

***ACREE***  
*Community Development District*

*MAY 29, 2024*

## *AGENDA*

Acree  
Community Development District  
475 West Town Place  
Suite 114  
St. Augustine, Florida 32092

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May 22, 2024

Board of Supervisors  
Acree Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Acree Community Development District will be held Wednesday, May 29, 2024 at 10:30 a.m. at 1000 Riverside Avenue, Suite 600, Jacksonville, Florida 32204.

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Organizational Matters
  - A. Acceptance of Resignation from Supervisor Wenner
  - B. Acceptance of Resignation from Supervisor Allen
  - C. Appointment of New Supervisors to Fill Unexpired Terms of Office (11/2027)
  - D. Oath of Office for Newly Appointed Supervisors
  - E. Election of Officers, Resolution 2024-01
- IV. Consideration of Minutes of the September 18, 2024 Meeting
- V. Memorandum Regarding Annual Ethics Training & Annual Form 1 Filing
- VI. Consideration of Resolution 2024-02, Setting Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying,

Collecting and Enforcing Non-Ad Valorem Assessments in Accordance with  
Section 197.3632, Florida Statutes

- VII. Consideration of Resolution 2024-03, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption
- VIII. Consideration of Resolution 2024-04, Extending Terms of Office of Current Supervisors to Coincide with the General Elections
- IX. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager – Report on the Number of Registered Voters (0)
- X. Supervisor's Request and Public Comments
- XI. Ratification of Funding Request No. 3 & 4
- XII. Financial Statements as of April 30, 2024
- XIII. Next Scheduled Meeting – To Be Determined
- XIV. Adjournment

### *THIRD ORDER OF BUSINESS*

*A.*

Re: Darby and Acree CDD resignation

Don Wenner <don@dlpcapital.com>

Mon 10/16/2023 11:37 AM

To: Michael Blevins <mblevins@cornerlotdevelopment.com>

Cc: Shannon Acevedo <shannon.acevedo@dlpcapital.com>; George Leone <gleone@cornerlotdevelopment.com>; Lee Hutchins <lhutchins@cornerlotdevelopment.com>; Andy Allen <aallen@cornerlotdevelopment.com>

"I, Don Wenner, Resign from the Darby CDD Board of Supervisors effective immediately"

"I, Don Wenner, Resign from the Acree CDD Board of Supervisors effective immediately"

*B.*



**From:** Andy Allen <[aallen@cornerlotdevelopment.com](mailto:aallen@cornerlotdevelopment.com)>  
**Sent:** Tuesday, January 9, 2024 8:26 AM  
**To:** Michael Blevins <[mblevins@cornerlotdevelopment.com](mailto:mblevins@cornerlotdevelopment.com)>  
**Subject:** Acree CDD

Blev,  
"I, Andy Allen, resign from the Acree CDD board effective immediately"  
Thanks  
Andy

Get [Outlook for iOS](#)

*E.*

**RESOLUTION 2024-01**

**A RESOLUTION DESIGNATING OFFICERS OF THE ACREE  
COMMUNITY DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of the Acree Community Development District at a regular business meeting held on May 29, 2024 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Daniel Laughlin</u>	Secretary
<u>Daniel Laughlin</u>	Treasurer
<u>James Oliver</u>	Assistant Treasurer
<u>Marilee Giles</u>	
<u>Darrin Mossing</u>	
<u>Marilee Giles</u>	Assistant Secretary
<u>James Oliver</u>	
<u>Darrin Mossing</u>	
_____	
_____	
_____	
_____	

**PASSED AND ADOPTED THIS 29<sup>th</sup> DAY OF MAY, 2024.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

## *FOURTH ORDER OF BUSINESS*

MINUTES OF MEETING  
ACREE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Acree Community Development District was held Monday, September 18, 2023 at 4:01 p.m. at the offices of Corner Lot Development, 1819 Goodwin Street, Jacksonville, Florida.

Present and constituting a quorum:

George Leone	Chairman
Rick Egger	Supervisor
William English	Supervisor

Also present:

Daniel Laughlin	District Manager, GMS
Jim Oliver <i>by phone</i>	GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Bill Schaefer	District Engineer, Dominion Engineering
Mike Blevins	Corner Lot

*The following is a summary of the actions taken at the September 18, 2023 Organizational Meeting of the Board of Supervisors of the Acree Community Development District.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments (*regarding agenda items below*)**

Mr. Laughlin stated that no one from the public was present to provide public comments.

**THIRD ORDER OF BUSINESS**

**Oath of Office for Newly Elected Supervisors**

Mr. Laughlin gave the oath to Supervisor George Leone before the meeting. Supervisor Don Wenner was not present.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the June 14, 2023  
Organizational Meeting**

Mr. Laughlin presented the minutes of the June 14, 2023 Organizational Meeting and asked if there were any questions, comments, or revisions. The Board had no changes to the minutes.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, the Minutes of the June 14, 2023 Organizational Meeting, were approved.
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**FIFTH ORDER OF BUSINESS**

**Ratification of Resolution 2023-06, Registered  
Agent & Office**

Mr. Laughlin presented Resolution 2023-06 to the Board. He explained that this resolution was setting Wes Haber as the Registered Agent in his office for Kutak Rock in Tallahassee as the Registered Office.

On MOTION by Mr. Leone, seconded by Mr. Egger, with all in favor, Resolution 2023-06, Registered Agent & Office, was ratified.
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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-11, Setting  
Date of Public Hearing Expressing the  
District's Intent to Utilize the Uniform  
Method of Levying, Collecting, and Enforcing  
Non Ad-Valorem Assessments in Accordance  
with Section 197.3632, Florida Statutes**

Mr. Laughlin presented Resolution 2023-11 to the Board. Mr. Haber explained that this resolution was important only in that once they have developed lots and want to collect those assessments using the Uniform Method. He further explained that this means essentially giving a list to the property appraiser and tax collector of all the homes that they want the assessments collected and then it will collect on the ad valorem tax bill. He recommended that this resolution needed to be in place to negotiate a contract with those two entities for them to provide those services. He stated that they typically do it at the beginning of the District's creation and that way

it's in place. He recommended that they set a date and time for it. After Board discussion, it was decided to set the next meeting for November 7, 2023 at 4:00 p.m. at the corner lot office.

On MOTION by Mr. Leone, seconded by Mr. Egger, with all in favor, Resolution 2023-11, Setting Date of Public Hearing for November 7, 2023 at 4:00 p.m. at the Corner Lot Office Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad-Valorem Assessments in Accordance with Section 197.3632, Florida Statutes, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of RFQ for Engineering Services**

Mr. Laughlin stated that the RFQ was in the agenda package for review. He asked if there were any questions on the RFQ for engineering services. Hearing no questions,

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Selecting Dominion Engineering as the Highest Qualified Proposer and Authorize Negotiations for an Agreement, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Public Hearing Regarding Budget Adoptions**

#### **A. Overview of Budgets**

#### **B. Consideration of Resolution 2023-27, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023**

Mr. Laughlin stated that they were looking to adopt the budget for Fiscal Year 2023 and Fiscal Year 2024. He noted that they were currently in the Fiscal Year 2023 time and the Fiscal Year 2024 starts October 1, 2023. He reviewed the 2023 approved budget stating that the total expenditures that they had was \$48,373. He also reviewed the Fiscal Year 2024 budget stating that they were looking at \$125,893. He pointed out that since this was not being collected yet on roll, this was not money that would be used, and everything would still be collected directly through the developer as they have them with the funding requests. He explained that they must have a budget adopted per law.

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

Mr. Laughlin stated that there was no public present. There was no discussion.

On MOTION by Mr. Egger, seconded by Mr. Leone, with all in favor, Closing the Public Hearing, was approved.

Mr. Laughlin presented Resolution 2023-27 to the Board. He stated that this was relating to the annual appropriations and adopting the budget for Fiscal Year 2023.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Resolution 2023-27, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023, was approved.

**C. Consideration of Resolution 2023-28, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024**

Mr. Laughlin presented Resolution 2023-28 to the Board. He explained that this was relating to the annual appropriations and adopting the budget for Fiscal Year 2024.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Resolution 2023-28, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2024 Budget Funding Agreement**

Mr. Laughlin presented the Fiscal Year 2024 Budget Funding Agreement to the Board. Mr. Haber explained that the Board saw similar agreements at their initial meeting, and this was just the manner in which the District will fund the budget that they just adopted. He stated that it required the developer to fund only the actual expenses, not the entire budget. If expenses come in lower than the actual budget, they were obligated to pay only the lesser amount. He further explained that this was the agreement that they put in place between the District and the developer and it was the basis for the funding requests that they have already seen. He was happy to answer any questions regarding the agreement. Hearing no questions,

On MOTION by Mr. Egger, seconded by Mr. Leone, with all in favor, the Fiscal Year 2024 Budget Funding Agreement, was approved.



**TENTH ORDER OF BUSINESS**

**Public Hearing Adopting the Rules of  
Procedure in Accordance with Section 120.54,  
Florida Statutes, Resolution 2023-29**

Mr. Laughlin explained that this was a Public Hearing to adopt the Rules of Procedure in accordance with Section 120.54, Florida Statutes.

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

Mr. Laughlin stated that there was no public present.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Closing the Public Hearing, was approved.

Mr. Laughlin presented Resolution 2023-29 to the Board. Mr. Haber explained that the beginning portion of the rules addressed how the District operates, the requirements in noticed meetings, the requirements that create an agenda, what the various roles do, etc. He stated that if there were any specific questions on the rules, he would be happy to answer them. Hearing no questions,

On MOTION by Mr. Leone, seconded by Mr. Egger, with all in favor, Resolution 2023-29, Adopting the Rules of Procedure in Accordance with Section 120.54, Florida Statutes, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Appointment of Audit Committee**

Mr. Laughlin stated that this was like what they did recently about the Board being the Audit Committee.

On MOTION by Mr. Egger, seconded by Mr. Leone, with all in favor, Appointing the Board of Supervisors as the Audit Committee, was approved.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber had nothing further to report.

**B. Engineer**

Mr. Schaefer had nothing to report, but he thanked the Board for making them their District Engineer.

**C. Manager – Discussion of Fiscal Year 2024 Meeting Schedule**

Mr. Laughlin had nothing to report unless there were any questions. The discussion of the Fiscal Year 2024 meeting schedule was already discussed earlier in this meeting. The next meeting was set for November 7, 2023 at 4:00 p.m. at the corner lot office.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor's Request and Public Comments**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Funding Request No. 2**

Mr. Laughlin presented Funding Request No. 2, which totaled \$17,933.24. There were questions about GMS's fee for the time that not much work was being done before they issue bonds. After Board and staff discussion, it was decided to approve this in substantial form and delegate authority to Supervisor George Leone to negotiate with GMS.

On MOTION by Mr. Leone, seconded by Mr. Egger, with all in favor, Funding Request No. 2 and Delegate Authority to Supervisor George Leone to Negotiate with GMS, was approved in substantial form.
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**FIFTEENTH ORDER OF BUSINESS**

**Financial Statements as of August 31, 2023**

Mr. Laughlin presented the financial statements as of August 31, 2023. Hearing no questions on the financial statements, the next item followed.

**SIXTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – To Be Determined**

Mr. Laughlin stated that the next scheduled meeting will be November 7, 2023 at 4:00 p.m. at the corner lot office.

**SEVENTEENTH ORDER OF BUSINESS    Adjournment**

Mr. Laughlin adjourned the meeting.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, the meeting was adjourned.
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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## *FIFTH ORDER OF BUSINESS*



ABOUT US

SERVICES

NEWS &amp; PUBLICATIONS

**District Managers,**

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

**Please share this information with Board Supervisors or include in the next available agenda package.**

As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

**Free Training Resources**

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

**[Florida Commission on Ethics Training Resources](#)**

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

**[Office of the Attorney General Training Resources](#)****Compliance**

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file

In addition to Form 1, currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

#### *Kutak Rock's Development and Improvement Districts Practice Group*

### Kutak Rock's Florida Development and Improvement Districts Practice Group



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## *SIXTH ORDER OF BUSINESS*

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACREE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Acree Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the "Uniform Method").

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

**SECTION 1.** A Public Hearing will be held to adopt the Uniform Method on \_\_\_\_\_ at \_\_\_\_\_ a/p.m., at \_\_\_\_\_.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 29<sup>th</sup> day of May, 2024.

ATTEST:

**ACREE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors



## *SEVENTH ORDER OF BUSINESS*

RESOLUTION 2024-03

[FY 2025 BUDGET APPROVAL RESOLUTION]

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACREE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Acree Community Development District (“**District**”) prior to June 15, 2024, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: \_\_\_\_\_, 2024

TIME: \_\_\_\_\_

LOCATION: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 29<sup>th</sup> DAY OF MAY, 2024.**

ATTEST:

**ACREE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

***Acree***  
***Community Development District***

***Proposed Budget***  
***FY 2025***

**May 29, 2024**



# Table of Contents

1 General Fund

2-3 Narratives

**Acree**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
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**REVENUES:**

Developer Contribution	\$125,893	\$20,500	\$105,393	\$125,893	\$131,643
Interest Earned	-	-	-	-	-
Carry Forward Surplus	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$125,893</b>	<b>\$20,500</b>	<b>\$105,393</b>	<b>\$125,893</b>	<b>\$131,643</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$12,000	\$-	\$-	\$-	\$12,000
FICA Taxes	918	-	-	-	918
Engineer	12,000	-	5,000	5,000	12,000
Attorney	25,000	5,550	19,450	25,000	25,000
Annual Audit	-	-	-	-	3,250
Assessment Administration	5,000	-	-	-	7,500
Arbitrage Rebate	-	-	-	-	-
Trustee Fees	-	-	-	-	-
Management Fees	45,000	5,250	3,750	9,000	45,000
Dissemination Agent	7,500	-	-	-	7,500
Information Technology	1,800	1,050	750	1,800	1,800
Website Maintenance	1,200	700	500	1,200	1,200
Telephone	500	10	10	20	500
Postage & Delivery	1,500	24	476	500	1,500
Insurance General Liability	5,500	5,000	-	5,000	5,500
Printing & Binding	1,200	143	357	500	1,200
Legal Advertising	5,000	-	2,500	2,500	5,000
Other Current Charges	600	245	100	345	600
Office Supplies	1,000	2	18	20	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$125,893</b>	<b>\$18,148</b>	<b>\$32,912</b>	<b>\$51,060</b>	<b>\$131,643</b>

**Other Sources/(Uses)**

Interfund Transfer In/(Out)	-	-	-	-	-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$2,352</b>	<b>\$72,481</b>	<b>\$74,833</b>	<b>\$ -</b>

**Acree**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

<b>REVENUES</b>
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**Developer Contribution**

It is presently anticipated that the District will enter into a Funding Agreement with the Developer to fund General Fund Expenditures for the Fiscal Year.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

<b>Expenditures - Administrative</b>
--------------------------------------

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on estimated cost.

**Assessment Roll Administration**

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**District Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

**Telephone**

Internet, Phone and Wi-Fi service for Office.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is an estimated premium.

**Acree**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

<b>Expenditures - Administrative (continued)</b>
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**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

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

**Current Other Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

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

*EIGHTH ORDER OF BUSINESS*



**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACREE COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Acree Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the current members of the Board of Supervisors (the “Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

**SECTION 1.**

- (a)** The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat #1	George Leone
Seat #3	Rick Egger
Seat #5	William English

- (b)** The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat #2	VACANT
Seat #4	VACANT

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 29<sup>th</sup> day of May, 2024.

ATTEST:

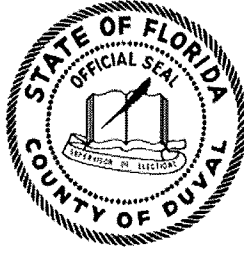
**ACREE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

## *NINTH ORDER OF BUSINESS*

*C.*



## OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND  
SUPERVISOR OF ELECTIONS  
OFFICE (904) 255-8683  
CELL (904) 318-6877

105 EAST MONROE STREET  
JACKSONVILLE, FLORIDA 32202  
FAX (904) 255-3434  
E-MAIL JHOLLAND@COJ.NET

May 1, 2024

Sarah Sweeting  
Acree CDD  
475 West Town Place Suite 114  
St. Augustine, FL 32092

Dear Sarah Sweeting,

The information you requested on April 19, 2024 appears below:

**Acree Community Development District 0 Registered Voters as of 4/15/2024**

If you have any questions or need additional assistance, please contact Aries Torres at 904-219-9302 or [atorres@coj.net](mailto:atorres@coj.net).

Sincerely,

Cierra Fackler  
Director of Candidates and Records

## *ELEVENTH ORDER OF BUSINESS*

# Acree

Community Development District

FY 23 Funding Request #3

February 11, 2024

PAYEE	Boundary Amendments		GENERAL FUND	
	FY 2023	FY2024	FY 2023	FY 2024
<b>1 Department of Economic Opportunity</b> Inv# 89630 - FY2024 Special District Fee - 10/2/2023			\$	175.00
<b>2 EGIS</b> Inv #19287 FY24 insurance Renewal 10/1/23 - 10/1/2024				5,000.00
<b>3 Governmental Management Services</b> Inv# 5 - Management Fees - October 2023 Inv# 6 - Management Fees - November 2023 Inv# 7 - Management Fees - December 2023 Inv# 9 - Management Fees - January 2024 Inv# 10 - Management Fees - February 2024				1,179.73 1,015.10 1,001.92 1,000.00 1,001.35
<b>4 Kutak Rock LLP</b> Inv# 3292725 - General Counsel - August 2023 Inv# 3298102 - General Counsel - September 2023 Inv# 3323209 - General Counsel - October 2023 Inv# 3351218 - General Counsel - December 2023 Inv# 3268694 - Boundary Amendment - May 2023 Inv# 3292726 - Boundary Amendment - August 2023 Inv# 3298104 - Boundary Amendment - September 2023 Inv# 3323211 - Boundary Amendment - October 2023 Inv# 3338762 - Boundary Amendment - November 2023 Inv# 3351224 - Boundary Amendment - December 2023	\$     1,059.50 615.00 2,361.00	       \$ 2,122.10 1,540.50 576.00	\$     115.50 464.77	        105.00 33.00
<b>TOTAL</b>	\$ 4,035.50	\$ 4,238.60	\$ 580.27	\$ 10,511.10
Total Funding Request			\$ 19,365.47	

Please make check payable to:

**Acree Community Development District**  
475 West Town Place Ste 114  
St Augustine FL 32092

**Florida Department of Economic Opportunity, Special District Accountability Program**

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

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

Date Invoiced: 10/02/2023				Invoice No: 89630
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

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

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

000007

**Acree Community Development District**

Mr. Wesley Haber

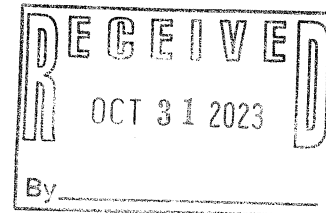
Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301



- 2. Telephone:** 850-566-3443 Ext: 692-7300
- 3. Fax:** 850-692-7319
- 4. Email:** Wesley.Haber@kutakrock.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** Not on file - Due by the end of the first fiscal year after creation.
- 8. County(ies):** Duval
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 07/06/2023
- 11. Creation Document on File:** 07/06/2023
- 12. Date Established:** 01/25/2023
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Jacksonville
- 15. Creation Document(s):** Ordinance 2022-852-E
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments



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

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

Registered Agent's Signature: Wesley Haber Date 10.30.2023

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

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

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

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

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

Department Use Only: Approved: ☐ Denied: ☐ Reason: \_\_\_\_\_

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

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

pd





Acree Community Development District  
c/o Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# INVOICE

<b>Customer</b>	Acree Community Development District
<b>Acct #</b>	1429
<b>Date</b>	09/01/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 5,000.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#19287
1001231041	

Thank You

Please detach and return with payment



Customer: Acree Community Development District

Invoice	Effective	Transaction	Description	Amount
19287	10/01/2023	Renew policy	Policy #1001231041 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/1/2023	5,000.00

				<b>Total</b>
				\$ 5,000.00

Thank You

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

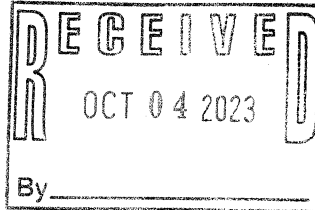
<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555 Atlanta, GA 30374-8555	scilmer@egisadvisors.com	09/01/2023

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Bill To:**

Acree CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092



Invoice #: 5  
Invoice Date: 10/1/23  
Due Date: 10/1/23  
Case:  
P.O. Number:

#

Description	Hours/Qty	Rate	Amount
Management Fees - October 2023		750.00	750.00
Website Administration - October 2023		100.00	100.00
Information Technology - October 2023		150.00	150.00
Office Supplies		0.30	0.30
Postage		20.10	20.10
Copies		112.35	112.35
Holmes Custom Products AMEX Charge		46.98	46.98

**Total** \$1,179.73

**Payments/Credits** \$0.00

**Balance Due** \$1,179.73

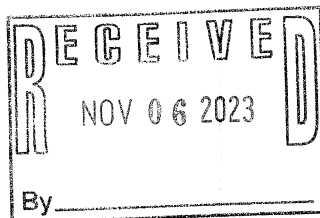
**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 6**Invoice Date:** 11/1/23**Due Date:** 11/1/23**Case:** H**P.O. Number:****Bill To:**

Acree CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - November 2023		750.00	750.00
Website Administration - November 2023		100.00	100.00
Information Technology - November 2023		150.00	150.00
Office Supplies		1.49	1.49
Postage		1.89	1.89
Copies		2.10	2.10
Telephone		9.62	9.62

**Total** \$1,015.10**Payments/Credits** \$0.00**Balance Due** \$1,015.10

1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 7**Invoice Date:** 12/1/23

**Due Date:** 12/1/23

### Case:

**P.O. Number:**

Acree CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

RECEIVED  
DEC 05 2023  
By \_\_\_\_\_

<b>Total</b>	<b>\$1,001.92</b>
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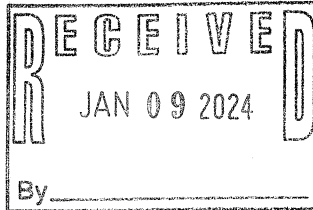
<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$1,001.92</b>
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1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 9  
**Invoice Date:** 1/1/24  
**Due Date:** 1/1/24  
**Case:**  
**P.O. Number:**

**Acree CDD**  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092



RECEIVED  
JAN 03 2024  
By \_\_\_\_\_

<b>Balance Due</b>	<b>\$1,000.00</b>
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1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 10  
**Invoice Date:** 2/1/24  
**Due Date:** 2/1/24  
**Case:**  
**P.O. Number:**

Acree CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

RECEIVED  
FEB 05 2024  
By \_\_\_\_\_

<b>Total</b>	<b>\$1,001.35</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,001.35</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 4, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3292725

Client Matter No. 42123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Jim Oliver

Acree CDD

c/o Governmental Mangement Services, LLC

Suite 114

475 West Town Place

St. Augustine, FL 32092

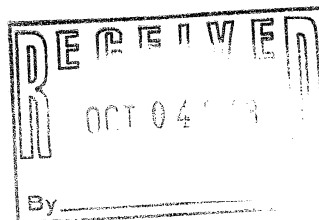
Invoice No. 3292725

42123-1

Re: General

For Professional Legal Services Rendered

08/03/23	K. Jusevitch	0.40	66.00	Confer with Warner regarding public hearing documents
08/11/23	K. Jusevitch	0.30	49.50	Organize and update meeting documents; correspond with district manager
TOTAL HOURS		0.70		



PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

4

**KUTAK ROCK LLP**

Acree CDD  
October 4, 2023  
Client Matter No. 42123-1  
Invoice No. 3292725  
Page 2

TOTAL FOR SERVICES RENDERED	\$115.50
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TOTAL CURRENT AMOUNT DUE	\$115.50
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UNPAID INVOICES:

August 7, 2023	Invoice No. 3264078	2,304.80
August 31, 2023	Invoice No. 3268689	72.00

TOTAL DUE	<u>\$2,492.30</u>
-----------	-------------------



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2023

Mr. Jim Oliver  
Acree CDD  
c/o Governmental Mangement Services, LLC  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

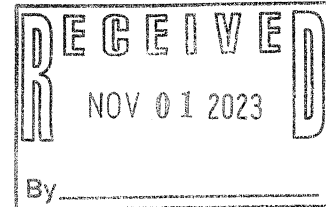
Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3298102

Client Matter No. 42123-1

Notification Email: eftgroup@kutakrock.com



Invoice No. 3298102

42123-1

Re: General

**For Professional Legal Services Rendered**

09/07/23	K. Jusevitch	0.20	33.00	Review meeting agenda
09/18/23	W. Haber	0.80	288.00	Prepare for and participate in Board meeting
09/28/23	A. Warner	0.80	132.00	Prepare district engineer agreement and confer with Haber
TOTAL HOURS		1.80		

**KUTAK ROCK LLP**

Acree CDD

October 31, 2023

Client Matter No. 42123-1

Invoice No. 3298102

Page 2

TOTAL FOR SERVICES RENDERED	\$453.00
-----------------------------	----------

## DISBURSEMENTS

Freight and Postage	11.77
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TOTAL DISBURSEMENTS	<u>11.77</u>
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TOTAL CURRENT AMOUNT DUE	\$464.77
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## UNPAID INVOICES:

August 7, 2023	Invoice No. 3264078	2,304.80
August 31, 2023	Invoice No. 3268689	72.00
October 4, 2023	Invoice No. 3292725	115.50

TOTAL DUE	<u>\$2,957.07</u>
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**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 6, 2023

Mr. Jim Oliver  
Acree CDD  
c/o Governmental Mangement Services, LLC  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

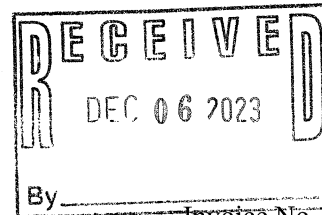
Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3323209

Client Matter No. 42123-1

Notification Email: eftgroup@kutakrock.com



Invoice No. 3323209

42123-1

Re: General

**For Professional Legal Services Rendered**

10/18/23	K. Jusevitch	0.20	33.00	Review annual agency invoice
10/23/23	W. Haber	0.20	72.00	Confer with Oliver regarding correspondence from Florida Division of Retirement

TOTAL HOURS 0.40

TOTAL FOR SERVICES RENDERED \$105.00

TOTAL CURRENT AMOUNT DUE \$105.00

**UNPAID INVOICES:**

October 4, 2023	Invoice No. 3292725	115.50
October 31, 2023	Invoice No. 3298102	464.77

TOTAL DUE \$685.27

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 6, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3351218

Client Matter No. 42123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Jim Oliver

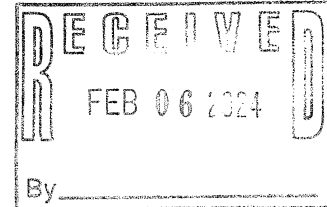
Acree CDD

c/o Governmental Mangement Services, LLC

Suite 114

475 West Town Place

St. Augustine, FL 32092



Invoice No. 3351218

42123-1

Re: General

**For Professional Legal Services Rendered**

12/01/23	K. Jusevitch	0.20	33.00	Correspond with district manager regarding record retention statement
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TOTAL HOURS	0.20
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TOTAL FOR SERVICES RENDERED	\$33.00
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TOTAL CURRENT AMOUNT DUE	\$33.00
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**UNPAID INVOICES:**

October 4, 2023	Invoice No. 3292725	115.50
October 31, 2023	Invoice No. 3298102	464.77
December 6, 2023	Invoice No. 3323209	105.00

TOTAL DUE	<u>\$718.27</u>
-----------	-----------------

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023

Mr. Jim Oliver  
Acree CDD  
c/o Governmental Mangement Services, LLC  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

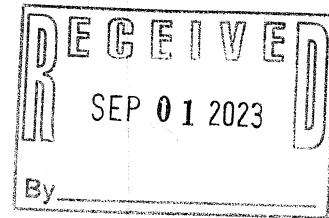
Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3268694

Client Matter No. 42123-5

Notification Email: eftgroup@kutakrock.com



Invoice No. 3268694

42123-5

Re: Boundary Amendment

## For Professional Legal Services Rendered

05/10/23	K. Magee	0.30	84.00	Meeting with Haber regarding Boundary Amendment Resolution
05/12/23	K. Magee	1.10	308.00	Draft Boundary Amendment Resolution
06/02/23	W. Haber	0.40	144.00	Review and revise resolution approving boundary amendment;
06/05/23	W. Haber	0.40	144.00	Confer with Blevins regarding exhibits for boundary amendment
06/15/23	K. Jusevitch	0.50	82.50	Research boundary amendment property and confer with Haber
06/22/23	K. Jusevitch	0.20	33.00	Confer with Haber regarding boundary amendment documents
06/28/23	K. Jusevitch	1.60	264.00	Prepare petition exhibits; confer with Haber regarding petition requirements

TOTAL HOURS 4.50

**KUTAK ROCK LLP**

Acree CDD

August 31, 2023

Client Matter No. 42123-5

Invoice No. 3268694

Page 2

TOTAL FOR SERVICES RENDERED

\$1,059.50

TOTAL CURRENT AMOUNT DUE

\$1,059.50

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 4, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3292726

Client Matter No. 42123-5

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver

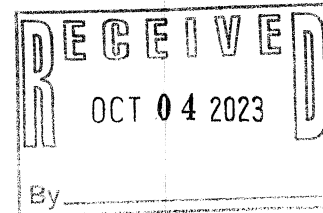
Acree CDD

c/o Governmental Mangement Services, LLC

Suite 114

475 West Town Place

St. Augustine, FL 32092



Invoice No. 3292726

42123-5

Re: Boundary Amendment

For Professional Legal Services Rendered

08/15/23	K. Jusevitch	1.50	247.50	Review boundary amendment exhibits and petition preparation; confer with Haber
08/18/23	W. Haber	0.70	252.00	Review and respond to correspondence regarding status
08/18/23	K. Jusevitch	0.70	115.50	Confer with Haber regarding boundary amendment; prepare authorization

TOTAL HOURS 2.90

TOTAL FOR SERVICES RENDERED

\$615.00

TOTAL CURRENT AMOUNT DUE

\$615.00

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2023

Mr. Jim Oliver  
Acree CDD  
c/o Governmental Mangement Services, LLC  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

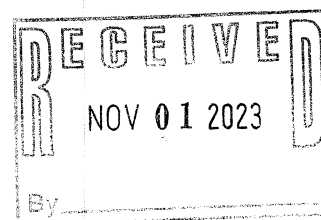
First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3298104

Client Matter No. 42123-5

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Invoice No. 3298104  
42123-5

Re: Boundary Amendment

For Professional Legal Services Rendered

09/11/23	W. Haber	0.30	108.00	Confer with Oliver regarding SERC
09/12/23	W. Haber	0.70	252.00	Review and revise SERC and confer with Oliver regarding same; confer with Blevins regarding petition
09/13/23	W. Haber	0.40	144.00	Review and revise SERC; confer with Blevins regarding petition exhibits
09/14/23	W. Haber	0.30	108.00	Review and respond to correspondence regarding construction cost exhibit
09/15/23	W. Haber	0.50	180.00	Confer with Oliver regarding revisions to SERC
09/19/23	W. Haber	0.50	180.00	Confer with Magee regarding petition
09/19/23	K. Jusevitch	0.20	33.00	Confer with Haber and Magee regarding boundary amendment petition
09/19/23	K. Magee	2.30	644.00	Review documents for boundary amendment petition; begin drafting boundary amendment petition

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT



**KUTAK ROCK LLP**

Acree CDD

October 31, 2023

Client Matter No. 42123-5

Invoice No. 3298104

Page 2

09/22/23	K. Magee	0.40	112.00	Continue drafting of petition for boundary amendment
09/26/23	K. Magee	0.80	224.00	Revise Boundary Amendment Petition; review Boundary Amendment exhibit documents
09/27/23	K. Magee	0.70	196.00	Revise Boundary Amendment Petition
09/29/23	W. Haber	0.50	180.00	Review and revise petition to amend boundary; confer with Blevins regarding same

TOTAL HOURS 7.60

TOTAL FOR SERVICES RENDERED \$2,361.00

TOTAL CURRENT AMOUNT DUE \$2,361.00

## UNPAID INVOICES:

August 31, 2023	Invoice No. 3268694	1,059.50
October 4, 2023	Invoice No. 3292726	615.00

TOTAL DUE \$4,035.50

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 6, 2023

Mr. Jim Oliver  
Acree CDD  
c/o Governmental Mangement Services, LLC  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

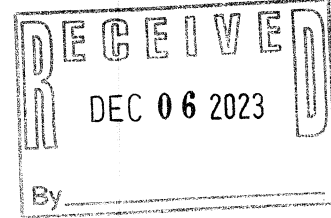
First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3323211

Client Matter No. 42123-5

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Invoice No. 3323211

42123-5

Re: Boundary Amendment

## For Professional Legal Services Rendered

10/02/23	W. Haber	0.50	180.00	Review and revise petition
10/02/23	K. Jusevitch	1.20	198.00	Review boundary amendment status; update petition and exhibits; confer with Haber
10/04/23	K. Jusevitch	0.50	82.50	Confer with Haber regarding boundary amendment exhibits
10/05/23	W. Haber	0.50	180.00	Review and revise petition to amend; confer with Blevins regarding status of same
10/05/23	K. Jusevitch	0.40	66.00	Confer with Haber regarding petition exhibits
10/06/23	K. Jusevitch	1.80	297.00	Prepare petition for filing; confer with Haber
10/13/23	K. Jusevitch	0.20	33.00	Confer with Haber regarding status of boundary amendment petition exhibits
10/17/23	W. Haber	0.40	144.00	Review and finalize petition to amend
10/17/23	K. Jusevitch	1.10	181.50	Finalize and file boundary amendment petition

**KUTAK ROCK LLP**

Acree CDD

December 6, 2023

Client Matter No. 42123-5

Invoice No. 3323211

Page 2

10/18/23	W. Haber	0.40	144.00	Confer with City regarding petition to amend
10/26/23	W. Haber	0.60	216.00	Review initial report from City and confer with Jusevitch regarding same
10/27/23	W. Haber	0.30	108.00	Confer with Jusevitch regarding correspondence from City
10/30/23	W. Haber	0.50	180.00	Confer with Blevins regarding City inquiry on roadway ownership; prepare response to City inquiry regarding landowner notice

TOTAL HOURS 8.40

TOTAL FOR SERVICES RENDERED \$2,010.00

## DISBURSEMENTS

Freight and Postage	49.50
Reproduction Costs	62.60

TOTAL DISBURSEMENTS 112.10

TOTAL CURRENT AMOUNT DUE \$2,122.10

## UNPAID INVOICES:

October 4, 2023	Invoice No. 3292726	615.00
October 31, 2023	Invoice No. 3298104	2,361.00

TOTAL DUE \$5,098.10

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 8, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

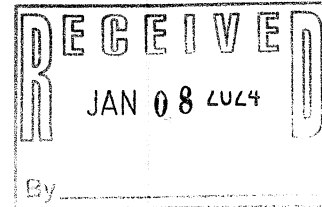
A/C # 24690470

Reference: Invoice No. 3338762

Client Matter No. 42123-5

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver  
Acree CDD  
c/o Governmental Mangement Services, LLC  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092



Invoice No. 3338762  
42123-5

Re: Boundary Amendment

## For Professional Legal Services Rendered

11/06/23	W. Haber	0.50	180.00	Confer with Blevins regarding City inquiry; revise petition
11/10/23	W. Haber	0.60	216.00	Confer with Blevins regarding status; revise petition exhibits
11/17/23	W. Haber	0.60	216.00	Confer with Jusevitch regarding revisions to petition
11/17/23	K. Jusevitch	3.70	610.50	Confer with Haber; prepare response to staff and draft hearing notice
11/20/23	W. Haber	0.70	252.00	Review and revise response to City Counsel report
11/20/23	K. Jusevitch	0.40	66.00	Update petition exhibits and confer with Haber; correspond with staff
TOTAL HOURS		6.50		

**KUTAK ROCK LLP**

Acree CDD

January 8, 2024

Client Matter No. 42123-5

Invoice No. 3338762

Page 2

TOTAL FOR SERVICES RENDERED	\$1,540.50
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TOTAL CURRENT AMOUNT DUE	\$1,540.50
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UNPAID INVOICES:

October 4, 2023	Invoice No. 3292726	615.00
October 31, 2023	Invoice No. 3298104	2,361.00
December 6, 2023	Invoice No. 3323211	2,122.10

TOTAL DUE	<u>\$6,638.60</u>
-----------	-------------------

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 6, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3351224

Client Matter No. 42123-5

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Jim Oliver

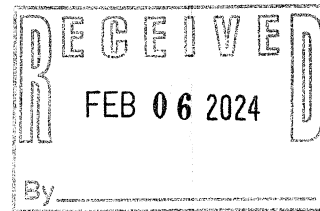
Acree CDD

c/o Governmental Mangement Services, LLC

Suite 114

475 West Town Place

St. Augustine, FL 32092



Invoice No. 3351224

42123-5

Re: Boundary Amendment

For Professional Legal Services Rendered

12/04/23	W. Haber	0.50	180.00	Confer with City and Blevins regarding inquiry on unit count
12/12/23	W. Haber	0.30	108.00	Review final City report; confer with Blevins regarding same
12/19/23	W. Haber	0.50	180.00	Confer with City regarding public hearing and notice for same
12/22/23	W. Haber	0.30	108.00	Review correspondence from City
TOTAL HOURS		1.60		

**KUTAK ROCK LLP**

Acree CDD

February 6, 2024

Client Matter No. 42123-5

Invoice No. 3351224

Page 2

TOTAL FOR SERVICES RENDERED	\$576.00
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TOTAL CURRENT AMOUNT DUE	\$576.00
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UNPAID INVOICES:

October 4, 2023	Invoice No. 3292726	615.00
October 31, 2023	Invoice No. 3298104	2,361.00
December 6, 2023	Invoice No. 3323211	2,122.10
January 8, 2024	Invoice No. 3338762	1,540.50

TOTAL DUE	<u>\$7,214.60</u>
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# Acree

Community Development District

FY 23 Funding Request #4

April 30, 2024

PAYEE		GENERAL FUND	CAPITAL PROJECT
1	<b>Governmental Management Services</b>		
	Inv# 11 - Management Fees - March 2024	\$ 1,026.70	
	Inv# 12 - Management Fees - April 2024	\$ 1,000.91	
2	<b>Kutak Rock LLP</b>		
	Inv# 3351224 - Boundary Amendment - January 2024	\$ 1,173.00	
	Inv# 3381685 - General Counsel - February 2024	\$ 66.00	
	Inv# 3381686 - Boundary Amendment - February 2024	\$ 2,483.75	
TOTAL		\$ 5,750.36	\$ -
Total Funding Request			\$ 5,750.36

Please make check payable to:

**Acree Community Development District**  
475 West Town Place Ste 114  
St Augustine FL 32092



1001 Bradford Way  
Kingston, TN 37763

**Invoice #: 11**  
**Invoice Date: 3/1/24**  
**Due Date: 3/1/24**  
**Case:**  
**P.O. Number:**

**Acree CDD**  
**475 West Town Place**  
**Suite 114**  
**St. Augustine, FL 32092**

<b>Total</b>	\$1,026.70
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,026.70

1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Invoice #:** 12**Invoice Date:** 4/1/24

**Due Date: 4/1/24**

**Case:**

**P.O. Number:**

**Bill To:**

**Acree CDD**  
**475 West Town Place**  
**Suite 114**  
**St. Augustine, FL 32092**

[illegible]

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 13, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3366012

Client Matter No. 42123-5

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver

Acree CDD

c/o Governmental Mangement Services, LLC

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3366012

42123-5

Re: Boundary Amendment

For Professional Legal Services Rendered

01/03/24	W. Haber	0.30	108.00	Review staff report; confer with Jusevitch regarding same
01/09/24	W. Haber	0.40	144.00	Review planning report and confer with City Planning Department regarding same
01/10/24	W. Haber	0.40	144.00	Confer with planning department regarding report
01/15/24	W. Haber	0.20	72.00	Confer with Blevins regarding status
01/17/24	W. Haber	0.30	108.00	Confer with City regarding committee review
01/19/24	W. Haber	0.50	180.00	Confer with Parola in Planning Department regarding public hearings and preparation for same
01/19/24	K. Jusevitch	0.50	82.50	Research status of boundary amendment; confer with Haber
01/22/24	W. Haber	0.30	108.00	Confer with City Counsel's office regarding committee meetings
01/23/24	K. Jusevitch	0.50	82.50	Research city committee information and confer with Haber
01/24/24	W. Haber	0.20	72.00	Confer with Blevins regarding status and committee meetings

**KUTAK ROCK LLP**

Acree CDD

March 13, 2024

Client Matter No. 42123-5

Invoice No. 3366012

Page 2

01/31/24	W. Haber	0.20	72.00	Review correspondence regarding committee meetings; prepare for same
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TOTAL HOURS	3.80
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TOTAL FOR SERVICES RENDERED	\$1,173.00
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TOTAL CURRENT AMOUNT DUE	\$1,173.00
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## UNPAID INVOICES:

October 4, 2023	Invoice No. 3292726	615.00
October 31, 2023	Invoice No. 3298104	2,361.00
December 6, 2023	Invoice No. 3323211	2,122.10
January 8, 2024	Invoice No. 3338762	1,540.50
February 6, 2024	Invoice No. 3351224	576.00

TOTAL DUE	<u>\$8,387.60</u>
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**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 23, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3381685

Client Matter No. 42123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. Jim Oliver

Acree CDD

c/o Governmental Mangement Services, LLC

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3381685

42123-1

Re: General

For Professional Legal Services Rendered

02/19/24	A. Warner	0.40	66.00	Prepare agreement for Dominion Engineering and correspond with Haber
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TOTAL HOURS	0.40
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TOTAL FOR SERVICES RENDERED	\$66.00
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TOTAL CURRENT AMOUNT DUE	<u>\$66.00</u>
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**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 23, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3381686

Client Matter No. 42123-5

Notification Email: eftgroup@kutakrock.com

Mr. Jim Oliver

Acree CDD

c/o Governmental Mangement Services, LLC

Suite 114

475 West Town Place

St. Augustine, FL 32092

Invoice No. 3381686

42123-5

Re: Boundary Amendment

## For Professional Legal Services Rendered

02/02/24	W. Haber	0.40	144.00	Prepare for committee meetings
02/05/24	W. Haber	1.80	648.00	Prepare for and participate in Neighborhoods, Community Services, Public Health & Safety Committee meeting
02/06/24	W. Haber	1.40	504.00	Prepare for and participate in TEU Committee meeting
02/13/24	W. Haber	0.50	180.00	Monitor status of City Council hearing
02/14/24	W. Haber	0.70	252.00	Review documentation from City regarding boundary amendment; confer with Blevins regarding status of same
02/16/24	W. Haber	0.20	72.00	Review and revise amendment to notice of establishment
02/16/24	K. Jusevitch	0.30	49.50	Correspond with staff regarding ordinance; prepare notice and confer with Haber
02/20/24	K. Jusevitch	0.20	33.00	Record notice of boundary amendment

**KUTAK ROCK LLP**

Acree CDD

April 23, 2024

Client Matter No. 42123-5

Invoice No. 3381686

Page 2

02/26/24	K. Jusevitch	0.30	49.50	Correspond with district manager regarding ordinance and recorded notice
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TOTAL HOURS	5.80
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TOTAL FOR SERVICES RENDERED	\$1,932.00
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**DISBURSEMENTS**

Filing and Court Fees	116.10
Meals	40.05
Travel Expenses	395.60

TOTAL DISBURSEMENTS	<u>551.75</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$2,483.75</u>
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*TWELFTH ORDER OF BUSINESS*



***Acree***  
***Community Development District***

***Unaudited Financial Reporting***  
***April 30, 2024***



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Month to Month</u>
4	<u>Developer Contributions</u>

**Acree**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2024**

		General Fund
<b>Assets:</b>		
<u>Cash:</u>		
Operating Account	\$	18,494
Due from Developer		5,750
Prepaid Expenses		-
Deposits		-
<b>Total Assets</b>	<b>\$</b>	<b>24,245</b>
<b>Liabilities:</b>		
Accounts Payable	\$	3,201
Accounts FICA Payable		-
Due to Debt Service		-
<b>Total Liabilites</b>	<b>\$</b>	<b>3,201</b>
<b>Fund Balance:</b>		
Nonspendable:		
Prepaid Items	\$	-
Deposits		-
Unassigned		21,044
<b>Total Fund Balances</b>	<b>\$</b>	<b>21,044</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>24,245</b>

**Acree**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2024**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 125,893	\$ 20,500	\$ 20,500	\$ -
Interest Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 125,893</b>	<b>\$ 20,500</b>	<b>\$ 20,500</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
FICA Expense	918	536	-	536
Engineering	12,000	7,000	-	7,000
Attorney	25,000	14,583	5,550	9,034
Assessment Administration	5,000	-	-	-
Management Fees	45,000	26,250	5,250	21,000
Dissemination	7,500	4,375	-	4,375
Information Technology	1,800	1,050	1,050	-
Website Maintenance	1,200	700	700	-
Telephone	500	292	10	282
Postage & Delivery	1,500	875	24	851
Insurance	5,500	5,500	5,000	500
Printing & Binding	1,200	700	143	557
Legal Advertising	5,000	2,917	-	2,917
Other Current Charges	600	350	245	105
Office Supplies	1,000	583	2	581
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 125,893</b>	<b>\$ 72,886</b>	<b>\$ 18,148</b>	<b>\$ 54,737</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (52,385)</b>	<b>\$ 2,352</b>	<b>\$ (54,737)</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (52,385)</b>	<b>\$ 2,352</b>	<b>\$ (54,737)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 18,692</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 21,044</b>	

**Acree**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 8,582	\$ 2,556	\$ 1,611	\$ 2,173	\$ 3,551	\$ 1,027	\$ 1,001	\$ -	\$ -	\$ -	\$ -	\$ -	20,500
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 8,582</b>	<b>\$ 2,556</b>	<b>\$ 1,611</b>	<b>\$ 2,173</b>	<b>\$ 3,551</b>	<b>\$ 1,027</b>	<b>\$ 1,001</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>20,500</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	2,227	1,541	609	1,173	-	-	-	-	-	-	-	-	5,550
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	750	750	750	750	750	750	750	-	-	-	-	-	5,250
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	150	150	150	150	150	150	150	-	-	-	-	-	1,050
Website Maintenance	100	100	100	100	100	100	100	-	-	-	-	-	700
Telephone	-	10	-	-	-	-	-	-	-	-	-	-	10
Postage & Delivery	20	2	1	-	-	-	1	-	-	-	-	-	24
Insurance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Printing & Binding	112	2	1	-	1	27	-	-	-	-	-	-	143
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	55	16	18	18	19	99	20	-	-	-	-	-	245
Office Supplies	0	1	0	-	-	-	0	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 8,590</b>	<b>\$ 2,572</b>	<b>\$ 1,629</b>	<b>\$ 2,191</b>	<b>\$ 1,020</b>	<b>\$ 1,125</b>	<b>\$ 1,021</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>18,148</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (8)</b>	<b>\$ (16)</b>	<b>\$ (18)</b>	<b>\$ (18)</b>	<b>\$ 2,531</b>	<b>\$ (99)</b>	<b>\$ (20)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>2,352</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (8)</b>	<b>\$ (16)</b>	<b>\$ (18)</b>	<b>\$ (18)</b>	<b>\$ 2,531</b>	<b>\$ (99)</b>	<b>\$ (20)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>2,352</b>

**Acree Community Development District  
Developer Contributions/Due from Developer**

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request FY23	Total Funding Request FY24	Capital (Due to Developer)	Over and (short) Balance Due
1	5/17/23	8/2/23	\$ 20,250.00	\$ 20,250.00	\$ -	\$ -	\$ -
2	9/8/23	10/25/24	\$ 10,942.59	\$ 10,942.59	\$ -	\$ -	\$ -
3	2/11/24	3/6/24	\$ 19,365.47	\$ 4,615.77	\$ 14,749.70	\$ -	\$ -
4	4/30/24				\$ 5,750.36	\$ -	\$ 5,750.36

Due from Developer	\$ 50,558.06	\$ 35,808.36	\$ 20,500.06	\$ -	\$ 5,750.36
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<b>Total Developer Contributions</b>	<b>\$ 35,808.36</b>	<b>\$ 20,500.06</b>
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