\$ 5,025.00
TOTAL			\$ 5,025.00

District Manager / ADM

Board Member

Verona Griffith

From: Pete Chichetto <PMChichetto@drhorton.com>
Sent: Monday, September 18, 2023 1:09 PM
To: Verona Griffith
Subject: RE: Charles Cove Pa#131

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Approved

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Verona Griffith <griffithv@pfm.com>
Date: 9/18/23 11:26 AM (GMT-05:00)
To: Pete Chichetto <PMChichetto@drhorton.com>
Subject: FW: Charles Cove Pa#131

[External]

Hello Pete,

Kindly review that attached and grant approval to pay. Thanks

#q
Yucq#uq
District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

From: Lynne Mullins <mullinsl@pfm.com>
Sent: Monday, September 18, 2023 11:00 AM
To: Verona Griffith <griffithv@pfm.com>
Subject: RE: Charles Cove Pa#131

Signed. Thanks!

Lynne Mullins
District Manager

PFM Group Consulting LLC

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 132

9/7/2023

Item No.	Vendor	Invoice Number	General Fund FY 23
1	A & R Contracting & Cleaning Cleaning Services: Sept. 2023	1086	\$ 2,125.00
2	Paradise Lawns & Landscaping Phase 2 Lawn Maintenance Sept. 2023	231841	\$ 3,402.59
	Lawn Maintenance Sept. 2023	231842	\$ 6,206.52
			\$ 11,734.11
TOTAL			\$ 11,734.11

District Manager / ADM

Board Member

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 133

9/14/2023

Item No.	Vendor	Invoice Number	General Fund FY 23
1	A & R Contracting & Cleaning Hurricane Prep	1082	\$ 400.00
2	Affordable Lock & Key Door Handle Installation	5621	\$ 175.00
3	Duke Energy 000 Massey Rd Lite Lake Charles Ph 1A: Svs 07/14/2023 - 08/11/2023 1200 Crossfield Rd: Service 07/25/2023 - 08/24/2023 2833 Massee Rd: Service 07/25/2023 - 08/24/2023 3105 Massee Rd Lite: Service 07/15/2023 - 08/14/2023	Acct: 9100 8651 8024 Acct: 9100 8651 7114 Acct: 9101 2746 8568 Acct: 9101 3841 1693	\$ 3,958.58 \$ 1,039.71 \$ 698.61 \$ 2,419.07
4	Kilinski Van Wyk, PLLC August General Counsel	7352	\$ 412.50
5	PFM Group Consulting Billable Expenses July Postage August Postage	126557 OE-EXP-08-2023-09 OE-EXP-09-2023-08	\$ 161.86 \$ 29.02 \$ 18.21
			\$ 9,312.56
TOTAL			\$ 9,312.56

District Manager / ADM

Board Member

Verona Griffith

From: Pete Chichetto <PMChichetto@drhorton.com>
Sent: Tuesday, September 26, 2023 12:33 PM
To: Verona Griffith; William Alan Moline
Subject: RE: Charles Cove Pa#133

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Approved



Pete Chichetto
Land Manager

D.R. HORTON Orlando West
7835 Osceola Polk Line Road, Davenport, FL 33896
C-407-468-7884

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From: Verona Griffith <griffithv@pfm.com>
Sent: Tuesday, September 26, 2023 12:19 PM
To: Pete Chichetto <PMChichetto@drhorton.com>; William Alan Moline <WAMoline@drhorton.com>
Subject: FW: Charles Cove Pa#133

[External]

Pete,

Kindly review the attached and approve for payment.

#q

Yuc #q #q

District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

From: Lynne Mullins <mullinsl@pfm.com>
Sent: Tuesday, September 26, 2023 11:27 AM
To: Verona Griffith <griffithv@pfm.com>
Subject: RE: Charles Cove Pa#133

Approved, thank you!

Lynne Mullins

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 134

9/21/2023

Item No.	Vendor	Invoice Number	General Fund FY 23
1	PFM Group Consulting		
	Billable Expenses	126852	\$ 21,362.82
	DM Fee Sept 2023	DM-09-2023-11	\$ 2,500.00
2	Resort Pool Services		
	Fountain Repairs	20419	\$ 250.00
3	VGlobalTech		
	Quarterly Audits ADA	5159	\$ 300.00
	Website Maintenance July 2023	5244	\$ 135.00
	Website Maintenance August 2023	5318	\$ 135.00
	Website Maintenance September 2023	5407	\$ 135.00
			<hr/>
			\$ 24,817.82
TOTAL			\$ 24,817.82

District Manager / ADM

Board Member

Verona Griffith

From: Pete Chichetto <PMChichetto@drhorton.com>
Sent: Tuesday, September 26, 2023 4:39 PM
To: Verona Griffith
Cc: William Alan Moline
Subject: RE: Charles Cove Pa#134

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Approved



Pete Chichetto
Land Manager

D.R. HORTON Orlando West
7835 Osceola Polk Line Road, Davenport, FL 33896
C-407-468-7884

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From: Verona Griffith <griffithv@pfm.com>
Sent: Tuesday, September 26, 2023 4:36 PM
To: Pete Chichetto <PMChichetto@drhorton.com>
Cc: William Alan Moline <WAMoline@drhorton.com>
Subject: FW: Charles Cove Pa#134

[External]

Hi Pete,

Kindly review and approve for payment.

#q

Yucq #q #q

District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

From: Lynne Mullins <mullinsl@pfm.com>
Sent: Tuesday, September 26, 2023 2:26 PM
To: Verona Griffith <griffithv@pfm.com>
Subject: RE: Charles Cove Pa#134

Signed. Thanks!

**CHARLES COVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 135

10/3/2023

Item No.	Vendor	Invoice Number	General Fund FY 23	General Fund FY 24
1	Aquatic Weed Management Pond Maintenance Sept. 2023	16612	\$ 800.00	
2	Coast 2 Coast Backflow Backflow Repair	1047	\$ 200.00	
3	Dewberry General Engineering Services Through 08/25/2023	2335538	\$ 1,265.00	
4	Duke Energy 000 Massey Rd Lite Lake Charles Ph 1A: Svs 08/12/2023 - 09/13/2023 1200 Crossfield Rd: Service 07/25/2023 - 08/24/2023 1250 Crossfield Rd Fountain: Service 08/08/2023 - 09/07/2023 2833 Massee Rd: Service 08/25/2023 - 09/22/2023 3105 Massee Rd Lite: Service 08/15/2023 - 09/14/2023	Acct: 9100 8651 8024 Acct: 9100 8651 7114 Acct: 9100 8651 7875 Acct: 9101 2746 8568 Acct: 9101 3841 1693	\$ 3,958.85 \$ 962.26 \$ 5.73 \$ 714.92 \$ 2,419.24	
5	Egis Insurance & Risk Advisors FY 2024 Insurance	20371		\$ 35,249.00
6	Kilinski Van Wyk, PLLC General Counsel June 2023 General Counsel July 2023	6913 7132	\$ 137.50 \$ 2,743.47	
7	LocaliQ Legal Ad 08/29/2023 - 09/05/2023 Legal Ad 09/08/2023 - 09/08/2023	5935752 5935752	\$ 740.00 \$ 230.78	
8	Massey Services Pest Prevention Services: Sept 2023	54952740	\$ 55.00	
9	Paradise Lawns & Landscaping Lawn Maintenance Oct. 2023 Phase 2 Lawn Maintenance Oct. 2023	232031 232032		\$ 6,206.52 \$ 3,402.59
10	PFM Group Consulting Quarterly Disclosures 07/01/2023 - 09/30/2023	126945	\$ 2,500.00	
11	Resort Pool Services Fountain & Pool Service Oct. 2023	20642		\$ 1,700.00
Subtotal			\$ 17,192.75	\$ 46,788.11
TOTAL			\$	63,980.86

District Manager / ADM

Board Member

Verona Griffith

From: Pete Chichetto <PMChichetto@drhorton.com>
Sent: Tuesday, October 10, 2023 4:39 PM
To: Verona Griffith
Cc: William Alan Moline
Subject: RE: Charles Cove Pa#135

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Approved



Pete Chichetto
Land Manager

D.R. HORTON Orlando West
7835 Osceola Polk Line Road, Davenport, FL 33896
C-407-468-7884

America's #1 Home Builder Since 2002 | D.R. Horton · Express · Emerald · Freedom

From: Verona Griffith <griffithv@pfm.com>
Sent: Tuesday, October 10, 2023 4:05 PM
To: Pete Chichetto <PMChichetto@drhorton.com>
Cc: William Alan Moline <WAMoline@drhorton.com>
Subject: FW: Charles Cove Pa#135

[External]

Hello Pete,

Attached are invoices requiring your approval to pay. Let me know if you have any questions or concerns.

#q

~~Yucq#uq~~ #q

District Accountant

PFM Group Consulting LLC
GriffithV@pfm.com | phone 407.723.5938 | fax 407.723.5901 | web pfm.com
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

From: Lynne Mullins <mullinsl@pfm.com>
Sent: Tuesday, October 10, 2023 2:39 PM
To: Verona Griffith <griffithv@pfm.com>
Subject: RE: Charles Cove Pa#135

Signed. Thanks!

**Charles Cove
Community Development District**

District Financial Statements

Charles Cove CDD
Statement of Financial Position
As of 9/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 200,786.42				\$ 200,786.42
Pond Reserve	5,023.39				5,023.39
Prepaid Expenses	17,241.85				17,241.85
Deposits	12,681.39				12,681.39
Debt Service Reserve - Series 2020		\$ 187,140.63			187,140.63
Debt Service Reserve - Series 2021		131,150.00			131,150.00
Revenue - Series 2020		170,327.14			170,327.14
Revenue - Series 2021		85,333.20			85,333.20
Acquisition/Construction - Series 2020			\$ 7,670.47		7,670.47
Acquisition/Construction - Series 2021			7,817.57		7,817.57
Total Current Assets	\$ 235,733.05	\$ 573,950.97	\$ 15,488.04	\$ -	\$ 825,172.06
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 573,950.97	\$ 573,950.97
Amount To Be Provided				9,976,049.03	9,976,049.03
Total Investments	\$ -	\$ -	\$ -	\$ 10,550,000.00	\$ 10,550,000.00
Total Assets	\$ 235,733.05	\$ 573,950.97	\$ 15,488.04	\$ 10,550,000.00	\$ 11,375,172.06
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 26,197.82				\$ 26,197.82
Total Current Liabilities	\$ 26,197.82	\$ -	\$ -	\$ -	\$ 26,197.82
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 10,550,000.00	\$ 10,550,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 10,550,000.00	\$ 10,550,000.00
Total Liabilities	\$ 26,197.82	\$ -	\$ -	\$ 10,550,000.00	\$ 10,576,197.82
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 4,201.76				\$ 4,201.76
Current Year Net Assets, Unrestricted	2,065.90				2,065.90
Net Assets - General Government	160,945.65				160,945.65
Current Year Net Assets - General Government	42,321.92				42,321.92
Net Assets, Unrestricted		\$ 551,386.86			551,386.86
Current Year Net Assets, Unrestricted		22,564.11			22,564.11
Net Assets, Unrestricted			\$ 8,062.67		8,062.67
Current Year Net Assets, Unrestricted			7,425.37		7,425.37
Total Net Assets	\$ 209,535.23	\$ 573,950.97	\$ 15,488.04	\$ -	\$ 798,974.24
Total Liabilities and Net Assets	\$ 235,733.05	\$ 573,950.97	\$ 15,488.04	\$ 10,550,000.00	\$ 11,375,172.06

Charles Cove CDD
Statement of Activities
As of 9/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 545,877.26				\$ 545,877.26
Other Income & Other Financing Sources	240.00				240.00
Inter-Fund Transfers In	2,065.90				2,065.90
On-Roll Assessments		\$ 642,176.80			642,176.80
Other Income & Other Financing Sources		150.41			150.41
Inter-Fund Group Transfers In		(9,076.93)			(9,076.93)
Inter-Fund Transfers In			\$ 7,011.03		7,011.03
Total Revenues	<u>\$ 548,183.16</u>	<u>\$ 633,250.28</u>	<u>\$ 7,011.03</u>	<u>\$ -</u>	<u>\$ 1,188,444.47</u>
<u>Expenses</u>					
Public Officials' Liability Insurance	\$ 2,504.00				\$ 2,504.00
Trustee Services	7,497.61				7,497.61
Management	30,000.00				30,000.00
Engineering	7,950.00				7,950.00
Disclosure	7,500.00				7,500.00
Property Appraiser	12,615.67				12,615.67
District Counsel	6,431.06				6,431.06
Assessment Administration	15,000.00				15,000.00
Audit	6,500.00				6,500.00
Arbitrage Calculation	1,200.00				1,200.00
Travel and Per Diem	352.68				352.68
Postage & Shipping	854.36				854.36
Copies	25.00				25.00
Legal Advertising	1,174.13				1,174.13
Miscellaneous	175.00				175.00
Meeting Room	74.82				74.82
Web Site Maintenance	2,520.00				2,520.00
Dues, Licenses, and Fees	175.00				175.00
Security	3,289.77				3,289.77
Electric	61,547.82				61,547.82
Fountains	19,401.91				19,401.91
Fountain Maintenance	520.00				520.00
Water-Sewer	10,422.70				10,422.70
Amenity - Landscape Maintenance	17,500.00				17,500.00
Amenity - Pool Maintenance	19,980.35				19,980.35
Amenity - Janitorial	26,663.00				26,663.00
Amenity - Pest Control	55.00				55.00
Equipment Rental	4,465.48				4,465.48
General Liability Insurance	3,059.00				3,059.00
Property & Casualty Insurance	20,624.00				20,624.00
Irrigation	76,401.12				76,401.12
Lake Maintenance	4,800.00				4,800.00
Landscaping Maintenance & Material	91,700.04				91,700.04
Landscape Improvements	10,409.28				10,409.28
Contingency	19.53				19.53
Signage & Amenities Repair	775.00				775.00
Hurricane Cleanup	650.00				650.00
Streetlights	32,090.42				32,090.42
Principal Payments (Series 2020)		\$ 120,000.00			120,000.00
Principal Payments 2021 bond		95,000.00			95,000.00
Interest Payments (Series 2020)		253,968.76			253,968.76
Interest Payments (Series 2021)		165,475.00			165,475.00
Total Expenses	<u>\$ 506,923.75</u>	<u>\$ 634,443.76</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,141,367.51</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 3,128.41				\$ 3,128.41
Interest Income		\$ 23,757.18			23,757.18
Dividend Income		0.41			0.41
Interest Income			\$ 414.33		414.33
Dividend Income			0.01		0.01
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 3,128.41</u>	<u>\$ 23,757.59</u>	<u>\$ 414.34</u>	<u>\$ -</u>	<u>\$ 27,300.34</u>
Change In Net Assets	\$ 44,387.82	\$ 22,564.11	\$ 7,425.37	\$ -	\$ 74,377.30
Net Assets At Beginning Of Year	<u>\$ 165,147.41</u>	<u>\$ 551,386.86</u>	<u>\$ 8,062.67</u>	<u>\$ -</u>	<u>\$ 724,596.94</u>
Net Assets At End Of Year	<u>\$ 209,535.23</u>	<u>\$ 573,950.97</u>	<u>\$ 15,488.04</u>	<u>\$ -</u>	<u>\$ 798,974.24</u>

Charles Cove CDD
Budget to Actual
For the Month Ending 9/30/2023

	Year To Date			FY 2023 Adopted Budget	Percentage Used
	Actual	Budget	Variance		
<u>Revenues</u>					
On-Roll Assessments	\$ 545,877.26	\$ 536,677.24	\$ 9,200.02	\$ 536,677.24	101.71%
Other Income & Other Financing Sources	240.00	-	240.00	-	0.00%
Net Revenues	\$ 546,117.26	\$ 536,677.24	\$ 9,440.02	\$ 536,677.24	101.76%
<u>General & Administrative Expenses</u>					
Public Officials' Liability Insurance	\$ 2,504.00	\$ 2,850.00	\$ (346.00)	\$ 2,850.00	87.86%
Trustee Services	7,497.61	7,000.00	497.61	7,000.00	107.11%
Management	30,000.00	30,000.00	-	30,000.00	100.00%
Field Management	-	500.00	(500.00)	500.00	0.00%
Engineering	7,950.00	10,000.00	(2,050.00)	10,000.00	79.50%
Disclosure	7,500.00	10,000.00	(2,500.00)	10,000.00	75.00%
Property Appraiser	12,615.67	13,000.00	(384.33)	13,000.00	97.04%
District Counsel	6,431.06	13,480.00	(7,048.94)	13,480.00	47.71%
Assessment Administration	15,000.00	15,000.00	-	15,000.00	100.00%
Reamortization Schedules	-	250.00	(250.00)	250.00	0.00%
Audit	6,500.00	3,000.00	3,500.00	3,000.00	216.67%
Arbitrage Calculation	1,200.00	-	1,200.00	-	0.00%
Travel and Per Diem	352.68	600.00	(247.32)	600.00	58.78%
Telephone	-	10.00	(10.00)	10.00	0.00%
Postage & Shipping	854.36	1,200.00	(345.64)	1,200.00	71.20%
Copies	25.00	1,000.00	(975.00)	1,000.00	2.50%
Legal Advertising	1,174.13	3,000.00	(1,825.87)	3,000.00	39.14%
Miscellaneous	175.00	-	175.00	-	0.00%
Contingency	19.53	200.00	(180.47)	200.00	9.77%
Meeting Room	74.82	600.00	(525.18)	600.00	12.47%
Office Supplies	-	250.00	(250.00)	250.00	0.00%
Web Site Maintenance	2,520.00	2,820.00	(300.00)	2,820.00	89.36%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Security	1,380.00	-	1,380.00	-	0.00%
General Liability Insurance	3,059.00	3,500.00	(441.00)	3,500.00	87.40%
Hurricane Cleanup	650.00	3,878.24	(3,228.24)	3,878.24	16.76%
Total General & Administrative Expenses	\$ 107,657.86	\$ 122,313.24	\$ (14,655.38)	\$ 122,313.24	88.02%
<u>General & Administrative Expenses</u>					
Electric	\$ 61,547.82	\$ 45,000.00	\$ 16,547.82	\$ 45,000.00	136.77%
Fountains	19,401.91	20,000.00	(598.09)	20,000.00	97.01%
Fountain Maintenance	520.00	740.00	(220.00)	740.00	70.27%
Water-Sewer	10,422.70	15,000.00	(4,577.30)	15,000.00	69.48%
Road Reserve	-	1,000.00	(1,000.00)	1,000.00	0.00%
Amenity - Landscape Maintenance	17,500.00	23,750.00	(6,250.00)	23,750.00	73.68%
Amenity - Pool Maintenance	19,980.35	22,000.00	(2,019.65)	22,000.00	90.82%
Amenity - Access Control	-	1,000.00	(1,000.00)	1,000.00	0.00%
Amenity - Janitorial	26,663.00	24,000.00	2,663.00	24,000.00	111.10%
Amenity - Pest Control	55.00	500.00	(445.00)	500.00	11.00%
Amenity - Security Cameras (WiFi)	1,909.77	2,000.00	(90.23)	2,000.00	95.49%
Amenity - Miscellaneous	-	500.00	(500.00)	500.00	0.00%
Equipment Rental	4,465.48	-	4,465.48	-	0.00%
Property & Casualty Insurance	20,624.00	20,624.00	-	20,624.00	100.00%
Irrigation	76,401.12	75,000.00	1,401.12	75,000.00	101.87%
Lake Maintenance	4,800.00	7,000.00	(2,200.00)	7,000.00	68.57%
Landscaping Maintenance & Material	91,700.04	95,000.00	(3,299.96)	95,000.00	96.53%
Landscape Improvements	10,409.28	14,750.00	(4,340.72)	14,750.00	70.57%
Equipment Repair & Maintenance	-	500.00	(500.00)	500.00	0.00%
Signage & Amenities Repair	775.00	1,000.00	(225.00)	1,000.00	77.50%
Streetlights	32,090.42	45,000.00	(12,909.58)	45,000.00	71.31%
Total General & Administrative Expenses	\$ 399,265.89	\$ 414,364.00	\$ (15,098.11)	\$ 414,364.00	96.36%
Total Expenses	\$ 506,923.75	\$ 536,677.24	\$ (29,753.49)	\$ 536,677.24	94.46%
Income (Loss) from Operations	\$ 39,193.51	\$ -	\$ 39,193.51	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 3,128.41	\$ -	\$ 3,128.41	\$ -	
Total Other Income (Expense)	\$ 3,128.41	\$ -	\$ 3,128.41	\$ -	
Net Income (Loss)	\$ 42,321.92	\$ -	\$ 42,321.92	\$ -	

CHARLES COVE CDD
FY 2022 - 2023 CASH FLOW STATEMENT

Date	FY23 Beg. Cash	Dev. Contr.	On-Roll	Misc	FY23 Inflows	Checks	DS Dist.	ACH	FY23 Outflows	End. Cash	
10/1/2022	\$ 121,757.74	\$ -	\$ -	\$ 7,499.60	\$ 129,257.34	\$ 44,685.39	\$ -	\$ 4,945.53	\$ 49,630.92	\$ 79,626.42	
11/1/2022	\$ 79,626.42	\$ -	\$ 106,156.04	\$ 1,915.49	\$ 187,697.95	\$ 3,990.00	\$ -	\$ 9,782.82	\$ 13,772.82	\$ 173,925.13	
12/1/2022	\$ 173,925.13	\$ -	\$ 749,542.39	\$ -	\$ 923,467.52	\$ 42,581.72	\$ 57,410.91	\$ 10,300.08	\$ 110,292.71	\$ 813,174.81	
1/1/2023	\$ 813,174.81	\$ -	\$ 311,798.39	\$ 50.00	\$ 1,125,023.20	\$ 42,611.14	\$ 573,684.69	\$ 8,294.28	\$ 624,590.11	\$ 500,433.09	
2/1/2023	\$ 500,433.09	\$ -	\$ 2,211.71	\$ -	\$ 502,644.80	\$ 10,671.99	\$ -	\$ 14,213.70	\$ 24,885.69	\$ 477,759.11	
3/1/2023	\$ 477,759.11	\$ -	\$ 4,468.56	\$ -	\$ 482,227.67	\$ 31,397.03	\$ 3,610.88	\$ 15,614.33	\$ 50,622.24	\$ 431,605.43	
4/1/2023	\$ 431,605.43	\$ -	\$ -	\$ -	\$ 431,605.43	\$ 22,320.93	\$ -	\$ 6,905.49	\$ 29,226.42	\$ 402,379.01	
5/1/2023	\$ 402,379.01	\$ -	\$ 6,606.33	\$ 150.41	\$ 409,135.75	\$ 23,193.61	\$ -	\$ 8,673.16	\$ 31,866.77	\$ 377,268.98	
6/1/2023	\$ 377,268.98	\$ -	\$ 9,364.01	\$ 110.00	\$ 386,742.99	\$ 53,729.41	\$ 2,475.35	\$ 7,995.62	\$ 64,200.38	\$ 322,542.61	
7/1/2023	\$ 322,542.61	\$ -	\$ -	\$ 49.55	\$ 322,592.16	\$ 17,537.11	\$ 5,061.51	\$ 18,152.69	\$ 40,751.31	\$ 281,840.85	
8/1/2023	\$ 281,840.85	\$ -	\$ -	\$ 149.77	\$ 281,990.62	\$ 46,591.37	\$ -	\$ 10,921.36	\$ 57,512.73	\$ 224,477.89	
9/1/2023	\$ 224,477.89	\$ -	\$ -	\$ 958.87	\$ 225,436.76	\$ 17,955.70	\$ -	\$ 6,694.64	\$ 24,650.34	\$ 200,786.42	
10/1/2023	\$ 200,786.42	\$ -	\$ -	\$ 218.59	\$ 201,005.01	\$ 26,197.82	\$ -	\$ 6,383.82	\$ 32,581.64	\$ 168,423.37	as at 10/10/2023
		\$ -	\$ 1,190,147.43	\$ 10,883.69		\$ 383,463.22	\$ 642,243.34	\$ 122,493.70			

**Charles Cove
Community Development District**

Field Report

(1)



Entrance Monument

(2)



Entrance Monument

(3)



**Staining Along
Entrance Monument
Wall**

Noticed some discoloration along the entrance monument wall. This seems to be caused by the water overflow from the fountain.

(4)



Cracked Sidewalk By Entrance Monument

Noticed cracks on sidewalk near the entrance monument.

Please advise if the District would like proposals for it's repair.

(5)



Distressed Landscape

Area next to exit monument seems to have been ran over. Would the District like a quote for a sod fill?

(6)



Boulevard Median

(7)

Long Pathway Around Common Area

Possibly caused by construction. The area seems distressed.



(8)

Pond



(9)

Damaged Landscape Around Lift Station

Area seems to have been ran over and also used as a construction material storage area.



(10)



Damaged Landscape

Area seems to have been used for parking which has caused a lot of the landscaping to be distressed.

(11)



Distressed Landscaping

(12)



Distressed Landscaping

(13)



Pond

(14)



Distressed Landscaping Along Pond

Due to the amount of construction supplies along damaged path, damage seems to have been caused by a contractor or vendor who used the area as an access point

(15)



Multiple Construction Materials Along Damaged Pathway

(16)



Distressed Landscaping

This area is the start of the damaged pathway around the pond. Possibly due to a vehicle or trailer of some sort.

(17)



Construction Trailer

Landscaping does not seem to be maintained. Please advise if this will be district responsibility

(18)



Trees In Distress

Per landscaper, the trees are not declining and are still sprouting healthy leaves

(19)



Median Landscape

Enhancements proposal pending approval

(20)



Cracked Sidewalk

(21)



Second Entrance Landscaping

Most likely due to sidewalk install, area by the second entrance is distressed. Will continue to monitor

(22)



Washout Along Perimeter Wall

Noticed some wash out along the perimeter wall landscaping. Please advise on how the District would like to proceed for a solution.



Work Order List

Charles Cove CDD

Status Selected: Ready for Inspection, Closed, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Awaiting BOD approval				
Landscaping				
903		Cabana Landscape Replacement Proposals	Cabana	
Entered Date: 3/9/2023				\$0.00
904		Culs-De Sac Sod Install	Cabana	
Entered Date: 3/9/2023				\$0.00
905		Entrance Sod	Misc Common Area	
Entered Date: 3/9/2023				\$0.00
Landscaping Count:				0
TRIAD- Madison				
776		Uprooted Trees	Misc Common Area	
Entered Date: 2/8/2023				\$0.00
TRIAD- Madison Count:				0
Awaiting BOD approval Count:				0
Closed				
Landscaping				
430		Storm Related - Landscaping Items		
Entered Date: 10/5/2022				\$0.00
448		Weeds along conservation fence		
Entered Date: 10/9/2022				\$0.00
450		Dead bushes; remove and replace- Pool Area		
Entered Date: 10/9/2022				\$0.00
451		Drain hole blocked - between cabana/pool and playground		
Entered Date: 10/9/2022				\$0.00
452		Weeds: playground area		
Entered Date: 10/9/2022				\$0.00
454		Dead bushes & Weeds; remove and replace (outside Cabana fence)		



Work Order List

Charles Cove CDD

Status Selected: Ready for Inspection, Closed, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Entered Date: 10/9/2022				\$0.00
526		Front Entrance Weeds	Paradise Lawns	
Entered Date: 11/2/2022				\$0.00
527		Leaning Trees at Pool Parking Lot and Mailbox Area	Paradise Lawns	
Entered Date: 11/2/2022				\$0.00
528		Mulch Installation- CDD District Areas	Paradise Lawns	
Entered Date: 11/2/2022				\$0.00
578		Leaning/Down Trees in Phase 11		
Entered Date: 11/17/2022				\$0.00
648		Trees in Pond		
Entered Date: 12/15/2022				\$0.00
688		Trimming of Bushes		
Entered Date: 1/12/2023				\$0.00
689		Stressed bushes at Cabana		
Entered Date: 1/12/2023				\$0.00
838		Irrigation Repair		
Entered Date: 2/28/2023				\$0.00
1038		Soccer Field Irrigation Check		
Entered Date: 4/11/2023				\$0.00
1039		Leaning Tree along perimeter wall		
Entered Date: 4/11/2023				\$0.00
Landscaping Count:				0
Maintenance/Handyman				
431		Storm Related - Signage		
Entered Date: 10/5/2022				\$0.00
445		Pressure wash picnic area (back right side of pool area)		



Work Order List

Charles Cove CDD

Status Selected: Ready for Inspection, Closed, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Entered Date: 10/9/2022				\$0.00
446		Stop sign repair: Lovana & Eagleview		
Entered Date: 10/9/2022				\$0.00
455		Stop sign repair (pool entrance parking)		
Entered Date: 10/9/2022				\$0.00
929		Replacement of damaged pool rules sign	A & R Contracting and Cleaning LLC	
Entered Date: 3/17/2023				\$0.00
1079		Stop Sign Replacement		
Entered Date: 4/17/2023				\$0.00
Maintenance/Handyman Count:				0
Pool				
447		Replace broken Pool Skimmer		
Entered Date: 10/9/2022				\$0.00
1557		Fountains		
Entered Date: 7/6/2023				\$0.00
Pool Count:				0
Professional Services				
444		Street Sign Repair- Post Oak Dr & Elkridge		
Entered Date: 10/9/2022				\$0.00
453		Pest Control: Ant mound along sidewalk near playground		
Entered Date: 10/9/2022				\$0.00
525		Entrance Sign Water Feature		
Entered Date: 11/2/2022				\$0.00
533		Broken Pool Deck	McDonnell Corporation	
Entered Date: 11/3/2022				\$0.00
667		Pool Gate- Not Closing		



Work Order List

Charles Cove CDD

Status Selected: Ready for Inspection, Closed, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Entered Date: 12/29/2022				\$0.00
700		Damaged street signs	A & R Contracting and Cleaning LLC	
Entered Date: 1/18/2023				\$0.00
777		Pest Control at Cabana		
Entered Date: 2/8/2023				\$0.00
956		Fountain Behind 1051 Andean Lane not working		
Entered Date: 3/23/2023				\$0.00
1543		Fountain behind Model Home		
Entered Date: 7/5/2023				\$0.00
1770		Bathroom Stall and Loose Toilet		
Entered Date: 8/1/2023				\$0.00
1824		Broken Fountain behind model home		
Entered Date: 8/9/2023				\$0.00
1931		Loose Bolt on bench		
Entered Date: 8/22/2023				\$0.00
1937		Hygiene Storage		
Entered Date: 8/23/2023				\$0.00
Professional Services Count:				0
Project				
394	09/01/2023	Annual Backflow Inspection Due 1st of September		
Entered Date: 9/26/2022				\$0.00
Project Count:				0
TRIAD- Madison				
600		Possible Depression/ Gopher Hole		
Entered Date: 11/28/2022				\$0.00
TRIAD- Madison Count:				0
Closed Count:				0



Status Selected: Ready for Inspection, Closed, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Pending				
Developer/Builder				
823		Sidewalk Repair	Misc Common Area	
Entered Date: 2/22/2023				\$0.00
Developer/Builder Count:				0
Professional Services				
699		Missing street signs	Misc Common Area	
Entered Date: 1/18/2023				\$0.00
Professional Services Count:				0
Pending Count:				0
Charles Cove CDD Count:				0
Estimate Total:				\$0.00