

ACREE

Community Development District

JANUARY 14, 2025

AGENDA

Acree
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
1-877-304-9269 Code: 5301710

January 7, 2025

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 Tuesday, January 14, 2025 at 10:00 a.m. at 1000 Riverside Avenue, Suite 600, Jacksonville, Florida 32204.

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Consideration of Minutes of the December 10, 2024 Meeting
- IV. Acceptance of Minutes of the December 10, 2024 Audit Committee Meeting
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
- VI. Supervisor's Request and Public Comments
- VII. Consideration of Funding Request No. 10
- VIII. Financial Statements as of November 30, 2024
- IX. Next Scheduled Meeting – February 11, 2025 @ 10:00 a.m.
- X. Adjournment

THIRD 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 Tuesday, December 10, 2024, at 10:08 a.m. at 1000 Riverside Avenue, Suite 600, Jacksonville, Florida.

Present and constituting a quorum:

George Leone	Chairman
Shannon Acevedo	Vice Chairman
William English	Supervisor
Matt Allen	Supervisor
Andre Green	Supervisor

Also present:

Daniel Laughlin	District Manager, GMS
Wes Haber	District Counsel, Kutak Rock
Walt Schwartz	Corner Lot
Justin Holmes	Corner Lot
Jeremy Wannamaker	Corner Lot
Sete Zare <i>by phone</i>	MBS
Misty Taylor <i>by phone</i>	BMO

The following is a summary of the actions taken at the December 10, 2024 regular 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 at 10:08 a.m. and called the roll. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments (*regarding agenda items below*)

Mr. Laughlin stated no members of the public were present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Supervisor Beauchamp & Supervisor Egger

Mr. Laughlin presented the resignation letters from Supervisor Beauchamp and Supervisor Egger.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, the Acceptance of Resignation from Supervisor Beauchamp and Supervisor Egger was approved 3-0.

B. Appointment of New Supervisors to Fill the Unexpired Terms of Office (11/26 & 11/28)

Mr. Laughlin presented the appointment of new supervisors to fill the unexpired terms. He added there were two seats, seats #3 and #4. Seat #3's term goes through 2026, and seat #4's goes through 2028. Mr. Laughlin noted that they could appoint one of the Board members for a longer term; they can always resign, and we can always replace them.

Mr. Laughlin stated they wanted to make a motion to appoint Mr. Matthew Allen to fill seat #4 and Mr. Andrea Green to fill seat #3. Mr. Laughlin asked for a motion to approve.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Appointing Matthew Allen to Seat #4, was approved 3-0.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Appointing Andre Green to Seat #3, was approved 3-0.

C. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin swore in Mr. Allen and Mr. Green.

D. Election of Officers, Resolution 2025-01

Mr. Laughlin stated that Resolution 2025-01 would be to elect officers to the Board. He noted they could keep the slate of officers the same and add the new supervisors as Assistant Secretaries.

On MOTION by Mr. Leone, seconded by Ms. Acevedo, with all in favor, the Election of Officers, Resolution 2025-01 keeping the same slate, was approved 5-0.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the October 8, 2024, Meeting

Mr. Laughlin presented the minutes of the October 8, 2024, meeting and asked if there were any questions, comments, or revisions. The Board had no changes to the minutes.

On MOTION by Ms. Acevedo, seconded by Mr. Leone, with all in favor, the Minutes of the October 8, 2024, Meeting, were approved 5-0.

FIFTH ORDER OF BUSINESS

Consideration of Bond-Related Matters

A. Presentation of Master Engineer's Report

Mr. Laughlin stated that these are considerations of bond and related matters. He added that he would look through these. The first two have religious presentations. He noted they would have a more finalized version at the January meeting when we have the public hearing.

Mr. Laughlin stated that the pricing for the different additions that could come in will be added to the final Engineer's report, which will also tie into the methodology.

Mr. Haber stated that the Engineer's report shows a project of approximately \$19 million. He added that this was for all the properties currently within the CDD's boundary. He noted that the original District was 490.31 acres before its establishment, and they added 77.56 acres in the North and South parcels. He stated there are expansion parcels not added to the CDD, the biggest of which are in Area 4, which is 858 acres; Area 5, 53 acres; Area Rea 6, .02 acres; and Area 7, 9.84 acres.

Mr. Haber stated that one of the resolutions considered authorized the validation of bonds. He added they file a complaint and then validate the maximum amount of bonds we want the CDD to issue to limit the number of times needed to do that. He noted they want to identify the number of bonds required for the project for all parcels. Mr. Haber stated that if the parcels ever get added, they can issue bonds to fund infrastructure on those parcels without returning to the courthouse. He added that the Engineer and the methodology consultant were asked to add sections to indicate the District may add property. He noted the estimated cost of the improvements for that property. He stated the estimated cost of the improvements for that property and how they file a complaint

to the court, and there will be an explanation. Mr. Haber added that they have \$150 million that they seek to validate whether they issue all, and that will depend on how to move forward with the financing program. He noted that he thinks there is a 99% chance they will sell the 1250 acres on Old Kings Road to the state. He added there shouldn't be any CDD debt with the property, and if there were, it would have to be paid off before selling.

Mr. Haber stated for the bond issuance documents, he wanted to make sure the Board understood what they were providing. The \$19.8 million project is part of the project described in the report, and then the report will be updated to provide the costs for everything that the CDD may ever fund. He added that the CDD had the authority to levy assessments on property within the boundary. Mr. Haber noted that the methodology report states that the parcels may be added if they are assessments that will be allocated in the same method as described for the property already in the CDD to specify that the parcel that may be sold is not subject to assessments. Mr. Haber added that he should approve the Engineer's report and delegate authority to the Chair to finalize any necessary revisions before sending a mail notice to the property owners about an assessment hearing. Mr. Haber stated that he was happy to answer any questions.

A Board member mentioned they might need to make an amendment. Mr. Haber responded and stated that the city requires a resolution adopted by the Board that authorizes the office to file a formal petition that would be filed with the city council that explained they were looking to formally amend the boundaries of the CDD to remove property that may be subject to the sale so that it wouldn't be part of this bond financing process. It was asked if a resolution could be added that day to give them authority. Mr. Haber stated that would require a draft resolute, adding they could make a motion to approve a resolution that authorized a boundary amendment and delegated authority to the Chair to finalize the specific terms and sign it. Mr. Haber noted that the resolution would be to approve an amendment to remove the property that might be sold. He added that they would need legal descriptions and maps to be included with the petition.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Resolution for Boundary Amendment and Authorization for Chair to Finalize, was approved 5-0.
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Ms. Misty Taylor asked Mr. Haber if the original petition had been amended. Was there just one ordinance establishing the District, or was the establishment amended? Mr. Laughlin

replied that there had been an establishment ordinance and an ordinance amending the establishment petition to add 77.56 acres. Ms. Taylor requested a copy so her resolution could be edited to block or prove it because she wasn't aware of an amending problem. Mr. Haber stated a petition would be filed with the city to further amend the CDD's boundary to remove approximately 450 acres from the District. He noted that they were presently within the boundary and that the project they were working on would not be impacted. Mr. Laughlin asked for a motion to approve.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, the Master Engineer's Report, was approved 5-0.

B. Presentation of Master Assessment Methodology Report

Mr. Laughlin stated it was the same explanation, except the methodology was identifying the way assessments would be levied on the project described. He added that it would locate the expansion parcels to say that if they get added assessments, they would be levied and allocated using the same methodology and process used at that time. Mr. Laughlin noted that Table One showed the breakdown of the land, which was 400 units, 220 feet, two flex lots, and 40-foot residents. Table Two shows the infrastructure with cost estimates from the Engineer's report, \$19 million. Table Three shows the financing estimates, including the issuance cost of capitalized interest items, showing that the loan was being worked off at a 7% interest rate. Table Four shows the benefit and part debt for allocations that showed a \$19 million split between the 400 lots. Mr. Laughlin noted that Table Five, which was just the assessment roll, agreed with the landowner. He added that once they get the bond issuance, there would be a report specific to the project for which the bonds are being funded.

On MOTION by Mr. Leone, seconded by Ms. Acevedo, with all in favor, the Master Assessment Methodology Report, was approved 5-0.

C. Consideration of Resolution 2025-02, Declaring Special Assessments

Mr. Laughlin stated there were two resolutions related to the assessment process. The first one was the resolution that declared assessments that primarily relied on the two documents that had just been approved.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Resolution 2025-02, Declaring Special Assessments, was approved 5-0.

D. Consideration of Resolution 2025-03, Setting a Public Hearing

Mr. Laughlin stated that this resolution just set the date for the public hearing on the assessment levy. He added that it needed to be 30 days away because a mail notice would be sent to the property owners 30 days in advance, including copies of the Engineer's report methodology. The public hearing was set for February 11, 2025, at 10:00 a.m.

On MOTION by Ms. Acevedo, seconded by Mr. Leone, with all in favor, Resolution 2025-03, Setting a Public Hearing for February 11, 2025 at 10:00 a.m., was approved 5-0.

E. Consideration of Resolution 2025-04, Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings

Ms. Taylor stated that this resolution is what they refer to as the Master Bond Resolution. It authorizes not to exceed \$150 million of bonds. She noted that it is intended to give flexibility in addition to the District lands and costs. It authorized District Counsel to file the bond validation with the Circuit Court. Ms. Taylor added that it approved the form of the Master Trust Indenture, a requirement under Chapter 190, and appointed U. S. Bank as trustee under that indenture, which is also a requirement of Chapter 190. Ms. Taylor stated the resolution does not agree with a particular series of bonds. She added they would return to the Board for an actual bond issue. Ms. Taylor noted that this resolution refers to the Establishment Ordinance. Ms. Taylor asked the Board to approve the resolution subject to the modification of paragraph one.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Resolution 2025-04, Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings, was approved 5-0.

F. MBS Investment Banking Agreement

Ms. Zare presented a standard investment banking agreement that allowed MBS to structure, market, and sell the bonds. She noted that the fee was 2% of the par amount of the bonds

issued and contingent on a successful closing. She added that she was happy to answer any questions.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, the MBS Investment Banking Agreement was approved 5-0.

G. Bryant Miller Olive Engagement Letter

Ms. Taylor stated that they appreciate the Board’s consideration. She said they had enjoyed working with the group on prior Districts and were happy to answer any questions about the agreement.

On MOTION by Mr. English, seconded by Mr. Leone, with all in favor, the Bryant Miller Olive Engagement Letter, was approved 5-0.

SIXTH ORDER OF BUSINESS

Acceptance of Audit Committee’s Recommendation; Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services

Mr. Laughlin stated that this was a bookkeeping item. He added that sometimes the audit committee is not the Board of Supervisors; they accept what the auditing committee decides. He noted they were looking for a motion to approve

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, Accepting the Audit Committee’s Recommendation, Approval of Audit Criteria, and Authorization for Staff to Publish an RFP for Auditing Services was approved 5-0.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated as a reminder they needed to complete the four hours of ethics training mentioned previously. The deadline is December 31, 2024. Mr. Haber added that there was no formal registration. He noted that he would recirculate the links. He said this is based on an honor system. He added the Attorney General's website and the Commission on Ethics website had a

course, each two hours long, that allowed the requirement to be fulfilled. He asked for any questions.

A. Engineer

Mr. Schaefer had nothing specific to report.

B. Manager

Mr. Laughlin had nothing to report.

EIGHTH ORDER OF BUSINESS Supervisor’s Request and Public Comments

Mr. Laughlin noted there is no public presence, next item forward.

NINTH ORDER OF BUSINESS Consideration of Funding Request No. 8 & No. 9

Mr. Laughlin presented Funding Request No. 8, totaling \$4,189.00. And Funding Request No. 9, totaling \$4,007.00. If there are no questions or comments, look for a motion to approve.

On MOTION by Mr. English, seconded by Mr. Leone, with all in favor, Funding Requests No. 8 & No. 9 were approved 5-0.

TENTH ORDER OF BUSINESS Financial Statements as of October 31, 2024

Mr. Laughlin presented the financial statements as of October 31, 2024. No action is required by the Board.

ELEVENTH ORDER OF BUSINESS Next Scheduled Meeting – January 14, 2025 @ 10:00 a.m.

Mr. Laughlin stated that the next scheduled meeting is January 14, 2025, at 10:00 a.m. at the corner lot office.

TWELFTH 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.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
ACREE
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Acree Community Development District was held Tuesday, December 10, 2024 at 10:07 a.m. at 1000 Riverside Avenue, Suite 600, Jacksonville, Florida.

Present and constituting a quorum:

George Leone
Shannon Acevedo
William English

Also present:

Daniel Laughlin
Wes Haber

District Manager, GMS
District Counsel, Kutak Rock

The following is a summary of the actions taken at the December 10, 2024, regular meeting of the Audit Committee of the Acree Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:12 a.m. and called the roll. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Review and Selection of Audit RFP Criteria

Mr. Laughlin stated that the 100 point criteria are 20 points for personnel ability, 20 points for proposals experience, 20 points for understanding of scope, 20 points for the ability to furnish the required services, and the price. Mr. Laughlin noted that they would get RFPs and proposals in, and then we'll use this as a scoring criterion to select a company.

On MOTION by Mr. English, seconded by Ms. Acevedo, with all in favor, the Review and Selection of Audit RFP Criteria was approved.
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THIRD ORDER OF BUSINESS

Other Business

Mr. Laughlin stated there was no other business.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Laughlin asked for a motion to adjourn.

On MOTION by Mr. Leone, seconded by Mr. English, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

Acree

Community Development District

Funding Request #10

December 31, 2024

PAYEE	GENERAL FUND	GENERAL FUND
	FY24	FY25
1 Governmental Management Services Inv# 20 - Management Fees - December 2024		\$ 4,008.82
2 Kutak Rock LLP Inv# 3496113 - General Counsel - Sept 2024	\$ 108.00	
TOTAL	\$ 108.00	\$ 4,008.82
Total Funding Request		\$ 4,116.82

Please make check payable to:

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 20
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024		3,750.00	3,750.00
Website Administration - December 2024		100.00	100.00
Information Technology - December 2024		150.00	150.00
Office Supplies		0.06	0.06
Postage		1.38	1.38
Copies		0.30	0.30
Telephone		7.08	7.08
Total			\$4,008.82
Payments/Credits			\$0.00
Balance Due			\$4,008.82

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 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. 3496113

Client Matter No. 42123-1

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. 3496113

42123-1

Re: General

For Professional Legal Services Rendered

09/10/24	W. Haber	0.30	108.00	Prepare for and participate in Board meeting
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TOTAL HOURS	0.30			
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TOTAL FOR SERVICES RENDERED				\$108.00
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TOTAL CURRENT AMOUNT DUE				<u>\$108.00</u>
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EIGHTH ORDER OF BUSINESS

Acree
Community Development District

Unaudited Financial Reporting
November 30, 2024



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Acree
Community Development District
Combined Balance Sheet
November 30, 2024

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	17,199
Assessments Receivable		-
Due from Developer		8,196
Total Assets	\$	25,396
Liabilities:		
Accounts Payable	\$	8,209
Accounts FICA Payable		-
Total Liabilities	\$	8,209
Fund Balance:		
Nonspendable:		
Prepaid Items	\$	-
Deposits		-
Unassigned		17,187
Total Fund Balances	\$	17,187
Total Liabilities & Fund Balance	\$	25,396

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Developer Contributions	\$ 131,643	\$ 13,396	\$ 13,396	\$ -
Interest Income	-	-	-	-
Total Revenues	\$ 131,643	\$ 13,396	\$ 13,396	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
FICA Expense	918	153	-	153
Engineering	12,000	2,000	-	2,000
Attorney	25,000	4,167	-	4,167
Annual Audit	3,250	-	-	-
Assessment Administration	7,500	-	-	-
Management Fees	45,000	7,500	7,500	-
Dissemination	7,500	1,250	-	1,250
Information Technology	1,800	300	300	-
Website Maintenance	1,200	200	200	-
Telephone	500	83	6	77
Postage & Delivery	1,500	250	1	249
Insurance	5,500	5,500	5,200	300
Printing & Binding	1,200	200	14	186
Legal Advertising	5,000	833	159	674
Other Current Charges	600	100	40	60
Office Supplies	1,000	167	0	167
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 131,643	\$ 24,878	\$ 13,596	\$ 11,282
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (200)	\$ -
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (200)	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 17,386	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 17,187	\$ -

Acree
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 9,389	\$ 4,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,396
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 9,389	\$ 4,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,396
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	3,750	-	-	-	-	-	-	-	-	-	-	7,500
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	150	150	-	-	-	-	-	-	-	-	-	-	300
Website Maintenance	100	100	-	-	-	-	-	-	-	-	-	-	200
Telephone	-	6	-	-	-	-	-	-	-	-	-	-	6
Postage & Delivery	1	1	-	-	-	-	-	-	-	-	-	-	1
Insurance	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Printing & Binding	14	1	-	-	-	-	-	-	-	-	-	-	14
Legal Advertising	80	80	-	-	-	-	-	-	-	-	-	-	159
Other Current Charges	16	25	-	-	-	-	-	-	-	-	-	-	40
Office Supplies	0	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 9,485	\$ 4,111.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,596
Excess (Deficiency) of Revenues over Expenditures	\$ (95)	\$ (104)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(200)
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (95)	\$ (104)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(200)

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

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request FY24	Total Funding Request FY25	Capital (Due to Developer)	Over and (short) Balance Due
1	5/17/23	8/2/23	\$ 20,250.00	\$ -		\$ -	\$ -
2	9/8/23	10/25/24	\$ 10,942.59	\$ -		\$ -	\$ -
3	2/11/24	3/6/24	\$ 19,365.47	\$ 14,749.70		\$ -	\$ -
4	4/30/24	7/3/24	\$ 5,750.36	\$ 5,750.36		\$ -	\$ -
5	7/1/24	10/11/24	\$ 2,180.55	\$ 2,180.55		\$ -	\$ -
6	8/31/24	10/11/24	\$ 2,492.09	\$ 2,492.09		\$ -	\$ -
7	9/30/24			\$ 1,769.29	\$ 5,200.00	\$ -	\$ 6,969.29
8	10/31/24				\$ 4,189.22	\$ -	\$ 4,189.22
9	11/30/24				\$ 4,007.26	\$ -	\$ 4,007.26
10	12/31/24						
Due from Developer			\$ 60,981.06	\$ 26,941.99	\$ 13,396.48	\$ -	\$ 15,165.77
Total Developer Contributions				\$ 26,941.99	\$ 13,396.48	\$ -	