

# **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

JULY 11, 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# CURRENTS COMMUNITY DEVELOPMENT DISTRICT

July 3, 2023

Board of Supervisors

Currents Community Development District

Dear Board Members:

This regular meeting of the Board of Supervisors of the Currents Community Development District will be held on **Tuesday, July 11, 2023, at 3:30 P.M.** at the offices of **Coleman, Yovanovich & Koester, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.**

The following WebEx link and telephone number are provided to join/watch the meeting:

<https://districts.webex.com/districts/j.php?MTID=m00968ecf430ed543171c6e27bcec8373>

Access Code: **2345 849 7370**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **2345 849 7370**, password: **Jpward (579274** from phones) to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Notice of Advertisement for the Public Hearings.
3. Consideration of Minutes:
  - I. April 13, 2023 – Regular Meeting Minutes.
4. **PUBLIC HEARINGS.**
  - a. **FISCAL YEAR 2024 BUDGET.**
    - I. Public Comment and Testimony.
    - II. Board Comment.
    - III. Consideration of **Resolution 2023-7**, a Resolution of the Board of Supervisors of the Currents Community Development District adopting the annual appropriation and Budget for Fiscal Year 2024.
  - b. **FISCAL YEAR 2024 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.**
    - I. Public Comment and Testimony.
    - II. Board Comment.

- III. Consideration of **Resolution 2023-8**, a Resolution of the Board of Supervisors of the Currents Community Development District imposing Special Assessments, adopting an Assessment Roll, and approving the General Fund Special Assessment Methodology.
5. Consideration of **Resolution 2023-9**, a Resolution of the Board of Supervisors of the Currents Community Development District designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2024.
6. Consideration of **Resolution 2023-10**, a Resolution of the Board of Supervisors of Currents Community Development District authorizing the filing of a petition with the Board of County Commissioners of Collier County, Florida for a modification of the District's Boundaries and the jurisdiction of the District through contraction; providing for certain requirements implementing Section 190.046(1), Florida Statutes; providing for severability, conflicts and an effective date.
7. Consideration of an Agreement between the Currents Community Development District and Taylor Morrison entitled Boundary Amendment Funding and Debt Assessment Payoff Agreement.
8. Consideration of **Resolution 2023-11**, a Resolution of the Board of Supervisors of Currents Community Development District authorizing the acquisition of certain potable water and wastewater Utility Facilities from the Developer, Taylor Morrison of Florida, Inc., and authorizing the conveyance of such Potable Water and Wastewater Utility Facilities to Collier County; authorizing the Chairman or the Vice Chairman (in the Chairman's absence) to execute such conveyance documents to the extent necessary to evidence the District's acceptance and conveyance; providing for severability, providing for conflicts; and providing for an effective date.  
**[Lucerna Street]**
9. Consideration of **Resolution 2023-12**, a Resolution of the Board of Supervisors of Currents Community Development District authorizing the acquisition of certain Potable Water and Wastewater Utility Facilities from the Developer, Taylor Morrison of Florida, Inc., and authorizing the conveyance of such Potable Water and Wastewater Utility Facilities to Collier County; authorizing the Chairman or the Vice Chairman (in the Chairman's absence) to execute such conveyance documents to the extent necessary to evidence the District's acceptance and conveyance; providing for severability, providing for conflicts; and providing for an effective date.  
**[Phase 2C]**
10. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Manager.
    - a) **Important Board Meeting Dates for Balance of Fiscal Year 2023.**
    - b) Supervisor of Elections Qualified Elector Report dated April 15, 2023.
    - c) Financial Statement for period ending April 30, 2023 (unaudited).
    - d) Financial Statement for period ending May 31, 2023 (unaudited).
    - e) Financial Statement for period ending June 30, 2023 (unaudited).
11. Supervisor's Requests and Audience Comments.
12. Adjournment.

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The first order of business is Call to Order & Roll Call.

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The second order of business is the Notice of Advertisement of the Public Hearing.

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The third order of business is the consideration of the April 13, 2023 Regular meeting minutes.

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The fourth order of business deals with deals with two (2) required Public Hearings to consider the adoption of the District’s Fiscal Year 2024 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2024 Budget, which includes the General Fund operations. At the conclusion of the hearing, there will be the consideration of **Resolution 2023-7**, which adopts the Fiscal Year 2024 Budget. The second Public Hearing deals with the adoption of the General Fund Assessments. At the conclusion of the second Public Hearing, there will be the consideration of **Resolution 2023-8**, which will adopt the General Fund assessment for Fiscal Year 2024.

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The fifth order of business is the consideration of **Resolution 2023-9**, a resolution of the Board of Supervisors of the Currents Community Development District setting the proposed meeting schedule for Fiscal Year 2024. As you may re-call, to the extent that the district has a regular meeting schedule, the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is at **3:30 P.M.** at the offices of **Coleman, Yovanovich & Koester, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.**

**The proposed Fiscal Year 2024 meeting schedule is as follows:**

October 10, 2023	November 14, 2023
December 12, 2023	January 9, 2024
February 13, 2024	March 12, 2024
April 9, 2024	May 14, 2024
June 11, 2024	July 9, 2024
August 13, 2024	September 10, 2024

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The sixth order of business is the consideration of **Resolution 2023-10**, a resolution of the Board of Supervisors of Currents Community Development District authorizing the filing of a petition with the Board of County Commissioners of Collier County, Florida for a modification of the District’s Boundaries and the jurisdiction of the District through contraction; providing for certain requirements



implementing Section 190.046(1), Florida Statutes; providing for severability, conflicts and an effective date.

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The seventh order of business is the consideration of an Agreement between the Currents Community Development District and Taylor Morrison to fund and pay off debt assessments relating to the Boundary Amendment. The developer, Taylor Morrison, agrees to provide sufficient funds to the District, in order to reimburse the District for any such expenditures that are necessary or required relating to the Boundary Amendment including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative and other expenses. The District has previously issued certain Capital Improvement Revenue Bonds that are secured, in part, by special assessments levied and imposed upon the property to be removed from the District pursuant to the Boundary Amendment. The parties agree the Debt Assessment allocated to and levied and imposed upon the Contraction Property (Boundary Amendment) will be paid off and satisfied in full by the Developer following the successful completion of the Boundary Amendment.

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The eighth order of business is the consideration of **Resolution 2023-11**, a Resolution of the Board of Supervisors of Currents Community Development District authorizing the acquisition of certain potable water and wastewater Utility Facilities from the Developer, Taylor Morrison of Florida, Inc., and authorizing the conveyance of such Potable Water and Wastewater Utility Facilities to Collier County; authorizing the Chairman or the Vice Chairman (in the Chairman's absence) to execute such conveyance documents to the extent necessary to evidence the District's acceptance and conveyance; providing for severability, providing for conflicts; and providing for an effective date. **Lucerna Street**

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The ninth order of business is the consideration of **Resolution 2023-12**, a resolution of the Board of Supervisors of Currents Community Development District authorizing the acquisition of certain Potable Water and Wastewater Utility Facilities from the Developer, Taylor Morrison Of Florida, Inc., and authorizing the conveyance of such Potable Water and Wastewater Utility Facilities to Collier County; authorizing the Chairman or the Vice Chairman (in the Chairman's absence) to execute such conveyance documents to the extent necessary to evidence the District's acceptance and conveyance; providing for severability, providing for conflicts; and providing for an effective date. **Phase 2C**

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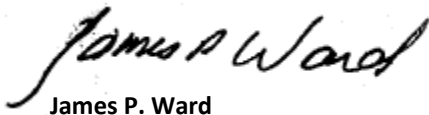
The tenth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on the Financial Statements (unaudited) for the periods ending April 30, 2023, May 31, 2023, and June 30, 2023.

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The remainder of the agenda is general in nature and if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

**Currents Community Development District**



**James P. Ward**  
District Manager

**The remainder of the Fiscal Year 2023 meeting schedule is as follows:**

August 8, 2023, and September 14, 2023

# Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily  
Naples, FL 34110

CURRENTS CDD  
2301 NE 37<sup>TH</sup> ST  
FT LAUDERDALE, FL 33308

## Affidavit of Publication

STATE OF WISCONSIN  
COUNTY OF BROWN

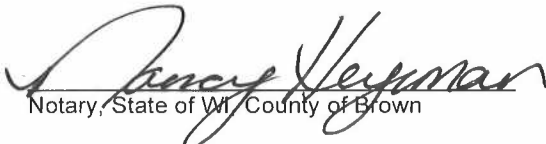
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Naples Daily News, published in Collier County, Florida; that the attached copy of advertisement, being a PUBLIC NOTICE, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

**Issue(s) dated: 6/18/2023, 6/25/2023**

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on JUNE 25TH, 2023:



Notary, State of WI/County of Brown

My commission expires: 5.15.27

Publication Cost: \$2,620.80  
Ad No: GCI1049748  
Customer No: 364874  
PO #: PUBLIC NOTICE – DISPLAY AD 3X13

# of Affidavits: 1

This is not an invoice

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

**CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors for Currents Community Development District will hold two public hearings and a regular meeting on July 11, 2023, at 3:30 p.m. at the offices of Coleman, Yovanovich & Kooster, 4001 Tamiami Trail North, Suite 300, Naples Florida 34103. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at [www.currentscdd.org](http://www.currentscdd.org).

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2024 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2024 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's web site [www.currentscdd.org](http://www.currentscdd.org) at least seven (7) days in advance of the meeting.

In addition, you may obtain a copy of the proposed budget on the District's web site: [www.currentscdd.org](http://www.currentscdd.org) immediately.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2024. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law.

**Proposed Schedule of Assessments**

Product Type	FY 2024
Single Family 30' - 39'	\$119.05
Single Family 50' - 59'	\$155.68
Single Family 60' - 69'	\$183.15
Single Family 70' - 79'	\$201.46
Multi-Family	\$82.42

The tax collector will collect the assessments for certain property using the uniform method, as more specifically identified in the District's Fiscal Year 2024 Proposed Budgets. The District will collect the assessments for certain land not pursuant to the uniform method. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill.

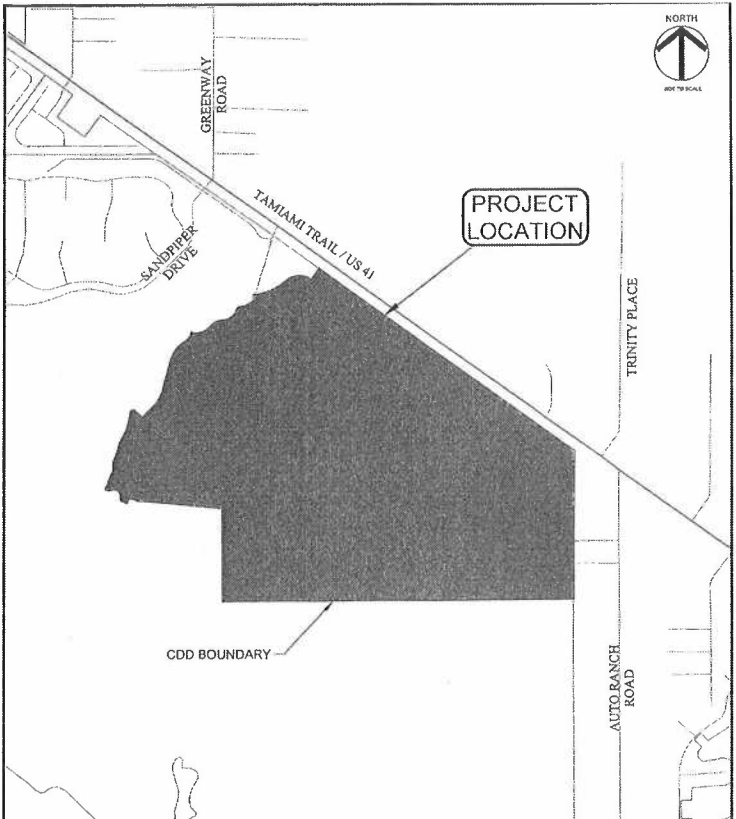
Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**Currents Community Development District**  
**James P. Ward, District Manager**  
 Publish Dated: 06/18/2023 and 06/25/2023



<b>CURRENTS</b>		<b>EXHIBIT 1 - LOCATION MAP</b>		<b>WALDROP ENGINEERING</b>	
PREPARED FOR: <b>TAYLOR MORRISON OF FLORIDA, INC.</b> 551 NORTH CATTLEMAN ROAD SARASOTA, FLORIDA 34232 PHONE: (941) 371-0008 FAX: (941) 371-7998		SECTION: TOWNSHIP: RANGE: 13 14 25 COLLIER COUNTY, FLORIDA	FLORIDA SURVEYORS OF PROFESSIONAL RANK SINCE 1935	FILE NAME: SHEET: 0F 11	JEREMY H. ARNOLD, P.E. FL LICENSE NO. 64231
				10 100 SOUTH GULFVIEW DRIVE, SUITE 401 N. SARASOTA, FL 34231 P. 941.371.7777 F. 941.371.7998 WWW.WALDROPENGINEERING.COM	

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**MINUTES OF MEETING  
CURRENTS  
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Currents Community Development District was  
11 held on Thursday, April 13, 2023, at 9:30 a.m. at the offices of Coleman, Yovanovich & Koester, 4001  
12 Tamiami Trail North, Suite 300, Naples, Florida 34103.

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**Landowners Present:**

18 Charles Cook	Chairperson
19 Trish Sing	Vice Chairperson
20 Brian Keller	Assistant Secretary

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**Absent:**

24 Tonya Holden	Assistant Secretary
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**Also present were:**

28 Andrew Gill	JPWard & Associates
29 Greg Urbancic	District Attorney
30 Tony Grau	Grau and Associates

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**Audience:**

33 All residents' names were not included with the minutes. If a resident did not identify  
34 themselves or the audio file did not pick up the name, the name was not recorded in these  
35 minutes.

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**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE  
TRANSCRIBED IN *ITALICS*.**

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**FIRST ORDER OF BUSINESS**

**Call to Order**

44 Mr. James P. Ward called the meeting to order at approximately 9:30 a.m. He reported all Members of  
45 the Board were present, constituting a quorum.

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**SECOND ORDER OF BUSINESS**

**Consideration of Letter of Resignation**

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**Consideration of acceptance of a letter of resignation from Mr. Clayton Wasson, whose term is set to  
expire November 2026, from Seat 2 of the Board of Supervisors of the Currents Community  
Development District effective March 23, 2023**

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**I. Appointment of Individual for fill Seat 2, whose term will expire November 2026**

**II. Oath of Office**

**III. Guide to the Sunshine Law and Code of Ethics for Public Employees**

**IV. Form 1 – Statement of Financial Interests**

**V. Form 8B - Conflict of interest for Taylor Morrison Board Members**

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Mr. Ward explained the resignation of Mr. Wasson was effective as a matter of law as of the date of the letter of resignation. He called for a motion to accept the letter.

**On MOTION made by Charles Cook, seconded by Brian Keller, and with all in favor, the Letter of Resignation from Mr. Wasson was accepted for purposes of inclusion in the record.**

Mr. Ward asked if the Board wished to appoint someone to fill Mr. Wasson’s unexpired seat, Seat 2, with an end date of November 2026. He indicated he would administer the Oath of Office to the appointed individual before the next meeting.

**On MOTION made by Charles Cook, seconded by Brian Keller, and with all in favor, Rob Summers was appointed to fill Seat 2 with a term expiring November 2026.**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-5**

**Consideration of Resolution 2023-5, a resolution of the Board of Supervisors of the Currents Community Development District re-designating the Officers of the Currents Community Development District**

Mr. Ward indicated this item would be deferred until the next meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes**

**February 9, 2023 – Regular Meeting**

Mr. Ward asked if there were any corrections or deletions to the Regular Meeting Minutes; hearing none, he called for a motion.

**On MOTION made by Brian Keller, seconded by Trisha Sing, and with all in favor, the February 9, 2023 Regular Meeting Minutes were approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Audited Financial Statements**

**Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2022**

Mr. Ward introduced Tony Grau of Grau and Associates. Mr. Grau was dropped from the call; this item was revisited later in the meeting after Mr. Grau called back in.

95 Mr. Tony Grau reviewed the Audited Financial Statements for the Fiscal Year ended September 30,  
 96 2022. He stated the audit reflected a clean opinion with respect to the financial statements of the  
 97 District; Grau believed the financial statements were fairly stated in accordance with generally accepted  
 98 accounting principles. He stated the next section was the management discussion and analysis which  
 99 was a recap of the financial activity during the Fiscal Year. He indicated on page 4 was the statement of  
 100 net position with comparative numbers with the prior year in condensed form on the full accrual basis.  
 101 He reported next was the condensed income statement which showed revenues, expenses, and the  
 102 change in net position with comparative numbers to the prior year. He noted revenues went up and  
 103 expenses went down generally because of the conveyance of infrastructure in the prior year. He  
 104 reported after that the actual statements began with the statement of net position, the balance sheet  
 105 on the full accrual basis, which included capital assets and long-term debt. He indicated next was the  
 106 statement of activities. He reported next were the governmental funds with the three major funds: the  
 107 general fund, debt service fund, and capital project fund. He reported the income statement for the  
 108 funds was on page 11. He reported on page 13 were the footnotes to the financial statements which  
 109 were consistent with the prior year. He indicated on page 19 were the capital assets and on page 20  
 110 was the long-term debt. He reported budget to actual was on page 22. He stated the remainder of the  
 111 report contained the information required by the State of Florida and the Auditor General, as well as the  
 112 various reports required under government auditing standards and by the Auditor General. He reported  
 113 there were no findings and only clean opinions.

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 115 Mr. Ward asked if there were any questions; hearing none, he called for a motion.  
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**On MOTION made by Brian Keller, seconded by Trisha Sing, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2022, were accepted for purposes of inclusion in the record.**

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123 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-5**

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125 **Consideration of Resolution 2023-5, a resolution of the Board of Supervisors of the Currents**  
 126 **Community Development District approving the Proposed Fiscal Year 2023 Budget and setting the**  
 127 **Public Hearing on Thursday, July 11, 2023, at 3:30 P.M. at the offices of Coleman, Yovanovich &**  
 128 **Koester, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103**

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130 Mr. Ward indicated this Resolution changed the date and time of the public hearing to July 11, 2023 at  
 131 3:30 p.m. at the offices of Coleman, Yovanovich & Koester, 4001 Tamiami Trail North, Suite 300, Naples,  
 132 Florida 34103. He indicated the budget was basically the same as the prior year and the expenses were  
 133 relatively the same, and assessments increased only by a few dollars. He noted changes to the budget  
 134 could be made at the budget public hearing, but only decreased; the budget could not be increased  
 135 after today. He asked if there were any questions; hearing none, he called for a motion.

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**On MOTION made by Charles Cook, seconded by Trisha Sing, and with all in favor, Resolution 2023-5 was adopted as amended, and the Chair was authorized to sign.**

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142 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-6**

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144 **Consideration of Resolution 2023-6, a resolution of the Board of Supervisors of the Currents**  
145 **Community Development District ratifying, confirming and approving the acceptance of a Drainage**  
146 **Easement; providing for severability; providing for conflicts; and providing for an effective date**  
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148 *Mr. Greg Urbancic: This was brought to our attention by the District Engineer that on the Phase 2 plat*  
149 *there was a drainage easement that was overlooked. So, in order to help facilitate the lot closings which*  
150 *are forthcoming, the drainage easement was executed and recorded, so this Resolution would ratify the*  
151 *acceptance of that. The District Engineer has informed us that all is in order to accept.*  
152

153 Mr. Ward asked if there were any questions; hearing none, he called for a motion.  
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155 **On MOTION made by Brian Keller, seconded by Charles Cook, and with**  
156 **all in favor, Resolution 2023-6 was adopted, and the Chair was**  
157 **authorized to sign.**

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160 **FIFTH ORDER OF BUSINESS** **Staff Reports**

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162 **I. District Attorney**

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164 No report.  
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166 **II. District Engineer**

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168 No report.  
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170 **III. District Manager**

- 171 **a) Important Board Meeting Dates for Balance of Fiscal Year 2023**
- 172 **1. Public Hearing: FY2024 Budget Adoption – July 13, 2023, 9:30 A.M.**
- 173 **b) Financial Statement for period ending January 31, 2023 (unaudited)**
- 174 **c) Financial Statement for period ending February 28, 2023 (unaudited)**
- 175 **d) Financial Statement for period ending March 31, 2023 (unaudited)**

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177 *Mr. Ward: Remember that July 11, 2023 at 3:30 p.m. is your public hearing.*  
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180 **SIXTH ORDER OF BUSINESS** **Supervisor’s Requests and Audience Comments**

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182 Mr. Ward asked if there were any Supervisor’s Requests; there were none. Mr. Ward asked if there  
183 were any members of the audience present in person or on audio or video with any questions or  
184 comments; there were none.  
185

186 Mr. Grau rejoined the meeting by phone. Please see discussion above in the Fifth Order of Business.  
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189 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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191 Mr. Ward adjourned the meeting at approximately 9:50 a.m.

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**On MOTION made by Charles Cook, seconded by Brian Keller, and with all in favor, the Meeting was adjourned.**

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Currents Community Development District

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James P. Ward, Secretary

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Charles Cook, Chairperson

DRAFT



**RESOLUTION 2023-7**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.**

**RECITALS**

**WHEREAS**, the District Manager has, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Currents Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the Board set July 11, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

**SECTION 1. BUDGET.**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A”, as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted

**RESOLUTION 2023-7**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.**

budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as “The Budget for Currents Community Development District for the Fiscal Year Ending September 30, 2024,” as adopted by the Board of Supervisors on July 11, 2023.

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the Currents Community Development District, for the fiscal year beginning October 1, 2023 and ending September 30, 2024, the sum of **\$1,482,171.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

FUND	AMOUNT
<b>General Fund</b>	<b>\$ 174,879.00</b>
<b>Debt Service Fund - Series 2020 A1</b>	<b>\$ 700,817.00</b>
<b>Debt Service Fund - Series 2020 A2</b>	<b>\$ 606,475.00</b>
<b>TOTAL</b>	<b>\$ 1,482,171.00</b>

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or Actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Currents Community Development District.

**RESOLUTION 2023-7**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.**

**PASSED AND ADOPTED** by the Board of Supervisors of the Currents Community Development District, Collier County, Florida, this 11th day of July 2023.

**ATTEST:**

**CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles Cook, Chairperson

**Exhibit A:** Fiscal Year 2024 Proposed Budget

**RESOLUTION 2023-7**

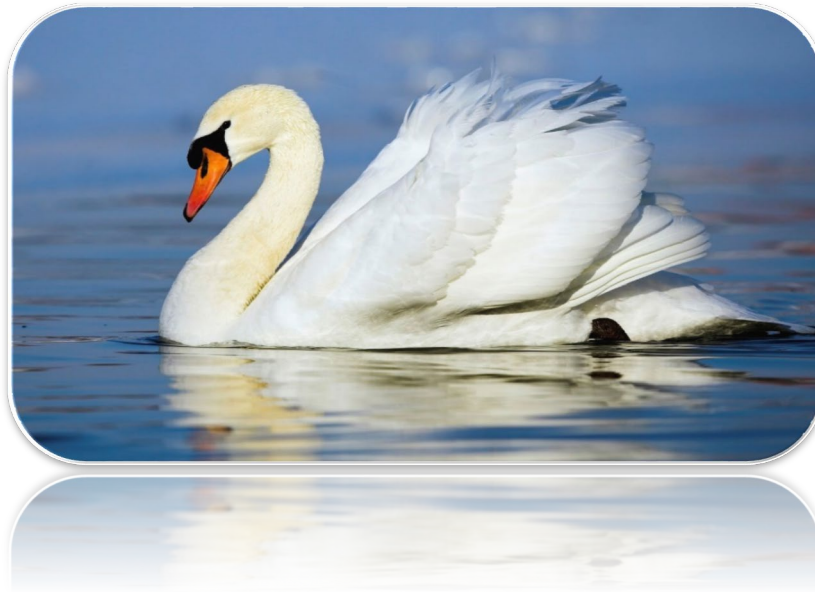
**THE ANNUAL APPROPRIATION RESOLUTION OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.**

**Exhibit A**

Fiscal Year 2024 Proposed Budget

# CURRENTS COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2024

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**Currents Community Development District  
General Fund - Budget  
Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2022	Anticipated at 09/30/2023	FY 2024 Budget	Description of Line Item
<b>Revenues and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	\$ -		Cash to Fund Fiscal Year Operations
<b>Interest Income - General Account</b>	\$ -	\$ -	\$ -		
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 48,791	\$ 48,790	\$ 48,790	\$ 49,697	Assessments on the tax bill from property owners
Assessments - Off-Roll	\$ 122,899	\$ -	\$ 122,899	\$ 125,182	Assessments billed directly to Developer
<b>Contributions - Private Sources</b>					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 171,690</b>	<b>\$ 48,790</b>	<b>\$ 171,689</b>	<b>\$ 174,879</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived by Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	Fical (if applicable)
<b>Executive</b>					
Professional - Management	\$ 41,000	\$ 10,250	\$ 41,000	\$ 42,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,200	\$ -	\$ 4,200	\$ 4,300	Statutory required audit Yearly
Accounting Services	\$ 25,500	\$ 6,375	\$ 25,500	\$ 27,000	Accounting
Assessment Roll Preparation	\$ 16,000	\$ 4,000	\$ 16,000	\$ 17,000	Assessment Roll Preparation
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds.
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 1,500	\$ 462	\$ 1,500	\$ 1,500	Statutory Required Legal Advertising
Trustee Services	\$ 8,250	\$ -	\$ 8,250	\$ 8,250	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ 1,250	\$ 5,000	\$ 5,000	Required SEC Reporting for Bonds
Property Appraiser Fees	\$ 600	\$ 78	\$ 150	\$ 200	Fees to place assessments on Tax Bills
Bank Service Fees	\$ 350	\$ 42	\$ 250	\$ 300	Bank Fees - Governmental Accounts
<b>Travel and Per Diem</b>	\$ -			\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	Not Applicable
Postage, Freight & Messenger	\$ 200	\$ 72	\$ 125	\$ 125	Agenda Mailings and other Misc. Mailings
<b>Rentals and Leases</b>					
Miscellaneous Equipment	\$ -	\$ -		\$ -	
Computer Services (Web Site)	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	Statutory Maintenance of District Web site
<b>Insurance</b>					
	\$ 5,700	\$ 5,842	\$ 5,842	\$ 6,000	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>					
	\$ 300	\$ -	\$ 50	\$ 50	Agenda books and copies
<b>Office Supplies</b>					
	\$ -	\$ -		\$ -	
<b>Legal Services</b>					
General Counsel	\$ 4,000	\$ -	\$ 3,000	\$ 4,000	District Attorney
Series 2020A and B Bonds	\$ -	\$ -	\$ -	\$ -	
<b>Other General Government Services</b>					
Engineering Services	\$ 1,000	\$ -	\$ -	\$ 1,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
<b>Stormwater Manatement Services</b>					
Professional - Management	\$ 6,000	\$ 917	\$ 6,000	\$ 6,000	Asset Manager
Field Operations	\$ -			\$ -	
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	
Utility Services	\$ -			\$ -	
Electric	\$ -	\$ -	\$ -	\$ -	
Repairs & Maintenance	\$ -			\$ -	
Lake System					
Aquatic Week Control	\$ 46,000	\$ 3,100	\$ 12,400	\$ 46,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	Lake Bank Maintenance for erosion control
Slope Survey Monitoring	\$ -	\$ -	\$ -	\$ -	Periodic Surveys of Lake Banks
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ -	Water Quality Reports for Regulatory Agencies
Preserve Services					
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay					
Aeration Systems	\$ -	\$ -	\$ -	\$ -	N/A
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ -	Additional Littoral Shelf Plantings

**Currents Community Development District  
General Fund - Budget  
Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2022	Anticipated at 09/30/2023	FY 2024 Budget	Description of Line Item
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	Major Capital Restoration
Contingencies	\$ -	\$ -	\$ -	\$ -	
Contintencies - OVERALL	\$ -	\$ -	\$ -	\$ -	
Landscaping					
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	N/A
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
<b>Other Fees and Charges</b>					
Discounts/Collection Fees	\$ 3,415	\$ -	\$ -	\$ 3,479	Discounts to pay on-roll assessments early and other Fees by Collector and/or Appraiser
<b>Total Appropriations</b>	<b>\$ 171,690</b>	<b>\$ 32,563</b>	<b>\$ 131,942</b>	<b>\$ 174,879</b>	
<b>Fund Balances:</b>					
Change from Current Year Operations	\$ -	\$ 16,227	\$ 39,747	\$ -	Cash Over (short) at Fiscal Year End
<b>Fund Balance - Beginning</b>					
Extraordinary Capital/Operations	\$ 14,299		\$ 14,299	\$ 14,299	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 42,923		\$ 42,923	\$ 42,923	Required to meet Cash Needs until Assessments Rec'd.
<b>Total Fund Balance</b>	<b>\$ 57,222</b>		<b>\$ 96,969</b>	<b>\$ 57,222</b>	<b>Total Cash</b>

Assessment Rate - PHASE I					
Product Type	EAU Factor	Platted Units 7/1/2022	FY 2023	FY 2024	TOTAL REVENUE
Single Family 30' - 39'	0.65	82	\$ 116.88	\$ 119.05	\$9,761.78
Single Family 50' - 59'	0.85	83	\$ 152.84	\$ 155.68	\$12,921.09
Single Family 60' - 69'	1.00	81	\$ 179.81	\$ 183.15	\$14,834.98
Single Family 70' - 79'	1.10	31	\$ 197.79	\$ 201.46	\$6,245.34
Multi-Family	0.45	72	\$ 80.91	\$ 82.42	\$5,933.99
<b>Totals:</b>		<b>349</b>			<b>\$49,697.19</b>

**Currents Community Development District**  
**General Fund - Budget Vs Actual**  
**Fiscal Years 2019 - 2022**

Description	FY 2019		FY 2020		FY 2021			FY 2022		
	Proposed Budget	Actual - 9/1/2018-9/30/19	Proposed Budget	Actual - through 9/30/2020	Total Annual Budget- Approved	Actual - through 5/31/2021	Projected through 9/30/2021	Total Annual Budget- Approved	Actual - through 12/31/2021	Projected through 9/30/2022
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest										
Interest - General Checking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue										
Special Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	\$ 33,956	\$ 456	\$ 33,956	\$ 33,976	\$ 12	\$ 33,976
Special Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ 134,599	\$ 80,000	\$ 134,599	\$ 134,679	\$ 38,346	\$ 134,679
Developer Contribution	\$ -	\$ 9,352	\$ 113,555	\$ 109,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intragovernmental Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 9,352</b>	<b>\$ 113,555</b>	<b>\$ 109,175</b>	<b>\$ 168,555</b>	<b>\$ 80,456</b>	<b>\$ 168,555</b>	<b>\$ 168,655</b>	<b>\$ 38,358</b>	<b>\$ 168,655</b>
<b>Expenditures and Other Uses</b>										
Legislative										
Board of Supervisor's - Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Executive										
Professional Management	\$ -	\$ 2,111	\$ 40,000	\$ 42,000	\$ 40,000	\$ 26,667	\$ 40,000	\$ 40,000	\$ 10,000	\$ 40,000
Financial and Administrative										
Audit Services	\$ -	\$ -	\$ 4,500	\$ -	\$ 4,500	\$ 2,000	\$ 4,000	\$ 4,500	\$ -	\$ 4,500
Accounting Services	\$ -	\$ 211	\$ 16,000	\$ 8,667	\$ 16,000	\$ 16,000	\$ 24,000	\$ 16,000	\$ 6,000	\$ 16,000
Assessment Roll Services	\$ -	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ 10,000	\$ 24,000	\$ 8,000	\$ 3,750	\$ 8,000
Arbitrage Rebate Services	\$ -	\$ -	\$ 500	\$ -	\$ 500	\$ 250	\$ 500	\$ 500	\$ -	\$ 500
Other Contractual Services										
Legal Advertising	\$ -	\$ 6,048	\$ 5,000	\$ 4,683	\$ 5,000	\$ 707	\$ 2,000	\$ 2,000	\$ 700	\$ 2,000
Trustee Services	\$ -	\$ -	\$ 8,250	\$ -	\$ 8,250	\$ -	\$ 8,250	\$ 8,250	\$ -	\$ 8,250
Dissemination Agent Services	\$ -	\$ -	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ 500	\$ 1,000	\$ 500
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 546	\$ -
Bank Service Fees	\$ -	\$ 2	\$ 350	\$ 313	\$ 350	\$ 187	\$ 350	\$ 400	\$ 75	\$ 400
Communications & Freight Services										
Postage, Freight & Messenger	\$ -	\$ 31	\$ 750	\$ 253	\$ 750	\$ 213	\$ 450	\$ 500	\$ 54	\$ 500
Computer Services - Website Development	\$ -	\$ -	\$ 1,500	\$ 1,270	\$ 1,500	\$ -	\$ 500	\$ 1,500	\$ -	\$ 1,500
Insurance	\$ -	\$ -	\$ 5,200	\$ 5,000	\$ 5,200	\$ 5,251	\$ 5,251	\$ 5,500	\$ 5,435	\$ 5,435
Printing & Binding	\$ -	\$ 949	\$ 330	\$ 1,383	\$ 330	\$ 901	\$ 1,400	\$ 330	\$ 194	\$ 330
Subscription & Memberships	\$ -	\$ -	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services										
Legal - General Counsel	\$ -	\$ -	\$ 15,000	\$ 11,385	\$ 15,000	\$ 4,337	\$ 8,000	\$ 10,000	\$ 175	\$ 10,000
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ 18,301	\$ -	\$ 245	\$ 245	\$ -	\$ -	\$ -
Legal - Series 2020A Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,524	\$ 5,524	\$ -	\$ 605	\$ -
Legal - Series 2020B Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247	\$ 247	\$ -	\$ -	\$ -
Other General Government Services										
Engineering Services	\$ -	\$ -	\$ 7,500	\$ -	\$ 7,500	\$ -	\$ 4,000	\$ 5,000	\$ -	\$ 5,000
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



**Currents Community Development District**  
**General Fund - Budget Vs Actual**  
**Fiscal Years 2019 - 2022**

Description	FY 2019		FY 2020		FY 2021			FY 2022		
	Proposed Budget	Actual - 9/1/2018-9/30/19	Proposed Budget	Actual - through 9/30/2020	Total Annual Budget- Approved	Actual - through 5/31/2021	Projected through 9/30/2021	Total Annual Budget- Approved	Actual - through 12/31/2021	Projected through 9/30/2022
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Stormwater Management Services</b>										
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 917	\$ 5,000	\$ 6,000	\$ 917	\$ 6,000
Field Operations										
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Services										
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance										
Lake System										
Aquatic Weed Control	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 2,870	TBD	\$ 50,000	\$ 2,870	\$ 50,000
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Slope Survey Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Preserve Services										
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay										
Aeration Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies - OVERALL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500	\$ -	\$ 9,500
<b>Landscaping</b>										
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Reserves</b>										
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>										
Discounts/Collection Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total:</b>	\$ -	\$ 9,352	\$ 113,555	\$ 93,430	\$ 168,555	\$ 76,491	\$ 134,392	\$ 168,655	\$ 32,496	\$ 168,590
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ 9,352	\$ 113,555	\$ 93,430	\$ 168,555	\$ 76,491	\$ 134,392	\$ 168,655	\$ 32,496	\$ 168,590
Net Increase/ (Decrease)	\$ -	\$ -	\$ -	\$ 15,745	\$ -	\$ 3,965	\$ 34,163	\$ -	\$ 5,862	\$ 65

**Currents Community Development District**  
**Debt Service Fund - Series 2020 A-1 Bonds - Budget**  
**Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2022	Anticipated at 09/30/2023	FY 2024 Budget
<b>Revenues and Other Sources</b>				
Carryforward (Capitalized Interest to 11/01/2021)	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 2	\$ 2	\$ -
Reserve Account	\$ -	\$ 4	\$ 8	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 701,123	\$ 128,338	\$ 701,123	\$ 701,123
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 701,123</b>	<b>\$ 128,344</b>	<b>\$ 701,133</b>	<b>\$ 701,123</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 220,000	\$ -	\$ 220,000	\$ 225,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 436,550	\$ 218,275	\$ 436,550	\$ 429,950
<b>Other Fees and Charges</b>				
Fees/Discounts for Early Payment	\$ 45,867	\$ -	\$ 45,867	\$ 45,867
<b>Total Expenditures and Other Uses</b>	<b>\$ 702,417</b>	<b>\$ 218,275</b>	<b>\$ 702,417</b>	<b>\$ 700,817</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ (89,931)	\$ (1,284)	\$ 306
<b>Fund Balance - Beginning</b>	\$ 547,615	\$ 547,615	\$ 547,615	\$ 546,331
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 457,683</b>	<b>\$ 546,331</b>	<b>\$ 546,637</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 327,600
Restricted for November 1, 2024	
Principal Due	\$ -
Interest Due	\$ 211,600
<b>Total - Restricted Fund Balance:</b>	<b>\$ 539,200</b>

Product Type	Number of Units	FY 2023 Rate	FY 2024 Rate
Single Family 30' - 39'	82	\$ 529.45	\$ 529.45
Single Family 50' - 59'	93	\$ 1,640.65	\$ 1,640.65
Single Family 60' - 69'	121	\$ 1,930.18	\$ 1,930.18
Single Family 70' - 79'	69	\$ 2,123.20	\$ 2,123.20
Multi-Family	144	\$ 868.58	\$ 868.58
<b>Total:</b>	<b>509</b>		

**Currents Community Development District  
Debt Service Fund - Series 2020 A-1 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)	Par Debt Outstanding
<b>Par Amount Issued:</b>		<b>\$ 11,460,000</b>	<b>Varies</b>			
11/1/2020				\$ 81,216.67		
5/1/2021	\$ -		3.000%	\$ 221,500.00	\$ 302,716.67	\$ 11,460,000
11/1/2021				\$ 221,500.00		
5/1/2022	\$ 215,000		3.000%	\$ 221,500.00	\$ 658,000.00	\$ 11,245,000
11/1/2022				\$ 218,275.00		
5/1/2023	\$ 220,000		3.000%	\$ 218,275.00	\$ 656,550.00	\$ 11,025,000
11/1/2023				\$ 214,975.00		
5/1/2024	\$ 225,000		3.000%	\$ 214,975.00	\$ 654,950.00	\$ 10,800,000
11/1/2024				\$ 211,600.00		
5/1/2025	\$ 235,000		3.500%	\$ 211,600.00	\$ 658,200.00	\$ 10,565,000
11/1/2025				\$ 208,075.00		
5/1/2026	\$ 240,000		3.500%	\$ 208,075.00	\$ 656,150.00	\$ 10,325,000
11/1/2026				\$ 203,875.00		
5/1/2027	\$ 250,000		3.500%	\$ 203,875.00	\$ 657,750.00	\$ 10,075,000
11/1/2027				\$ 199,500.00		
5/1/2028	\$ 260,000		3.500%	\$ 199,500.00	\$ 659,000.00	\$ 9,815,000
11/1/2028				\$ 194,950.00		
5/1/2029	\$ 265,000		3.500%	\$ 194,950.00	\$ 654,900.00	\$ 9,550,000
11/1/2029				\$ 190,312.50		
5/1/2030	\$ 275,000		4.000%	\$ 190,312.50	\$ 655,625.00	\$ 9,275,000
11/1/2030				\$ 185,500.00		
5/1/2031	\$ 290,000		4.000%	\$ 185,500.00	\$ 661,000.00	\$ 8,985,000
11/1/2031				\$ 179,700.00		
5/1/2032	\$ 300,000		4.000%	\$ 179,700.00	\$ 659,400.00	\$ 8,685,000
11/1/2032				\$ 173,700.00		
5/1/2033	\$ 310,000		4.000%	\$ 173,700.00	\$ 657,400.00	\$ 8,375,000
11/1/2033				\$ 167,500.00		
5/1/2034	\$ 325,000		4.000%	\$ 167,500.00	\$ 660,000.00	\$ 8,050,000
11/1/2034				\$ 161,000.00		
5/1/2035	\$ 335,000		4.000%	\$ 161,000.00	\$ 657,000.00	\$ 7,715,000
11/1/2035				\$ 154,300.00		
5/1/2036	\$ 350,000		4.000%	\$ 154,300.00	\$ 658,600.00	\$ 7,365,000
11/1/2036				\$ 147,300.00		
5/1/2037	\$ 365,000		4.000%	\$ 147,300.00	\$ 659,600.00	\$ 7,000,000
11/1/2037				\$ 140,000.00		
5/1/2038	\$ 380,000		4.000%	\$ 140,000.00	\$ 660,000.00	\$ 6,620,000
11/1/2038				\$ 132,400.00		
5/1/2039	\$ 395,000		4.000%	\$ 132,400.00	\$ 659,800.00	\$ 6,225,000
11/1/2039				\$ 124,500.00		
5/1/2040	\$ 410,000		4.000%	\$ 124,500.00	\$ 659,000.00	\$ 5,815,000
11/1/2040				\$ 116,300.00		
5/1/2041	\$ 430,000		4.000%	\$ 116,300.00	\$ 662,600.00	\$ 5,385,000
11/1/2041				\$ 107,700.00		
5/1/2042	\$ 445,000		4.000%	\$ 107,700.00	\$ 660,400.00	\$ 4,940,000
11/1/2042				\$ 98,800.00		
5/1/2043	\$ 465,000		4.000%	\$ 98,800.00	\$ 662,600.00	\$ 4,475,000
11/1/2043				\$ 89,500.00		
5/1/2044	\$ 485,000		4.000%	\$ 89,500.00	\$ 664,000.00	\$ 3,990,000
11/1/2044				\$ 79,800.00		
5/1/2045	\$ 505,000		4.000%	\$ 79,800.00	\$ 664,600.00	\$ 3,485,000
11/1/2045				\$ 69,700.00		

**Currents Community Development District  
Debt Service Fund - Series 2020 A-1 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)	Par Debt Outstanding
5/1/2046		\$ 525,000	4.000%	\$ 69,700.00	\$ 664,400.00	\$ 2,960,000
11/1/2046				\$ 59,200.00		
5/1/2047		\$ 545,000	4.000%	\$ 59,200.00	\$ 663,400.00	\$ 2,415,000
11/1/2047				\$ 48,300.00		
5/1/2048		\$ 570,000	4.000%	\$ 48,300.00	\$ 666,600.00	\$ 1,845,000
11/1/2048				\$ 36,900.00		
5/1/2049		\$ 590,000	4.000%	\$ 36,900.00	\$ 663,800.00	\$ 1,255,000
11/1/2049				\$ 25,100.00		
5/1/2050		\$ 615,000	4.000%	\$ 25,100.00	\$ 665,200.00	\$ 640,000
11/1/2050				\$ 12,800.00		
5/1/2051		\$ 640,000	4.000%	\$ 12,800.00	\$ 665,600.00	\$ -

**Currents Community Development District  
Debt Service Fund - Series 2020 A-2 Bonds - Budget  
Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2022	Anticipated at 09/30/2023	FY 2024 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ 0	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 6	\$ 6	\$ -
Capitalized Interest Account	\$ -	\$ 1	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll		\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ 606,475	\$ 281,661	\$ 584,906	\$ 606,475
Special Assessment - Prepayment	\$ -	\$ 448,148	\$ 448,148	\$ -
<b>Debt Proceeds</b>				
Series 2020 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 606,475</b>	<b>\$ 729,817</b>	<b>\$ 1,033,060</b>	<b>\$ 606,475</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -
Principal Debt Service - Early Redemptions	\$ -	\$ 490,000	\$ 540,000	
Interest Expense	\$ 606,475	\$ 281,669	\$ 584,906	\$ 606,475
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 606,475</b>	<b>\$ 771,669</b>	<b>\$ 1,124,906</b>	<b>\$ 606,475</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ (41,852)	\$ (91,846)	\$ -
<b>Fund Balance - Beginning</b>	\$ 1,044,747	\$ 1,044,747	\$ 1,044,747	\$ 952,901
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 1,002,894</b>	<b>\$ 952,901</b>	<b>\$ 952,901</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 650,675
Restricted for November 1, 2024	N/A
<b>Total - Restricted Fund Balance:</b>	<b>\$ 650,675</b>

Product Type	Number of Units	FY 2023 Rate	FY 2024 Rate
Single Family 30' - 39'	170	\$ 473.95	\$ 473.95
Single Family 50' - 59'	299	\$ 619.78	\$ 619.78
Single Family 60' - 69'	245	\$ 729.14	\$ 729.14
Single Family 70' - 79'	160	\$ 802.06	\$ 802.06
Multi-Family	376	\$ 328.12	\$ 328.12
<b>Total:</b>	<b>1,250</b>		

**Note:**

The 2020B Bonds are interest only Bonds - and being prepaid as lots are sold. The annual debt service will change as the Bonds are re-amortized quarterly from prepayments. As such, the amount due in Fiscal Year 2024 will be the interest expense due after each amortization, paid on November 1st, February 1st and May 1st.

**Currents Community Development District  
Debt Service Fund - Series 2020 A-2 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)
Par Amount Issued:		\$ 15,310,000	4.250%		
5/1/2022				\$ 303,237.50	\$ 628,575.00
11/1/2022				\$ 303,237.50	
5/1/2023	Schedule Updated as of 02/02/2023			\$ 261,481.25	\$ 564,718.75
11/1/2023				\$ 261,481.25	
5/1/2024				\$ 261,481.25	\$ 522,962.50
11/1/2024				\$ 261,481.25	
5/1/2025				\$ 261,481.25	\$ 522,962.50
11/1/2025				\$ 261,481.25	
5/1/2026				\$ 261,481.25	\$ 522,962.50
11/1/2026				\$ 261,481.25	
5/1/2027				\$ 261,481.25	\$ 522,962.50
11/1/2027				\$ 261,481.25	
5/1/2028				\$ 261,481.25	\$ 522,962.50
11/1/2028				\$ 261,481.25	
5/1/2029				\$ 261,481.25	\$ 522,962.50
11/1/2029				\$ 261,481.25	
5/1/2030				\$ 261,481.25	\$ 522,962.50
11/1/2030				\$ 261,481.25	
5/1/2031				\$ 261,481.25	\$ 522,962.50
11/1/2031				\$ 261,481.25	
5/1/2032				\$ 261,481.25	\$ 522,962.50
11/1/2032				\$ 261,481.25	
5/1/2033				\$ 261,481.25	\$ 522,962.50
11/1/2033				\$ 261,481.25	
5/1/2034				\$ 261,481.25	\$ 522,962.50
11/1/2034				\$ 261,481.25	
5/1/2035				\$ 261,481.25	\$ 522,962.50
11/1/2035				\$ 261,481.25	
5/1/2036				\$ 261,481.25	\$ 522,962.50
11/1/2036				\$ 261,481.25	
5/1/2037				\$ 261,481.25	\$ 522,962.50
11/1/2037				\$ 261,481.25	
5/1/2038				\$ 261,481.25	\$ 522,962.50
11/1/2038				\$ 261,481.25	
5/1/2039				\$ 261,481.25	\$ 522,962.50
11/1/2039				\$ 261,481.25	
5/1/2040				\$ 261,481.25	\$ 522,962.50
11/1/2040				\$ 261,481.25	
5/1/2041				\$ 261,481.25	\$ 522,962.50
11/1/2041		\$ 12,305,000	4.250%	\$ 261,481.25	

**Note**

**1 -Par Outstanding - as of February 02, 2023**

**2 - Schedule updated as of February 02, 2023 - to the extent there are additional prepayments after February 02, 2023 the District will prepare revised amortization schedules, and off-roll assessments will be reduced based on revised interents due bondholders.**

## RESOLUTION 2023-8

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

### RECITALS

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

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

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

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024 (“Adopted Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024; and

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect and which is also indicated on Exhibit “A” of the Budget; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

## RESOLUTION 2023-8

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

**WHEREAS**, it is in the best interests of the District to adopt the General Fund Special Assessment Roll of the Currents Community Development District (the "Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference: and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Currents Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit B contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties in Exhibit B to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Roll respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit B and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The collection of the operation and maintenance special assessments on lands noted as on-roll in Exhibit B shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The previously levied debt service assessments will be collected directly by the District, in accordance with Florida law. Said assessments shall be due on or before November 1, 2023.



## RESOLUTION 2023-8

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

In the event that an assessment payment for direct billing for debt service assessments is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial assessments, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll for the General Fund, attached to this Resolution as Exhibit B, is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Currents Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District's records.

**SECTION 6. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

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

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Currents Community Development District.

**RESOLUTION 2023-8**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**PASSED AND ADOPTED** by the Board of Supervisors of the Currents Community Development District, Collier County, Florida, this 11th day of July 2023.

**ATTEST:**

**CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

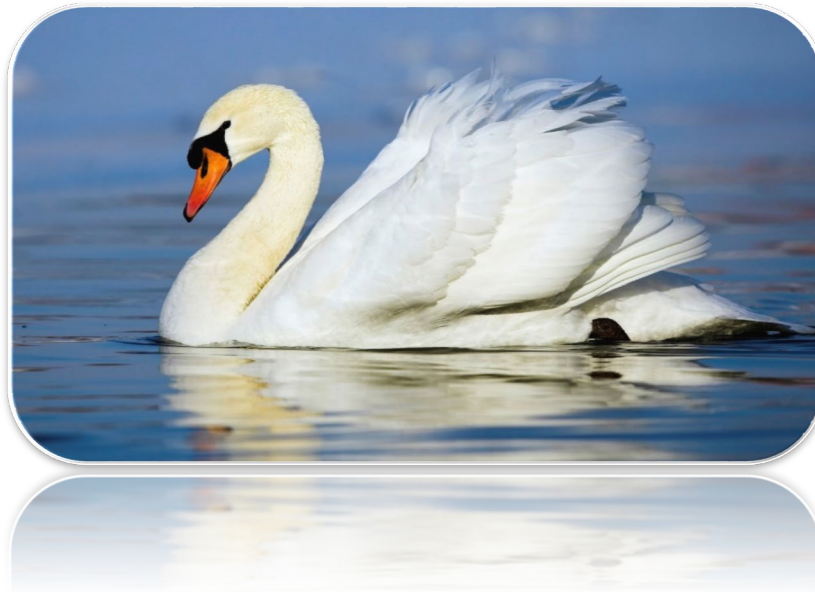
\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles Cook, Chairperson

**Exhibit A:** Fiscal Year 2024 Proposed Budget  
**Exhibit B:** General Fund Assessment Methodology

# CURRENTS COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2024

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**Currents Community Development District  
General Fund - Budget  
Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2022	Anticipated at 09/30/2023	FY 2024 Budget	Description of Line Item
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -		Cash to Fund Fiscal Year Operations
Interest Income - General Account	\$ -	\$ -	\$ -		
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 48,791	\$ 48,790	\$ 48,790	\$ 49,697	Assessments on the tax bill from property owners
Assessments - Off-Roll	\$ 122,899	\$ -	\$ 122,899	\$ 125,182	Assessments billed directly to Developer
<b>Contributions - Private Sources</b>					
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 171,690</b>	<b>\$ 48,790</b>	<b>\$ 171,689</b>	<b>\$ 174,879</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived by Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	Fical (if applicable)
<b>Executive</b>					
Professional - Management	\$ 41,000	\$ 10,250	\$ 41,000	\$ 42,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,200	\$ -	\$ 4,200	\$ 4,300	Statutory required audit Yearly
Accounting Services	\$ 25,500	\$ 6,375	\$ 25,500	\$ 27,000	Accounting
Assessment Roll Preparation	\$ 16,000	\$ 4,000	\$ 16,000	\$ 17,000	Assessment Roll Preparation
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds.
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 1,500	\$ 462	\$ 1,500	\$ 1,500	Statutory Required Legal Advertising
Trustee Services	\$ 8,250	\$ -	\$ 8,250	\$ 8,250	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ 1,250	\$ 5,000	\$ 5,000	Required SEC Reporting for Bonds
Property Appraiser Fees	\$ 600	\$ 78	\$ 150	\$ 200	Fees to place assessments on Tax Bills
Bank Service Fees	\$ 350	\$ 42	\$ 250	\$ 300	Bank Fees - Governmental Accounts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	Not Applicable
Postage, Freight & Messenger	\$ 200	\$ 72	\$ 125	\$ 125	Agenda Mailings and other Misc. Mailings
<b>Rentals and Leases</b>					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	Statutory Maintenance of District Web site
<b>Insurance</b>					
	\$ 5,700	\$ 5,842	\$ 5,842	\$ 6,000	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>					
	\$ 300	\$ -	\$ 50	\$ 50	Agenda books and copies
<b>Office Supplies</b>					
	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>					
General Counsel	\$ 4,000	\$ -	\$ 3,000	\$ 4,000	District Attorney
Series 2020A and B Bonds	\$ -	\$ -	\$ -	\$ -	
<b>Other General Government Services</b>					
Engineering Services	\$ 1,000	\$ -	\$ -	\$ 1,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
<b>Stormwater Manatement Services</b>					
Professional - Management	\$ 6,000	\$ 917	\$ 6,000	\$ 6,000	Asset Manager
Field Operations	\$ -	\$ -	\$ -	\$ -	
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	
Utility Services	\$ -	\$ -	\$ -	\$ -	
Electric	\$ -	\$ -	\$ -	\$ -	
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	
Lake System					
Aquatic Week Control	\$ 46,000	\$ 3,100	\$ 12,400	\$ 46,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	Lake Bank Maintenance for erosion control
Slope Survey Monitoring	\$ -	\$ -	\$ -	\$ -	Periodic Surveys of Lake Banks
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ -	Water Quality Reports for Regulatory Agencies
Preserve Services					
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay					
Aeration Systems	\$ -	\$ -	\$ -	\$ -	N/A
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ -	Additional Littoral Shelf Plantings

**Currents Community Development District  
General Fund - Budget  
Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2022	Anticipated at 09/30/2023	FY 2024 Budget	Description of Line Item
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	Major Capital Restoration
Contingencies	\$ -	\$ -	\$ -	\$ -	
Contintencies - OVERALL	\$ -	\$ -	\$ -	\$ -	
Landscaping					
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	N/A
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
<b>Other Fees and Charges</b>					
Discounts/Collection Fees	\$ 3,415	\$ -	\$ -	\$ 3,479	Discounts to pay on-roll assessments early and other Fees by Collector and/or Appraiser
<b>Total Appropriations</b>	<b>\$ 171,690</b>	<b>\$ 32,563</b>	<b>\$ 131,942</b>	<b>\$ 174,879</b>	
<b>Fund Balances:</b>					
Change from Current Year Operations	\$ -	\$ 16,227	\$ 39,747	\$ -	Cash Over (short) at Fiscal Year End
<b>Fund Balance - Beginning</b>					
Extraordinary Capital/Operations	\$ 14,299		\$ 14,299	\$ 14,299	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 42,923		\$ 42,923	\$ 42,923	Required to meet Cash Needs until Assessments Rec'd.
<b>Total Fund Balance</b>	<b>\$ 57,222</b>		<b>\$ 96,969</b>	<b>\$ 57,222</b>	<b>Total Cash</b>

Assessment Rate - PHASE I					
Product Type	EAU Factor	Platted Units 7/1/2022	FY 2023	FY 2024	TOTAL REVENUE
Single Family 30' - 39'	0.65	82	\$ 116.88	\$ 119.05	\$9,761.78
Single Family 50' - 59'	0.85	83	\$ 152.84	\$ 155.68	\$12,921.09
Single Family 60' - 69'	1.00	81	\$ 179.81	\$ 183.15	\$14,834.98
Single Family 70' - 79'	1.10	31	\$ 197.79	\$ 201.46	\$6,245.34
Multi-Family	0.45	72	\$ 80.91	\$ 82.42	\$5,933.99
<b>Totals:</b>		<b>349</b>			<b>\$49,697.19</b>

**Currents Community Development District**  
**General Fund - Budget Vs Actual**  
**Fiscal Years 2019 - 2022**

Description	FY 2019		FY 2020		FY 2021			FY 2022		
	Proposed Budget	Actual - 9/1/2018-9/30/19	Proposed Budget	Actual - through 9/30/2020	Total Annual Budget- Approved	Actual - through 5/31/2021	Projected through 9/30/2021	Total Annual Budget- Approved	Actual - through 12/31/2021	Projected through 9/30/2022
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest										
Interest - General Checking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue										
Special Assessments - On-Roll	\$ -	\$ -	\$ -	\$ -	\$ 33,956	\$ 456	\$ 33,956	\$ 33,976	\$ 12	\$ 33,976
Special Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ 134,599	\$ 80,000	\$ 134,599	\$ 134,679	\$ 38,346	\$ 134,679
Developer Contribution	\$ -	\$ 9,352	\$ 113,555	\$ 109,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intragovernmental Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 9,352</b>	<b>\$ 113,555</b>	<b>\$ 109,175</b>	<b>\$ 168,555</b>	<b>\$ 80,456</b>	<b>\$ 168,555</b>	<b>\$ 168,655</b>	<b>\$ 38,358</b>	<b>\$ 168,655</b>
<b>Expenditures and Other Uses</b>										
Legislative										
Board of Supervisor's - Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Executive										
Professional Management	\$ -	\$ 2,111	\$ 40,000	\$ 42,000	\$ 40,000	\$ 26,667	\$ 40,000	\$ 40,000	\$ 10,000	\$ 40,000
Financial and Administrative										
Audit Services	\$ -	\$ -	\$ 4,500	\$ -	\$ 4,500	\$ 2,000	\$ 4,000	\$ 4,500	\$ -	\$ 4,500
Accounting Services	\$ -	\$ 211	\$ 16,000	\$ 8,667	\$ 16,000	\$ 16,000	\$ 24,000	\$ 16,000	\$ 6,000	\$ 16,000
Assessment Roll Services	\$ -	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ 10,000	\$ 24,000	\$ 8,000	\$ 3,750	\$ 8,000
Arbitrage Rebate Services	\$ -	\$ -	\$ 500	\$ -	\$ 500	\$ 250	\$ 500	\$ 500	\$ -	\$ 500
Other Contractual Services										
Legal Advertising	\$ -	\$ 6,048	\$ 5,000	\$ 4,683	\$ 5,000	\$ 707	\$ 2,000	\$ 2,000	\$ 700	\$ 2,000
Trustee Services	\$ -	\$ -	\$ 8,250	\$ -	\$ 8,250	\$ -	\$ 8,250	\$ 8,250	\$ -	\$ 8,250
Dissemination Agent Services	\$ -	\$ -	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ 500	\$ 1,000	\$ 500
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 546	\$ -
Bank Service Fees	\$ -	\$ 2	\$ 350	\$ 313	\$ 350	\$ 187	\$ 350	\$ 400	\$ 75	\$ 400
Communications & Freight Services										
Postage, Freight & Messenger	\$ -	\$ 31	\$ 750	\$ 253	\$ 750	\$ 213	\$ 450	\$ 500	\$ 54	\$ 500
Computer Services - Website Development	\$ -	\$ -	\$ 1,500	\$ 1,270	\$ 1,500	\$ -	\$ 500	\$ 1,500	\$ -	\$ 1,500
Insurance	\$ -	\$ -	\$ 5,200	\$ 5,000	\$ 5,200	\$ 5,251	\$ 5,251	\$ 5,500	\$ 5,435	\$ 5,435
Printing & Binding	\$ -	\$ 949	\$ 330	\$ 1,383	\$ 330	\$ 901	\$ 1,400	\$ 330	\$ 194	\$ 330
Subscription & Memberships	\$ -	\$ -	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services										
Legal - General Counsel	\$ -	\$ -	\$ 15,000	\$ 11,385	\$ 15,000	\$ 4,337	\$ 8,000	\$ 10,000	\$ 175	\$ 10,000
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ 18,301	\$ -	\$ 245	\$ 245	\$ -	\$ -	\$ -
Legal - Series 2020A Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,524	\$ 5,524	\$ -	\$ 605	\$ -
Legal - Series 2020B Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247	\$ 247	\$ -	\$ -	\$ -
Other General Government Services										
Engineering Services	\$ -	\$ -	\$ 7,500	\$ -	\$ 7,500	\$ -	\$ 4,000	\$ 5,000	\$ -	\$ 5,000
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Currents Community Development District**  
**General Fund - Budget Vs Actual**  
**Fiscal Years 2019 - 2022**

Description	FY 2019		FY 2020		FY 2021			FY 2022		
	Proposed Budget	Actual - 9/1/2018-9/30/19	Proposed Budget	Actual - through 9/30/2020	Total Annual Budget- Approved	Actual - through 5/31/2021	Projected through 9/30/2021	Total Annual Budget- Approved	Actual - through 12/31/2021	Projected through 9/30/2022
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Stormwater Management Services</b>										
Professional - Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 917	\$ 5,000	\$ 6,000	\$ 917	\$ 6,000
Field Operations										
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Services										
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance										
Lake System										
Aquatic Weed Control	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 2,870	TBD	\$ 50,000	\$ 2,870	\$ 50,000
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Slope Survey Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Preserve Services										
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay										
Aeration Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies - OVERALL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,500	\$ -	\$ 9,500
<b>Landscaping</b>										
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Reserves</b>										
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>										
Discounts/Collection Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total:</b>	\$ -	\$ 9,352	\$ 113,555	\$ 93,430	\$ 168,555	\$ 76,491	\$ 134,392	\$ 168,655	\$ 32,496	\$ 168,590
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ 9,352	\$ 113,555	\$ 93,430	\$ 168,555	\$ 76,491	\$ 134,392	\$ 168,655	\$ 32,496	\$ 168,590
Net Increase/ (Decrease)	\$ -	\$ -	\$ -	\$ 15,745	\$ -	\$ 3,965	\$ 34,163	\$ -	\$ 5,862	\$ 65

**Currents Community Development District**  
**Debt Service Fund - Series 2020 A-1 Bonds - Budget**  
**Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2022	Anticipated at 09/30/2023	FY 2024 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward (Capitalized Interest to 11/01/2021)</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 2	\$ 2	\$ -
Reserve Account	\$ -	\$ 4	\$ 8	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 701,123	\$ 128,338	\$ 701,123	\$ 701,123
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 701,123</b>	<b>\$ 128,344</b>	<b>\$ 701,133</b>	<b>\$ 701,123</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 220,000	\$ -	\$ 220,000	\$ 225,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 436,550	\$ 218,275	\$ 436,550	\$ 429,950
<b>Other Fees and Charges</b>				
Fees/Discounts for Early Payment	\$ 45,867	\$ -	\$ 45,867	\$ 45,867
<b>Total Expenditures and Other Uses</b>	<b>\$ 702,417</b>	<b>\$ 218,275</b>	<b>\$ 702,417</b>	<b>\$ 700,817</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ (89,931)	\$ (1,284)	\$ 306
<b>Fund Balance - Beginning</b>	\$ 547,615	\$ 547,615	\$ 547,615	\$ 546,331
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 457,683</b>	<b>\$ 546,331</b>	<b>\$ 546,637</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 327,600
Restricted for November 1, 2024	
Principal Due	\$ -
Interest Due	\$ 211,600
<b>Total - Restricted Fund Balance:</b>	<b>\$ 539,200</b>

Product Type	Number of Units	FY 2023 Rate	FY 2024 Rate
Single Family 30' - 39'	82	\$ 529.45	\$ 529.45
Single Family 50' - 59'	93	\$ 1,640.65	\$ 1,640.65
Single Family 60' - 69'	121	\$ 1,930.18	\$ 1,930.18
Single Family 70' - 79'	69	\$ 2,123.20	\$ 2,123.20
Multi-Family	144	\$ 868.58	\$ 868.58
<b>Total:</b>	<b>509</b>		



**Currents Community Development District  
Debt Service Fund - Series 2020 A-1 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)	Par Debt Outstanding
<b>Par Amount Issued:</b>		<b>\$ 11,460,000</b>	<b>Varies</b>			
11/1/2020				\$ 81,216.67		
5/1/2021	\$ -		3.000%	\$ 221,500.00	\$ 302,716.67	\$ 11,460,000
11/1/2021				\$ 221,500.00		
5/1/2022	\$ 215,000		3.000%	\$ 221,500.00	\$ 658,000.00	\$ 11,245,000
11/1/2022				\$ 218,275.00		
5/1/2023	\$ 220,000		3.000%	\$ 218,275.00	\$ 656,550.00	\$ 11,025,000
11/1/2023				\$ 214,975.00		
5/1/2024	\$ 225,000		3.000%	\$ 214,975.00	\$ 654,950.00	\$ 10,800,000
11/1/2024				\$ 211,600.00		
5/1/2025	\$ 235,000		3.500%	\$ 211,600.00	\$ 658,200.00	\$ 10,565,000
11/1/2025				\$ 208,075.00		
5/1/2026	\$ 240,000		3.500%	\$ 208,075.00	\$ 656,150.00	\$ 10,325,000
11/1/2026				\$ 203,875.00		
5/1/2027	\$ 250,000		3.500%	\$ 203,875.00	\$ 657,750.00	\$ 10,075,000
11/1/2027				\$ 199,500.00		
5/1/2028	\$ 260,000		3.500%	\$ 199,500.00	\$ 659,000.00	\$ 9,815,000
11/1/2028				\$ 194,950.00		
5/1/2029	\$ 265,000		3.500%	\$ 194,950.00	\$ 654,900.00	\$ 9,550,000
11/1/2029				\$ 190,312.50		
5/1/2030	\$ 275,000		4.000%	\$ 190,312.50	\$ 655,625.00	\$ 9,275,000
11/1/2030				\$ 185,500.00		
5/1/2031	\$ 290,000		4.000%	\$ 185,500.00	\$ 661,000.00	\$ 8,985,000
11/1/2031				\$ 179,700.00		
5/1/2032	\$ 300,000		4.000%	\$ 179,700.00	\$ 659,400.00	\$ 8,685,000
11/1/2032				\$ 173,700.00		
5/1/2033	\$ 310,000		4.000%	\$ 173,700.00	\$ 657,400.00	\$ 8,375,000
11/1/2033				\$ 167,500.00		
5/1/2034	\$ 325,000		4.000%	\$ 167,500.00	\$ 660,000.00	\$ 8,050,000
11/1/2034				\$ 161,000.00		
5/1/2035	\$ 335,000		4.000%	\$ 161,000.00	\$ 657,000.00	\$ 7,715,000
11/1/2035				\$ 154,300.00		
5/1/2036	\$ 350,000		4.000%	\$ 154,300.00	\$ 658,600.00	\$ 7,365,000
11/1/2036				\$ 147,300.00		
5/1/2037	\$ 365,000		4.000%	\$ 147,300.00	\$ 659,600.00	\$ 7,000,000
11/1/2037				\$ 140,000.00		
5/1/2038	\$ 380,000		4.000%	\$ 140,000.00	\$ 660,000.00	\$ 6,620,000
11/1/2038				\$ 132,400.00		
5/1/2039	\$ 395,000		4.000%	\$ 132,400.00	\$ 659,800.00	\$ 6,225,000
11/1/2039				\$ 124,500.00		
5/1/2040	\$ 410,000		4.000%	\$ 124,500.00	\$ 659,000.00	\$ 5,815,000
11/1/2040				\$ 116,300.00		
5/1/2041	\$ 430,000		4.000%	\$ 116,300.00	\$ 662,600.00	\$ 5,385,000
11/1/2041				\$ 107,700.00		
5/1/2042	\$ 445,000		4.000%	\$ 107,700.00	\$ 660,400.00	\$ 4,940,000
11/1/2042				\$ 98,800.00		
5/1/2043	\$ 465,000		4.000%	\$ 98,800.00	\$ 662,600.00	\$ 4,475,000
11/1/2043				\$ 89,500.00		
5/1/2044	\$ 485,000		4.000%	\$ 89,500.00	\$ 664,000.00	\$ 3,990,000
11/1/2044				\$ 79,800.00		
5/1/2045	\$ 505,000		4.000%	\$ 79,800.00	\$ 664,600.00	\$ 3,485,000
11/1/2045				\$ 69,700.00		

**Currents Community Development District  
Debt Service Fund - Series 2020 A-1 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)	Par Debt Outstanding
5/1/2046		\$ 525,000	4.000%	\$ 69,700.00	\$ 664,400.00	\$ 2,960,000
11/1/2046				\$ 59,200.00		
5/1/2047		\$ 545,000	4.000%	\$ 59,200.00	\$ 663,400.00	\$ 2,415,000
11/1/2047				\$ 48,300.00		
5/1/2048		\$ 570,000	4.000%	\$ 48,300.00	\$ 666,600.00	\$ 1,845,000
11/1/2048				\$ 36,900.00		
5/1/2049		\$ 590,000	4.000%	\$ 36,900.00	\$ 663,800.00	\$ 1,255,000
11/1/2049				\$ 25,100.00		
5/1/2050		\$ 615,000	4.000%	\$ 25,100.00	\$ 665,200.00	\$ 640,000
11/1/2050				\$ 12,800.00		
5/1/2051		\$ 640,000	4.000%	\$ 12,800.00	\$ 665,600.00	\$ -

**Currents Community Development District  
Debt Service Fund - Series 2020 A-2 Bonds - Budget  
Fiscal Year 2024**

Description	FY 2023 Adopted Budget	Actual at 12/31/2022	Anticipated at 09/30/2023	FY 2024 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ 0	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 6	\$ 6	\$ -
Capitalized Interest Account	\$ -	\$ 1	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll		\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ 606,475	\$ 281,661	\$ 584,906	\$ 606,475
Special Assessment - Prepayment	\$ -	\$ 448,148	\$ 448,148	\$ -
<b>Debt Proceeds</b>				
Series 2020 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 606,475</b>	<b>\$ 729,817</b>	<b>\$ 1,033,060</b>	<b>\$ 606,475</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -
Principal Debt Service - Early Redemptions	\$ -	\$ 490,000	\$ 540,000	\$ -
Interest Expense	\$ 606,475	\$ 281,669	\$ 584,906	\$ 606,475
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 606,475</b>	<b>\$ 771,669</b>	<b>\$ 1,124,906</b>	<b>\$ 606,475</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ (41,852)	\$ (91,846)	\$ -
<b>Fund Balance - Beginning</b>	\$ 1,044,747	\$ 1,044,747	\$ 1,044,747	\$ 952,901
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 1,002,894</b>	<b>\$ 952,901</b>	<b>\$ 952,901</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 650,675
Restricted for November 1, 2024	N/A
<b>Total - Restricted Fund Balance:</b>	<b>\$ 650,675</b>

Product Type	Number of Units	FY 2023 Rate	FY 2024 Rate
Single Family 30' - 39'	170	\$ 473.95	\$ 473.95
Single Family 50' - 59'	299	\$ 619.78	\$ 619.78
Single Family 60' - 69'	245	\$ 729.14	\$ 729.14
Single Family 70' - 79'	160	\$ 802.06	\$ 802.06
Multi-Family	376	\$ 328.12	\$ 328.12
<b>Total:</b>	<b>1,250</b>		

**Note:**

The 2020B Bonds are interest only Bonds - and being prepaid as lots are sold. The annual debt service will change as the Bonds are re-amortized quarterly from prepayments. As such, the amount due in Fiscal Year 2024 will be the interest expense due after each amortization, paid on November 1st, February 1st and May 1st.

**Currents Community Development District  
Debt Service Fund - Series 2020 A-2 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)
Par Amount Issued:		\$ 15,310,000	4.250%		
5/1/2022				\$ 303,237.50	\$ 628,575.00
11/1/2022				\$ 303,237.50	
5/1/2023	Schedule Updated as of 02/02/2023			\$ 261,481.25	\$ 564,718.75
11/1/2023				\$ 261,481.25	
5/1/2024				\$ 261,481.25	\$ 522,962.50
11/1/2024				\$ 261,481.25	
5/1/2025				\$ 261,481.25	\$ 522,962.50
11/1/2025				\$ 261,481.25	
5/1/2026				\$ 261,481.25	\$ 522,962.50
11/1/2026				\$ 261,481.25	
5/1/2027				\$ 261,481.25	\$ 522,962.50
11/1/2027				\$ 261,481.25	
5/1/2028				\$ 261,481.25	\$ 522,962.50
11/1/2028				\$ 261,481.25	
5/1/2029				\$ 261,481.25	\$ 522,962.50
11/1/2029				\$ 261,481.25	
5/1/2030				\$ 261,481.25	\$ 522,962.50
11/1/2030				\$ 261,481.25	
5/1/2031				\$ 261,481.25	\$ 522,962.50
11/1/2031				\$ 261,481.25	
5/1/2032				\$ 261,481.25	\$ 522,962.50
11/1/2032				\$ 261,481.25	
5/1/2033				\$ 261,481.25	\$ 522,962.50
11/1/2033				\$ 261,481.25	
5/1/2034				\$ 261,481.25	\$ 522,962.50
11/1/2034				\$ 261,481.25	
5/1/2035				\$ 261,481.25	\$ 522,962.50
11/1/2035				\$ 261,481.25	
5/1/2036				\$ 261,481.25	\$ 522,962.50
11/1/2036				\$ 261,481.25	
5/1/2037				\$ 261,481.25	\$ 522,962.50
11/1/2037				\$ 261,481.25	
5/1/2038				\$ 261,481.25	\$ 522,962.50
11/1/2038				\$ 261,481.25	
5/1/2039				\$ 261,481.25	\$ 522,962.50
11/1/2039				\$ 261,481.25	
5/1/2040				\$ 261,481.25	\$ 522,962.50
11/1/2040				\$ 261,481.25	
5/1/2041				\$ 261,481.25	\$ 522,962.50
11/1/2041		\$ 12,305,000	4.250%	\$ 261,481.25	

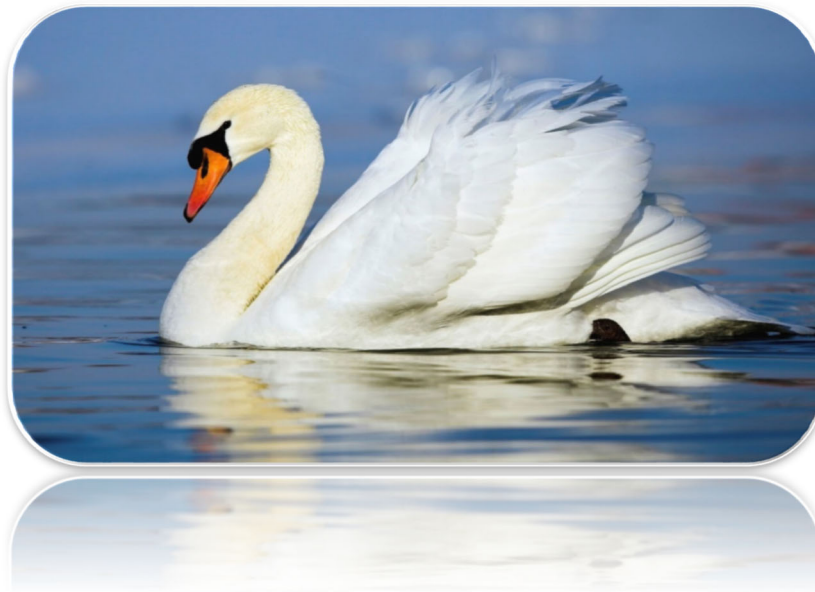
**Note**

1 -Par Outstanding - as of February 02, 2023

2 - Schedule updated as of February 02, 2023 - to the extent there are additional prepayments after February 02, 2023 the District will prepare revised amortization schedules, and off-roll assessments will be reduced based on revised interents due bondholders.

# **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

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## **SPECIAL ASSESSMENT METHODOLOGY FISCAL YEAR 2024 - GENERAL FUND**

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**PREPARED BY:**

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**SPECIAL ASSESSMENT METHODOLOGY**

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**1.0 PURPOSE**

This report is intended to introduce to the Currents Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2024, which begins on October 1, 2023 and ends on September 30, 2024.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to apportion the costs associated with the operations and maintenance expenditures benefiting properties on a fair and equitable apportionment. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

**2.0 BACKGROUND**

A Community Development District ("CDD,") is an independent unit of special purpose local government created and chartered by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. It may be established on the proposed property by ordinance and this SERC is related only to the petition to establish. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose, government unit, i.e., the County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as Currents. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the District.

### **3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY**

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

### **4.0 ASSESSMENT ALLOCATION STRUCTURE**

Special and peculiar benefits flow as a logical connection to the property from the operation and maintenance related services provided as a logical consequence to the property within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property.

### **5.0 ASSIGNMENT OF ASSESSMENTS**

The apportionment of benefit in such a methodology report is based on accepted practices for the fair and equitable apportionment of special benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2024 General Fund Budget is financial, administrative and operational in nature so the assessments should be based equally and ratably on an equivalent number of residential units assigned to



the property. It is hereby determined that the allocation of the assessments will be to the various product types planned for the development based on the following factors.

**6.0 ASSESSMENT ROLL**

As described above, the allocation associated with the District’s General Fund Activities are distributed across all assessable units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Collier County Property Appraiser’s office in May 2023 assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District.

**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
23896803443	62'	1	TAYLOR MORRISON OF FLORIDA INC	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 1	\$ 183.68
23896803469	62'	1	TAYLOR MORRISON OF FLORIDA INC	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 2	\$ 183.68
23896803485	62'	1	TAYLOR MORRISON OF FLORIDA INC	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 3	\$ 183.68
23896803508	62'	1	BARBER, KEVIN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 4	\$ 183.68
23896803524	52'	1	KIEDINGER, AMY L	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 5	\$ 156.13
23896803540	52'	1	TAYLOR MORRISON OF FLORIDA INC	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 6	\$ 156.13
23896803566	62'	1	PAPE, STACEY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 7	\$ 183.68
23896803582	62'	1	BARBER, KEVIN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 8	\$ 183.68
23896803605	76'	1	H ANN SIEGEL 2021 FAMILY TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 9	\$ 202.05
23896803621	52'	1	WHEATON, MARY LYNN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 10	\$ 156.13
23896803647	52'	1	KANAREFF, KEWIN & RITA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 11	\$ 156.13
23896803663	52'	1	GILGORE, GARY S & BETH E	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 12	\$ 156.13
23896803689	52'	1	SIMMONS, RICHARD A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 13	\$ 156.13
23896803702	52'	1	LUDWIG, WAYNE RILEY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 14	\$ 156.13
23896803728	52'	1	MCGINNISS, MICHAEL F	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 15	\$ 156.13
23896803744	52'	1	DAMON, ROBERT & JOYCE A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 16	\$ 156.13
23896803760	52'	1	SANTOS, DANIEL NUNO	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 17	\$ 156.13
23896803786	52'	1	STELLACCIO, FRANK	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 18	\$ 156.13
23896803809	52'	1	ELLIOTT, PAUL D & MARY TAMARA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 19	\$ 156.13
23896803825	52'	1	NEMESIS PARTNERS LLC	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 20	\$ 156.13
23896803841	52'	1	VASILAKOS, JOHN & VICKI	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 21	\$ 156.13
23896803867	52'	1	SALVUCCI JR, ANDREW C	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 22	\$ 156.13
23896803883	52'	1	TAYLOR, JOHN M & MELINDA SUE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 23	\$ 156.13
23896803906	52'	1	MARINELLI, HAZEL VIRGINIA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 24	\$ 156.13
23896803922	52'	1	KNEESSY, LORI ANN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 25	\$ 156.13
23896803948	TWIN VILLA	1	PYNE GUTMANN, MILDRED	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 26	\$ 119.39
23896803964	TWIN VILLA	1	WORTHINGTON, MARGARET DARLENE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 27	\$ 119.39

**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
23896803980	TWIN VILLA	1	GONCALVES, DARLENE GRACE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 28	\$ 119.39
23896804002	TWIN VILLA	1	TURNER, MATHEW	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 29	\$ 119.39
23896804028	TWIN VILLA	1	VENDITUOLI, MICHAEL T & DINA M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 30	\$ 119.39
23896804044	TWIN VILLA	1	CARPENTIER, ROBERT B & JENNY S	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 31	\$ 119.39
23896804060	TWIN VILLA	1	GESUALDI, EZEQUIEL & LAURIE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 32	\$ 119.39
23896804086	TWIN VILLA	1	SUSSMAN, HOWARD M & KAREN S	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 33	\$ 119.39
23896804109	TWIN VILLA	1	LOONIE, JAMES M & CARLA J	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 34	\$ 119.39
23896804125	TWIN VILLA	1	PAFIAS, RISTO P & LINDA J	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 35	\$ 119.39
23896804141	TWIN VILLA	1	MELOCHE, JAMES ROBERT	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 36	\$ 119.39
23896804167	TWIN VILLA	1	PEARSE, THERESA ANN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 37	\$ 119.39
23896804183	TWIN VILLA	1	ZALEWSKI, KENNETH EDWARD	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 38	\$ 119.39
23896804206	TWIN VILLA	1	MARQUES, FERNANDO	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 39	\$ 119.39
23896804222	TWIN VILLA	1	MUSGRAVE, LYNN MAUREEN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 40	\$ 119.39
23896804248	TWIN VILLA	1	LANCE, DAWN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 41	\$ 119.39
23896804264	TWIN VILLA	1	1439 VINTAGE LN LLC	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 42	\$ 119.39
23896804280	TWIN VILLA	1	ANDREASSEN, NANCY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 43	\$ 119.39
23896804303	TWIN VILLA	1	HULME LIVING TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 44	\$ 119.39
23896804329	TWIN VILLA	1	CAPALDO, SALVATORE & PAULA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 45	\$ 119.39
23896804345	TWIN VILLA	1	GUENTHER, DONALD W & VALENTINA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 46	\$ 119.39
23896804361	TWIN VILLA	1	PUENTE, MANUEL	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 47	\$ 119.39
23896804387	TWIN VILLA	1	MARTORANO, MATTHEW S & LINDA K	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 48	\$ 119.39
23896804400	TWIN VILLA	1	KEARNS, ROBERT S & PATRICIA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 49	\$ 119.39
23896804426	TWIN VILLA	1	SHIVELY, STACIE B & RANDALL K	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 50	\$ 119.39
23896804442	TWIN VILLA	1	WEBER, STEVEN H	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 51	\$ 119.39
23896804468	TWIN VILLA	1	AMADORI, DAVID J & BARBARA A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 52	\$ 119.39
23896804484	TWIN VILLA	1	RUSSO, JOSEPH D & JOHANNA M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 53	\$ 119.39
23896804507	TWIN VILLA	1	BASMA PROPERTY GROUP LLC	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 54	\$ 119.39

**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
23896804523	TWIN VILLA	1	SMITH JR, GEORGE OLIVER	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 55	\$ 119.39
23896804549	TWIN VILLA	1	CORR JR, ROBERT J	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 56	\$ 119.39
23896804565	TWIN VILLA	1	OLIVER, CAROL ANN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 57	\$ 119.39
23896804581	TWIN VILLA	1	POLIZZI, ANTHONY & SARINA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 58	\$ 119.39
23896804604	TWIN VILLA	1	CASIMANO, PHILIP GERARD	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 59	\$ 119.39
23896804620	TWIN VILLA	1	TWITTY, ALLAN J & DOMINICA R	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 60	\$ 119.39
23896804646	TWIN VILLA	1	SINGH, GURMEET	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 61	\$ 119.39
23896804662	TWIN VILLA	1	HARRISON JR, RICHARD W	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 62	\$ 119.39
23896804688	TWIN VILLA	1	WHITE, TIMOTHY SHAWN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 63	\$ 119.39
23896804701	TWIN VILLA	1	SINGH, SATENDRA P & TANU	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 64	\$ 119.39
23896804727	TWIN VILLA	1	ROSE, ROBERT JOHN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 65	\$ 119.39
23896804743	TWIN VILLA	1	IMLACH, KENNETH WAYNE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 66	\$ 119.39
23896804769	TWIN VILLA	1	NEMES, DANIEL J-& ANNE M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 67	\$ 119.39
23896804785	TWIN VILLA	1	KORHAN, JEFFREY J & LESLIE N	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 68	\$ 119.39
23896804808	TWIN VILLA	1	ORDAHI, THOMAS ALAN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 69	\$ 119.39
23896804824	52'	1	FELLERHOFF, WILLIAM J	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 70	\$ 156.13
23896804840	52'	1	TESTERMAN, GREGG L & CHERYL	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 71	\$ 156.13
23896804866	52'	1	SINCLAIR JR, JOSEPH W	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 72	\$ 156.13
23896804882	52'	1	ANTONIO, BENJAMIN & SUSAN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 73	\$ 156.13
23896804905	52'	1	CAPALDO, SALVATORE & PAULA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 74	\$ 156.13
23896804921	52'	1	CASEY, WALTER J	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 75	\$ 156.13
23896804947	52'	1	RANDALL, KARL BRANDT	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 76	\$ 156.13
23896804963	52'	1	STEPHEN AND ERIN GLICKMAN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 77	\$ 156.13
23896804989	52'	1	KONOPKA, MICHAEL	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 78	\$ 156.13
23896805001	52'	1	MATTEO, THOMAS & JULIE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 79	\$ 156.13
23896805027	52'	1	COX, GRANT LEE & JENNIFER LYN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 80	\$ 156.13
23896805043	52'	1	BERNTH, THOMAS GERARD	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 81	\$ 156.13

**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
23896805069	52'	1	TURNBULL, WILLIAM J & LISA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 82	\$ 156.13
23896805085	52'	1	BLACK DOG REVOCABLE TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 83	\$ 156.13
23896805108	52'	1	DEMER, DAVID A & CHRISTINE A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 84	\$ 156.13
23896805124	52'	1	LAUBACH, BRADLEY J & KATHRYN J	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 85	\$ 156.13
23896805140	52'	1	WEINSTEIN, ERIC & DEIRDRE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 86	\$ 156.13
23896805166	52'	1	G & M KEEN LIVING TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 87	\$ 156.13
23896805182	52'	1	HOHMANN JR, HOWARD EDWARD	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 88	\$ 156.13
23896805205	52'	1	SHTAYYEH, MUAWIYA & HANADI	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 89	\$ 156.13
23896805221	52'	1	EGAN, JOHN & DONNA M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 90	\$ 156.13
23896805247	52'	1	BURNS-RILOFF, CATHERINE M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 91	\$ 156.13
23896805263	52'	1	SEGUIN, SHERYL KAY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 92	\$ 156.13
23896805289	52'	1	CRENSHAW, TAMERA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 93	\$ 156.13
23896805302	52'	1	JONES, LURA L	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 94	\$ 156.13
23896805328	52'	1	MILLER FAMILY TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 95	\$ 156.13
23896805344	52'	1	K1K2 REVOCABLE TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 96	\$ 156.13
23896805360	52'	1	ALBERTELLI, ROBERT ANTHONY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 97	\$ 156.13
23896805386	52'	1	BENKOVIC, JAMES	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 98	\$ 156.13
23896805409	52'	1	AUTEY, DANIEL G & LISA A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 99	\$ 156.13
23896805425	52'	1	DONNESON, JOYCE L	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 100	\$ 156.13
23896805441	76'	1	IANNUCI, DONNA & NICHOLAS	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 101	\$ 202.05
23896805467	76'	1	MERRILL, KAREN L	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 102	\$ 202.05
23896805483	76'	1	KIM C SELL 2011 REV TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 103	\$ 202.05
23896805506	76'	1	BARRETT, TORREY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 104	\$ 202.05
23896805522	76'	1	GONCALVES, CANDIDO & LAURINDA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 105	\$ 202.05
23896805548	76'	1	KIREILIS, THOMAS V & ALTHEA A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 106	\$ 202.05
23896805564	62'	1	BLOCK, RICHARD A & HEATHER S	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 107	\$ 183.68
23896805580	62'	1	GRIECO, ANTHONY G	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 108	\$ 183.68

**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
23896805603	62'	1	ABBATIELLO, THOMAS & BARBARA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 109	\$ 183.68
23896805629	62'	1	FERRY, LINDA JEAN SACCO	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 110	\$ 183.68
23896805645	62'	1	CLARK, MONICA T & DEVIN R	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 111	\$ 183.68
23896805661	62'	1	DIGRAZIO, KEITH & CHRISTINE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 112	\$ 183.68
23896805687	62'	1	BISHOP, MARK GREGORY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 113	\$ 183.68
23896805700	62'	1	MCEVILY, JEROME & SUSAN ANNE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 114	\$ 183.68
23896805726	62'	1	MEGLIO, JEAN- PAUL & CHRISTY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 115	\$ 183.68
23896805742	62'	1	SPARKS, LELAN D JOHN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 116	\$ 183.68
23896805768	62'	1	BURKE, JOHN J & DENISE A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 117	\$ 183.68
23896805784	62'	1	SHULER, JOHN R & VIVIAN C	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 118	\$ 183.68
23896805807	62'	1	HANNAY JR, EUGENE B & LORI	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 119	\$ 183.68
23896805823	62'	1	SUTTON, MARTYN JOHN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 120	\$ 183.68
23896805849	62'	1	FEIT JR, ROBERT S & MARY A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 121	\$ 183.68
23896805865	62'	1	REIMAN, ROBERT K & SHARON L	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 122	\$ 183.68
23896805881	62'	1	SHAPIRO, FRED S	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 123	\$ 183.68
23896805904	62'	1	COLI, ROBERT A & LYNN M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 124	\$ 183.68
23896805920	62'	1	MIKHAIL, SAMIR & SOHEIR	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 125	\$ 183.68
23896805946	62'	1	IVAN, ELEMER	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 126	\$ 183.68
23896805962	62'	1	NEMEC, MICHAEL BUCK	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 127	\$ 183.68
23896805988	62'	1	MARKCOONS, LINDA & PAUL	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 128	\$ 183.68
23896806000	62'	1	MOWERY, JEFFREY & MARY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 129	\$ 183.68
23896806026	62'	1	FRYMAN, WENDELIN ANN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 130	\$ 183.68
23896806042	62'	1	O'REILLY, THOMAS	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 131	\$ 183.68
23896806068	62'	1	REHM HOBART REV TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 132	\$ 183.68
23896806084	62'	1	IORIO, MARK F & MARY HELEN A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 133	\$ 183.68
23896806107	62'	1	AGOS, JOHN & PATRICIA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 134	\$ 183.68
23896806123	62'	1	CONYNGHAM, MICHAEL JOSEPH	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 135	\$ 183.68

**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
23896806149	62'	1	GITLIN, MICHAEL & MARY JANET	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 136	\$ 183.68
23896806165	62'	1	DEWAN FAMILY TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 137	\$ 183.68
23896806181	76'	1	OBRIEN, THOMAS G & CAROLE A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 138	\$ 202.05
23896806204	76'	1	GIELAROWSKI, STEPHEN J	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 139	\$ 202.05
23896806220	76'	1	KRUSE, TORSTEN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 140	\$ 202.05
23896806246	76'	1	PIROLI, JANET & ROBERT JOSEPH	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 141	\$ 202.05
23896806262	76'	1	WIEGE, ROBERT DALE & LYNN A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 142	\$ 202.05
23896806288	76'	1	CURRAN, SCOTT C & LUCY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 143	\$ 202.05
23896806301	76'	1	DOAK, DONALD	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 144	\$ 202.05
23896806327	76'	1	LOFTY, JACOB H & MARIA F	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 145	\$ 202.05
23896806343	76'	1	MORIN, MARYANN G & MARCO A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 146	\$ 202.05
23896806369	76'	1	MOORE, DEREK A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 147	\$ 202.05
23896806385	76'	1	YIP SOOHOO, WANDA Y	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 148	\$ 202.05
23896806408	76'	1	PATEL, PIUSHBHAI J & KIRTI P	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 149	\$ 202.05
23896806424	76'	1	ZOLLO, CHRISTOPHER M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 150	\$ 202.05
23896806440	76'	1	STRAIN, DOUGLAS GENE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 151	\$ 202.05
23896806466	76'	1	ANASENES, ANTHONY L & BARBARA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 152	\$ 202.05
23896806482	76'	1	GANIM, CHARLES J	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 153	\$ 202.05
23896806505	76'	1	KELLERMAN III, EDWARD A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 154	\$ 202.05
23896806521	76'	1	OLSON, JOSEPH RAYMOND	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 155	\$ 202.05
23896806547	76'	1	NIMKAR FAMILY LTD PARTNERSHIP	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 156	\$ 202.05
23896806563	76'	1	RBWS LLC	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 157	\$ 202.05
23896806589	76'	1	TINTERA, STEVEN P & DEBORAH L	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 158	\$ 202.05
23896806602	76'	1	LEE, RICHARD RAYMOND & DENISE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 159	\$ 202.05
23896806628	76'	1	CROVO, JONATHON CLEMENT	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 160	\$ 202.05
23896806644	76'	1	TONI L ZINGALES TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 161	\$ 202.05
23896806660	62'	1	UMBRA, BENNY & ANDREA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 162	\$ 183.68

**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
23896806686	62'	1	COSTABILE, LUIGI & JENNIFER	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 163	\$ 183.68
23896806709	62'	1	ROSENTHAL, SCOTT & ROBIN L	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 164	\$ 183.68
23896806725	62'	1	GERRARD, FIONA-LEE ROSINA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 165	\$ 183.68
23896806741	62'	1	ASSENNATO, MARIA DE L A MAZZA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 166	\$ 183.68
23896806767	62'	1	ADDISON, PAMELA GAYE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 167	\$ 183.68
23896806783	62'	1	GEIER, DANIEL JAY & BRENDA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 168	\$ 183.68
23896806806	62'	1	MOLINARO JR, PIETRO & AMY S	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 169	\$ 183.68
23896806822	62'	1	GIURA, MARIO & CATHERINE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 170	\$ 183.68
23896806848	62'	1	BUGAI, BRADLEY P & LYNNE M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 171	\$ 183.68
23896806864	62'	1	OPALACZ, MARK P & SHARON M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 172	\$ 183.68
23896806880	62'	1	RULI, ENIS	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 173	\$ 183.68
23896806903	62'	1	KOHLI, SUNNY	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 174	\$ 183.68
23896806929	62'	1	DONITHAN, KINCH & JAMI	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 175	\$ 183.68
23896806945	62'	1	BARATTO, JOSEPH	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 176	\$ 183.68
23896806961	62'	1	DESIMONE, VINCENT & SONIA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 177	\$ 183.68
23896806987	62'	1	JOI TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 178	\$ 183.68
23896807009	62'	1	CHESTER JAY CHESSLO TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 179	\$ 183.68
23896807025	62'	1	DWYER, ANDREW ERIN & WANDA C	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 180	\$ 183.68
23896807041	62'	1	MARKOVICAN, JOSIF & VIORIKA	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 181	\$ 183.68
23896807067	62'	1	GRIFFIN III, JOHN A	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 182	\$ 183.68
23896807083	62'	1	LE TRE SORELLE NAPLES CORP	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 183	\$ 183.68
23896807106	62'	1	HICKS, KATHY ANN	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 184	\$ 183.68
23896807122	62'	1	BAIO, GERARD J	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 185	\$ 183.68
23896807148	62'	1	MADISON, MORTON JAMES	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 186	\$ 183.68
23896807164	62'	1	RITORNARO, JOSEPH & JULIE	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 187	\$ 183.68
23896807180	62'	1	JANIS, TIMOTHY S & SHANNON M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 188	\$ 183.68
23896807203	62'	1	BREWSTER II, JAMES M	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 189	\$ 183.68



**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
23896807229	62'	1	DAIRMAN, ENID GAIL	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 190	\$ 183.68
23896807245	62'	1	GREGORY W MARRA REV LIV TRUST	BELLA TESORO AN ESPLANADE COMMUNITY PH 1 LOT 191	\$ 183.68
26152000026	MF	1	MOSKOWITZ, MICHAEL G & MARY A	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000042	MF	1	BRUCE S DEJONG DECL OF TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000068	MF	1	103 ZENO WAY LLC	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000084	MF	1	SUNNY NAPLES NOMINEE TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000107	MF	1	AKKA ZENO LLC	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000123	MF	1	DAY, KATRINA LYNN	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000149	MF	1	MONDI, JAMES & MICHELLE	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000165	MF	1	3831 SANDBAR LLC	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000181	MF	1	LANNING, DAVID ALLEN	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000204	MF	1	CALVERT EST, JUDITH ANN	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000220	MF	1	GILOT-DOWD, KRISTEN M	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000246	MF	1	BREMNER, JOHN & LORRAINE	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000262	MF	1	DAVID POLLANS REV TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000288	MF	1	STROHOEFER, KELSEY K	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000301	MF	1	ANDREWS, GLENDA RAE	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000327	MF	1	PINTO, VITOR & ANA I	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000343	MF	1	DIANE C STONE TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000369	MF	1	LUGO, CESAR	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000385	MF	1	BRUSTEIN FAMILY REV TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000408	MF	1	ROHRS, PETER D & LAUREL S	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000424	MF	1	RAUCH, CHERYL A	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000440	MF	1	SUTTON, MICHAEL E & SHANNA L	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000466	MF	1	SANCHEZ, HARRY J & VANDA	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000482	MF	1	MCGREGOR, BRYAN & MARIYA	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000505	MF	1	KOESTERS, DALE J & DEBORAH Y	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66

**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
26152000521	MF	1	BRUNO PONTECORVO REV TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000547	MF	1	WALLACE, MARC A & HILDA DENISE	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000563	MF	1	RENDICION LLC	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000589	MF	1	YOVANOVIC, CHRISTOPHER	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000602	MF	1	GRACI, JOSEPH & PAULETTE	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000628	MF	1	ZENO WAY LLC	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000644	MF	1	CONWAY III, JOHN H & LYNNE M	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000660	MF	1	RIVIERE, GEORGE W & SUSAN M	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000686	MF	1	YONG HYO & CHUNG SOON CHO	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000709	MF	1	PAIST FAMILY TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000725	MF	1	CORR, SHARON A	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000741	MF	1	BARTON, EUGENE J	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000767	MF	1	GANGI, JOHN JOSEPH	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000783	MF	1	HARLAN, MICHAEL S	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000806	MF	1	MAIDA, ERIC F & LAURA F	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000822	MF	1	BUCARO, CHRISTOPHER BM	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000848	MF	1	NAGEL, WILMER DALE & GAIL M	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000864	MF	1	LANGFORD FAMILY LIVING TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000880	MF	1	PINNEY, RICHARD L & NANCY A	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000903	MF	1	SUSAN CAMMARANO LIV TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000929	MF	1	JENNINGS, JAMES ROBERT	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000945	MF	1	ROSE, TERI L & GRANT E	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000961	MF	1	TSE, JACKSON & SU YEN	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152000987	MF	1	DUPREY, JON PIERRE	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001009	MF	1	JUKE BOX AT 16 TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001025	MF	1	WHITTEN, BARBARA M	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001041	MF	1	FINE, JASON SETH	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66

**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
26152001067	MF	1	SIGAKIS, MICHELLE & MATTHEW JG	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001083	MF	1	CORSELLO, JOHN ANTHONY	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001106	MF	1	CURTIS L & MARNIE A	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001122	MF	1	PIATCHEK, MICHAEL & LAURA	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001148	MF	1	175 BROADWAY LTD	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001164	MF	1	OCONNELL, TIMOTHY G & LAURA M	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001180	MF	1	PINENO, RUTH ANN	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001203	MF	1	BIALOW, TODD & STACEY	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001229	MF	1	SHB3 LLC	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001245	MF	1	CHRISTIAN, ROBERT LYLE	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001261	MF	1	THUL, CINDY M & DAVID JOSEPH	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001287	MF	1	CAMMARANO & CAMMARANO LLC	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001300	MF	1	J MENDEZ & J VELEZ FAMILY	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001326	MF	1	BARTON, ANNE M	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001342	MF	1	GINTER, KAREN MARIE	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001368	MF	1	COMPITO, JOSEPHINE	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001384	MF	1	SHEILA ANN JOAQUIM R/L TRUST	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001407	MF	1	BEALE, KIMBERLY R	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001423	MF	1	MARTIN, JONATHAN WILLIAM	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
26152001449	MF	1	EVANS, SHAWN ROBERT	COACH HOMES ON ZENO AT ESPLANADE BY THE ISLANDS	\$ 82.66
31346010804	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 192	\$ 156.13
31346010820	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 193	\$ 156.13
31346010846	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 194	\$ 156.13
31346010862	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 195	\$ 156.13
31346010888	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 196	\$ 156.13
31346010901	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 197	\$ 156.13
31346010927	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 198	\$ 156.13

**Currents Community Development District  
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**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
31346010943	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 199	\$ 156.13
31346010969	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 200	\$ 156.13
31346010985	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 201	\$ 156.13
31346011007	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 202	\$ 156.13
31346011023	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 203	\$ 156.13
31346011049	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 204	\$ 156.13
31346011065	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 205	\$ 156.13
31346011081	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 206	\$ 156.13
31346011104	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 207	\$ 156.13
31346011120	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 208	\$ 156.13
31346011146	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 209	\$ 156.13
31346011162	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 210	\$ 156.13
31346011188	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 211	\$ 156.13
31346011201	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 212	\$ 156.13
31346011227	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 213	\$ 156.13
31346011243	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 214	\$ 156.13
31346011269	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 215	\$ 119.39
31346011285	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 216	\$ 119.39
31346011308	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 217	\$ 119.39
31346011324	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 218	\$ 119.39
31346011340	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 219	\$ 119.39
31346011366	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 220	\$ 119.39
31346011382	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 221	\$ 119.39
31346011405	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 222	\$ 119.39
31346011421	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 223	\$ 119.39
31346011447	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 224	\$ 119.39
31346011463	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 225	\$ 119.39

**Currents Community Development District  
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**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
31346011489	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 226	\$ 119.39
31346011502	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 227	\$ 119.39
31346011528	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 228	\$ 119.39
31346011544	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 229	\$ 119.39
31346011560	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 230	\$ 119.39
31346011586	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 231	\$ 119.39
31346011609	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 232	\$ 119.39
31346011625	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 233	\$ 119.39
31346011641	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 234	\$ 119.39
31346011667	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 235	\$ 119.39
31346011683	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 236	\$ 119.39
31346011706	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 237	\$ 119.39
31346011722	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 238	\$ 119.39
31346011748	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 239	\$ 119.39
31346011764	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 240	\$ 119.39
31346011780	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 241	\$ 119.39
31346011803	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 242	\$ 119.39
31346011829	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 243	\$ 119.39
31346011845	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 244	\$ 119.39
31346011861	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 245	\$ 119.39
31346011887	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 246	\$ 119.39
31346011900	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 247	\$ 119.39
31346011926	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 248	\$ 119.39
31346011942	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 249	\$ 119.39
31346011968	TWIN VILLA	1	SCACCIA, FRANK & JACQUELINE P	ESPLANADE BY THE ISLANDS PH2 LOT 250	\$ 119.39
31346011984	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 251	\$ 119.39
31346012006	TWIN VILLA	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 252	\$ 119.39

**Currents Community Development District  
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**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
31346012022	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 253	\$ 202.05
31346012048	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 254	\$ 202.05
31346012064	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 255	\$ 202.05
31346012080	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 256	\$ 202.05
31346012103	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 257	\$ 202.05
31346012129	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 258	\$ 202.05
31346012145	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 259	\$ 202.05
31346012161	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 260	\$ 202.05
31346012187	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 261	\$ 202.05
31346012200	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 262	\$ 202.05
31346012226	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 263	\$ 202.05
31346012242	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 264	\$ 202.05
31346012268	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 265	\$ 202.05
31346012284	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 266	\$ 202.05
31346012307	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 267	\$ 202.05
31346012323	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 268	\$ 202.05
31346012349	76'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 269	\$ 202.05
31346012365	62'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 270	\$ 183.68
31346012381	62'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 271	\$ 183.68
31346012404	62'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 272	\$ 183.68
31346012420	62'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 273	\$ 183.68
31346012446	62'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 274	\$ 183.68
31346012462	62'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 275	\$ 183.68
31346012488	62'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 276	\$ 183.68
31346012501	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 277	\$ 156.13
31346012527	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 278	\$ 156.13
31346012543	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 279	\$ 156.13

**Currents Community Development District  
Assessment Roll - Fiscal Year 2024**

**Table 1**

Folio	Type	Units	Owner	Legal Description	O&M
31346013021	UNPLATTED MF	40	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS LUCERNA STREET TRACT C3	\$ 3,306.31
31346013128	UNPLATTED MF	32	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS LUCERNA STREET TRACT C4	\$ 2,645.05
31346014127	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 280	\$ 156.13
31346014143	52'	1	TAYLOR MORRISON OF FLA INC	ESPLANADE BY THE ISLANDS PH2 LOT 281	\$ 156.13
<b>TOTAL</b>		<b>425</b>			<b>\$ 57,006.25</b>

**RESOLUTION 2023-9**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

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

**WHEREAS**, in accordance with the provisions of Chapter 189.417, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

**WHEREAS**, in accordance with the above referenced statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

**SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.**

a. **The Fiscal Year 2024 schedule is as follows:**

October 10, 2023	November 14, 2023
December 12, 2023	January 9, 2024
February 13, 2024	March 12, 2024
April 9, 2024	May 14, 2024
June 11, 2024	July 9, 2024
August 13, 2024	September 10, 2024

b. **Time: 3:30 P.M.** (Eastern Standard Time)

c. **Location: Coleman, Yovanovich & Koester  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103**



**RESOLUTION 2023-9**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS.** The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

**SECTION 3. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Currents Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the Currents Community Development District, Collier County, Florida, this 11th day of July 2023.

**ATTEST:**

**CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles Cook, Chairperson

**RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE FILING OF A PETITION WITH THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA FOR A MODIFICATION OF THE DISTRICT'S BOUNDARIES AND THE JURISDICTION OF THE DISTRICT THROUGH CONTRACTION; PROVIDING FOR CERTAIN REQUIREMENTS IMPLEMENTING SECTION 190.046(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Currents Community Development District (the "**District**") is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by Ordinance No. 2019-14 adopted by the Board of County Commissioners of Collier County, Florida, on June 25, 2019, which Ordinance became effective on June 27, 2019; and

**WHEREAS**, the District is in legal existence and in good standing; and

**WHEREAS**, Taylor Morrison of Florida, Inc., a Florida corporation (the "**Developer**") and its affiliates are presently developing the real property within the District; and

**WHEREAS**, the Developer has approached the Board of Supervisors of the District (the "**Board**") and requested that the District file a petition with the Board of County Commissioners of Collier County, Florida to amend the District's boundaries (the "**Petition**") to remove certain lands currently located within the District as generally depicted on **Exhibit "A"** attached hereto and made a part hereof; and

**WHEREAS**, the modification of the external boundaries and jurisdiction of the District through contraction will provide better service to the landowners, both existing and future, and ultimately the residents and citizens of the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides a mechanism by which the land area and jurisdiction of the District may be modified by contraction; and

**WHEREAS**, the District desires to authorize the District Manager, District Counsel and District Engineer to petition the Board of County Commissioners of Collier County, Florida to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which includes the preparation of the Petition to the Board of County Commissioners of Collier County, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained within the foregoing recitals of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. PETITION.** The District hereby authorizes the preparation and filing of a Petition with the Board of County Commissioners of Collier County, Florida for a modification of the external boundaries

**RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE FILING OF A PETITION WITH THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA FOR A MODIFICATION OF THE DISTRICT'S BOUNDARIES AND THE JURISDICTION OF THE DISTRICT THROUGH CONTRACTION; PROVIDING FOR CERTAIN REQUIREMENTS IMPLEMENTING SECTION 190.046(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

and jurisdiction of the District through contraction under Section 190.046(1), Florida Statutes to amend the boundaries generally as depicted on **Exhibit "A"** attached hereto and made a part hereof. The District Manager, District Counsel and District Engineer are authorized in the filing and pursuit of such Petition. The District's staff are authorized to take all steps necessary to effectuate the intent of this Resolution, including, without limitation, such work to assist the pursuit of the Petition to the Board of County Commissioners of Collier County, Florida, preparation of necessary Petition attachments, and paying appropriate filing fees.

**SECTION 3. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 4. CONFLICTS.** All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board.

*{Remainder of page intentionally left blank. Signatures appear on following page.}*

**RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE FILING OF A PETITION WITH THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA FOR A MODIFICATION OF THE DISTRICT'S BOUNDARIES AND THE JURISDICTION OF THE DISTRICT THROUGH CONTRACTION; PROVIDING FOR CERTAIN REQUIREMENTS IMPLEMENTING SECTION 190.046(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of Currents Community Development District this 11<sup>th</sup> day of July 2023.

**ATTEST:**

**CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles Cook, Chairperson

**Exhibit A:** Depiction of District's Boundary Amendment

**RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE FILING OF A PETITION WITH THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA FOR A MODIFICATION OF THE DISTRICT'S BOUNDARIES AND THE JURISDICTION OF THE DISTRICT THROUGH CONTRACTION; PROVIDING FOR CERTAIN REQUIREMENTS IMPLEMENTING SECTION 190.046(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**EXHIBIT "A"**

**DEPICTION OF DISTRICT'S BOUNDARY AMENDMENT**

**INSERT DEPICTION OF  
DISTRICT'S  
BOUNDARY  
AMENDMENT HERE**

## **BOUNDARY AMENDMENT FUNDING AND DEBT ASSESSMENT PAYOFF AGREEMENT**

**THIS BOUNDARY AMENDMENT FUNDING AND DEBT ASSESSMENT PAYOFF AGREEMENT** (this "**Agreement**") is made and entered into this 11th day of July, 2023, by and between **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**"), and **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (the "**Developer**").

**WHEREAS**, the District is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes, by the Board of County Commissioners of Collier County, Florida; and

**WHEREAS**, pursuant to Chapter 190, Florida Statutes, the District is authorized to construct, acquire, and maintain infrastructure improvements and services, including but not limited to roadways, stormwater management facilities, utilities, security facilities, and other public infrastructure; and

**WHEREAS**, the District currently provides public infrastructure systems, facilities, and services to the real property within the District, and

**WHEREAS**, the Developer and its affiliates presently are developing the real property within the District; and

**WHEREAS**, the Developer has approached the District and requested that the District's boundaries be amended pursuant to Section 190.046, Florida Statutes to remove certain lands currently located within the District as generally depicted on **Exhibit "A"** attached hereto and made a part hereof (the "**Boundary Amendment**"); and

**WHEREAS**, the Boundary Amendment proposed by the Developer is within the amendment size restrictions contained within Section 190.046(1), Florida Statutes; and

**WHEREAS**, the District has authorized the pursuit of the Boundary Amendment pursuant to Resolution No. 2023-11; and

**WHEREAS**, the Developer, in conjunction with the District, agrees to pursue the Boundary Amendment in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition acceptable to and approved by the Board of Supervisors (the "**Board**") of the District to the Board of County Commissioners of Collier County, Florida and such other actions as are necessary in furtherance of the Boundary Amendment process; and

**WHEREAS**, the District has authorized District staff and consultants, including but not limited to legal, engineering, and managerial staff, to provide such services as are reasonably necessary throughout the Boundary Amendment process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District; and

**WHEREAS**, the Developer agrees to provide sufficient funds to the District to reimburse the District for any such expenditures that are necessary or required relating to the Boundary Amendment including, but not limited, to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses; and

**WHEREAS**, the District has previously issued certain capital improvement revenue bonds that are secured, in part, by special assessments (the "**Debt Assessments**") levied and imposed upon the property to be removed from the District pursuant to the Boundary Amendment (the "**Contraction Property**"). The parties agree the Debt Assessments allocated to and levied and imposed upon the Contraction Property will be paid off and satisfied in full by the Developer following the successful completion of the Boundary Amendment as provided herein.

**NOW, THEREFORE**, the parties agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **PROVISION OF FUNDS.** The District has authorized District staff and consultants including, but not limited to, legal, engineering, and managerial staff and consultants, to provide such services as are reasonably necessary and requested by the District to process and pursue the petition for the Boundary Amendment. The Developer agrees to make available to the District such funds as are necessary to enable the District to pay the cost and expense of District staff and consultants in their work on the Boundary Amendment process and proceedings, including all filing and advertising fees relating to the Boundary Amendment. The Developer will remit such funds to the District on a monthly basis, within twenty (20) days after a written request by the District for funding for such costs and expenses.

3. **DEBT ASSESSMENT PAYOFF.** The Contraction Property is subject to certain Debt Assessments, which Debt Assessments were levied and imposed by the District upon the Contraction Property in connection with special assessment revenue bonds previously issued by the District. The Developer agrees to pay in full to the District the outstanding balance of the Debt Assessments allocated to and levied and imposed upon the Contraction Property in amounts as determined and calculated by the District (i.e. the principal amount allocated to the Contraction Property plus accrued interest through the next succeeding redemption date for the bonds) within fifteen (15) days after the effective date of the ordinance adopted by the Board of County Commissioners of Collier County, Florida approving the Boundary Amendment for the Contraction Property.

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

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



resolution, or appellate proceedings. Venue and jurisdiction for any litigation arising out of or related to this Agreement shall be in the Florida state court of appropriate jurisdiction in Collier County, Florida.

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

7. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

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

9. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be hand delivered, mailed by first class regular U.S. mail, commercial overnight delivery service or email, to the parties, as follows:

If to Developer: Taylor Morrison of Florida, Inc.  
551 North Cattlemen Road, Suite 200  
Sarasota, FL 34232  
Attn: Charles Cook  
[chcook@taylormorrison.com](mailto:chcook@taylormorrison.com)

If to District: Currents Community Development District  
c/o JP Ward and Associates, LLC  
2301 Northeast 37<sup>th</sup> Street  
Fort Lauderdale, FL 33308  
Attn: District Manager  
[jimward@jowardassociates.com](mailto:jimward@jowardassociates.com)

With a copy to: Coleman, Yovanovich & Koester, P.A.  
c/o Gregory L. Urbancic, Esq.  
4001 Tamiami Trail N., Suite 300  
Naples, FL 34103  
[gurbancic@cyklawfirm.com](mailto:gurbancic@cyklawfirm.com)

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

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

11. **ASSIGNMENT.** Neither party may assign this Agreement or any money to become due hereunder without the prior written approval of the other party.

12. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

13. **EFFECTIVE DATE.** This Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

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

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

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

*{Remainder of the page intentionally left blank. Signatures appear on the following page.}*

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

**DISTRICT:**

**CURRENTS COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
James P. Ward, Secretary

By: \_\_\_\_\_  
Charles Cook, Chair

**DEVELOPER:**

**TAYLOR MORRISON OF FLORIDA, INC.,**  
a Florida limited liability company

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT "A"**

**DEPICTION OF BOUNDARY AMENDMENT**

**RESOLUTION NO. 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is organized for the purposes of providing community development services and facilities benefiting the development known as the Esplanade by the Islands community; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting, conservation areas, mitigation areas, and wildlife habitat, and other public improvements; and

**WHEREAS**, the applicable Collier County development orders, approvals, codes, ordinances and regulations generally require or contemplate the conveyance of various on-site potable water and wastewater utility systems being constructed or acquired by the District to Collier County; and

**WHEREAS**, the acquisition by the District of potable water and wastewater utility systems and thereafter the conveyance of such potable water and sanitary sewer systems to Collier County requires the Chairman or Vice Chairman (in the Chairman's absence) to sign or execute certain documents on behalf of the District; and

**WHEREAS**, the District desires to acquire certain potable water and wastewater utility facilities related to Lucerna Street ("Utility Facilities") from Taylor Morrison of Florida, Inc., a Florida corporation ("Taylor Morrison") pursuant to that certain Amended and Restated Agreement Regarding The Acquisition of Certain Work Product, Infrastructure and Real Property (Series 2020A Project) dated as of August 25, 2020, and thereafter convey such Utility Facilities to Collier County.

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

**SECTION 1. FINDINGS.** The above recitals are true and correct and incorporated herein by this reference.

RESOLUTION NO. 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**SECTION 2. ACQUISITION OF UTILITY FACILITIES AND CONVEYANCE TO COLLIER COUNTY.** The District hereby desires to acquire the Utility Facilities from Taylor Morrison pursuant to the utility conveyance documents attached hereto and made a part hereof as **Exhibit "A"** ("Acquisition Documents"). Following such acquisition, the District hereby desires to convey the Utility Facilities to Collier County pursuant to the utility conveyance documents attached hereto and made a part hereof as **Exhibit "B"** ("Conveyance Documents").

**SECTION 3. DELEGATION OF AUTHORITY.** The Chairman or the Vice Chairman (in the Chairman's absence) of the District's Board of Supervisors is hereby authorized to execute the Acquisition Documents as necessary to evidence the District's acquisition of the Utility Facilities. The Chairman or the Vice Chairman (in the Chairman's absence) of the District's Board of Supervisors is hereby authorized to execute the Conveyance Documents as necessary to convey the Utility Facilities to Collier County. The Secretary and any Assistant Secretary of the District is hereby authorized to countersign any Acquisition Documents or Conveyance Documents signed by the Chairman or Vice Chairman (in the Chairman's absence), if necessary or required.

**SECTION 4. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

**SECTION 5. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its adoption.

*{Remainder of the page intentionally left blank. Signatures begin on the next page.}*

RESOLUTION NO. 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of Currents Community Development District this 11th day of July 2023.

Attest:

**CURRENTS COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles Cook, Chairman

- Exhibit A:** Acquisition Documents
- Exhibit B:** Conveyance Documents
- Exhibit C:** Lucerna Street - Additional Documents

**RESOLUTION NO. 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Exhibit "A"**  
**Acquisition Documents**



Drafted by and return to:

Meagan E. Magaldi, Esq.  
Coleman, Yovanovich & Koester, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103

**UTILITY FACILITIES WARRANTY DEED AND BILL OF SALE**  
**(Taylor Morrison of Florida, Inc. to Currents CDD)**  
**(Lucerna Street)**

THIS INDENTURE made as of this \_\_\_ day of \_\_\_\_\_, 2023, between **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (hereinafter referred to as “Grantor”), and **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes (hereinafter referred to as “Grantee”).

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, all potable water and wastewater utility facilities and/or system(s) or portion(s) thereof lying in, on, over and under the following described land, for operation, relocation, installation, repair and/or maintenance of said facilities, system(s) or portion(s) thereof, all situate and lying and being in Collier County, Florida, to wit:

(See Exhibit “A” attached hereto and incorporated by reference herein.)

(Exhibit “B” attached hereto is a sketch or other graphic representation which depicts the physical location of the utility systems being conveyed.)

and said Grantor does hereby fully warrant the title to said utility facilities and/or system(s) or portion(s) thereof, be they realty, personalty, or mixed, and Grantor will defend such title against all claims of all persons whomsoever. For the purposes of this conveyance, the utility facilities, system(s) and/or portion(s) thereof conveyed herein shall not be deemed to convey any of the lands described in either exhibit. Grantor and Grantee are used for singular or plural, as context allows. A sketch or other graphic representation showing the location of the utility facilities, etc., being conveyed is attached as Exhibit B.

TO HAVE AND TO HOLD the same unto Grantee and its assigns, together with the right to enter upon said land, excavate, relocate and/or take or introduce materials for the purpose of constructing, relocating, operating, repairing and/or otherwise maintaining utility systems thereon. Grantor and Grantee are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the date and year first above written.

TAYLOR MORRISON OF FLORIDA, INC.,  
a Florida corporation

Witnesses:

By: \_\_\_\_\_  
Barbara Kininmonth, Vice President

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Barbara Kininmonth, as Vice President of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of the company, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

**Exhibit "A"**  
**Legal Description**

TRACT "R" OF ESPLANADE BY THE ISLANDS LUCERNA STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE(S) 16 THROUGH 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



**OWNER'S AFFIDAVIT**  
**(Taylor Morrison of Florida, Inc. to Currents CDD)**  
**(Lucerna Street)**

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared Barbara Kininmonth, who to me is well known, and having been duly sworn and under oath, deposes and states:

1. My name is Barbara Kininmonth. I am over the age of twenty-one (21) years, am Sui Juris, and have personal knowledge of the facts asserted herein.

2. I am the Vice President of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, the owner of that certain real property located within Collier County, Florida, and described on **Exhibit "A"**.

3. All persons, firms, and corporations, including the general contractor, all laborers, subcontractors and sub-subcontractors, material men and suppliers who have furnished services, labor or materials according to plans and specifications, or extra items, used in the construction, installation and/or repair of potable water and wastewater utility system(s) or portion(s) thereof on the real estate hereinafter described, have been paid in full and that such work has been fully completed and unconditionally accepted by the current owner of such facilities.

4. No claims have been made to the owner, nor is any suit now pending on behalf of any contractor, subcontractor, sub-subcontractor, supplier, laborer or material-men, and no chattel mortgages or conditional bills of sale have been given or are now outstanding as to the subject utility system(s) or portion(s) thereof placed upon or installed in or on the aforesaid premises.

5. Title to the subject utility system(s) or portion(s) thereof and/or easement(s), if any, being conveyed to the County is not encumbered by any recorded mortgage, recorded assignment of rents or profits, by any recorded Uniform Commercial Code Financing Statement, or by any other recorded document that imposes a security interest that could negatively affect conveyance of marketable title to the utility system(s) or portion(s) thereof and/or any easement being conveyed to the County.

6. As and on behalf of the owner of the subject utility system(s) or portion(s) thereof, does for valuable consideration hereby agree and guarantee, to hold Currents Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, harmless against any lien, claim or suit by any general contractor, subcontractor, sub-subcontractor, supplier, mechanic, material-man, or laborer, and against chattel mortgages, security interests or repair of the subject potable water and wastewater utility system(s) or portion(s) thereof by or on behalf of Owner. Affiant is used as singular or plural, as the context requires.

7. The potable water and wastewater utility system(s) or portion(s) thereof referred to herein are located within the real property described in the attached **Exhibit "A"**.

**FURTHER AFFIANT SAYETH NAUGHT.**

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Kininmonth, Vice President

SUBSCRIBED AND SWORN to before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Barbara Kininmonth, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

Name: \_\_\_\_\_

(Type or Print)

My Commission Expires:

**Exhibit "A"**  
**Legal Description**

TRACT "R" OF ESPLANADE BY THE ISLANDS LUCERNA STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE(S) 16 THROUGH 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

**DEED OF UTILITY EASEMENT**  
**(Taylor Morrison of Florida, Inc. to Currents CDD)**  
**(Lucerna Street)**

THIS UTILITY EASEMENT (UE), is granted and conveyed as of this \_\_\_\_ day of \_\_\_\_\_, 2023, by **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, as Grantor, to **BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AS THE GOVERNING BODY OF COLLIER COUNTY, AND AS THE EX-OFFICIO GOVERNING BOARD OF THE COLLIER COUNTY WATER-SEWER DISTRICT**, its successors and/or assigns, and **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, as Grantee.

WITNESSETH: That Grantor for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration paid by Grantee, receipt of which by is hereby acknowledged by Grantor, hereby conveys, grants, bargains and sells unto Grantee, its successors and assigns, a perpetual, non-exclusive easement, license, right and privilege to enter upon and to install, relocate, repair and/or otherwise maintain utility system(s) and utility facilities, and/or portion(s) thereof, in, on, over and under the lands located in Collier County, Florida, described on **Exhibit "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and/or assigns, together with the right and privilege to enter upon said land to excavate, relocate and/or take and/or introduce materials for the purpose of constructing, operating, relocating, repairing and/or otherwise maintaining the subject utility facilities and/or system(s) or portion(s) thereof, in, on, over and/or under the easement area. Grantor and Grantee are used for singular or plural, as the context allows.

*Signatures appear on the following page.*



IN WITNESS WHEREOF, Grantor has caused these presents to be executed the date and year first above written.

TAYLOR MORRISON OF FLORIDA, INC.,  
a Florida corporation

Witnesses:

By: \_\_\_\_\_  
Barbara Kininmonth, Vice President

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Barbara Kininmonth, Vice President of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of the corporation, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

**Exhibit "A"**  
**Legal Description**

TRACT "R" OF ESPLANADE BY THE ISLANDS LUCERNA STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE(S) 16 THROUGH 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

**RESOLUTION NO. 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Exhibit "B"**  
**Conveyance Documents**

Drafted by and return to:

Meagan E. Magaldi, Esq.  
Coleman, Yovanovich & Koester, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103

**UTILITY FACILITIES WARRANTY DEED AND BILL OF SALE**  
**(Currents CDD to Collier County)**  
**(Lucerna Street)**

THIS INDENTURE made this \_\_\_\_ day of \_\_\_\_\_, 2023, between **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes (hereinafter referred to as “Grantor”), and **BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AS THE GOVERNING BODY OF COLLIER COUNTY, AND AS THE EX-OFFICIO GOVERNING BOARD OF THE COLLIER COUNTY WATER-SEWER DISTRICT**, its successors and/or assigns (hereinafter referred to as “Grantee”).

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, all potable water and wastewater utility facilities and/or system(s) or portion(s) thereof lying in, on, over and under the following described land, for operation, relocation, installation, repair and/or maintenance of said facilities, system(s) or portion(s) thereof, all situate and lying and being in Collier County, Florida, to wit:

(See Exhibit “A” attached hereto and incorporated by reference herein.)

(Exhibit “B” attached hereto is a sketch or other graphic representation which depicts the physical location of the utility systems being conveyed.)

and said Grantor does hereby fully warrant the title to said utility facilities and/or system(s) or portion(s) thereof, be they realty, personalty, or mixed, and Grantor will defend such title against all claims of all persons whomsoever. For the purposes of this conveyance, the utility facilities, system(s) and/or portion(s) thereof conveyed herein shall not be deemed to convey any of the lands described in either exhibit. Grantor and Grantee are used for singular or plural, as context allows. A sketch or other graphic representation showing the location of the utility facilities, etc., being conveyed is attached as Exhibit B.

TO HAVE AND TO HOLD the same unto Grantee and its assigns, together with the right to enter upon said land, excavate, relocate and/or take or introduce materials for the purpose of constructing, relocating, operating, repairing and/or otherwise maintaining utility systems thereon. Grantor and Grantee are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the date and year first above written.

**CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes

Witnesses:

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Charles Cook, Chairman

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Charles Cook, as Chairman of Currents Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the district, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

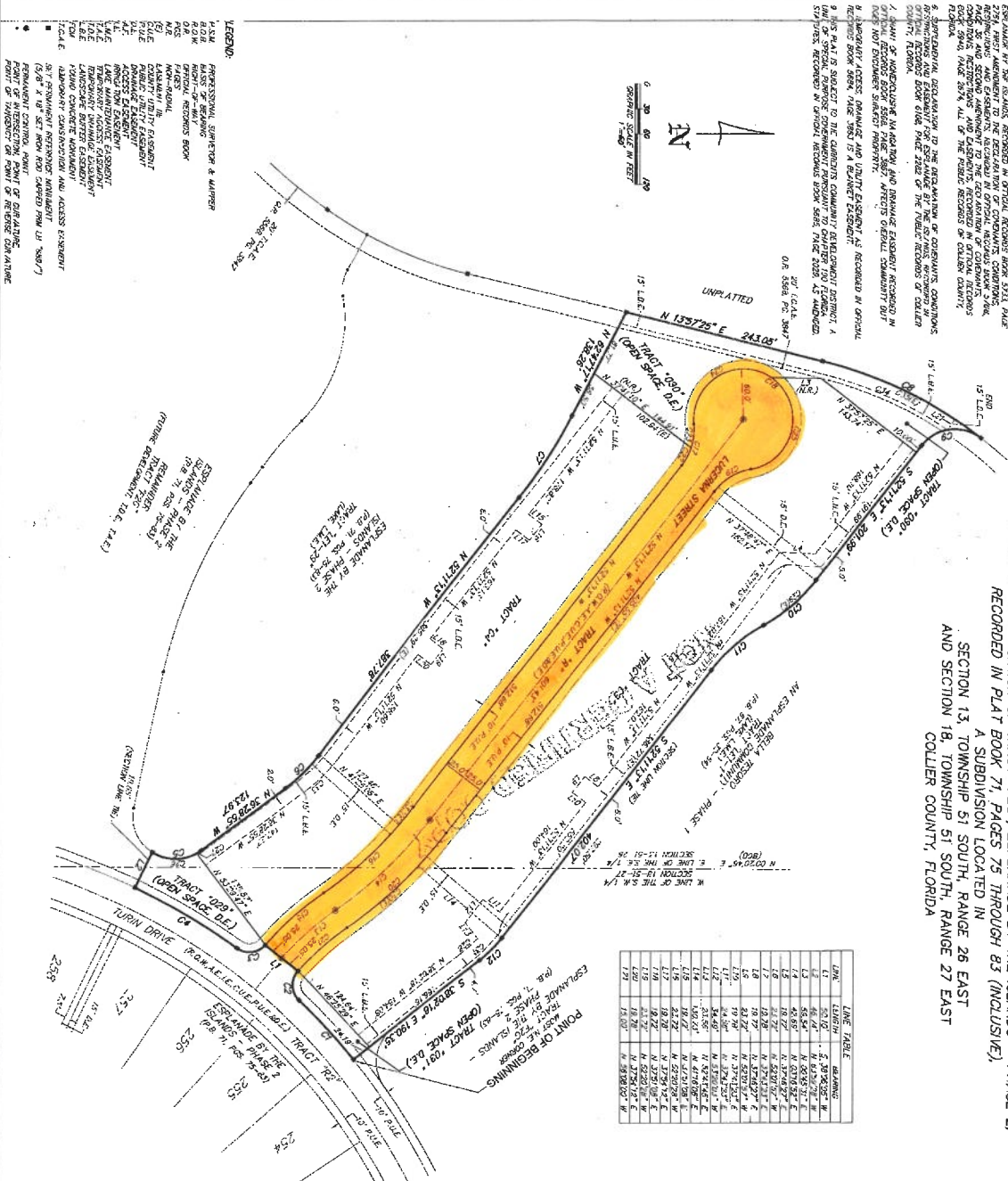
**Exhibit "A"**  
**Legal Description**

TRACT "R" OF ESPLANADE BY THE ISLANDS LUCERNA STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE(S) 16 THROUGH 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE 100 FEET WIDE MOBILE UNLESS OTHERWISE NOTED.
3. DASHES OVERLINE INDICATE ALL DIMENSIONS ARE HORIZONTAL AND DOTS UNDERLINE ARE VERTICAL.
4. DIMENSIONS ARE GIVEN ON THE EAST LINE OF THE SUBDIVISION LINE OF SECTION 13, RANGE 51 SOUTH AND RANGE 26 EAST AND TO THE EAST LINE OF THE SUBDIVISION LINE OF SECTION 18, RANGE 51 SOUTH, RANGE 27 EAST.
5. DIMENSIONS OF CORNER POINTS, RESERVATIONS AND EASEMENTS FOR EASEMENTS FOR THE RECORDS OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
6. THE DIMENSIONS OF CORNER POINTS, RESERVATIONS AND EASEMENTS FOR EASEMENTS FOR THE RECORDS OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
7. THE DIMENSIONS OF CORNER POINTS, RESERVATIONS AND EASEMENTS FOR EASEMENTS FOR THE RECORDS OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
8. THE DIMENSIONS OF CORNER POINTS, RESERVATIONS AND EASEMENTS FOR EASEMENTS FOR THE RECORDS OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
9. THE DIMENSIONS OF CORNER POINTS, RESERVATIONS AND EASEMENTS FOR EASEMENTS FOR THE RECORDS OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
10. THE DIMENSIONS OF CORNER POINTS, RESERVATIONS AND EASEMENTS FOR EASEMENTS FOR THE RECORDS OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

# Esplanade By The Islands Lucerna Street

A REPLAT OF A PORTION OF TRACT 7526, ESPLANADE BY THE ISLANDS - PHASE 2,  
RECORDED IN PLAT BOOK 71, PAGES 75 THROUGH 83 (INCLUSIVE),  
SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST  
AND SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST  
COLLIER COUNTY, FLORIDA



LIN	LINE LENGTH	BEARING
1	212.00	S 89°52'17" W
2	212.00	S 89°52'17" W
3	212.00	S 89°52'17" W
4	212.00	S 89°52'17" W
5	212.00	S 89°52'17" W
6	212.00	S 89°52'17" W
7	212.00	S 89°52'17" W
8	212.00	S 89°52'17" W
9	212.00	S 89°52'17" W
10	212.00	S 89°52'17" W
11	212.00	S 89°52'17" W
12	212.00	S 89°52'17" W
13	212.00	S 89°52'17" W
14	212.00	S 89°52'17" W
15	212.00	S 89°52'17" W
16	212.00	S 89°52'17" W
17	212.00	S 89°52'17" W
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25	212.00	S 89°52'17" W
26	212.00	S 89°52'17" W
27	212.00	S 89°52'17" W
28	212.00	S 89°52'17" W
29	212.00	S 89°52'17" W
30	212.00	S 89°52'17" W
31	212.00	S 89°52'17" W
32	212.00	S 89°52'17" W
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62	212.00	S 89°52'17" W
63	212.00	S 89°52'17" W
64	212.00	S 89°52'17" W
65	212.00	S 89°52'17" W
66	212.00	S 89°52'17" W
67	212.00	S 89°52'17" W
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69	212.00	S 89°52'17" W
70	212.00	S 89°52'17" W
71	212.00	S 89°52'17" W
72	212.00	S 89°52'17" W
73	212.00	S 89°52'17" W
74	212.00	S 89°52'17" W
75	212.00	S 89°52'17" W
76	212.00	S 89°52'17" W
77	212.00	S 89°52'17" W
78	212.00	S 89°52'17" W
79	212.00	S 89°52'17" W
80	212.00	S 89°52'17" W
81	212.00	S 89°52'17" W
82	212.00	S 89°52'17" W
83	212.00	S 89°52'17" W
84	212.00	S 89°52'17" W
85	212.00	S 89°52'17" W
86	212.00	S 89°52'17" W
87	212.00	S 89°52'17" W
88	212.00	S 89°52'17" W
89	212.00	S 89°52'17" W
90	212.00	S 89°52'17" W
91	212.00	S 89°52'17" W
92	212.00	S 89°52'17" W
93	212.00	S 89°52'17" W
94	212.00	S 89°52'17" W
95	212.00	S 89°52'17" W
96	212.00	S 89°52'17" W
97	212.00	S 89°52'17" W
98	212.00	S 89°52'17" W
99	212.00	S 89°52'17" W
100	212.00	S 89°52'17" W

THE INSTRUMENT HEREBY REFERRED TO IS A PART OF A SUBDIVISION OF LAND SURVEYED BY THE SURVEYOR RICHARDS & RHODES LAND SURVEYING, INC. 1310 S. 23RD AVENUE, SUITE #107, FORT LAUDERDALE, FLORIDA 33304-3154 (754) 345-8888

PLAT BOOK 72, PAGE 17  
SHEET 2 OF 2  
LEGAL DESCRIPTION

BEING A PORTION OF TRACT 7526, ESPLANADE BY THE ISLANDS - PHASE 2, ACCORDING TO THE REPLAT OF A PORTION OF TRACT 7526, ESPLANADE BY THE ISLANDS - PHASE 2, RECORDED IN PLAT BOOK 71, PAGES 75 THROUGH 83 (INCLUSIVE), SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

THE DIMENSIONS OF CORNER POINTS, RESERVATIONS AND EASEMENTS FOR EASEMENTS FOR THE RECORDS OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

**OWNER'S AFFIDAVIT**  
**(Currents CDD to Collier County)**  
**(Lucerna Street)**

STATE OF FLORIDA

COUNTY OF COLLIER

BEFORE ME, the undersigned authority, personally appeared Charles Cook, who to me is well known, and having been duly sworn and under oath, deposes and states:

1. My name is John Charles Cook. I am over the age of twenty-one (21) years, am Sui Juris, and have personal knowledge of the facts asserted herein.

2. I am the Chairman of **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, the owner of the subject utility system(s) that are located within that certain real property in Collier County, Florida, and described on Exhibit "A". Such real property is owned by Taylor Morrison of Florida, Inc., a Florida corporation, and said Exhibit "A" shows the location of the subject utility facilities being conveyed.

3. All persons, firms, and corporations, including the general contractor, all laborers, subcontractors and sub-subcontractors, material men and suppliers who have furnished services, labor or materials according to plans and specifications, or extra items, used in the construction, installation and/or repair of potable water and wastewater utility system(s) or portion(s) thereof on the real estate hereinafter described, have been paid in full and that such work has been fully completed and unconditionally accepted by the current owner of such facilities.

4. Title to the subject utility system(s) or portions(s) thereof and/or easement(s), if any, being conveyed to the County is not encumbered by any recorded mortgage, recorded assignment of rents or profits, by any recorded UCC Financing Statement, or any other recorded document that imposes a security interest that could negatively affect conveyance of marketable title to the County.

5. Title to the subject utility system(s) or portion(s) thereof and/or easement(s), if any, being conveyed to the County is not encumbered by any recorded mortgage, recorded assignment of rents or profits, by any recorded Uniform Commercial Code Financing Statement, or by any other recorded document that imposes a security interest that could negatively affect conveyance of marketable title to the utility system(s) or portion(s) thereof and/or any easement being conveyed to the County.

6. No claims have been made to the owner, nor is any suit now pending on behalf of any contractor, subcontractor, sub-subcontractor, supplier, laborer or material-men, and no chattel mortgages or conditional bills of sale have been given or are now outstanding as to the subject utility system(s) or portion(s) thereof placed upon or installed in or on the aforesaid premises.

7. As and on behalf of the owner of the subject utility system(s) or portion(s) thereof, does for valuable consideration hereby agree and guarantee, to the extent permitted by Florida law and without waiving any protections of sovereign immunity afforded by Florida law, to hold the Board of County Commissioners of Collier County, Florida, as the governing body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District harmless against any lien, claim or suit by any general contractor, subcontractor, sub-subcontractor, supplier, mechanic, materialman, or laborer, and against



chattel mortgages, security interests or repair of the subject potable water and wastewater utility system(s) or portion(s) thereof by or on behalf of owner. Affiant is used as singular or plural, as the context requires.

8. The potable water and wastewater utility system(s) or portion(s) thereof referred to herein are located within the real property described in the attached Exhibit "A".

**FURTHER AFFIANT SAYETH NAUGHT.**

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Charles Cook, as Chairman of Currents  
Community Development District

SUBSCRIBED AND SWORN to before me by means of [] physical presence or [] online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Charles Cook, as Chairman of Currents Community Development District, who is personally known to me as \_\_\_\_\_ OR who produced identification. Type of identification produced: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Printed, Typed or Stamped Name of Notary

**Exhibit "A"**  
**Legal Description**

TRACT "R" OF ESPLANADE BY THE ISLANDS LUCERNA STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE(S) 16 THROUGH 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Drafted by and return to:

Meagan E. Magaldi, Esq.  
Coleman, Yovanovich & Koester, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103

**ATTORNEY'S AFFIDAVIT**  
**(Currents CDD to Collier County)**  
**(Lucerna Street)**

STATE OF FLORIDA

COUNTY OF COLLIER

BEFORE ME, the undersigned authority, on this 23<sup>rd</sup> day of May, 2023, personally appeared Meagan E. Magaldi, Esq., who is to me well known, and having been sworn upon oath, deposes and states:

1. My name is Meagan E. Magaldi, Esq., I am over the age of twenty-one (21) years, am otherwise *sui juris*, and have personal knowledge of the facts asserted herein.

2. I am a licensed attorney, Florida Bar #1025546, authorized to practice law in Florida and am currently practicing law in the State of Florida. My business address is Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103. My business telephone number is 239-435-3535.

3. This Affidavit is given as an inducement to the Board of County Commissioners of Collier County, Florida, as the governing body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District to accept the dedication or conveyance of all potable water and wastewater utility system(s) or portion(s) thereof located within or upon the real property described in the attached Exhibit "A", which is incorporated herein by reference, said land being located in Collier County, Florida.

4. The Affiant has examined record title information to the underlying real property and the utility facilities being conveyed to the County referenced in this affidavit, including but not limited to, information requested from the Florida Secretary of State relative to any Uniform Commercial Code financing statements.

5. The record owner of the underlying real property described herein as Exhibit "A", is Taylor Morrison of Florida, Inc., a Florida corporation (hereinafter "Owner"). Further, according to (i) an Owner's Affidavit signed and delivered by Owner in connection with the subject conveyance, and (ii) that certain Utility Facilities Warranty Deed and Bill of Sale issued in its favor from Owner, Currents Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes (the "District"), owns the utility facilities lying within the underlying real property owned by Owner. Owner acquired record title to the subject real property by the following deed: Special Warranty Deed recorded November 5, 2018, at Official Records Book 5568, Page 3814, of the Public Records, Collier County, Florida. Affiant has examined corporate information obtained from the Florida Department of State, Divisions of Corporations and based on said corporate information Owner is current, active and authorized to do business within the State of Florida. Based upon my review of the records of the District, the District is a community development district established pursuant to Chapter 190, Florida Statutes, and Charles Cook, Chairman of the District, is authorized to execute these instruments on behalf of the District in conjunction with the conveyance of the subject utility systems.

6. Title to the utility system(s) or portion(s) thereof and/or easement(s) being conveyed to the County is subject to the following security interests by the following instruments of record:

NONE

7. Affiant further states that the information contained in this Affidavit is true, correct and current as of the date this Affidavit is given.

[SIGNATURES COMMENCE OF FOLLOWING PAGE]

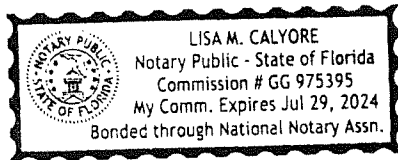
**FURTHER AFFIANT SAYETH NAUGHT.**

DATED this 23<sup>rd</sup> day of May, 2023.

Meagan E. Magaldi  
Meagan E. Magaldi

STATE OF FLORIDA  
COUNTY OF COLLIER

SUBSCRIBED AND SWORN to before me by means of  physical presence or  online notarization this 23<sup>rd</sup> day of May, 2023, by Meagan E. Magaldi, who  is personally known to me or  has produced \_\_\_\_\_ as identification.



Lisa M. Calyore  
Notary Public  
My commission expires:  
Printed Name:

**Exhibit "A"**  
**Legal Description**

TRACT "R" OF ESPLANADE BY THE ISLANDS LUCERNA STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE(S) 16 THROUGH 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

# Esplanade By The Islands Lucerna Street

A REPLAT OF A PORTION OF TRACT "Z26", ESPLANADE BY THE ISLANDS - PHASE 2,  
RECORDED IN PLAT BOOK 71, PAGES 75 THROUGH 83 (INCLUSIVE),  
A SUBDIVISION LOCATED IN  
SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST  
AND SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST  
COLLIER COUNTY, FLORIDA

**SURVEY NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF.
2. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED ALL CORNERS ARE INDIVIDUAL AND CIRCULAR.
4. REMAINS ARE BASED ON THE LATEST LINE OF THE CORNER TO 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AS SHOWN ON THE RECONSTRUCTION OF THE CORNER TO 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY ALIGNED AS FOLLOWS:

BEING THE MOST WORTHY CORNER OF TRACT "Z26", ESTABLISHED BY THE STATE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 17, AND THE CORNER TO 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AS SHOWN ON THE RECONSTRUCTION OF THE CORNER TO 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY ALIGNED AS FOLLOWS:

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**LEGAL DESCRIPTION**

BEING THE MOST WORTHY CORNER OF TRACT "Z26", ESTABLISHED BY THE STATE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 17, AND THE CORNER TO 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AS SHOWN ON THE RECONSTRUCTION OF THE CORNER TO 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY ALIGNED AS FOLLOWS:

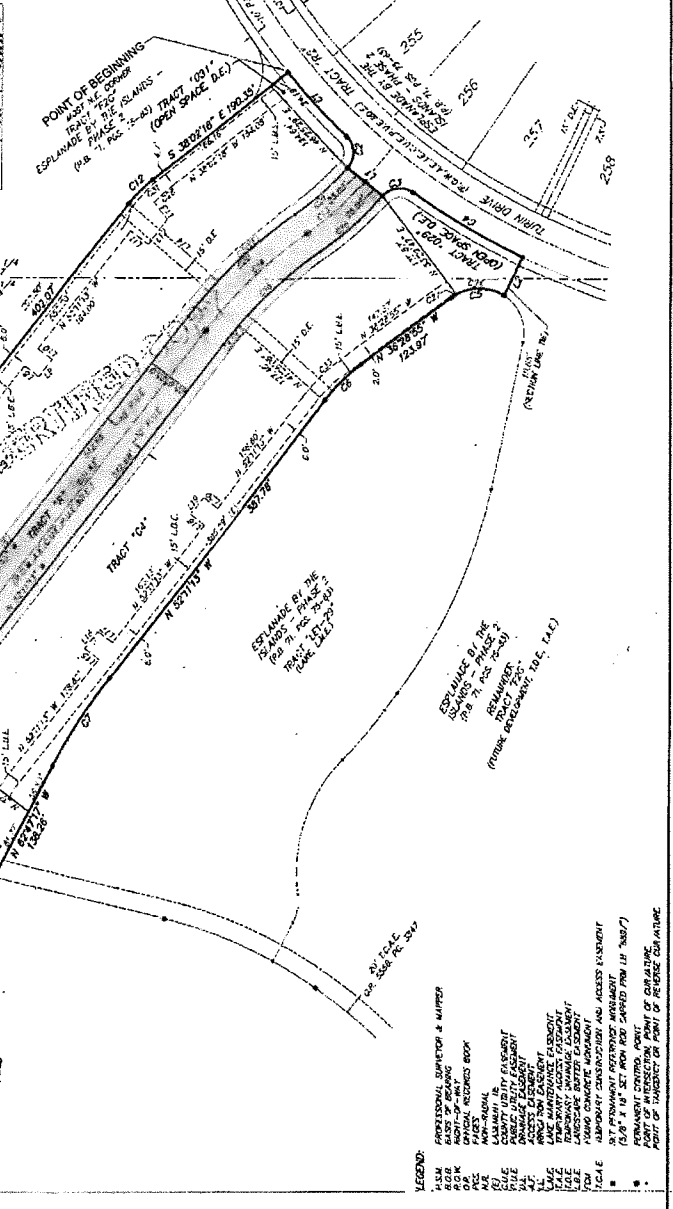
BEING THE MOST WORTHY CORNER OF TRACT "Z26", ESTABLISHED BY THE STATE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 17, AND THE CORNER TO 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AS SHOWN ON THE RECONSTRUCTION OF THE CORNER TO 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY ALIGNED AS FOLLOWS:

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LINE	LENGTH	BEARING
L1	50.00	N 89°00'00" W
L2	20.00	N 00°00'00" E
L3	50.00	S 89°00'00" W
L4	50.00	N 00°00'00" E
L5	50.00	S 89°00'00" W
L6	50.00	N 00°00'00" E
L7	50.00	S 89°00'00" W
L8	50.00	N 00°00'00" E
L9	50.00	S 89°00'00" W
L10	50.00	N 00°00'00" E
L11	50.00	S 89°00'00" W
L12	50.00	N 00°00'00" E
L13	50.00	S 89°00'00" W
L14	50.00	N 00°00'00" E
L15	50.00	S 89°00'00" W
L16	50.00	N 00°00'00" E
L17	50.00	S 89°00'00" W
L18	50.00	N 00°00'00" E
L19	50.00	S 89°00'00" W
L20	50.00	N 00°00'00" E
L21	50.00	S 89°00'00" W
L22	50.00	N 00°00'00" E
L23	50.00	S 89°00'00" W
L24	50.00	N 00°00'00" E
L25	50.00	S 89°00'00" W
L26	50.00	N 00°00'00" E
L27	50.00	S 89°00'00" W
L28	50.00	N 00°00'00" E
L29	50.00	S 89°00'00" W
L30	50.00	N 00°00'00" E



**CURVE TABLE**

CHORD BEARING	CHORD	CHORD BEARING
C1	100.00	N 89°00'00" W
C2	100.00	S 89°00'00" W
C3	100.00	N 00°00'00" E
C4	100.00	S 00°00'00" E
C5	100.00	N 89°00'00" W
C6	100.00	S 89°00'00" W
C7	100.00	N 00°00'00" E
C8	100.00	S 00°00'00" E
C9	100.00	N 89°00'00" W
C10	100.00	S 89°00'00" W
C11	100.00	N 00°00'00" E
C12	100.00	S 00°00'00" E
C13	100.00	N 89°00'00" W
C14	100.00	S 89°00'00" W
C15	100.00	N 00°00'00" E
C16	100.00	S 00°00'00" E
C17	100.00	N 89°00'00" W
C18	100.00	S 89°00'00" W
C19	100.00	N 00°00'00" E
C20	100.00	S 00°00'00" E
C21	100.00	N 89°00'00" W
C22	100.00	S 89°00'00" W
C23	100.00	N 00°00'00" E
C24	100.00	S 00°00'00" E
C25	100.00	N 89°00'00" W
C26	100.00	S 89°00'00" W
C27	100.00	N 00°00'00" E
C28	100.00	S 00°00'00" E
C29	100.00	N 89°00'00" W
C30	100.00	S 89°00'00" W
C31	100.00	N 00°00'00" E
C32	100.00	S 00°00'00" E
C33	100.00	N 89°00'00" W
C34	100.00	S 89°00'00" W
C35	100.00	N 00°00'00" E
C36	100.00	S 00°00'00" E
C37	100.00	N 89°00'00" W
C38	100.00	S 89°00'00" W
C39	100.00	N 00°00'00" E
C40	100.00	S 00°00'00" E
C41	100.00	N 89°00'00" W
C42	100.00	S 89°00'00" W
C43	100.00	N 00°00'00" E
C44	100.00	S 00°00'00" E
C45	100.00	N 89°00'00" W
C46	100.00	S 89°00'00" W
C47	100.00	N 00°00'00" E
C48	100.00	S 00°00'00" E
C49	100.00	N 89°00'00" W
C50	100.00	S 89°00'00" W
C51	100.00	N 00°00'00" E
C52	100.00	S 00°00'00" E
C53	100.00	N 89°00'00" W
C54	100.00	S 89°00'00" W
C55	100.00	N 00°00'00" E
C56	100.00	S 00°00'00" E
C57	100.00	N 89°00'00" W
C58	100.00	S 89°00'00" W
C59	100.00	N 00°00'00" E
C60	100.00	S 00°00'00" E

THE INSTRUMENT MEASURES ARE BY  
JONAS DICKSON RHODES, M.S.L.S., SURVEYOR  
**RHODES & RHODES, INC.**  
2500 SOUTH SHORE DRIVE, SUITE #107  
(TEL: 408-416-1100 FAX: 408-416-1101) (RS-0102)  
SANTA ANA, CALIFORNIA 92705

**RESOLUTION NO. 2023-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Exhibit "C"**

**Lucerna Street – Additional Documents**



## POST-CLOSING LETTER AGREEMENT

May 23, 2023

Currents Community Development District  
c/o James P. Ward, District Manager  
JP Ward & Associates, LLC  
2301 Northeast 37<sup>th</sup> Street  
Fort Lauderdale, FL 33308

Re: Post-Closing Letter Agreement  
Acquisition of Public Utility Infrastructure Improvements, Lucerna Street

Dear Jim,

Pursuant to the Amended and Restated Agreement Regarding The Acquisition of Certain Work Product, Infrastructure and Real Property (Series 2020A Project) dated as of August 25, 2020 (“**Acquisition Agreement**”) and Amended and Restated Agreement Regarding the Agreement Regarding Completion of Certain Improvements (Series 2020A Project) (“**Completion Agreement**”), you are hereby notified that Taylor Morrison of Florida, Inc. (“**Developer**”) has completed and desires to convey (“**Sale**”) to Currents Community Development District (“**District**”) certain improvements (“**Improvements**”), related to what is known as Currents, Lucerna Street, and all as described on **Exhibit “A”** attached hereto and made a part hereof. The Improvement are located in or within the real property on **Exhibit “B”** attached hereto and made a part hereof (the “**Property**”). The specific location of the Improvements within the Property are shown on **Exhibit “C”**. The Improvements constitute are Qualified Improvements from the Series 2020A Project and constitute a part of the Remaining Improvements as described under the Completion Agreement. Subject to the terms of the Acquisition Agreement and the Completion Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from future bond proceeds in the amount of \$266,639.67, to the extent fundable from future bonds pursuant to the terms of the Completion Agreement. The total actual cost of constructing and/or creating the Improvements is \$296,266.30. Note, however, that there is still outstanding and owed by the Developer to the contractor under the applicable construction contract for the construction of the Improvements, the sum of \$29,626.63 as retainage. The payment of the retainage amount is the responsibility of the Developer. The District shall not be responsible for the payment of the retainage amount and the Developer shall prepare and subject a separate requisition at a future day after the Developer has provided additional proof of payment by the Developer to the applicable contractor for that retainage amount. To the extent there are no remaining Series 2020A Construction Fund proceeds, the amount may be memorialized pursuant to the Completion Agreement.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turnover from the District and to Collier County all of the District’s rights, title and interest in the utility improvements,

including but not limited to completing any agreed upon punch list items at the Developer's expense, warranting any such Improvements to the extent required by Collier County, and posting and maintaining any required maintenance bonds.

• Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements or land within which the improvements are located. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

**TAYLOR MORRISON OF FLORIDA, INC.,**  
a Florida corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**AGREED TO BY THE DISTRICT:**

**CURRENTS COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
James P. Ward, Secretary

By: \_\_\_\_\_  
Charles Cook, Chairman

Date: \_\_\_\_\_

**Exhibit "A"**  
**Description of Improvements**

**Contractor:** Haleakala Construction, Inc.

**Contract:** Authorizing Addendum #44-Esplanade by the Islands-6 to Master Land Development Services Agreement between Taylor Morrison of Florida, Inc. and Haleakala Construction, Inc. dated July 18, 2019, as amended by that certain Amendment #1 dated February 7, 2020.

**Pay Application:** #2

**Utility Improvements:** All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case located within or upon those certain locations shown on **Exhibit "B"**.

**Total Cost of Improvements and/or Work Product:** \$296,266.30 (Note: The Developer has paid to the Contractor \$266,639.67 under the referenced construction contract for the construction of the Utility Improvements. The Developer owes the contractor an additional \$29,626.63 as retainage.)

**Exhibit "B"**  
**Property**

TRACT "R" OF ESPLANADE BY THE ISLANDS LUCERNA STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE(S) 16 THROUGH 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

# Esplanade By The Islands Lucerna Street

A REPLAT OF A PORTION OF TRACT "F26", ESPLANADE BY THE ISLANDS - PHASE 2,  
RECORDED IN PLAT BOOK 71, PAGES 75 THROUGH 83 (INCLUSIVE),

SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST  
AND SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST  
COLLIER COUNTY, FLORIDA

**SURVEY NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL LOT LINES ARE ANGULAR UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED ALL CURVES ARE TANGENTIAL AND CIRCULAR.
4. REFERENCE IS MADE TO THE PLAT OF THE CONTIGUOUS 1/4 SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND TO THE PLAT OF THE CONTIGUOUS 1/4 SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST, BOTH RECORDED IN OFFICIAL RECORDS BOOK 5884, PAGE 38 AND SECOND SUPPLEMENT TO THE RECORDS OF GOVERNMENT SURVEYS, PLAT 20,784, ALL OF WHICH ARE PART OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
5. SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 6188, PAGE 2888 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
6. A PORTION OF THE ESPLANADE AND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5884, PAGE 38, IS A BANQUET EASEMENT. THIS BANQUET EASEMENT IS NOT ENCUMBERED BY ANY OTHER EASEMENT.
7. A PORTION OF THE ESPLANADE AND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5884, PAGE 38, IS A BANQUET EASEMENT. THIS BANQUET EASEMENT IS NOT ENCUMBERED BY ANY OTHER EASEMENT.
8. A PORTION OF THE ESPLANADE AND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5884, PAGE 38, IS A BANQUET EASEMENT. THIS BANQUET EASEMENT IS NOT ENCUMBERED BY ANY OTHER EASEMENT.
9. THIS PLAT IS SUBJECT TO THE COVENANTS COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 5884, PAGE 38, WHICH IS A BANQUET EASEMENT.
10. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

PLAT BOOK 71 PAGE 17

SHEET 2 OF 2  
LEGAL DESCRIPTION

LEGAL DESCRIPTION

BEING A PORTION OF TRACT "F26", ESPLANADE BY THE ISLANDS - PHASE 2, AS SHOWN ON THE PLAT OF THE CONTIGUOUS 1/4 SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND TO THE PLAT OF THE CONTIGUOUS 1/4 SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST, BOTH RECORDED IN OFFICIAL RECORDS BOOK 5884, PAGE 38 AND SECOND SUPPLEMENT TO THE RECORDS OF GOVERNMENT SURVEYS, PLAT 20,784, ALL OF WHICH ARE PART OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

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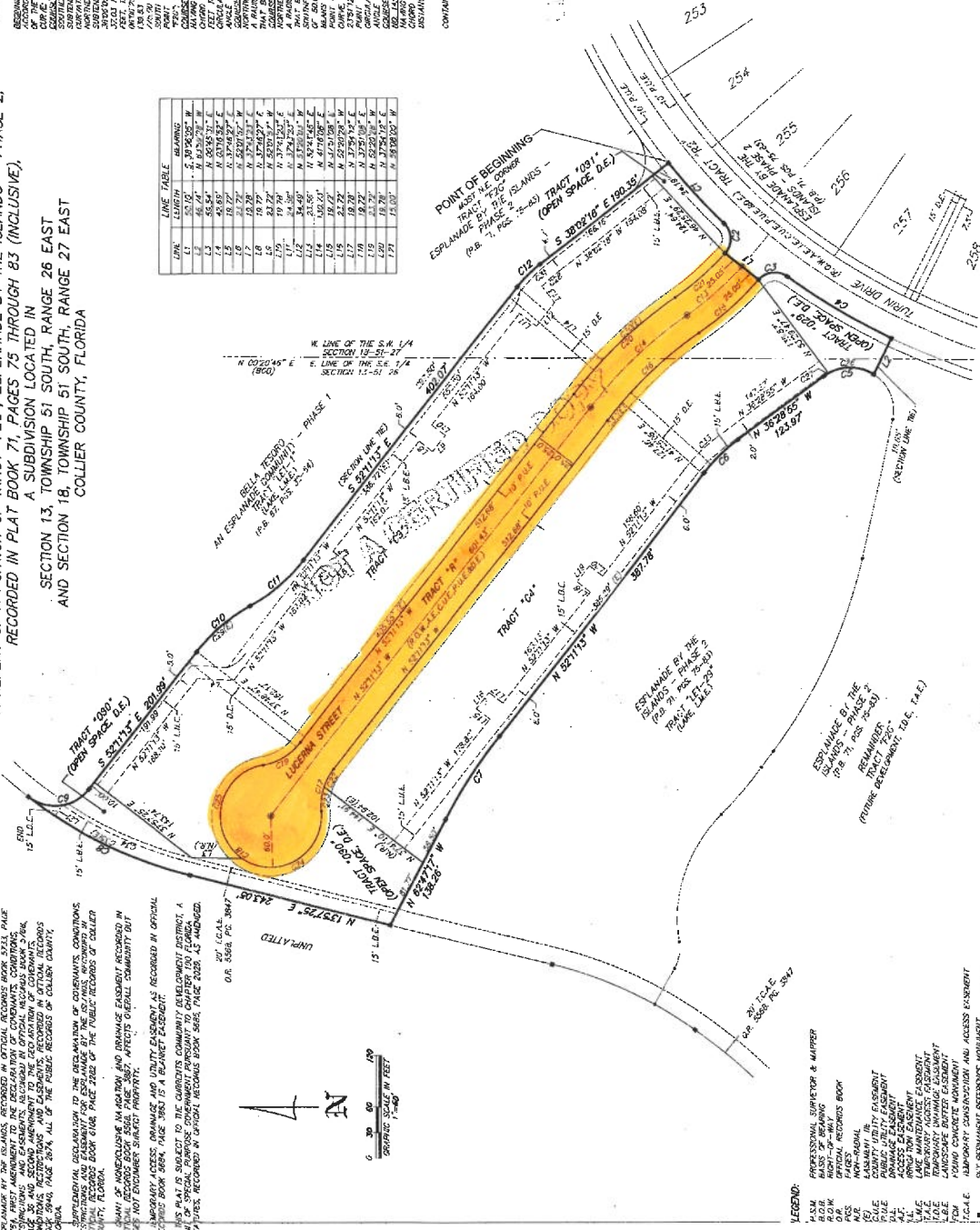
BEING THE MOST NEARLY CORNER OF TRACT "F26", ESPLANADE BY THE ISLANDS - PHASE 2, AS SHOWN ON THE PLAT OF THE CONTIGUOUS 1/4 SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND TO THE PLAT OF THE CONTIGUOUS 1/4 SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST, BOTH RECORDED IN OFFICIAL RECORDS BOOK 5884, PAGE 38 AND SECOND SUPPLEMENT TO THE RECORDS OF GOVERNMENT SURVEYS, PLAT 20,784, ALL OF WHICH ARE PART OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

BEING THE MOST NEARLY CORNER OF TRACT "F26", ESPLANADE BY THE ISLANDS - PHASE 2, AS SHOWN ON THE PLAT OF THE CONTIGUOUS 1/4 SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND TO THE PLAT OF THE CONTIGUOUS 1/4 SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST, BOTH RECORDED IN OFFICIAL RECORDS BOOK 5884, PAGE 38 AND SECOND SUPPLEMENT TO THE RECORDS OF GOVERNMENT SURVEYS, PLAT 20,784, ALL OF WHICH ARE PART OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

LINE	LENGTH	BEARING
1	50.00	S. 90° 00' 00" W.
2	50.00	S. 90° 00' 00" W.
3	50.00	S. 90° 00' 00" W.
4	50.00	S. 90° 00' 00" W.
5	50.00	S. 90° 00' 00" W.
6	50.00	S. 90° 00' 00" W.
7	50.00	S. 90° 00' 00" W.
8	50.00	S. 90° 00' 00" W.
9	50.00	S. 90° 00' 00" W.
10	50.00	S. 90° 00' 00" W.
11	50.00	S. 90° 00' 00" W.
12	50.00	S. 90° 00' 00" W.
13	50.00	S. 90° 00' 00" W.
14	50.00	S. 90° 00' 00" W.
15	50.00	S. 90° 00' 00" W.
16	50.00	S. 90° 00' 00" W.
17	50.00	S. 90° 00' 00" W.
18	50.00	S. 90° 00' 00" W.
19	50.00	S. 90° 00' 00" W.
20	50.00	S. 90° 00' 00" W.
21	50.00	S. 90° 00' 00" W.
22	50.00	S. 90° 00' 00" W.
23	50.00	S. 90° 00' 00" W.
24	50.00	S. 90° 00' 00" W.
25	50.00	S. 90° 00' 00" W.
26	50.00	S. 90° 00' 00" W.
27	50.00	S. 90° 00' 00" W.
28	50.00	S. 90° 00' 00" W.
29	50.00	S. 90° 00' 00" W.
30	50.00	S. 90° 00' 00" W.
31	50.00	S. 90° 00' 00" W.
32	50.00	S. 90° 00' 00" W.
33	50.00	S. 90° 00' 00" W.
34	50.00	S. 90° 00' 00" W.
35	50.00	S. 90° 00' 00" W.
36	50.00	S. 90° 00' 00" W.
37	50.00	S. 90° 00' 00" W.
38	50.00	S. 90° 00' 00" W.
39	50.00	S. 90° 00' 00" W.
40	50.00	S. 90° 00' 00" W.
41	50.00	S. 90° 00' 00" W.
42	50.00	S. 90° 00' 00" W.
43	50.00	S. 90° 00' 00" W.
44	50.00	S. 90° 00' 00" W.
45	50.00	S. 90° 00' 00" W.
46	50.00	S. 90° 00' 00" W.
47	50.00	S. 90° 00' 00" W.
48	50.00	S. 90° 00' 00" W.
49	50.00	S. 90° 00' 00" W.
50	50.00	S. 90° 00' 00" W.

CONTAINING 216.35 SQUARE FEET OR 11.7 ACRES, MORE OR LESS.

CURVE	BLUES	IN.	CHUTE TABLE	CHUTE	TABLE	CHUTE	TABLE
C1	275.00	275.00	36.17	36.17	36.17	36.17	36.17
C2	25.00	892.97	36.17	36.17	36.17	36.17	36.17
C3	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C4	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C5	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C6	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C7	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C8	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C9	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C10	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C11	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C12	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C13	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C14	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C15	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C16	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C17	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C18	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C19	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C20	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C21	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C22	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C23	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C24	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C25	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C26	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C27	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C28	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C29	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C30	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C31	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C32	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C33	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C34	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C35	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C36	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C37	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C38	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C39	25.00	831.42	36.17	36.17	36.17	36.17	36.17
C40	25.00	831.42	36.17	36.17	36.17	36.17	36.17



THIS INSTRUMENT PREPARED BY  
**RHODES & RHODES**  
 LAND SURVEYING, INC.  
 2200 DONTA GRANDE DRIVE, SUITE # 107  
 (385) 658-8153  
 10000 N. STATE ROAD 100, SUITE 101, 33513

**Exhibit "C"**  
**Location of Improvements**



- ### GENERAL NOTES
1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. FLORIDA STATE WIRE AND CABLE CODE (FSCC)
    - b. FLORIDA STATE PLUMBING CODE (FSPC)
    - c. FLORIDA STATE GAS CODE (FSGC)
    - d. FLORIDA STATE ELECTRICAL CODE (FSEC)
    - e. FLORIDA STATE WATER SUPPLY CODE (FSWSC)
    - f. FLORIDA STATE SEWERAGE AND WASTEWATER CODE (FSSW)
    - g. FLORIDA STATE STORMWATER MANAGEMENT CODE (FSSM)
  2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 950
    - b. INTERNATIONAL ELECTRICITY REGULATORY BOARD (IERS) 97
    - c. INTERNATIONAL PLUMBING REGULATORY BOARD (IPRB) 97
    - d. INTERNATIONAL GAS REGULATORY BOARD (IGRB) 97
    - e. INTERNATIONAL ELECTRICAL REGULATORY BOARD (IERB) 97
    - f. INTERNATIONAL WATER SUPPLY REGULATORY BOARD (IWSRB) 97
    - g. INTERNATIONAL SEWERAGE AND WASTEWATER REGULATORY BOARD (ISSWRB) 97
    - h. INTERNATIONAL STORMWATER REGULATORY BOARD (ISSRB) 97
  3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.41
    - b. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.42
    - c. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.43
    - d. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.44
    - e. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.45
    - f. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.46
    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.47
    - h. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.48
    - i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.49
    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.50
  4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.51
    - b. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.52
    - c. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.53
    - d. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.54
    - e. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.55
    - f. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.56
    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.57
    - h. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.58
    - i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.59
    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.60
  5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.61
    - b. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.62
    - c. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.63
    - d. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.64
    - e. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.65
    - f. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.66
    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.67
    - h. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.68
    - i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.69
    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.70
  6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.71
    - b. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.72
    - c. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.73
    - d. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.74
    - e. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.75
    - f. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.76
    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.77
    - h. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.78
    - i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.79
    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.80
  7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.81
    - b. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.82
    - c. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.83
    - d. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.84
    - e. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.85
    - f. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.86
    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.87
    - h. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.88
    - i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.89
    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.90
  8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.91
    - b. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.92
    - c. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.93
    - d. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.94
    - e. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.95
    - f. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.96
    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.97
    - h. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.98
    - i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.99
    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.00
  9. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.01
    - b. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.02
    - c. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.03
    - d. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.04
    - e. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.05
    - f. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.06
    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.07
    - h. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.08
    - i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.09
    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.10
  10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.11
    - b. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.12
    - c. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.13
    - d. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.14
    - e. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.15
    - f. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.16
    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.17
    - h. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.18
    - i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.19
    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.20

- ### WATER DISTRIBUTION & SEWER NOTES
1. WATER DISTRIBUTION AND SEWERAGE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. FLORIDA STATE WATER SUPPLY CODE (FSWSC)
    - b. FLORIDA STATE SEWERAGE AND WASTEWATER CODE (FSSW)
  2. WATER DISTRIBUTION AND SEWERAGE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
    - a. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 950
    - b. INTERNATIONAL ELECTRICITY REGULATORY BOARD (IERS) 97
    - c. INTERNATIONAL PLUMBING REGULATORY BOARD (IPRB) 97
    - d. INTERNATIONAL GAS REGULATORY BOARD (IGRB) 97
    - e. INTERNATIONAL ELECTRICAL REGULATORY BOARD (IERB) 97
    - f. INTERNATIONAL WATER SUPPLY REGULATORY BOARD (IWSRB) 97
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    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.47
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    - i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.49
    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.50
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    - h. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X3.98
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    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.00
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    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.07
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    - g. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.17
    - h. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.18
    - i. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.19
    - j. AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) X4.20

### UTILITIES PROVIDING SERVICE

UTILITY	PROVIDING SERVICE	CONTACT INFORMATION
WATER	FLORIDA STATE WATER SUPPLY CODE (FSWSC)	FLORIDA STATE WATER SUPPLY CODE (FSWSC)
SEWER	FLORIDA STATE SEWERAGE AND WASTEWATER CODE (FSSW)	FLORIDA STATE SEWERAGE AND WASTEWATER CODE (FSSW)
GAS	FLORIDA STATE GAS CODE (FSGC)	FLORIDA STATE GAS CODE (FSGC)
ELECTRICITY	FLORIDA STATE ELECTRICAL CODE (FSEC)	FLORIDA STATE ELECTRICAL CODE (FSEC)
STORMWATER	FLORIDA STATE STORMWATER MANAGEMENT CODE (FSSM)	FLORIDA STATE STORMWATER MANAGEMENT CODE (FSSM)

**PLANS AND PLAT**  
**ESPLANADE BY THE ISLANDS**  
**LUCERNA STREET MULTI-FAMILY**  
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.  
**MASTER UTILITY PLAN**

**WALDROP ENGINEERING**  
 CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS  
 2301 BUNIA GRANDE DRIVE - SUITE 305 BUNIA SPRINGS, FL 34135  
 P: 239-465-7277 F: 239-465-7499 EMAIL: info@waldropengineering.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]



**DEVELOPER'S AFFIDAVIT REGARDING COSTS PAID**  
**(Taylor Morrison of Florida, Inc. to Currents CDD)**  
**(Lucerna Street)**

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared Barbara Kininmonth, who to me is well known, and having been duly sworn and under oath, deposes and states:

1. My name is Barbara Kininmonth. I am over the age of twenty-one (21) years, am Sui Juris, and have personal knowledge of the facts set forth in this Affidavit.
2. I am the Vice President of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (the "**Developer**"). I have authority to make this Affidavit on behalf of the Developer.
3. Developer is the developer of certain lands within Currents Community Development District, a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes (the "**District**").
4. The Currents Community Development District Master Engineer's Report prepared by Waldrop Engineering, Inc. dated August 2019 (the "**Master Engineer's Report**"), as supplemented by the certain Currents Community Development District First Supplemental Engineer's Report prepared by Waldrop Engineering, Inc. dated July 2020, as further supplemented (the "**First Supplement**") (the Master Report together with the First Supplement are collectively, the "**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, Florida Statutes.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described on **Exhibit "A"**. The improvements described on **Exhibit "A"** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors related to the subject improvements and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the improvements or the real property upon which the improvements are located.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified on **Exhibit "A"**.

*{Remainder of page intentionally left blank. Signature appears on next page.}*



**FURTHER AFFIANT SAYETH NAUGHT.**

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Kininmonth, Vice President

SUBSCRIBED AND SWORN to before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Barbara Kininmonth, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

Name: \_\_\_\_\_

(Type or Print)

My Commission Expires:

**Exhibit "A"**  
**Description of Improvements**

**Contractor:** Haleakala Construction, Inc.

**Contract:** Authorizing Addendum #44-Esplanade by the Islands-6 to Master Land Development Services Agreement between Taylor Morrison of Florida, Inc. and Haleakala Construction, Inc. dated July 18, 2019, as amended by that certain Amendment #1 dated February 7, 2020.

**Pay Application:** #2

**Utility Improvements:** All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case located within or upon those certain locations shown on **Exhibit "B"**.

**Total Cost of Improvements and/or Work Product:** \$296,266.30 (Note: The Developer has paid to the Contractor \$266,639.67 under the referenced construction contract for the construction of the Utility Improvements. The Developer owes the contractor an additional \$29,626.63 as retainage. The current requisition is only paying \$266,639.67.)

**Exhibit "B"**  
**Location of Improvements**

TRACT "R" OF ESPLANADE BY THE ISLANDS LUCERNA STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE(S) 16 THROUGH 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



## **CONTRACTOR ACKNOWLEDGMENT AND RELEASE**

**THIS CONTRACTOR ACKNOWLEDGMENT AND RELEASE** (this “**Release**”) is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by **HALEAKALA CONSTRUCTION, INC.**, a Florida corporation (“**Contractor**”) in favor of **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“**District**”).

### RECITALS:

**WHEREAS**, pursuant to that certain Authorizing Addendum #44-Esplanade by the Islands-6 to Master Land Development Services Agreement between Developer and Contractor dated July 18, 2019, as amended by that certain Amendment #1 between Developer and Contractor dated February 7, 2020 (collectively, “**Contract**”), Contractor has constructed or installed for Developer certain infrastructure improvements, as described on **Exhibit “A”** attached hereto and made a part hereof (the “**Improvements**”); and

**WHEREAS**, Developer has conveyed, or will convey, all or a portion of the Improvements to the District generally referred to as Lucerna Street. For that purpose, Developer has requested that Contractor confirm the release of all restrictions on the District’s right to use and rely upon the Improvements and the right to rely on the provisions of the Contract as to the Improvements; and

**WHEREAS**, further, Contractor desires to confirm that Contractor has been paid all sums owed to Contractor in relation to the Improvements.

**NOW, THEREFORE**, Contractor provides the following with respect to this Release:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.
2. **Acquisition of Improvements.** Contractor acknowledges that District is in the process of acquiring, or has acquired from, Developer the Improvements, which Improvements were constructed by Contractor in connection with the Contract. Upon acquisition, the District shall have the unrestricted right to rely upon the terms of the Contract relating to the Improvements.
3. **Warranty.** Contractor hereby expressly acknowledges District’s right to enforce the terms of the Contract as to the Improvements, including any warranties provided in the Contract, and to rely upon and enforce any other warranties provided under Florida law.
4. **Certificate of Payment.** Contractor hereby acknowledges that it has been fully paid all sums due and owing to Contractor for its labor, materials and services pursuant to the Contract and related to the construction or installation of the Improvements, except that Contractor is owed \$29,626.63 in retainage or other amounts related to the Improvements and understands that such amounts shall be paid by Developer. District shall not have an obligation to pay such retainage to Contractor. Contractor further certifies that, except as otherwise specifically set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. All lienors under Contractor’s direct contract have been paid in full. Except as otherwise specifically forth herein, this document shall constitute a final waiver and release of all lien rights Contractor has in and to the Improvements or the real property upon which the Improvements are located.

5. **Binding Nature.** This Release shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.

6. **Governing Law.** This Release shall be construed in accordance with Florida law (exclusive of choice of law rules) and shall not be amended, modified or terminated unless in writing executed by both parties. Venue for any action arising hereunder shall lie exclusively in Collier County, Florida.

7. **Integration.** This Release embodies the entire understanding of the parties with respect to the subject matter herein, and the terms hereof control over and supersede all prior understandings.

*{Remainder of page intentionally left blank. Signature appears on the next page.}*

IN WITNESS WHEREOF, Contractor has executed this Contractor Acknowledgment and Release as of the day and year first above written.

**CONTRACTOR:**

HALEAKALA CONSTRUCTION, INC.,  
a Florida corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ( ) physical presence or ( ) online notarization on this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of HALEAKALA CONSTRUCTION, INC., a Florida corporation, on behalf of the corporation, who ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

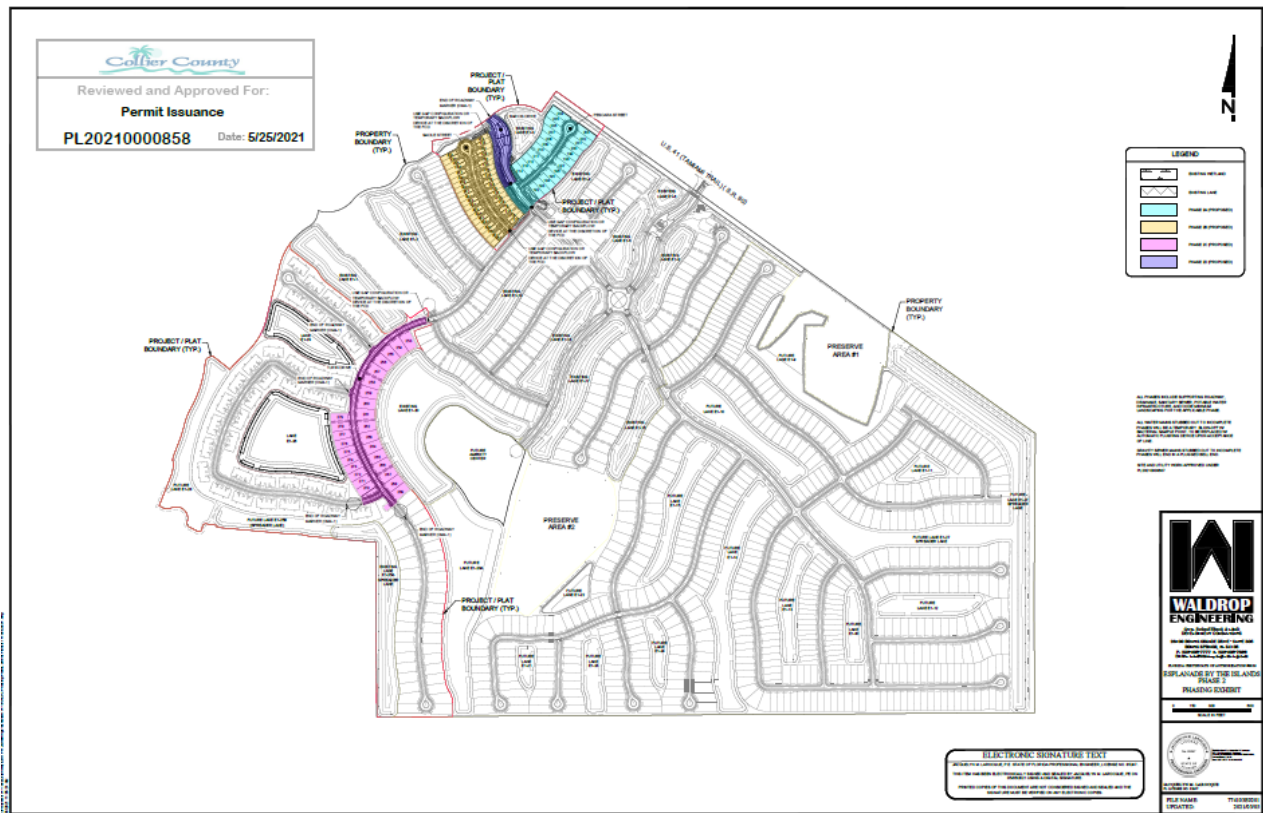
**Exhibit "A"**  
**Description of Improvements**  
**Lucerna Street**

**Contractor:** Haleakala Construction, Inc.

**Contract:** Authorizing Addendum #44-Esplanade by the Islands-6 to Master Land Development Services Agreement between Taylor Morrison of Florida, Inc. and Haleakala Construction, Inc. dated July 18, 2019, as amended by that certain Amendment #1 dated February 7, 2020.

**Pay Application:** #2

**Utility Improvements:** All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case located within or upon those certain locations shown on **Exhibit "B"**.



**Total Cost of Improvements and/or Work Product:** \$296,266.30 (Contractor has been paid \$266,639.67. The retainage balance owed by the Developer to the Contractor is \$29,626.63.)



**Exhibit "B"**  
**Location of Improvements**

TRACT "R" OF ESPLANADE BY THE ISLANDS LUCERNA STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE(S) 16 THROUGH 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



**DISTRICT ENGINEER’S CERTIFICATE  
FOR ACQUISITION OF IMPROVEMENTS AND WORK PRODUCT**

Currents Community Development District  
c/o James P. Ward, District Manager  
JP Ward & Associates, LLC

Re: Current Community Development District  
Acquisition of Public Infrastructure Improvements, Lucerna Street

Supervisors:

The undersigned, a representative of Waldrop Engineering, P.A. (“**District Engineer**”), as engineer for Currents Community Development District (“**District**”), hereby makes the following certifications in connection with the District’s acquisition of improvements and work product (collectively, “**Improvements**”), as further described in **Exhibit “A”**, and in a Bill of Sale dated on or about the same date as this Certificate. The undersigned, as an authorized representative of the District Engineer, hereby certifies as follows:

1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the Currents Community Development District Master Engineer’s Report prepared by Waldrop Engineering, Inc. dated August 2019, as supplemented by the certain Currents Community Development District First Supplemental Engineer’s Report prepared by Waldrop Engineering, Inc. dated July 2020, as further supplemented , and are therefore part of the District’s Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the requisition materials to which this Certificate is attached. Such costs are equal to or less than each of the following: (i) what was actually paid by Taylor Morrison of Florida, Inc. (the “**Developer**”) to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements. For reference, however, as to the amount paid, the Developer has paid to the contractor \$266,639.67 under the applicable construction contract for the construction of the Improvements. The Developer owes the contractor an additional \$29,626.63 as retainage. The Developer will be required to provide additional proof of payment by the Developer to the applicable contractor for that retainage amount.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

\_\_\_\_\_  
Jeremy H. Arnold, P.E.  
Waldrop Engineering, P.A.  
Florida Registration No. \_\_\_\_\_  
District Engineer

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ( ) physical presence or ( ) online notarization on this \_\_\_\_ day of \_\_\_\_\_, 2023, by Jeremy H. Arnold of Waldrop Engineering, P.A., on behalf of the company, who ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

**Exhibit "A"**  
**Description of Improvements**

**Contractor:** Haleakala Construction, Inc.

**Contract:** Authorizing Addendum #44-Esplanade by the Islands-6 to Master Land Development Services Agreement between Taylor Morrison of Florida, Inc. and Haleakala Construction, Inc. dated July 18, 2019, as amended by that certain Amendment #1 dated February 7, 2020.

**Pay Application:** #2

**Utility Improvements:** All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case located within or upon those certain locations shown on **Exhibit "B"**.

**Total Cost of Improvements and/or Work Product:** \$296,266.30 (Note: The Developer has paid to the Contractor \$266,639.67 under the referenced construction contract for the construction of the Utility Improvements. The Developer owes the contractor an additional \$29,626.63 as retainage. The current requisition is for \$266,639.67.)

**Exhibit "B"**  
**Location of Improvements**

TRACT "R" OF ESPLANADE BY THE ISLANDS LUCERNA STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE(S) 16 THROUGH 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.





**PROMISSORY NOTE**  
**(Lucerna Street Potable Water and Wastewater Facilities)**

**\$266,639.67**

Collier County, Florida  
Date: May \_\_\_\_, 2023

FOR VALUE RECEIVED, **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes (“**MAKER**”), promises to pay to the order of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (“**HOLDER**”) at 551 N. Cattlemen Rd., Suite 200, Sarasota, FL 34232 or at such place as **HOLDER** may from time to time designate in writing, the principal sum of: Two Hundred Sixty Six Thousand Six Hundred Thirty-Nine and 67/100 DOLLARS (\$266,639.67) (the “**Principal Sum**”) in accordance with the terms and condition of this Promissory Note (this “**Note**”).

The Principal Sum of this Note shall not bear interest.

Payments under this Note shall be due and payable as follows:

This Note is issued in relation to Section 2 of that certain Amended and Restated Agreement Regarding the Agreement Regarding Completion of Certain Improvements (Series 2020A Project) dated as of August 25, 2020, as may be amended and/or restated (the “**Completion Agreement**”) Completion Agreement and in conjunction with the transfer and conveyance by Holder of the Lucerna Street, Potable Water and Wastewater Facilities (the “**Improvements**”) to **MAKER** contemporaneously with this Note. The Improvements are part of the Series 2020A Project and constitute Remaining Improvements (as defined under the Completion Agreement). The repayment of this Note is subject to the terms and conditions of the Completion Agreement. Provided that (i) **MAKER** issues Capital Improvement Revenue Bonds for Currents Community Development District (the “**District**”) payable solely from special assessments properly levied on real property in the District benefitted by the Improvements (“**Bonds**”), there are sufficient construction funds from said Bonds to pay for the Improvements, and the conditions under the applicable trust indenture have been met for disbursement of applicable construction funds; (ii) the applicable requirements of the Completion Agreement and any related acquisition agreement have been met; and (iii) **HOLDER** submits to **MAKER** a Requisition for payment of the Principal Sum representing the cost of Improvements, then **MAKER** shall within forty-five (45) days thereafter, pay the entire balance of the Principal Sum due under this Note. Notwithstanding the forgoing provision, in the event **MAKER** does not issue any applicable Bonds on or before five (5) years after the date of the Completion Agreement, then this Note shall be forgiven by **HOLDER** and cancelled and of no further force or effect.

This Note is a limited obligation of the District. The District is under no obligation to issue such Bonds at any time, and the Owner shall have no right to compel the District to issue such Bonds or to pay such principal from any other source of funds.

This Note can be prepaid at any time in whole or in part to **HOLDER** without penalty. All payments and prepayments shall be applied to the Principal Sum.

Prepayment shall not affect or vary the duty of **MAKER** to pay any obligation when due and the same shall not affect or impair the right of **HOLDER** to pursue all remedies available to it hereunder.



Notwithstanding anything contained herein to the contrary, HOLDER may not exercise any right or remedy provided for in this Note because of any default of MAKER, unless HOLDER shall have given written notice of the default to MAKER and MAKER shall have failed to pay the sum or sums due within a period of thirty (30) days after the date of such written notice. Failure of MAKER to cure a default within such cure period shall hereinafter be described as an “**Event of Default**”. Upon an Event of Default, the Principal Sum remaining unpaid, shall become immediately due and payable.

All communication required under or in connection with this Note shall be in writing, and shall be hand delivered, sent by commercial overnight courier, or sent by certified mail, postage prepaid, addressed to MAKER or HOLDER at the address either party may designate from time to time by written notice to the other party in the manner set forth herein.

Time is of the essence and in the event it is necessary to initiate collection of this Note or it is collected by law or through an attorney, or under advice therefrom, MAKER agrees to pay all costs of the collection and reasonable attorneys’ fees (including those attorneys’ fees that may be caused by appellate proceedings) that may be incurred in all matters of collections, enforcement, construction and interpretation hereunder.

The remedies of HOLDER, as provided herein, shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of HOLDER, and may be exercised as often as occasion therefore arise. No act of omission or commission of HOLDER, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of same, such waiver or release to be effected only through a written document, executed by HOLDER and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing, as a bar to, or as a waiver or release of any subsequent event.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes and other applicable provisions of law. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

**THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY HOLDER THAT SUCH HOLDER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE PRINCIPAL ON THIS NOTE.**

*(Remainder of Page Intentionally Left Blank. Signature Appears on the Next Page.)*

IN WITNESS WHEREOF, MAKER has caused this Promissory Note to be duly executed as of the day and year first above written.

MAKER:

**CURRENTS COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
James P. Ward, Secretary

By: \_\_\_\_\_  
Charles Cook, Chairman

**RESOLUTION NO. 2023-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is organized for the purposes of providing community development services and facilities benefiting the development known as the Esplanade by the Islands community; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting, conservation areas, mitigation areas, and wildlife habitat, and other public improvements; and

**WHEREAS**, the applicable Collier County development orders, approvals, codes, ordinances and regulations generally require or contemplate the conveyance of various on-site potable water and wastewater utility systems being constructed or acquired by the District to Collier County; and

**WHEREAS**, the acquisition by the District of potable water and wastewater utility systems and thereafter the conveyance of such potable water and sanitary sewer systems to Collier County requires the Chairman or Vice Chairman (in the Chairman's absence) to sign or execute certain documents on behalf of the District; and

**WHEREAS**, the District desires to acquire certain potable water and wastewater utility facilities related to Phase 2C ("Utility Facilities") from Taylor Morrison of Florida, Inc., a Florida corporation ("Taylor Morrison") pursuant to that certain Amended and Restated Agreement Regarding The Acquisition of Certain Work Product, Infrastructure and Real Property (Series 2020A Project) dated as of August 25, 2020 and thereafter convey such Utility Facilities to Collier County.

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

**SECTION 1. FINDINGS.** The above recitals are true and correct and incorporated herein by this reference.

RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**SECTION 2. ACQUISITION OF UTILITY FACILITIES AND CONVEYANCE TO COLLIER COUNTY.** The District hereby desires to acquire the Utility Facilities from Taylor Morrison pursuant to the utility conveyance documents attached hereto and made a part hereof as **Exhibit "A"** ("Acquisition Documents"). Following such acquisition, the District hereby desires to convey the Utility Facilities to Collier County pursuant to the utility conveyance documents attached hereto and made a part hereof as **Exhibit "B"** ("Conveyance Documents").

**SECTION 3. DELEGATION OF AUTHORITY.** The Chairman or the Vice Chairman (in the Chairman's absence) of the District's Board of Supervisors is hereby authorized to execute the Acquisition Documents as necessary to evidence the District's acquisition of the Utility Facilities. The Chairman or the Vice Chairman (in the Chairman's absence) of the District's Board of Supervisors is hereby authorized to execute the Conveyance Documents as necessary to convey the Utility Facilities to Collier County. The Secretary and any Assistant Secretary of the District is hereby authorized to countersign any Acquisition Documents or Conveyance Documents signed by the Chairman or Vice Chairman (in the Chairman's absence), if necessary or required.

**SECTION 4. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

**SECTION 5. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall be effective immediately upon its adoption.

*{Remainder of the page intentionally left blank. Signatures begin on the next page.}*

RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of Currents Community Development District this 11th day of July 2023.

Attest:

**CURRENTS COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Charles Cook, Chairman

**Exhibit A:** Acquisition Documents  
**Exhibit B:** Conveyance Documents  
**Exhibit C:** Additional Documents

**RESOLUTION NO. 2023-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Exhibit "A"**  
**Acquisition Documents**

Drafted by and return to:

Meagan E. Magaldi, Esq.  
Coleman, Yovanovich & Koester, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103

**UTILITY FACILITIES WARRANTY DEED AND BILL OF SALE**  
**(Taylor Morrison of Florida, Inc. to Currents CDD)**  
**(Phase 2C)**

THIS INDENTURE made as of this \_\_\_\_ day of \_\_\_\_\_, 2023, between **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (hereinafter referred to as “Grantor”), and **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes (hereinafter referred to as “Grantee”).

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, all potable water and wastewater utility facilities and/or system(s) or portion(s) thereof lying in, on, over and under the following described land, for operation, relocation, installation, repair and/or maintenance of said facilities, system(s) or portion(s) thereof, all situate and lying and being in Collier County, Florida, to wit:

(See Exhibit “A” attached hereto and incorporated by reference herein.)

(Exhibit “B” attached hereto is a sketch or other graphic representation which depicts the physical location of the utility systems being conveyed.)

and said Grantor does hereby fully warrant the title to said utility facilities and/or system(s) or portion(s) thereof, be they realty, personalty, or mixed, and Grantor will defend such title against all claims of all persons whomsoever. For the purposes of this conveyance, the utility facilities, system(s) and/or portion(s) thereof conveyed herein shall not be deemed to convey any of the lands described in either exhibit. Grantor and Grantee are used for singular or plural, as context allows. A sketch or other graphic representation showing the location of the utility facilities, etc., being conveyed is attached as Exhibit B.

TO HAVE AND TO HOLD the same unto Grantee and its assigns, together with the right to enter upon said land, excavate, relocate and/or take or introduce materials for the purpose of constructing, relocating, operating, repairing and/or otherwise maintaining utility systems thereon. Grantor and Grantee are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the date and year first above written.

TAYLOR MORRISON OF FLORIDA, INC.,  
a Florida corporation

Witnesses:

By: \_\_\_\_\_  
Barbara Kininmonth, Vice President

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Barbara Kininmonth, as Vice President of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of the company, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:



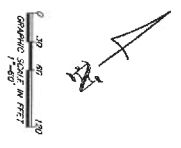
**Exhibit "A"**  
**Legal Description**

TRACT "R2" OF ESPLANADE BY THE ISLANDS – PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 75 THROUGH 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

# Esplanade By The Islands - Phase 2

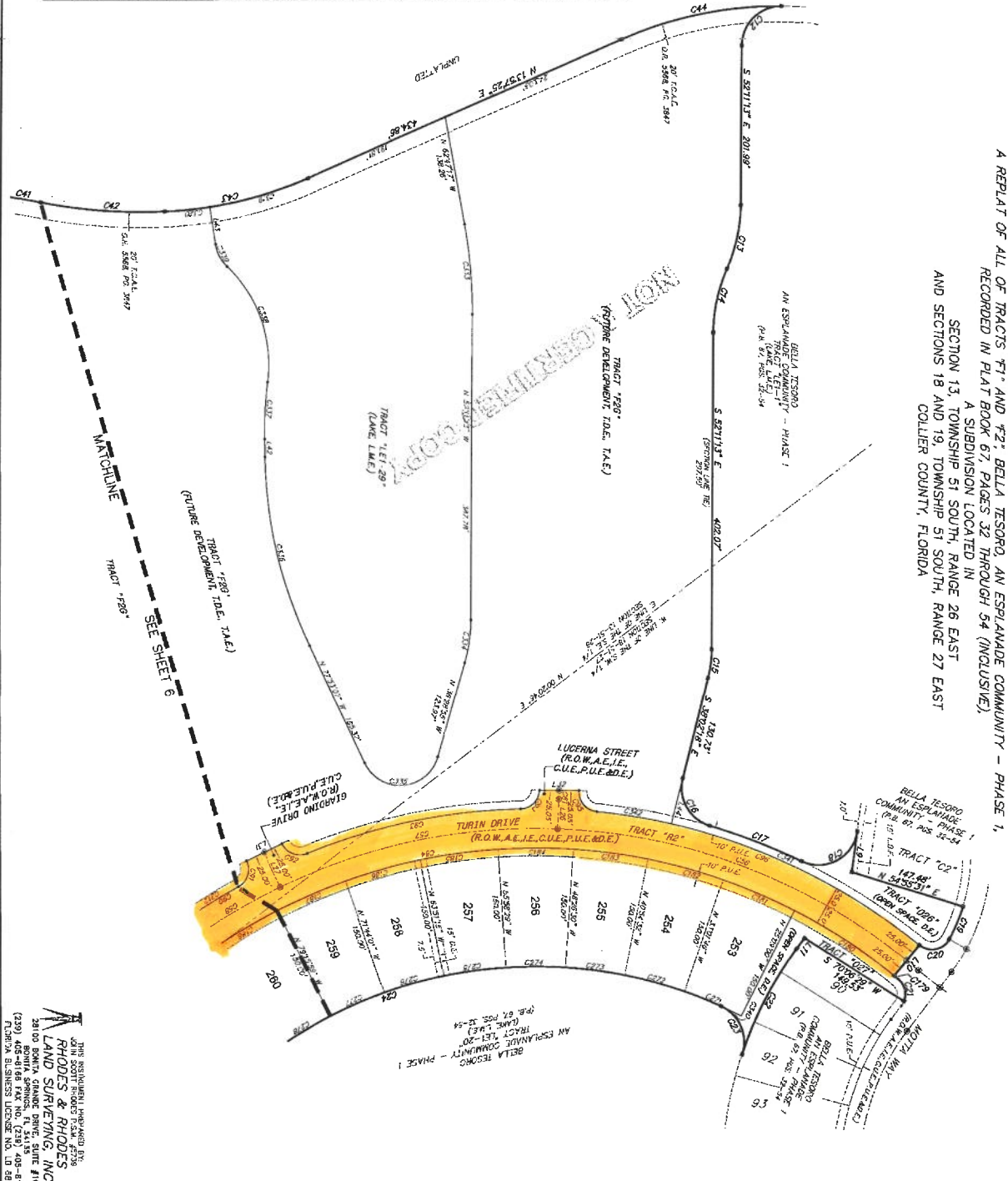
A REPLAT OF ALL OF TRACTS #17 AND #21, BELLA TESORO, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 34 (INCLUSIVE), A SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

PLAT BOOK 71, PAGE 79  
SHEET 5 OF 9



LINE	LENGTH	BEARING
L10	58.00	S 43°18'15" E
L11	16.65	S 13°27'07" E
L12	17.52	N 55°05'17" W
L13	50.00	N 42°03'54" E
L14	58.00	N 38°02'35" E
L15	44.22	N 61°13'36" W
L16	58.62	N 30°02'17" W

CHANGE	REVISION	DESCRIPTION	DATE	BY
C17	50.00	...	...	...
C18	50.00	...	...	...
C19	50.00	...	...	...
C20	50.00	...	...	...
C21	50.00	...	...	...
C22	50.00	...	...	...
C23	50.00	...	...	...
C24	50.00	...	...	...
C25	50.00	...	...	...
C26	50.00	...	...	...
C27	50.00	...	...	...
C28	50.00	...	...	...
C29	50.00	...	...	...
C30	50.00	...	...	...
C31	50.00	...	...	...
C32	50.00	...	...	...
C33	50.00	...	...	...
C34	50.00	...	...	...
C35	50.00	...	...	...
C36	50.00	...	...	...
C37	50.00	...	...	...
C38	50.00	...	...	...
C39	50.00	...	...	...
C40	50.00	...	...	...
C41	50.00	...	...	...
C42	50.00	...	...	...
C43	50.00	...	...	...
C44	50.00	...	...	...
C45	50.00	...	...	...
C46	50.00	...	...	...
C47	50.00	...	...	...
C48	50.00	...	...	...
C49	50.00	...	...	...
C50	50.00	...	...	...
C51	50.00	...	...	...
C52	50.00	...	...	...
C53	50.00	...	...	...
C54	50.00	...	...	...
C55	50.00	...	...	...
C56	50.00	...	...	...
C57	50.00	...	...	...
C58	50.00	...	...	...
C59	50.00	...	...	...
C60	50.00	...	...	...
C61	50.00	...	...	...
C62	50.00	...	...	...
C63	50.00	...	...	...
C64	50.00	...	...	...
C65	50.00	...	...	...
C66	50.00	...	...	...
C67	50.00	...	...	...
C68	50.00	...	...	...
C69	50.00	...	...	...
C70	50.00	...	...	...
C71	50.00	...	...	...
C72	50.00	...	...	...
C73	50.00	...	...	...
C74	50.00	...	...	...
C75	50.00	...	...	...
C76	50.00	...	...	...
C77	50.00	...	...	...
C78	50.00	...	...	...
C79	50.00	...	...	...
C80	50.00	...	...	...
C81	50.00	...	...	...
C82	50.00	...	...	...
C83	50.00	...	...	...
C84	50.00	...	...	...
C85	50.00	...	...	...
C86	50.00	...	...	...
C87	50.00	...	...	...
C88	50.00	...	...	...
C89	50.00	...	...	...
C90	50.00	...	...	...
C91	50.00	...	...	...
C92	50.00	...	...	...
C93	50.00	...	...	...
C94	50.00	...	...	...
C95	50.00	...	...	...
C96	50.00	...	...	...
C97	50.00	...	...	...
C98	50.00	...	...	...
C99	50.00	...	...	...
C100	50.00	...	...	...



THE INSTRUMENT PREPARED BY:  
ADRIAN SOUTH RHODES P.S.A., 45736  
LAND SURVEYING, INC.  
28100 SOUTH GRAND DRIVE, SUITE #107  
FORT MYERS, FLORIDA 33907  
(239) 465-9168 FAX NO. (239) 405-8163  
FLORIDA BUSINESS LICENSE NO. LD 5887

# Esplanade By The Islands - Phase 2

PLAT BOOK 71 PAGE 80

SHEET 6 OF 9

A REPLAT OF ALL OF TRACTS #17 AND #22: BELLA TERRORE, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 54 (INCLUSIVE), SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

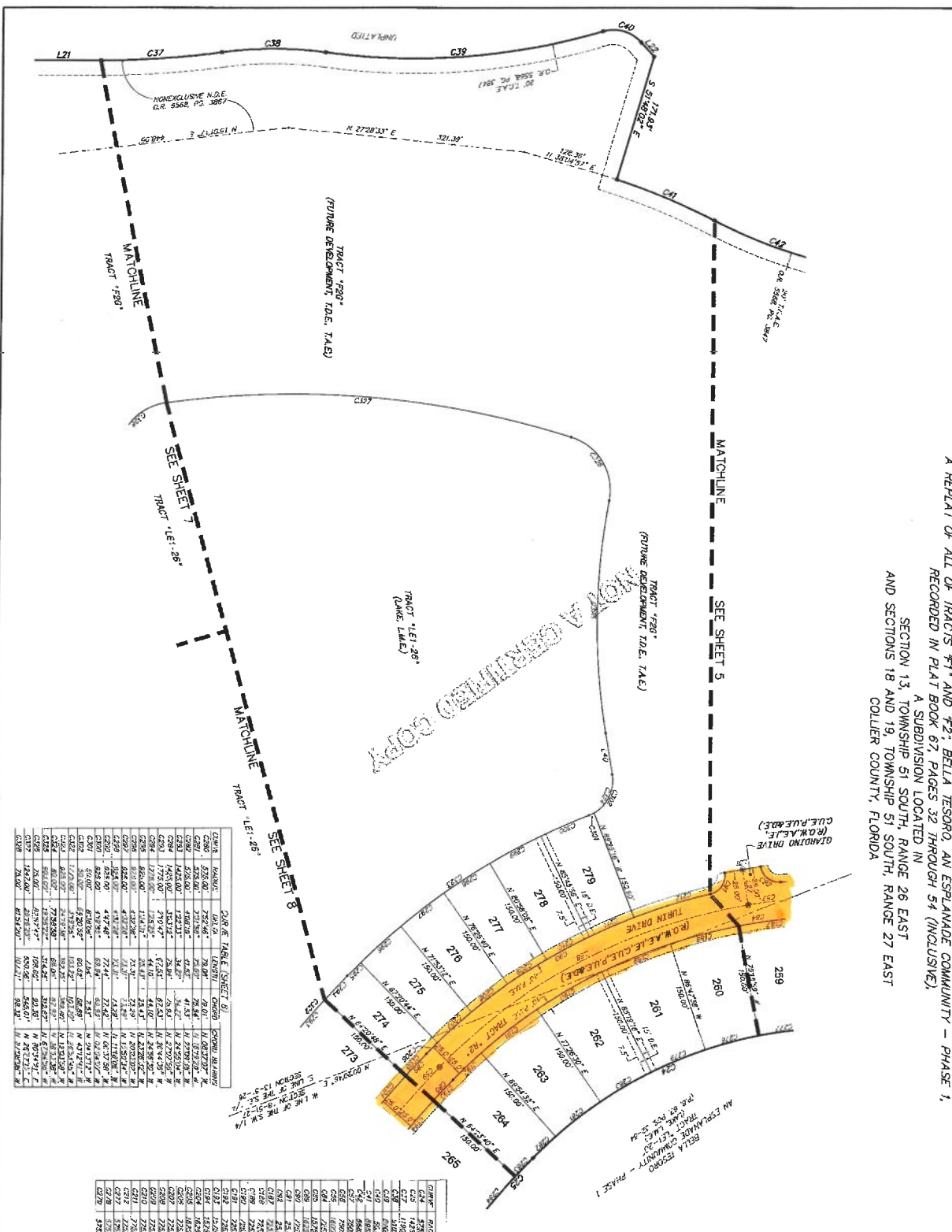


TABLE (SHEET 6)

LINE	LENGTH	BEARING	CURVED BEARING	CURVED BEARING
C174	125.00	N 89° 59' 51" W	N 89° 59' 51" W	N 89° 59' 51" W
C175	108.00	N 87° 02' 34" E	N 87° 02' 34" E	N 87° 02' 34" E
C176	44.41	N 27° 20' 13" E	N 27° 20' 13" E	N 27° 20' 13" E
C177	50.00	N 17° 02' 51" E	N 17° 02' 51" E	N 17° 02' 51" E
C178	86.80	N 27° 20' 13" E	N 27° 20' 13" E	N 27° 20' 13" E

TABLE (SHEET 6)

LINE	LENGTH	BEARING	CURVED BEARING	CURVED BEARING
C179	125.00	N 89° 59' 51" W	N 89° 59' 51" W	N 89° 59' 51" W
C180	108.00	N 87° 02' 34" E	N 87° 02' 34" E	N 87° 02' 34" E
C181	44.41	N 27° 20' 13" E	N 27° 20' 13" E	N 27° 20' 13" E
C182	50.00	N 17° 02' 51" E	N 17° 02' 51" E	N 17° 02' 51" E
C183	86.80	N 27° 20' 13" E	N 27° 20' 13" E	N 27° 20' 13" E

THE ARCHITECTURE PARTNERSHIP, INC.  
 18100 SANTA BARBARA DRIVE, SUITE #107  
 MIAMI, FLORIDA 33155  
 (305) 688-1111  
 FLORENCE BUSINESS CENTER, NO. 18 8887

**OWNER'S AFFIDAVIT**  
**(Taylor Morrison of Florida, Inc. to Currents CDD)**  
**(Phase 2C)**

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared Barbara Kininmonth, who to me is well known, and having been duly sworn and under oath, deposes and states:

1. My name is Barbara Kininmonth. I am over the age of twenty-one (21) years, am Sui Juris, and have personal knowledge of the facts asserted herein.

2. I am the Vice President of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, the owner of that certain real property located within Collier County, Florida, and described on **Exhibit "A"**.

3. All persons, firms, and corporations, including the general contractor, all laborers, subcontractors and sub-subcontractors, material men and suppliers who have furnished services, labor or materials according to plans and specifications, or extra items, used in the construction, installation and/or repair of potable water and wastewater utility system(s) or portion(s) thereof on the real estate hereinafter described, have been paid in full and that such work has been fully completed and unconditionally accepted by the current owner of such facilities.

4. No claims have been made to the owner, nor is any suit now pending on behalf of any contractor, subcontractor, sub-subcontractor, supplier, laborer or material-men, and no chattel mortgages or conditional bills of sale have been given or are now outstanding as to the subject utility system(s) or portion(s) thereof placed upon or installed in or on the aforesaid premises.

5. Title to the subject utility system(s) or portion(s) thereof and/or easement(s), if any, being conveyed to the County is not encumbered by any recorded mortgage, recorded assignment of rents or profits, by any recorded Uniform Commercial Code Financing Statement, or by any other recorded document that imposes a security interest that could negatively affect conveyance of marketable title to the utility system(s) or portion(s) thereof and/or any easement being conveyed to the County.

6. As and on behalf of the owner of the subject utility system(s) or portion(s) thereof, does for valuable consideration hereby agree and guarantee, to hold Currents Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, harmless against any lien, claim or suit by any general contractor, subcontractor, sub-subcontractor, supplier, mechanic, material-man, or laborer, and against chattel mortgages, security interests or repair of the subject potable water and wastewater utility system(s) or portion(s) thereof by or on behalf of Owner. Affiant is used as singular or plural, as the context requires.

7. The potable water and wastewater utility system(s) or portion(s) thereof referred to herein are located within the real property described in the attached **Exhibit "A"**.

**FURTHER AFFIANT SAYETH NAUGHT.**

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Kininmonth, Vice President

SUBSCRIBED AND SWORN to before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Barbara Kininmonth, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

Name: \_\_\_\_\_

(Type or Print)

My Commission Expires:

**Exhibit "A"**  
**Legal Description**

TRACT "R2" OF ESPLANADE BY THE ISLANDS – PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 75 THROUGH 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

**DEED OF UTILITY EASEMENT**  
**(Taylor Morrison of Florida, Inc. to Currents CDD)**  
**(Phase 2C)**

THIS UTILITY EASEMENT (UE), is granted and conveyed as of this \_\_\_\_ day of \_\_\_\_\_, 2023, by **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, as Grantor, to **BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AS THE GOVERNING BODY OF COLLIER COUNTY, AND AS THE EX-OFFICIO GOVERNING BOARD OF THE COLLIER COUNTY WATER-SEWER DISTRICT**, its successors and/or assigns, and **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, as Grantee.

WITNESSETH: That Grantor for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration paid by Grantee, receipt of which by is hereby acknowledged by Grantor, hereby conveys, grants, bargains and sells unto Grantee, its successors and assigns, a perpetual, non-exclusive easement, license, right and privilege to enter upon and to install, relocate, repair and/or otherwise maintain utility system(s) and utility facilities, and/or portion(s) thereof, in, on, over and under the lands located in Collier County, Florida, described on **Exhibit "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and/or assigns, together with the right and privilege to enter upon said land to excavate, relocate and/or take and/or introduce materials for the purpose of constructing, operating, relocating, repairing and/or otherwise maintaining the subject utility facilities and/or system(s) or portion(s) thereof, in, on, over and/or under the easement area. Grantor and Grantee are used for singular or plural, as the context allows.

*Signatures appear on the following page.*

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the date and year first above written.

TAYLOR MORRISON OF FLORIDA, INC.,  
a Florida corporation

Witnesses:

By: \_\_\_\_\_  
Barbara Kininmonth, Vice President

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Barbara Kininmonth, Vice President of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of the corporation, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:



**Exhibit "A"**  
**Legal Description**

TRACT "R2" OF ESPLANADE BY THE ISLANDS – PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 75 THROUGH 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

**RESOLUTION NO. 2023-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Exhibit "B"**  
**Conveyance Documents**

Drafted by and return to:

Meagan E. Magaldi, Esq.  
Coleman, Yovanovich & Koester, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103

**UTILITY FACILITIES WARRANTY DEED AND BILL OF SALE**  
**(Currents CDD to Collier County)**  
**(Phase 2C)**

THIS INDENTURE made this \_\_\_\_ day of \_\_\_\_\_, 2023, between **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes (hereinafter referred to as “Grantor”), and **BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AS THE GOVERNING BODY OF COLLIER COUNTY, AND AS THE EX-OFFICIO GOVERNING BOARD OF THE COLLIER COUNTY WATER-SEWER DISTRICT**, its successors and/or assigns (hereinafter referred to as “Grantee”).

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, all potable water and wastewater utility facilities and/or system(s) or portion(s) thereof lying in, on, over and under the following described land, for operation, relocation, installation, repair and/or maintenance of said facilities, system(s) or portion(s) thereof, all situate and lying and being in Collier County, Florida, to wit:

(See Exhibit “A” attached hereto and incorporated by reference herein.)

(Exhibit “B” attached hereto is a sketch or other graphic representation which depicts the physical location of the utility systems being conveyed.)

and said Grantor does hereby fully warrant the title to said utility facilities and/or system(s) or portion(s) thereof, be they realty, personalty, or mixed, and Grantor will defend such title against all claims of all persons whomsoever. For the purposes of this conveyance, the utility facilities, system(s) and/or portion(s) thereof conveyed herein shall not be deemed to convey any of the lands described in either exhibit. Grantor and Grantee are used for singular or plural, as context allows. A sketch or other graphic representation showing the location of the utility facilities, etc., being conveyed is attached as Exhibit B.

TO HAVE AND TO HOLD the same unto Grantee and its assigns, together with the right to enter upon said land, excavate, relocate and/or take or introduce materials for the purpose of constructing, relocating, operating, repairing and/or otherwise maintaining utility systems thereon. Grantor and Grantee are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the date and year first above written.

**CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes

Witnesses:

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Charles Cook, Chairman

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Charles Cook, as Chairman of Currents Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the district, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

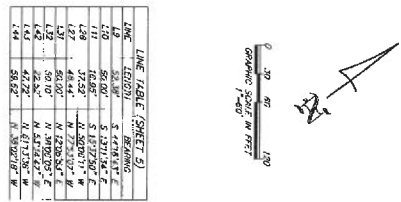
**Exhibit "A"**  
**Legal Description**

TRACT "R2" OF ESPLANADE BY THE ISLANDS – PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 75 THROUGH 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

# Esplanade By The Islands - Phase 2

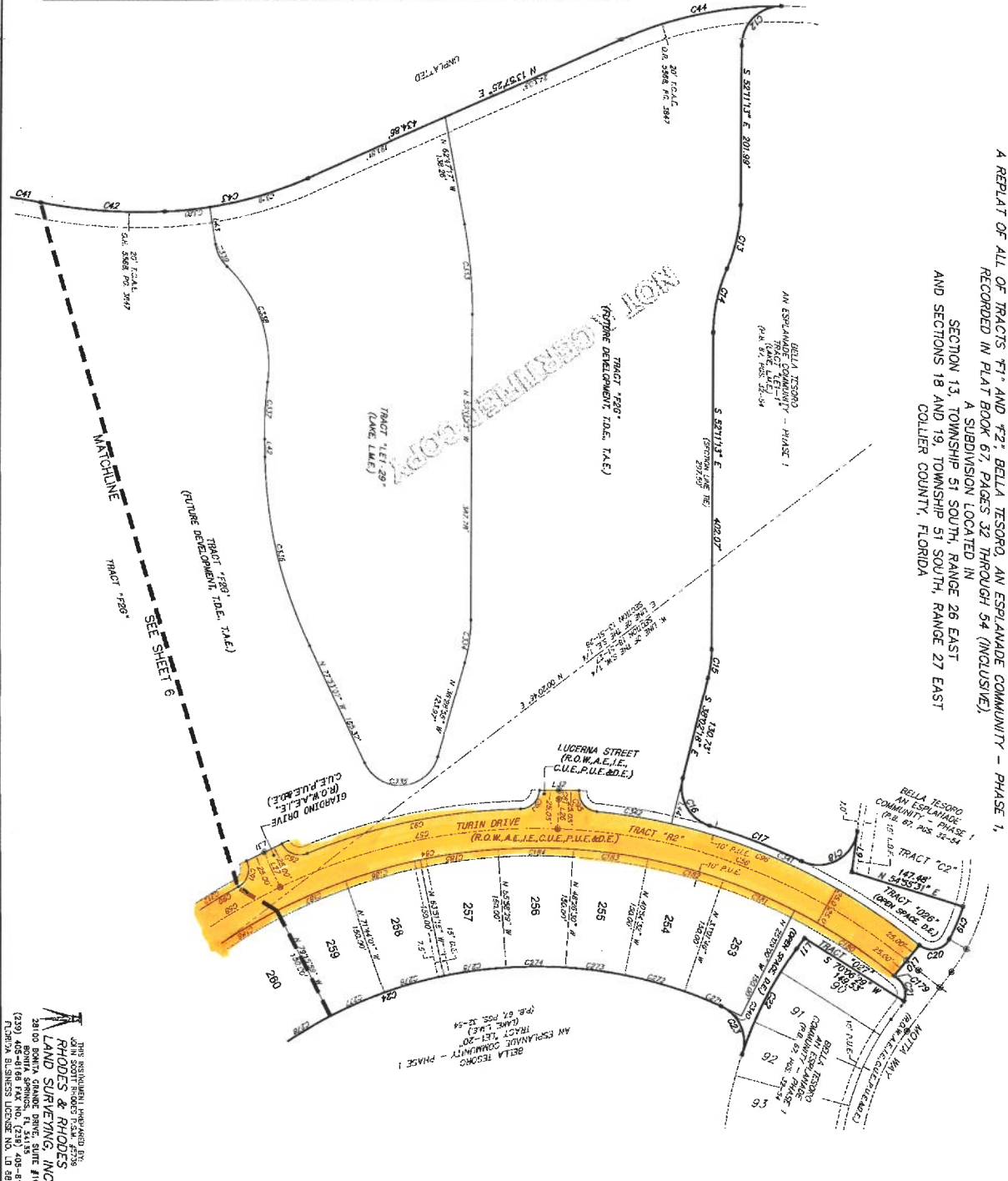
A REPLAT OF ALL OF TRACTS #17 AND #21, BELLA TESSORO, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 34 (INCLUSIVE), A SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

PLAT BOOK 71, PAGE 79  
SHEET 5 OF 9



CLIFF TABLE (SHEET 5)

LINE	BEARING	DISTANCE	POINT
1	S 89°11'37" E	201.98'	1
2	S 89°11'37" E	418.07'	2
3	S 89°11'37" E	418.07'	3
4	S 89°11'37" E	130.21'	4
5	S 89°11'37" E	130.21'	5
6	S 89°11'37" E	130.21'	6
7	S 89°11'37" E	130.21'	7
8	S 89°11'37" E	130.21'	8
9	S 89°11'37" E	130.21'	9
10	S 89°11'37" E	130.21'	10
11	S 89°11'37" E	130.21'	11
12	S 89°11'37" E	130.21'	12
13	S 89°11'37" E	130.21'	13
14	S 89°11'37" E	130.21'	14
15	S 89°11'37" E	130.21'	15
16	S 89°11'37" E	130.21'	16
17	S 89°11'37" E	130.21'	17
18	S 89°11'37" E	130.21'	18
19	S 89°11'37" E	130.21'	19
20	S 89°11'37" E	130.21'	20
21	S 89°11'37" E	130.21'	21
22	S 89°11'37" E	130.21'	22
23	S 89°11'37" E	130.21'	23
24	S 89°11'37" E	130.21'	24
25	S 89°11'37" E	130.21'	25
26	S 89°11'37" E	130.21'	26
27	S 89°11'37" E	130.21'	27
28	S 89°11'37" E	130.21'	28
29	S 89°11'37" E	130.21'	29
30	S 89°11'37" E	130.21'	30
31	S 89°11'37" E	130.21'	31
32	S 89°11'37" E	130.21'	32
33	S 89°11'37" E	130.21'	33
34	S 89°11'37" E	130.21'	34
35	S 89°11'37" E	130.21'	35
36	S 89°11'37" E	130.21'	36
37	S 89°11'37" E	130.21'	37
38	S 89°11'37" E	130.21'	38
39	S 89°11'37" E	130.21'	39
40	S 89°11'37" E	130.21'	40
41	S 89°11'37" E	130.21'	41
42	S 89°11'37" E	130.21'	42
43	S 89°11'37" E	130.21'	43
44	S 89°11'37" E	130.21'	44
45	S 89°11'37" E	130.21'	45
46	S 89°11'37" E	130.21'	46
47	S 89°11'37" E	130.21'	47
48	S 89°11'37" E	130.21'	48
49	S 89°11'37" E	130.21'	49
50	S 89°11'37" E	130.21'	50
51	S 89°11'37" E	130.21'	51
52	S 89°11'37" E	130.21'	52
53	S 89°11'37" E	130.21'	53
54	S 89°11'37" E	130.21'	54
55	S 89°11'37" E	130.21'	55
56	S 89°11'37" E	130.21'	56
57	S 89°11'37" E	130.21'	57
58	S 89°11'37" E	130.21'	58
59	S 89°11'37" E	130.21'	59
60	S 89°11'37" E	130.21'	60
61	S 89°11'37" E	130.21'	61
62	S 89°11'37" E	130.21'	62
63	S 89°11'37" E	130.21'	63
64	S 89°11'37" E	130.21'	64
65	S 89°11'37" E	130.21'	65
66	S 89°11'37" E	130.21'	66
67	S 89°11'37" E	130.21'	67
68	S 89°11'37" E	130.21'	68
69	S 89°11'37" E	130.21'	69
70	S 89°11'37" E	130.21'	70
71	S 89°11'37" E	130.21'	71
72	S 89°11'37" E	130.21'	72
73	S 89°11'37" E	130.21'	73
74	S 89°11'37" E	130.21'	74
75	S 89°11'37" E	130.21'	75
76	S 89°11'37" E	130.21'	76
77	S 89°11'37" E	130.21'	77
78	S 89°11'37" E	130.21'	78
79	S 89°11'37" E	130.21'	79
80	S 89°11'37" E	130.21'	80
81	S 89°11'37" E	130.21'	81
82	S 89°11'37" E	130.21'	82
83	S 89°11'37" E	130.21'	83
84	S 89°11'37" E	130.21'	84
85	S 89°11'37" E	130.21'	85
86	S 89°11'37" E	130.21'	86
87	S 89°11'37" E	130.21'	87
88	S 89°11'37" E	130.21'	88
89	S 89°11'37" E	130.21'	89
90	S 89°11'37" E	130.21'	90
91	S 89°11'37" E	130.21'	91
92	S 89°11'37" E	130.21'	92
93	S 89°11'37" E	130.21'	93
94	S 89°11'37" E	130.21'	94
95	S 89°11'37" E	130.21'	95
96	S 89°11'37" E	130.21'	96
97	S 89°11'37" E	130.21'	97
98	S 89°11'37" E	130.21'	98
99	S 89°11'37" E	130.21'	99
100	S 89°11'37" E	130.21'	100



THE INSTRUMENT HEREBY REFERRED TO WAS PREPARED BY  
 ADRIAN SOUTH RHODES P.S.A., 45736  
 RHODES & RHODES  
 LAND SURVEYING, INC.  
 28100 SOUTH GRAND DRIVE, SUITE #107  
 FORT MYERS, FLORIDA 33907  
 (239) 465-6168 FAX NO. (239) 405-8163  
 FLORIDA BUSINESS LICENSE NO. LD 5897

# Esplanade By The Islands - Phase 2

PLAT BOOK 71 PAGE 80

SHEET 6 OF 9

A REPLAT OF ALL OF TRACTS #17 AND #22: BELLA TERRORE, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 54 (INCLUSIVE), SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

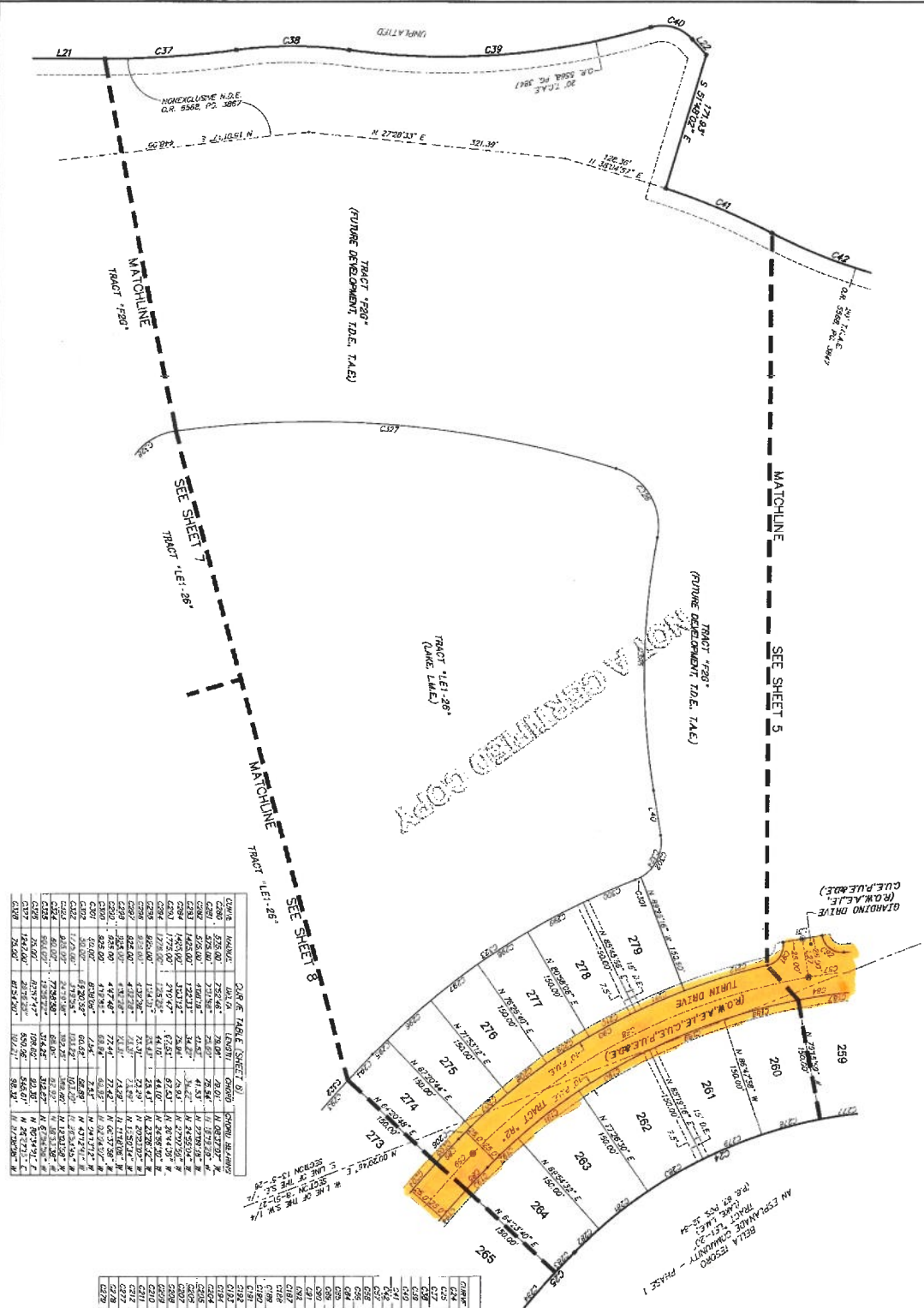


TABLE 1 (SEE SHEET 5)

LINE	LENGTH	BEARING
C17	106.80	N 27°20'13" E
L21	44.41	N 27°20'13" E
L27	50.00	N 17°05'31" E
L40	86.80	N 27°20'13" E

TABLE 2 (SEE SHEET 8)

LINE	LENGTH	BEARING
C18	172.00	N 27°20'13" E
C19	172.00	N 27°20'13" E
C20	172.00	N 27°20'13" E
C21	172.00	N 27°20'13" E
C22	172.00	N 27°20'13" E
C23	172.00	N 27°20'13" E
C24	172.00	N 27°20'13" E
C25	172.00	N 27°20'13" E
C26	172.00	N 27°20'13" E
C27	172.00	N 27°20'13" E
C28	172.00	N 27°20'13" E
C29	172.00	N 27°20'13" E
C30	172.00	N 27°20'13" E
C31	172.00	N 27°20'13" E
C32	172.00	N 27°20'13" E
C33	172.00	N 27°20'13" E
C34	172.00	N 27°20'13" E
C35	172.00	N 27°20'13" E
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C87	172.00	N 27°20'13" E
C88	172.00	N 27°20'13" E
C89	172.00	N 27°20'13" E
C90	172.00	N 27°20'13" E
C91	172.00	N 27°20'13" E
C92	172.00	N 27°20'13" E
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C94	172.00	N 27°20'13" E
C95	172.00	N 27°20'13" E
C96	172.00	N 27°20'13" E
C97	172.00	N 27°20'13" E
C98	172.00	N 27°20'13" E
C99	172.00	N 27°20'13" E
C100	172.00	N 27°20'13" E

THE ARCHITECT: BENTON & BOWLES  
 JOHN SCOTT RHOADS & ASSOCIATES  
 RHOADS & RHOADS  
 LAND SURVEYING, INC.  
 18100 SANTA BARBARA DRIVE, SUITE #107  
 (238) 661-1111  
 FLORIDA BUSINESS JCRNE NO. LB 6887

**OWNER'S AFFIDAVIT**  
**(Currents CDD to Collier County)**  
**(Phase 2C)**

STATE OF FLORIDA

COUNTY OF COLLIER

BEFORE ME, the undersigned authority, personally appeared Charles Cook, who to me is well known, and having been duly sworn and under oath, deposes and states:

1. My name is John Charles Cook. I am over the age of twenty-one (21) years, am Sui Juris, and have personal knowledge of the facts asserted herein.

2. I am the Chairman of **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, the owner of the subject utility system(s) that are located within that certain real property in Collier County, Florida, and described on Exhibit "A". Such real property is owned by Taylor Morrison of Florida, Inc., a Florida corporation, and said Exhibit "A" shows the location of the subject utility facilities being conveyed.

3. All persons, firms, and corporations, including the general contractor, all laborers, subcontractors and sub-subcontractors, material men and suppliers who have furnished services, labor or materials according to plans and specifications, or extra items, used in the construction, installation and/or repair of potable water and wastewater utility system(s) or portion(s) thereof on the real estate hereinafter described, have been paid in full and that such work has been fully completed and unconditionally accepted by the current owner of such facilities.

4. Title to the subject utility system(s) or portions(s) thereof and/or easement(s), if any, being conveyed to the County is not encumbered by any recorded mortgage, recorded assignment of rents or profits, by any recorded UCC Financing Statement, or any other recorded document that imposes a security interest that could negatively affect conveyance of marketable title to the County.

5. Title to the subject utility system(s) or portion(s) thereof and/or easement(s), if any, being conveyed to the County is not encumbered by any recorded mortgage, recorded assignment of rents or profits, by any recorded Uniform Commercial Code Financing Statement, or by any other recorded document that imposes a security interest that could negatively affect conveyance of marketable title to the utility system(s) or portion(s) thereof and/or any easement being conveyed to the County.

6. No claims have been made to the owner, nor is any suit now pending on behalf of any contractor, subcontractor, sub-subcontractor, supplier, laborer or material-men, and no chattel mortgages or conditional bills of sale have been given or are now outstanding as to the subject utility system(s) or portion(s) thereof placed upon or installed in or on the aforesaid premises.

7. As and on behalf of the owner of the subject utility system(s) or portion(s) thereof, does for valuable consideration hereby agree and guarantee, to the extent permitted by Florida law and without waiving any protections of sovereign immunity afforded by Florida law, to hold the Board of County Commissioners of Collier County, Florida, as the governing body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District harmless against any lien, claim or suit by any general contractor, subcontractor, sub-subcontractor, supplier, mechanic, materialman, or laborer, and against



chattel mortgages, security interests or repair of the subject potable water and wastewater utility system(s) or portion(s) thereof by or on behalf of owner. Affiant is used as singular or plural, as the context requires.

8. The potable water and wastewater utility system(s) or portion(s) thereof referred to herein are located within the real property described in the attached Exhibit "A".

**FURTHER AFFIANT SAYETH NAUGHT.**

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Charles Cook, as Chairman of Currents  
Community Development District

SUBSCRIBED AND SWORN to before me by means of [] physical presence or [] online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Charles Cook, as Chairman of Currents Community Development District, who is personally known to me as \_\_\_\_\_ OR who produced identification. Type of identification produced: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Printed, Typed or Stamped Name of Notary

**Exhibit "A"**  
**Legal Description**

TRACT "R2" OF ESPLANADE BY THE ISLANDS – PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 75 THROUGH 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Drafted by and return to:

Meagan E. Magaldi, Esq.  
Coleman, Yovanovich & Koester, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103

**ATTORNEY'S AFFIDAVIT**  
**(Currents CDD to Collier County)**  
**(Phase 2C)**

STATE OF FLORIDA

COUNTY OF COLLIER

BEFORE ME, the undersigned authority, on this 23<sup>rd</sup> day of May, 2023, personally appeared Meagan E. Magaldi, Esq., who is to me well known, and having been sworn upon oath, deposes and states:

1. My name is Meagan E. Magaldi, Esq., I am over the age of twenty-one (21) years, am otherwise *sui juris*, and have personal knowledge of the facts asserted herein.

2. I am a licensed attorney, Florida Bar #1025546, authorized to practice law in Florida and am currently practicing law in the State of Florida. My business address is Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103. My business telephone number is 239-435-3535.

3. This Affidavit is given as an inducement to the Board of County Commissioners of Collier County, Florida, as the governing body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District to accept the dedication or conveyance of all potable water and wastewater utility system(s) or portion(s) thereof located within or upon the real property described in the attached Exhibit "A", which is incorporated herein by reference, said land being located in Collier County, Florida.

4. The Affiant has examined record title information to the underlying real property and the utility facilities being conveyed to the County referenced in this affidavit, including but not limited to, information requested from the Florida Secretary of State relative to any Uniform Commercial Code financing statements.

5. The record owner of the underlying real property described herein as Exhibit "A", is Taylor Morrison of Florida, Inc., a Florida corporation (hereinafter "Owner"). Further, according to (i) an Owner's Affidavit signed and delivered by Owner in connection with the subject conveyance, and (ii) that certain Utility Facilities Warranty Deed and Bill of Sale issued in its favor from Owner, Currents Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes (the "District"), owns the utility facilities lying within the underlying real property owned by Owner. Owner acquired record title to the subject real property by the following deed: Special Warranty Deed recorded November 5, 2018, at Official Records Book 5568, Page 3814, of the Public Records, Collier County, Florida. Affiant has examined corporate information obtained from the Florida Department of State, Divisions of Corporations and based on said corporate information Owner is current, active and authorized to do business within the State of Florida. Based upon my review of the records of the District, the District is a community development district established pursuant to Chapter 190, Florida Statutes, and Charles Cook, Chairman of the District, is authorized to execute these instruments on behalf of the District in conjunction with the conveyance of the subject utility systems.

6. Title to the utility system(s) or portion(s) thereof and/or easement(s) being conveyed to the County is subject to the following security interests by the following instruments of record:

NONE

7. Affiant further states that the information contained in this Affidavit is true, correct and current as of the date this Affidavit is given.

[SIGNATURES COMMENCE OF FOLLOWING PAGE]

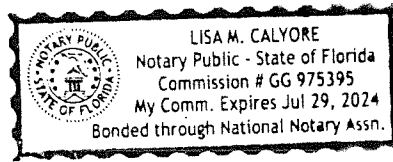
**FURTHER AFFIANT SAYETH NAUGHT.**

DATED this 23<sup>rd</sup> day of May, 2023.

Meagan E. Magaldi  
Meagan E. Magaldi

STATE OF FLORIDA  
COUNTY OF COLLIER

SUBSCRIBED AND SWORN to before me by means of  physical presence or  online notarization this 23<sup>rd</sup> day of May, 2023, by Meagan E. Magaldi, who  is personally known to me or  has produced \_\_\_\_\_ as identification.



Lisa M. Calyore  
Notary Public  
My commission expires:  
Printed Name:

**Exhibit "A"**  
**Legal Description**

TRACT "R2" OF ESPLANADE BY THE ISLANDS – PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 75 THROUGH 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

# Esplanade By The Islands - Phase 2

PLAT BOOK 71 PAGE 79

SHEET 5 OF 9

A REPEAT OF ALL OF TRACTS 171 AND 172, BELLA TESORO, AN ESPLANADE COMMUNITY - PHASE 1,  
 RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 34 (INCLUSIVE),  
 A SUBDIVISION LOCATED IN  
 SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST  
 AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST  
 COLLIER COUNTY, FLORIDA

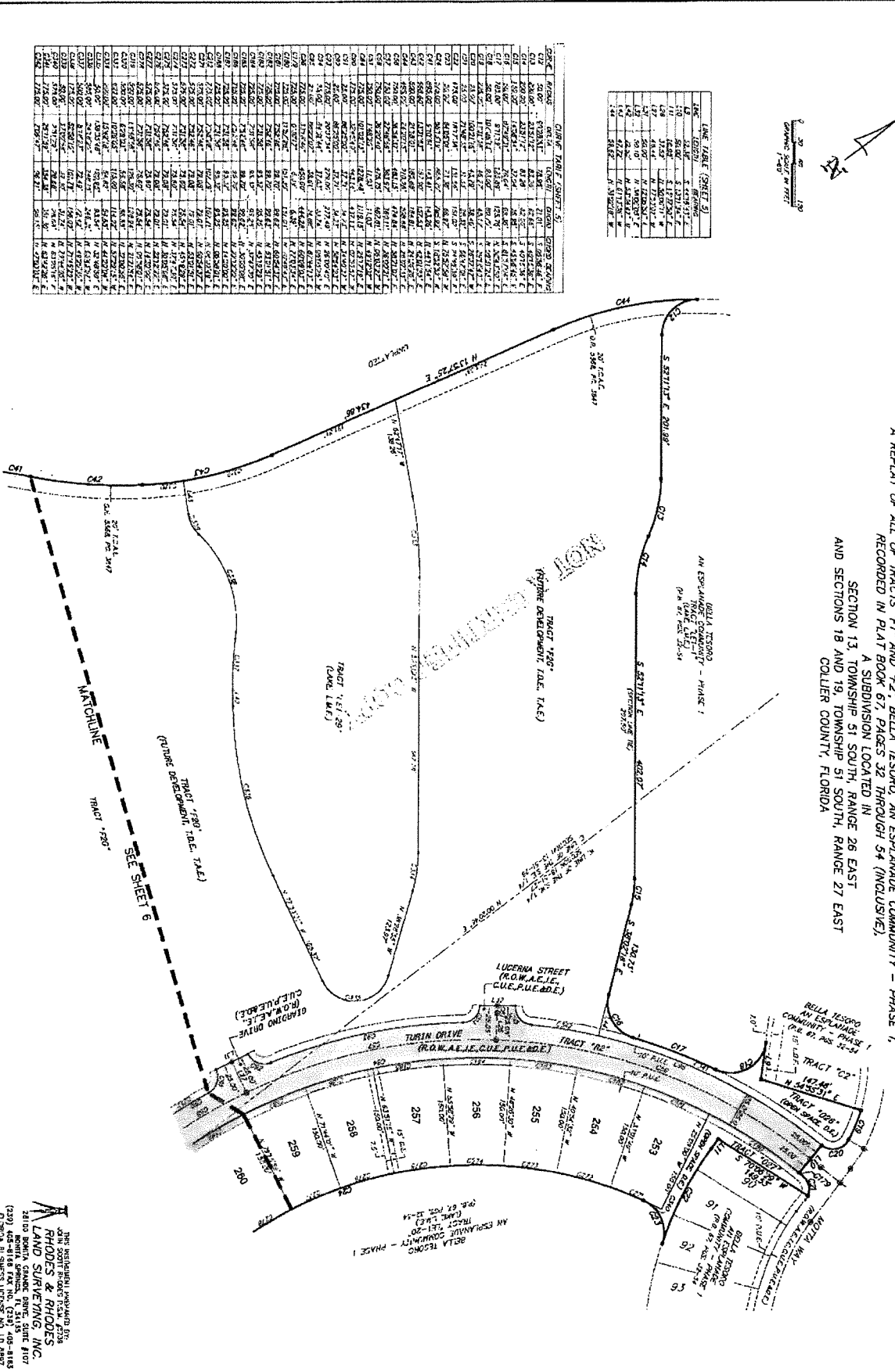


TABLE 1 (CONT'D.)

LINE	LENGTH	BEARING	AREA
1	10.00	N 00° 00' 00" E	10.00
2	10.00	N 90° 00' 00" E	10.00
3	10.00	N 00° 00' 00" E	10.00
4	10.00	N 90° 00' 00" E	10.00
5	10.00	N 00° 00' 00" E	10.00
6	10.00	N 90° 00' 00" E	10.00
7	10.00	N 00° 00' 00" E	10.00
8	10.00	N 90° 00' 00" E	10.00
9	10.00	N 00° 00' 00" E	10.00
10	10.00	N 90° 00' 00" E	10.00

TABLE 2 (CONT'D.)

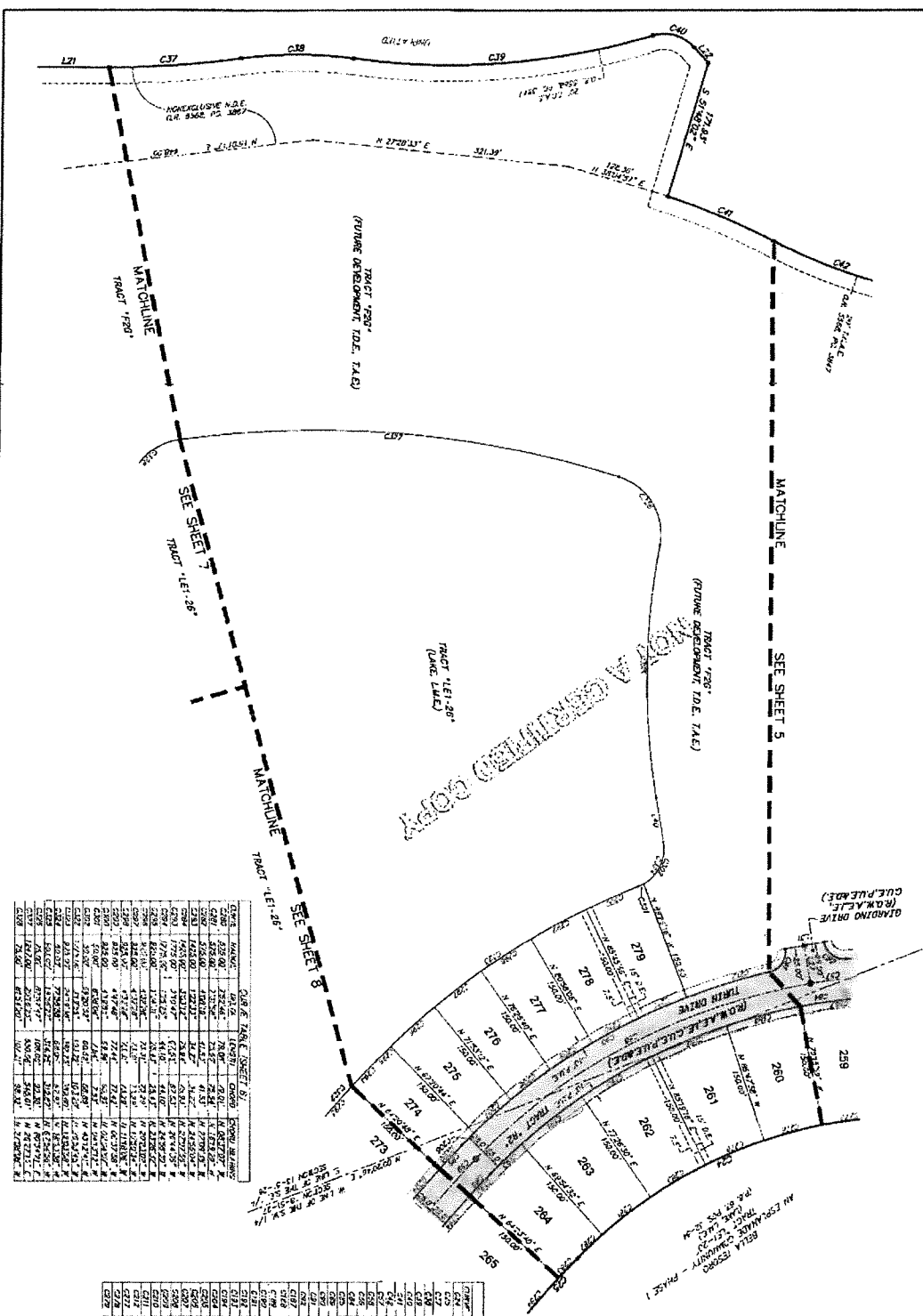
LINE	LENGTH	BEARING	AREA
11	10.00	N 00° 00' 00" E	10.00
12	10.00	N 90° 00' 00" E	10.00
13	10.00	N 00° 00' 00" E	10.00
14	10.00	N 90° 00' 00" E	10.00
15	10.00	N 00° 00' 00" E	10.00
16	10.00	N 90° 00' 00" E	10.00
17	10.00	N 00° 00' 00" E	10.00
18	10.00	N 90° 00' 00" E	10.00
19	10.00	N 00° 00' 00" E	10.00
20	10.00	N 90° 00' 00" E	10.00

THE INDEPENDENT PROFESSIONAL FIRM  
 DAN SCOTT RICHARD T.S.M., F.T.S.  
**RHODES & RHODES**  
 LAND SURVEYING, INC.  
 2810 BOWEN CANAL DRIVE, SUITE 1107  
 (339) 465-8168 FAX NO. (339) 408-8168  
 FLORIDA BUSINESS LICENSE NO. LD 8887

# Esplanade By The Islands - Phase 2

A REPLAT OF ALL OF TRACTS #71 AND #72, BELLA TERRORE AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 39 THROUGH 54 (ENCLOSURE).  
 A SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

PLAT BOOK 71 PAGE 80  
 SHEET 6 OF 9



TRACT	AREA	OWNER	STATUS
259	1.23	...	...
260	1.23	...	...
261	1.23	...	...
262	1.23	...	...
263	1.23	...	...
264	1.23	...	...
265	1.23	...	...
266	1.23	...	...

TRACT	AREA	OWNER	STATUS
259	1.23	...	...
260	1.23	...	...
261	1.23	...	...
262	1.23	...	...
263	1.23	...	...
264	1.23	...	...
265	1.23	...	...
266	1.23	...	...

THE STATEMENT REGARDING THIS PLAT IS THE PROPERTY OF RHODES & RHODES LAND SURVEYING, INC. 13100 SANTA TERESA DRIVE, SUITE #107 FORT LAUDERDALE, FLORIDA 33404 BUSINESS PHONE NO. 13 6677



**RESOLUTION NO. 2023-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION OF CERTAIN POTABLE WATER AND WASTEWATER UTILITY FACILITIES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., AND AUTHORIZING THE CONVEYANCE OF SUCH POTABLE WATER AND WASTEWATER UTILITY FACILITIES TO COLLIER COUNTY; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN'S ABSENCE) TO EXECUTE SUCH CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO EVIDENCE THE DISTRICT'S ACCEPTANCE AND CONVEYANCE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Exhibit "C"**  
**Additional Documentation**

## POST-CLOSING LETTER AGREEMENT

May 23, 2023

Currents Community Development District  
c/o James P. Ward, District Manager  
JP Ward & Associates, LLC  
2301 Northeast 37<sup>th</sup> Street  
Fort Lauderdale, FL 33308

Re: Post-Closing Letter Agreement  
Acquisition of Public Utility Infrastructure Improvements, Phase 2C

Dear Jim,

Pursuant to the Amended and Restated Agreement Regarding The Acquisition of Certain Work Product, Infrastructure and Real Property (Series 2020A Project) dated as of August 25, 2020 (“**Acquisition Agreement**”) and Amended and Restated Agreement Regarding the Agreement Regarding Completion of Certain Improvements (Series 2020A Project) (“**Completion Agreement**”), you are hereby notified that Taylor Morrison of Florida, Inc. (“**Developer**”) has completed and desires to convey (“**Sale**”) to Currents Community Development District (“**District**”) certain improvements (“**Improvements**”), related to what is known as Currents, Phase 2C, and all as described on **Exhibit “A”** attached hereto and made a part hereof. The Improvement are located in or within the real property on **Exhibit “B”** attached hereto and made a part hereof (the “**Property**”). The specific location of the Improvements within the Property are shown on **Exhibit “C”**. The Improvements constitute are Qualified Improvements from the Series 2020A Project and constitute a part of the Remaining Improvements as described under the Completion Agreement. Subject to the terms of the Acquisition Agreement and the Completion Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, the District agrees to pay from future bond proceeds in the amount of \$811,917.97, to the extent fundable from future bonds pursuant to the terms of the Completion Agreement. The total actual cost of constructing and/or creating the Improvements is \$902,131.08. Note, however, that there is still outstanding and owed by the Developer to the contractor under the applicable construction contract for the construction of the Improvements, the sum of \$90,213.11 as retainage. The payment of the retainage amount is the responsibility of the Developer. The District shall not be responsible for the payment of the retainage amount and the Developer shall prepare and subject a separate requisition at a future day after the Developer has provided additional proof of payment by the Developer to the applicable contractor for that retainage amount. To the extent there are no remaining Series 2020A Construction Fund proceeds, the amount may be memorialized pursuant to the Completion Agreement.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turnover from the District and to Collier County all of the District’s rights, title and interest in the utility improvements,

including but not limited to completing any agreed upon punch list items at the Developer's expense, warranting any such Improvements to the extent required by Collier County, and posting and maintaining any required maintenance bonds.

• Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements or land within which the improvements are located. Also, the Developer agrees to convey or cause to be conveyed when finalized any and all site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

**TAYLOR MORRISON OF FLORIDA, INC.,**  
a Florida corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**AGREED TO BY THE DISTRICT:**

**CURRENTS COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
James P. Ward, Secretary

By: \_\_\_\_\_  
Charles Cook, Chairman

Date: \_\_\_\_\_

**Exhibit "A"**  
**Description of Improvements**

**Contractor:** Haleakala Construction, Inc.

**Contract:** Authorizing Addendum #43-Esplanade by the Islands-5 to Master Land Development Services Agreement between Taylor Morrison of Florida, Inc. and Haleakala Construction, Inc. dated July 18, 2019, as amended by that certain Amendment #1 dated February 7, 2020.

**Pay Application:** #2

**Utility Improvements:** All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case located within or upon those certain locations shown on **Exhibit "B"**.

**Total Cost of Improvements and/or Work Product:** \$902,131.08 (Note: The Developer has paid to the Contractor \$811,917.97 under the referenced construction contract for the construction of the Utility Improvements. The Developer owes the contractor an additional \$90,213.11 as retainage.)

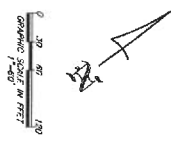
**Exhibit "B"**  
**Property**

TRACT "R2" OF ESPLANADE BY THE ISLANDS – PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 75 THROUGH 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

# Esplanade By The Islands - Phase 2

PLAT BOOK 71 PAGE 79

A REPLAT OF ALL OF TRACTS #17 AND #21, BELLA TESSORO, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 34 (INCLUSIVE), A SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

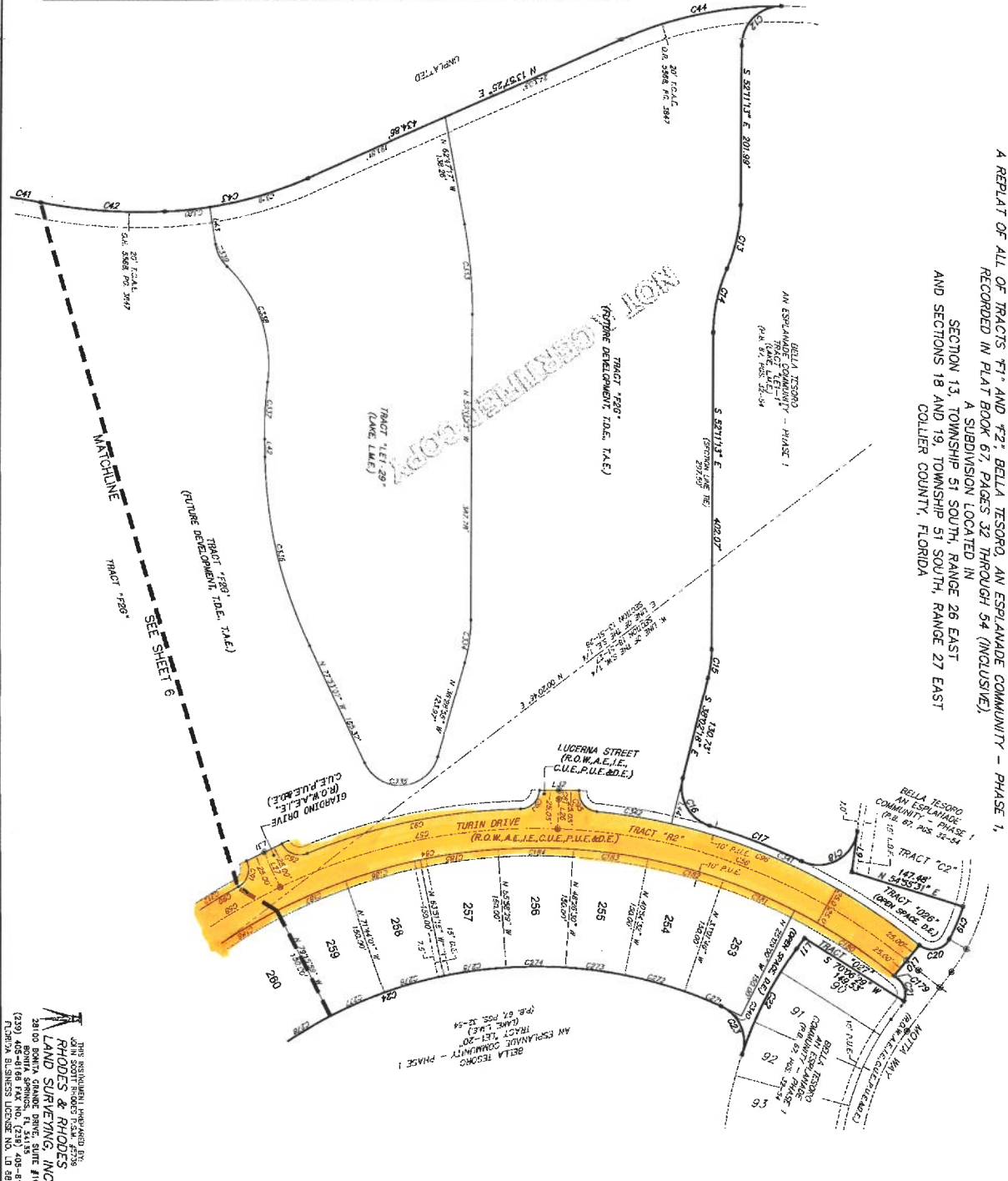


LINE TABLE (SHEET 5)

LINE	BEARING	DISTANCE
L10	S 89°11'37" E	201.98'
L11	S 89°11'37" E	418.07'
L12	S 89°11'37" E	418.07'
L13	S 89°11'37" E	418.07'
L14	S 89°11'37" E	418.07'
L15	S 89°11'37" E	418.07'
L16	S 89°11'37" E	418.07'
L17	S 89°11'37" E	418.07'
L18	S 89°11'37" E	418.07'
L19	S 89°11'37" E	418.07'
L20	S 89°11'37" E	418.07'
L21	S 89°11'37" E	418.07'
L22	S 89°11'37" E	418.07'
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L79	S 89°11'37" E	418.07'
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L81	S 89°11'37" E	418.07'
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L85	S 89°11'37" E	418.07'
L86	S 89°11'37" E	418.07'
L87	S 89°11'37" E	418.07'
L88	S 89°11'37" E	418.07'
L89	S 89°11'37" E	418.07'
L90	S 89°11'37" E	418.07'
L91	S 89°11'37" E	418.07'
L92	S 89°11'37" E	418.07'
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L96	S 89°11'37" E	418.07'
L97	S 89°11'37" E	418.07'
L98	S 89°11'37" E	418.07'
L99	S 89°11'37" E	418.07'
L100	S 89°11'37" E	418.07'

CLAMP TABLE (SHEET 5)

CLAMP	BEARING	DISTANCE
C17	S 89°11'37" E	201.98'
C18	S 89°11'37" E	418.07'
C19	S 89°11'37" E	418.07'
C20	S 89°11'37" E	418.07'
C21	S 89°11'37" E	418.07'
C22	S 89°11'37" E	418.07'
C23	S 89°11'37" E	418.07'
C24	S 89°11'37" E	418.07'
C25	S 89°11'37" E	418.07'
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C27	S 89°11'37" E	418.07'
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C30	S 89°11'37" E	418.07'
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C37	S 89°11'37" E	418.07'
C38	S 89°11'37" E	418.07'
C39	S 89°11'37" E	418.07'
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C41	S 89°11'37" E	418.07'
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C43	S 89°11'37" E	418.07'
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C53	S 89°11'37" E	418.07'
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C98	S 89°11'37" E	418.07'
C99	S 89°11'37" E	418.07'
C100	S 89°11'37" E	418.07'



THE INSTRUMENT HEREBY REFERRED TO WAS PREPARED BY:  
 ADRIAN SCOTT RHODES T.S.M., 45736  
 RHODES & RHODES  
 LAND SURVEYING, INC.  
 28100 SKYLINE DRIVE, SUITE #107  
 BOCA RATON, FLORIDA 33433  
 (305) 485-8168 FAX NO. (305) 405-8169  
 FLORIDA BUSINESS LICENSE NO. LD 5887

# Esplanade By The Islands - Phase 2

PLAT BOOK 71 PAGE 80

SHEET 6 OF 9

A REPLAT OF ALL OF TRACTS #17 AND #22: BELLA TERRORE, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 54 (INCLUSIVE), SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

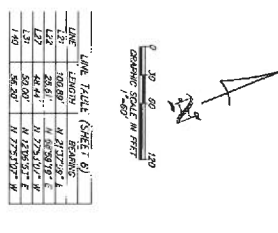
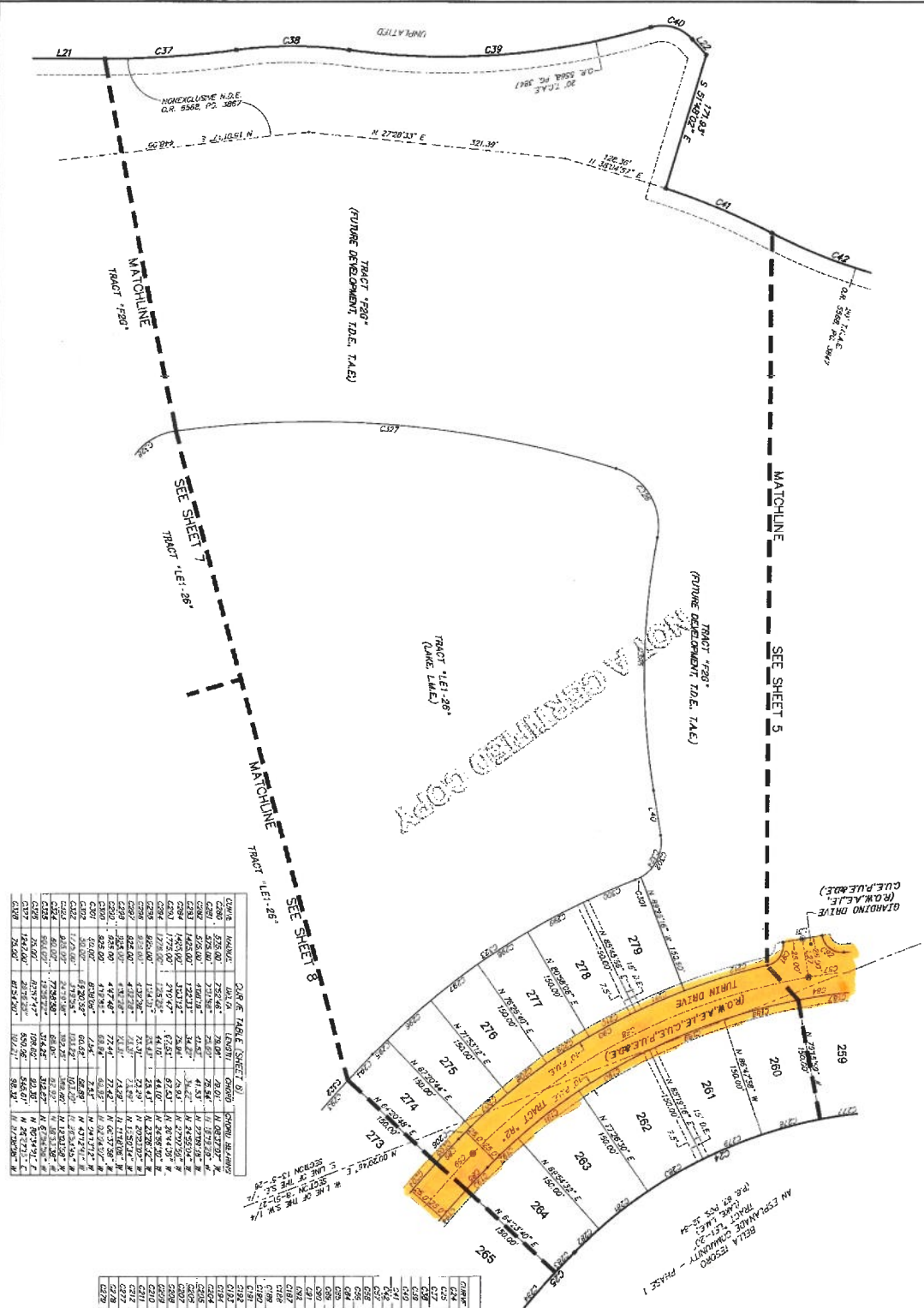


TABLE 1 (SEE SHEET 5)

LINE	LENGTH	BEARING	SECTION
L21	106.80'	N 27°20'33\"	17
L22	44.41'	N 27°20'33\"	17
L23	50.00'	N 17°05'30\"	17
L24	86.80'	N 27°20'33\"	17

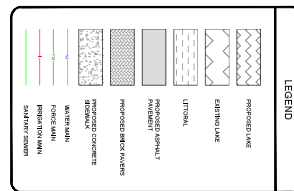
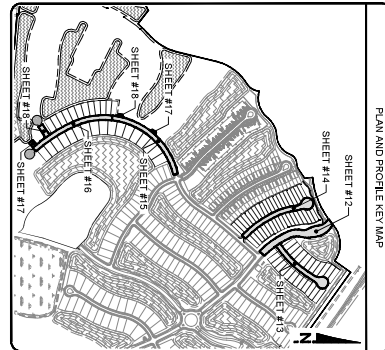
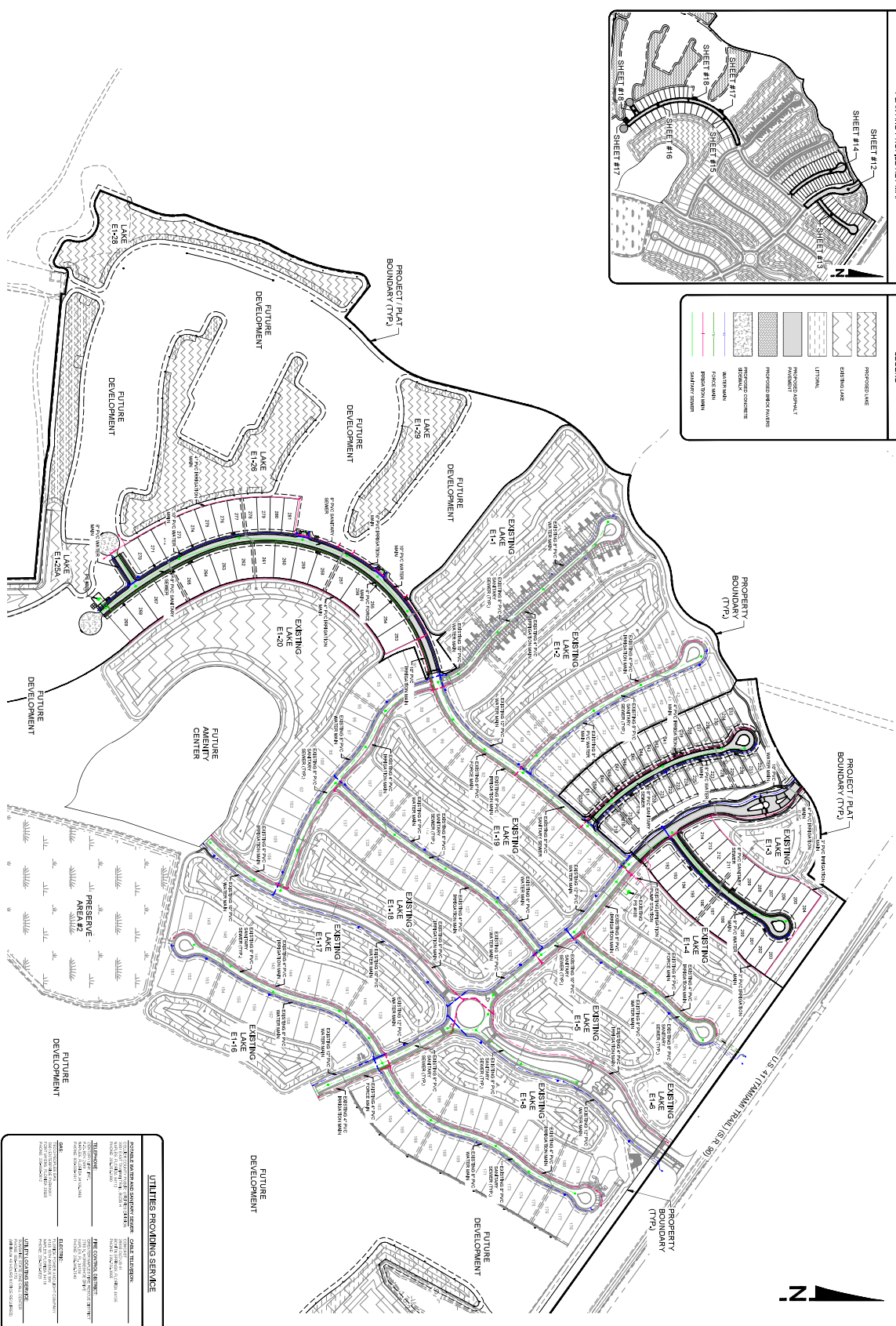
TABLE 2 (SEE SHEET 6)

LINE	LENGTH	BEARING	SECTION
C37	1275.25'	S 83°13'00\"	17
C38	1275.25'	S 83°13'00\"	17
C39	1275.25'	S 83°13'00\"	17
C40	1275.25'	S 83°13'00\"	17
C41	1275.25'	S 83°13'00\"	17
C42	1275.25'	S 83°13'00\"	17

THE ARCHITECTURE PARTNERSHIP, INC.  
 18100 SANTA BARBARA DRIVE, SUITE #107  
 MIAMI, FLORIDA 33155  
 (781) 486-1155  
 FLORENCE BUSINESS CENTER, NO. 18 8887

**Exhibit "C"**  
**Location of Improvements**





UTILITIES PROVIDING SERVICE	
WATER	FLORIDA POWER & LIGHT COMPANY
SEWER	FLORIDA POWER & LIGHT COMPANY
GAS	FLORIDA POWER & LIGHT COMPANY
STORMWATER	FLORIDA POWER & LIGHT COMPANY
CONCRETE	FLORIDA POWER & LIGHT COMPANY
ASPHALT	FLORIDA POWER & LIGHT COMPANY
GRAVEL	FLORIDA POWER & LIGHT COMPANY
SAND	FLORIDA POWER & LIGHT COMPANY
SOIL	FLORIDA POWER & LIGHT COMPANY

VERTICAL ELEVATIONS BASED ON NAVD83

NO.	DATE	DESCRIPTION
1	11/17/2016	ISSUED FOR PERMIT
2	11/17/2016	ISSUED FOR PERMIT
3	11/17/2016	ISSUED FOR PERMIT
4	11/17/2016	ISSUED FOR PERMIT
5	11/17/2016	ISSUED FOR PERMIT
6	11/17/2016	ISSUED FOR PERMIT
7	11/17/2016	ISSUED FOR PERMIT
8	11/17/2016	ISSUED FOR PERMIT
9	11/17/2016	ISSUED FOR PERMIT
10	11/17/2016	ISSUED FOR PERMIT

PLANS AND PLAT  
**ESPLANADE BY THE ISLANDS - PHASE 2**  
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.  
 MASTER UTILITY PLAN



DATE: 11/17/2016  
 SHEET: 17-001

**DEVELOPER'S AFFIDAVIT REGARDING COSTS PAID**  
**(Taylor Morrison of Florida, Inc. to Currents CDD)**  
**(Phase 2C)**

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared Barbara Kininmonth, who to me is well known, and having been duly sworn and under oath, deposes and states:

1. My name is Barbara Kininmonth. I am over the age of twenty-one (21) years, am Sui Juris, and have personal knowledge of the facts set forth in this Affidavit.
2. I am the Vice President of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (the "**Developer**"). I have authority to make this Affidavit on behalf of the Developer.
3. Developer is the developer of certain lands within Currents Community Development District, a special purpose unit of local government established pursuant to Chapter 190, Florida Statutes (the "**District**").
4. The Currents Community Development District Master Engineer's Report prepared by Waldrop Engineering, Inc. dated August 2019 (the "**Master Engineer's Report**"), as supplemented by the certain Currents Community Development District First Supplemental Engineer's Report prepared by Waldrop Engineering, Inc. dated July 2020, as further supplemented (the "**First Supplement**") (the Master Report together with the First Supplement are collectively, the "**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, Florida Statutes.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described on **Exhibit "A"**. The improvements described on **Exhibit "A"** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors related to the subject improvements and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the improvements or the real property upon which the improvements are located.
6. In making this Affidavit, I understand that the District intends to rely on this Affidavit for purposes of acquiring the infrastructure improvements identified on **Exhibit "A"**.

*{Remainder of page intentionally left blank. Signature appears on next page.}*

**FURTHER AFFIANT SAYETH NAUGHT.**

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Barbara Kininmonth, Vice President

SUBSCRIBED AND SWORN to before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Barbara Kininmonth, who is ( ) personally known to me or ( ) has produced \_\_\_\_\_ as evidence of identification

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

Name: \_\_\_\_\_

(Type or Print)

My Commission Expires:

**Exhibit "A"**  
**Description of Improvements**

**Contractor:** Haleakala Construction, Inc.

**Contract:** Authorizing Addendum #43-Esplanade by the Islands-5 to Master Land Development Services Agreement between Taylor Morrison of Florida, Inc. and Haleakala Construction, Inc. dated July 18, 2019, as amended by that certain Amendment #1 dated February 7, 2020.

**Pay Application:** #2

**Utility Improvements:** All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case located within or upon those certain locations shown on **Exhibit "B"**.

**Total Cost of Improvements and/or Work Product:** \$902,131.08 (Note: The Developer has paid to the Contractor \$811,917.97 under the referenced construction contract for the construction of the Utility Improvements. The Developer owes the contractor an additional \$90,213.11 as retainage. The current requisition is only paying \$811,917.97.)

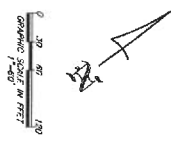
**Exhibit "B"**  
**Location of Improvements**

TRACT "R2" OF ESPLANADE BY THE ISLANDS – PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 75 THROUGH 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

# Esplanade By The Islands - Phase 2

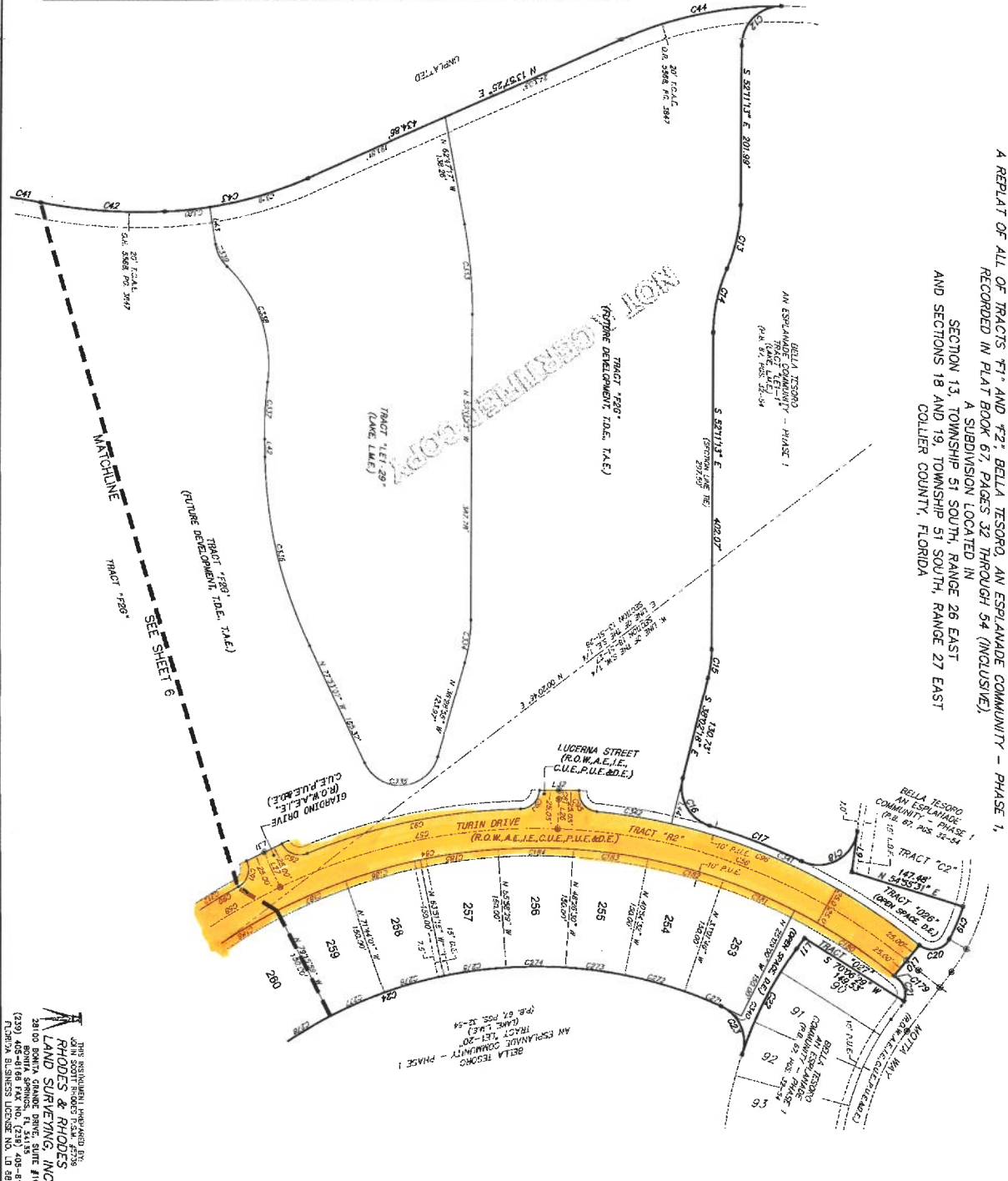
A REPLAT OF ALL OF TRACTS #17 AND #21, BELLA TESORO, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 34 (INCLUSIVE), A SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

PLAT BOOK **71** PAGE **79**  
SHEET 5 OF 9



LINE	BEARING	DISTANCE
L1	S 89°11'37" E	201.98'
L2	S 89°11'37" E	418.07'
L3	S 89°11'37" E	418.07'
L4	S 89°11'37" E	130.23'
L5	S 89°11'37" E	130.23'
L6	S 89°11'37" E	130.23'
L7	S 89°11'37" E	130.23'
L8	S 89°11'37" E	130.23'
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L16	S 89°11'37" E	130.23'
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L98	S 89°11'37" E	130.23'
L99	S 89°11'37" E	130.23'
L100	S 89°11'37" E	130.23'

LINE	BEARING	DISTANCE	POINT
C1	S 89°11'37" E	201.98'	1
C2	S 89°11'37" E	418.07'	2
C3	S 89°11'37" E	418.07'	3
C4	S 89°11'37" E	130.23'	4
C5	S 89°11'37" E	130.23'	5
C6	S 89°11'37" E	130.23'	6
C7	S 89°11'37" E	130.23'	7
C8	S 89°11'37" E	130.23'	8
C9	S 89°11'37" E	130.23'	9
C10	S 89°11'37" E	130.23'	10
C11	S 89°11'37" E	130.23'	11
C12	S 89°11'37" E	130.23'	12
C13	S 89°11'37" E	130.23'	13
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C23	S 89°11'37" E	130.23'	23
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C84	S 89°11'37" E	130.23'	84
C85	S 89°11'37" E	130.23'	85
C86	S 89°11'37" E	130.23'	86
C87	S 89°11'37" E	130.23'	87
C88	S 89°11'37" E	130.23'	88
C89	S 89°11'37" E	130.23'	89
C90	S 89°11'37" E	130.23'	90
C91	S 89°11'37" E	130.23'	91
C92	S 89°11'37" E	130.23'	92
C93	S 89°11'37" E	130.23'	93
C94	S 89°11'37" E	130.23'	94
C95	S 89°11'37" E	130.23'	95
C96	S 89°11'37" E	130.23'	96
C97	S 89°11'37" E	130.23'	97
C98	S 89°11'37" E	130.23'	98
C99	S 89°11'37" E	130.23'	99
C100	S 89°11'37" E	130.23'	100



THE INSTRUMENT HANDED BY:  
ADRIAN SOUTH RHODES T.S.A., 45736  
RHODES & RHODES  
LAND SURVEYING, INC.  
28100 SOUTH GRANDE DRIVE, SUITE #107  
FORT MYERS, FLORIDA 33907  
(239) 465-0168 FAX NO. (239) 405-8163  
FLORIDA BUSINESS LICENSE NO. LD 5887



# Esplanade By The Islands - Phase 2

PLAT BOOK 71 PAGE 80

SHEET 6 OF 9

A REPLAT OF ALL OF TRACTS #17 AND #22: BELLA TERRORE, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 54 (INCLUSIVE), SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

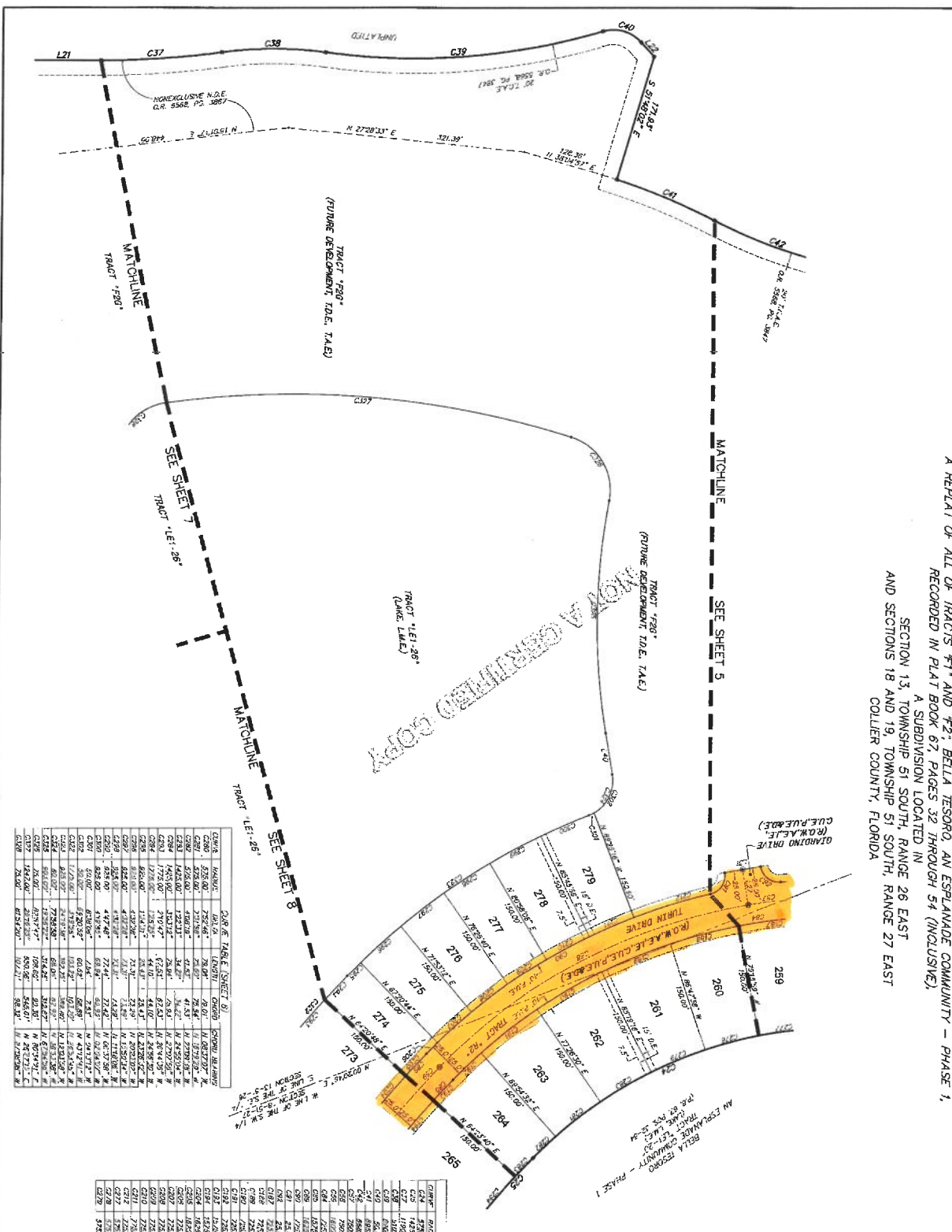


TABLE (SHEET 6)

LINE	BEARING	DISTANCE	SECTION	TOWNSHIP	RANGE
C174	N 89°28'12" E	101.00	18	51	26
C175	N 89°28'12" E	101.00	18	51	26
C176	N 89°28'12" E	101.00	18	51	26
C177	N 89°28'12" E	101.00	18	51	26
C178	N 89°28'12" E	101.00	18	51	26
C179	N 89°28'12" E	101.00	18	51	26
C180	N 89°28'12" E	101.00	18	51	26
C181	N 89°28'12" E	101.00	18	51	26
C182	N 89°28'12" E	101.00	18	51	26
C183	N 89°28'12" E	101.00	18	51	26
C184	N 89°28'12" E	101.00	18	51	26
C185	N 89°28'12" E	101.00	18	51	26
C186	N 89°28'12" E	101.00	18	51	26
C187	N 89°28'12" E	101.00	18	51	26
C188	N 89°28'12" E	101.00	18	51	26
C189	N 89°28'12" E	101.00	18	51	26
C190	N 89°28'12" E	101.00	18	51	26
C191	N 89°28'12" E	101.00	18	51	26
C192	N 89°28'12" E	101.00	18	51	26
C193	N 89°28'12" E	101.00	18	51	26
C194	N 89°28'12" E	101.00	18	51	26
C195	N 89°28'12" E	101.00	18	51	26
C196	N 89°28'12" E	101.00	18	51	26
C197	N 89°28'12" E	101.00	18	51	26
C198	N 89°28'12" E	101.00	18	51	26
C199	N 89°28'12" E	101.00	18	51	26
C200	N 89°28'12" E	101.00	18	51	26

TABLE (SHEET 6)

LINE	BEARING	DISTANCE	SECTION	TOWNSHIP	RANGE
C201	N 89°28'12" E	101.00	18	51	26
C202	N 89°28'12" E	101.00	18	51	26
C203	N 89°28'12" E	101.00	18	51	26
C204	N 89°28'12" E	101.00	18	51	26
C205	N 89°28'12" E	101.00	18	51	26
C206	N 89°28'12" E	101.00	18	51	26
C207	N 89°28'12" E	101.00	18	51	26
C208	N 89°28'12" E	101.00	18	51	26
C209	N 89°28'12" E	101.00	18	51	26
C210	N 89°28'12" E	101.00	18	51	26
C211	N 89°28'12" E	101.00	18	51	26
C212	N 89°28'12" E	101.00	18	51	26
C213	N 89°28'12" E	101.00	18	51	26
C214	N 89°28'12" E	101.00	18	51	26
C215	N 89°28'12" E	101.00	18	51	26
C216	N 89°28'12" E	101.00	18	51	26
C217	N 89°28'12" E	101.00	18	51	26
C218	N 89°28'12" E	101.00	18	51	26
C219	N 89°28'12" E	101.00	18	51	26
C220	N 89°28'12" E	101.00	18	51	26

THE ARCHITECTURE PARTNERSHIP  
 JOHN SCOTT RHODES & ASSOCIATES  
 RHODES & RHODES  
 LAND SURVEYING, INC.  
 18100 SANTA BARBARA DRIVE, SUITE #107  
 (238) 661-1111  
 FLORIDA BUSINESS JCRNE NO. LB 8887

## **CONTRACTOR ACKNOWLEDGMENT AND RELEASE**

**THIS CONTRACTOR ACKNOWLEDGMENT AND RELEASE** (this “**Release**”) is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by **HALEAKALA CONSTRUCTION, INC.**, a Florida corporation (“**Contractor**”) in favor of **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“**District**”).

### RECITALS:

**WHEREAS**, pursuant to that certain Authorizing Addendum #43-Esplanade by the Islands-5 to Master Land Development Services Agreement between Developer and Contractor dated July 18, 2019, as amended by that certain Amendment #1 between Developer and Contractor dated February 7, 2020 (collectively, “**Contract**”), Contractor has constructed or installed for Developer certain infrastructure improvements, as described on **Exhibit “A”** attached hereto and made a part hereof (the “**Improvements**”); and

**WHEREAS**, Developer has conveyed, or will convey, all or a portion of the Improvements to the District generally referred to as Phase 2C. For that purpose, Developer has requested that Contractor confirm the release of all restrictions on the District’s right to use and rely upon the Improvements and the right to rely on the provisions of the Contract as to the Improvements; and

**WHEREAS**, further, Contractor desires to confirm that Contractor has been paid all sums owed to Contractor in relation to the Improvements.

**NOW, THEREFORE**, Contractor provides the following with respect to this Release:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.
2. **Acquisition of Improvements.** Contractor acknowledges that District is in the process of acquiring, or has acquired from, Developer the Improvements, which Improvements were constructed by Contractor in connection with the Contract. Upon acquisition, the District shall have the unrestricted right to rely upon the terms of the Contract relating to the Improvements.
3. **Warranty.** Contractor hereby expressly acknowledges District’s right to enforce the terms of the Contract as to the Improvements, including any warranties provided in the Contract, and to rely upon and enforce any other warranties provided under Florida law.
4. **Certificate of Payment.** Contractor hereby acknowledges that it has been fully paid all sums due and owing to Contractor for its labor, materials and services pursuant to the Contract and related to the construction or installation of the Improvements, except that Contractor is owed \$90,213.11 in retainage or other amounts related to the Improvements and understands that such amounts shall be paid by Developer. District shall not have an obligation to pay such retainage to Contractor. Contractor further certifies that, except as otherwise specifically set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. All lienors under Contractor’s direct contract have been paid in full. Except as otherwise specifically forth herein, this document shall constitute a final waiver and release of all lien rights Contractor has in and to the Improvements or the real property upon which the Improvements are located.



5. **Binding Nature.** This Release shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.

6. **Governing Law.** This Release shall be construed in accordance with Florida law (exclusive of choice of law rules) and shall not be amended, modified or terminated unless in writing executed by both parties. Venue for any action arising hereunder shall lie exclusively in Collier County, Florida.

7. **Integration.** This Release embodies the entire understanding of the parties with respect to the subject matter herein, and the terms hereof control over and supersede all prior understandings.

*{Remainder of page intentionally left blank. Signature appears on the next page.}*

IN WITNESS WHEREOF, Contractor has executed this Contractor Acknowledgment and Release as of the day and year first above written.

**CONTRACTOR:**

HALEAKALA CONSTRUCTION, INC.,  
a Florida corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ( ) physical presence or ( ) online notarization on this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of HALEAKALA CONSTRUCTION, INC., a Florida corporation, on behalf of the corporation, who ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

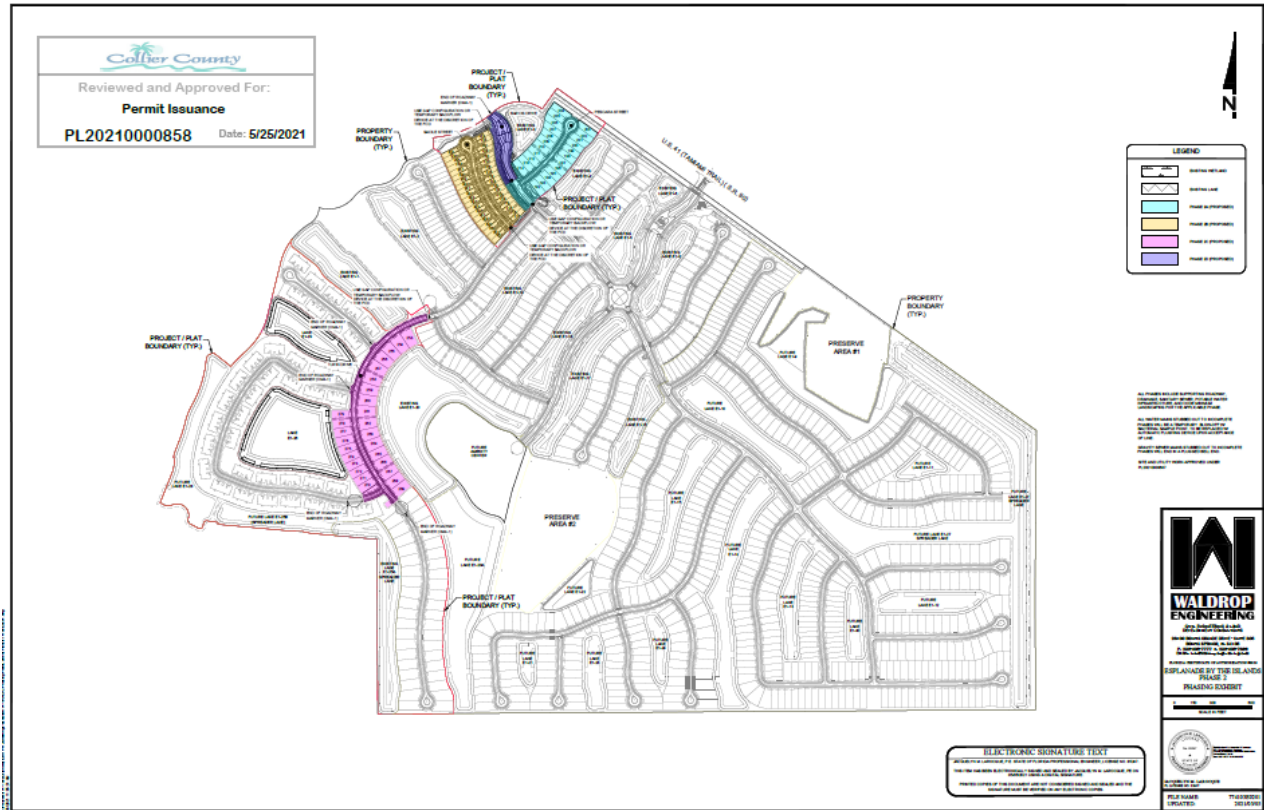
**Exhibit "A"**  
**Description of Improvements**  
**Phase 2C**

**Contractor:** Haleakala Construction, Inc.

**Contract:** Authorizing Addendum #43-Esplanade by the Islands-5 to Master Land Development Services Agreement between Taylor Morrison of Florida, Inc. and Haleakala Construction, Inc. dated July 18, 2019, as amended by that certain Amendment #1 dated February 7, 2020.

**Pay Application:** #2

**Utility Improvements:** All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case located within or upon those certain locations shown on **Exhibit "B"**.



**Total Cost of Improvements and/or Work Product:** \$902,131.08 (Contractor has been paid \$811,917.97. The retainage balance owed by the Developer to the Contractor is \$90,213.11.)

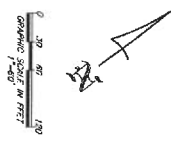
**Exhibit "B"**  
**Location of Improvements**

TRACT "R2" OF ESPLANADE BY THE ISLANDS – PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 75 THROUGH 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

# Esplanade By The Islands - Phase 2

A REPLAT OF ALL OF TRACTS #17 AND #21, BELLA TESORO, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 34 (INCLUSIVE), A SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

PLAT BOOK 71, PAGE 79  
SHEET 5 OF 9

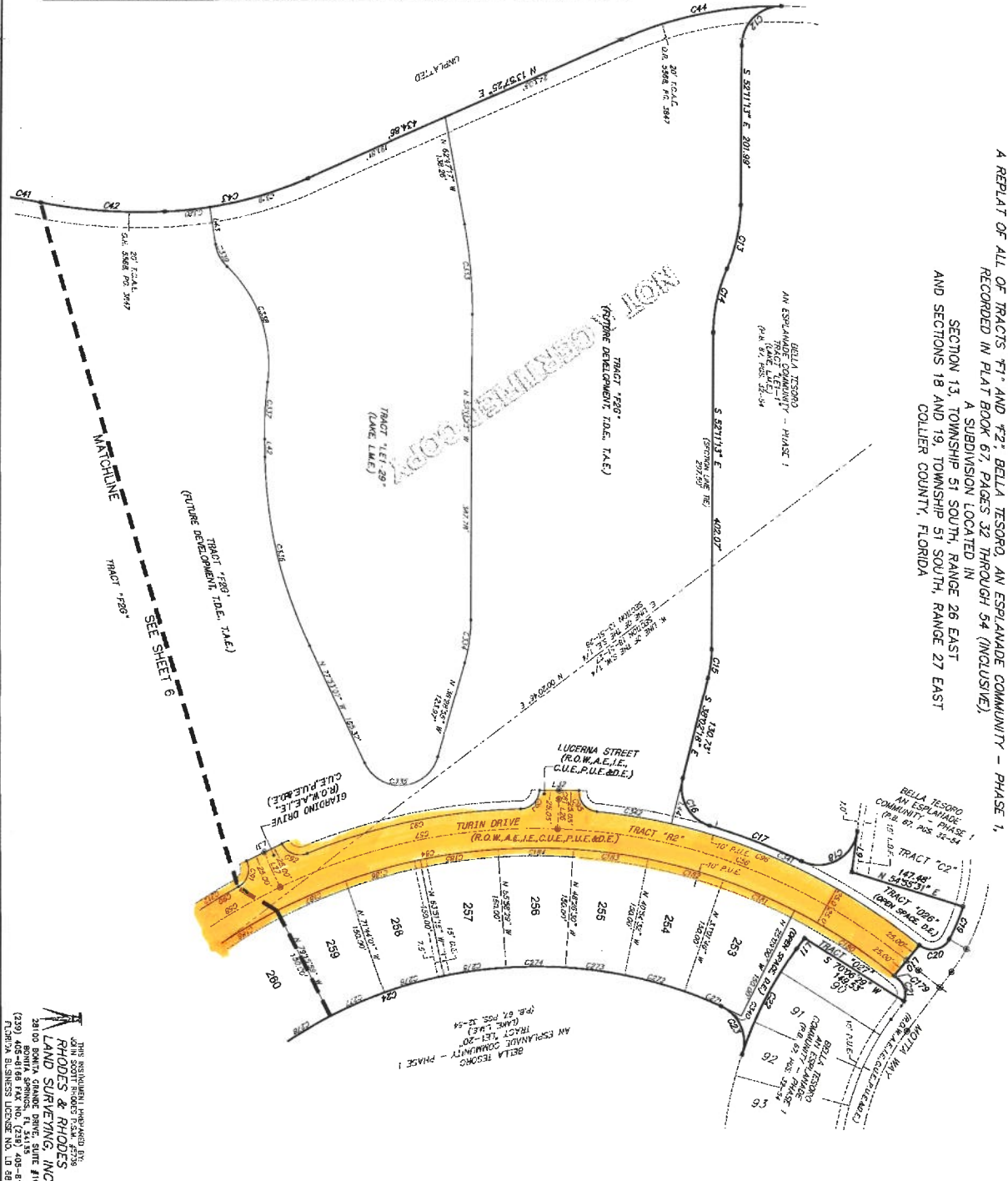


LINE TABLE (SHEET 5)

LINE	BEARING	DISTANCE
L10	S 89°11'37" E	201.98'
L11	S 89°11'37" E	201.98'
L12	S 89°11'37" E	201.98'
L13	S 89°11'37" E	201.98'
L14	S 89°11'37" E	201.98'
L15	S 89°11'37" E	201.98'
L16	S 89°11'37" E	201.98'
L17	S 89°11'37" E	201.98'
L18	S 89°11'37" E	201.98'
L19	S 89°11'37" E	201.98'
L20	S 89°11'37" E	201.98'
L21	S 89°11'37" E	201.98'
L22	S 89°11'37" E	201.98'
L23	S 89°11'37" E	201.98'
L24	S 89°11'37" E	201.98'
L25	S 89°11'37" E	201.98'
L26	S 89°11'37" E	201.98'
L27	S 89°11'37" E	201.98'
L28	S 89°11'37" E	201.98'
L29	S 89°11'37" E	201.98'
L30	S 89°11'37" E	201.98'
L31	S 89°11'37" E	201.98'
L32	S 89°11'37" E	201.98'
L33	S 89°11'37" E	201.98'
L34	S 89°11'37" E	201.98'
L35	S 89°11'37" E	201.98'
L36	S 89°11'37" E	201.98'
L37	S 89°11'37" E	201.98'
L38	S 89°11'37" E	201.98'
L39	S 89°11'37" E	201.98'
L40	S 89°11'37" E	201.98'
L41	S 89°11'37" E	201.98'
L42	S 89°11'37" E	201.98'
L43	S 89°11'37" E	201.98'
L44	S 89°11'37" E	201.98'
L45	S 89°11'37" E	201.98'
L46	S 89°11'37" E	201.98'
L47	S 89°11'37" E	201.98'
L48	S 89°11'37" E	201.98'
L49	S 89°11'37" E	201.98'
L50	S 89°11'37" E	201.98'
L51	S 89°11'37" E	201.98'
L52	S 89°11'37" E	201.98'
L53	S 89°11'37" E	201.98'
L54	S 89°11'37" E	201.98'
L55	S 89°11'37" E	201.98'
L56	S 89°11'37" E	201.98'
L57	S 89°11'37" E	201.98'
L58	S 89°11'37" E	201.98'
L59	S 89°11'37" E	201.98'
L60	S 89°11'37" E	201.98'
L61	S 89°11'37" E	201.98'
L62	S 89°11'37" E	201.98'
L63	S 89°11'37" E	201.98'
L64	S 89°11'37" E	201.98'
L65	S 89°11'37" E	201.98'
L66	S 89°11'37" E	201.98'
L67	S 89°11'37" E	201.98'
L68	S 89°11'37" E	201.98'
L69	S 89°11'37" E	201.98'
L70	S 89°11'37" E	201.98'
L71	S 89°11'37" E	201.98'
L72	S 89°11'37" E	201.98'
L73	S 89°11'37" E	201.98'
L74	S 89°11'37" E	201.98'
L75	S 89°11'37" E	201.98'
L76	S 89°11'37" E	201.98'
L77	S 89°11'37" E	201.98'
L78	S 89°11'37" E	201.98'
L79	S 89°11'37" E	201.98'
L80	S 89°11'37" E	201.98'
L81	S 89°11'37" E	201.98'
L82	S 89°11'37" E	201.98'
L83	S 89°11'37" E	201.98'
L84	S 89°11'37" E	201.98'
L85	S 89°11'37" E	201.98'
L86	S 89°11'37" E	201.98'
L87	S 89°11'37" E	201.98'
L88	S 89°11'37" E	201.98'
L89	S 89°11'37" E	201.98'
L90	S 89°11'37" E	201.98'
L91	S 89°11'37" E	201.98'
L92	S 89°11'37" E	201.98'
L93	S 89°11'37" E	201.98'
L94	S 89°11'37" E	201.98'
L95	S 89°11'37" E	201.98'
L96	S 89°11'37" E	201.98'
L97	S 89°11'37" E	201.98'
L98	S 89°11'37" E	201.98'
L99	S 89°11'37" E	201.98'
L100	S 89°11'37" E	201.98'

CLAMP TABLE (SHEET 5)

CLAMP	BEARING	DISTANCE
C1	S 89°11'37" E	201.98'
C2	S 89°11'37" E	201.98'
C3	S 89°11'37" E	201.98'
C4	S 89°11'37" E	201.98'
C5	S 89°11'37" E	201.98'
C6	S 89°11'37" E	201.98'
C7	S 89°11'37" E	201.98'
C8	S 89°11'37" E	201.98'
C9	S 89°11'37" E	201.98'
C10	S 89°11'37" E	201.98'
C11	S 89°11'37" E	201.98'
C12	S 89°11'37" E	201.98'
C13	S 89°11'37" E	201.98'
C14	S 89°11'37" E	201.98'
C15	S 89°11'37" E	201.98'
C16	S 89°11'37" E	201.98'
C17	S 89°11'37" E	201.98'
C18	S 89°11'37" E	201.98'
C19	S 89°11'37" E	201.98'
C20	S 89°11'37" E	201.98'
C21	S 89°11'37" E	201.98'
C22	S 89°11'37" E	201.98'
C23	S 89°11'37" E	201.98'
C24	S 89°11'37" E	201.98'
C25	S 89°11'37" E	201.98'
C26	S 89°11'37" E	201.98'
C27	S 89°11'37" E	201.98'
C28	S 89°11'37" E	201.98'
C29	S 89°11'37" E	201.98'
C30	S 89°11'37" E	201.98'
C31	S 89°11'37" E	201.98'
C32	S 89°11'37" E	201.98'
C33	S 89°11'37" E	201.98'
C34	S 89°11'37" E	201.98'
C35	S 89°11'37" E	201.98'
C36	S 89°11'37" E	201.98'
C37	S 89°11'37" E	201.98'
C38	S 89°11'37" E	201.98'
C39	S 89°11'37" E	201.98'
C40	S 89°11'37" E	201.98'
C41	S 89°11'37" E	201.98'
C42	S 89°11'37" E	201.98'
C43	S 89°11'37" E	201.98'
C44	S 89°11'37" E	201.98'
C45	S 89°11'37" E	201.98'
C46	S 89°11'37" E	201.98'
C47	S 89°11'37" E	201.98'
C48	S 89°11'37" E	201.98'
C49	S 89°11'37" E	201.98'
C50	S 89°11'37" E	201.98'
C51	S 89°11'37" E	201.98'
C52	S 89°11'37" E	201.98'
C53	S 89°11'37" E	201.98'
C54	S 89°11'37" E	201.98'
C55	S 89°11'37" E	201.98'
C56	S 89°11'37" E	201.98'
C57	S 89°11'37" E	201.98'
C58	S 89°11'37" E	201.98'
C59	S 89°11'37" E	201.98'
C60	S 89°11'37" E	201.98'
C61	S 89°11'37" E	201.98'
C62	S 89°11'37" E	201.98'
C63	S 89°11'37" E	201.98'
C64	S 89°11'37" E	201.98'
C65	S 89°11'37" E	201.98'
C66	S 89°11'37" E	201.98'
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C68	S 89°11'37" E	201.98'
C69	S 89°11'37" E	201.98'
C70	S 89°11'37" E	201.98'
C71	S 89°11'37" E	201.98'
C72	S 89°11'37" E	201.98'
C73	S 89°11'37" E	201.98'
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C85	S 89°11'37" E	201.98'
C86	S 89°11'37" E	201.98'
C87	S 89°11'37" E	201.98'
C88	S 89°11'37" E	201.98'
C89	S 89°11'37" E	201.98'
C90	S 89°11'37" E	201.98'
C91	S 89°11'37" E	201.98'
C92	S 89°11'37" E	201.98'
C93	S 89°11'37" E	201.98'
C94	S 89°11'37" E	201.98'
C95	S 89°11'37" E	201.98'
C96	S 89°11'37" E	201.98'
C97	S 89°11'37" E	201.98'
C98	S 89°11'37" E	201.98'
C99	S 89°11'37" E	201.98'
C100	S 89°11'37" E	201.98'



THE INSTRUMENT HANDED BY:  
ADRIAN SOUTH RHODES T.S.A., 45736  
RHODES & RHODES  
LAND SURVEYING, INC.  
28100 SOUTH GRANDE DRIVE, SUITE #107  
FORT MYERS, FLORIDA 33907  
(239) 465-6168 FAX NO. (239) 405-8163  
FLORIDA BUSINESS LICENSE NO. LD 5887

# Esplanade By The Islands - Phase 2

PLAT BOOK 71 PAGE 80

SHEET 6 OF 9

A REPLAT OF ALL OF TRACTS #71 AND #72: BELLA TERRORE, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 54 (INCLUSIVE), SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

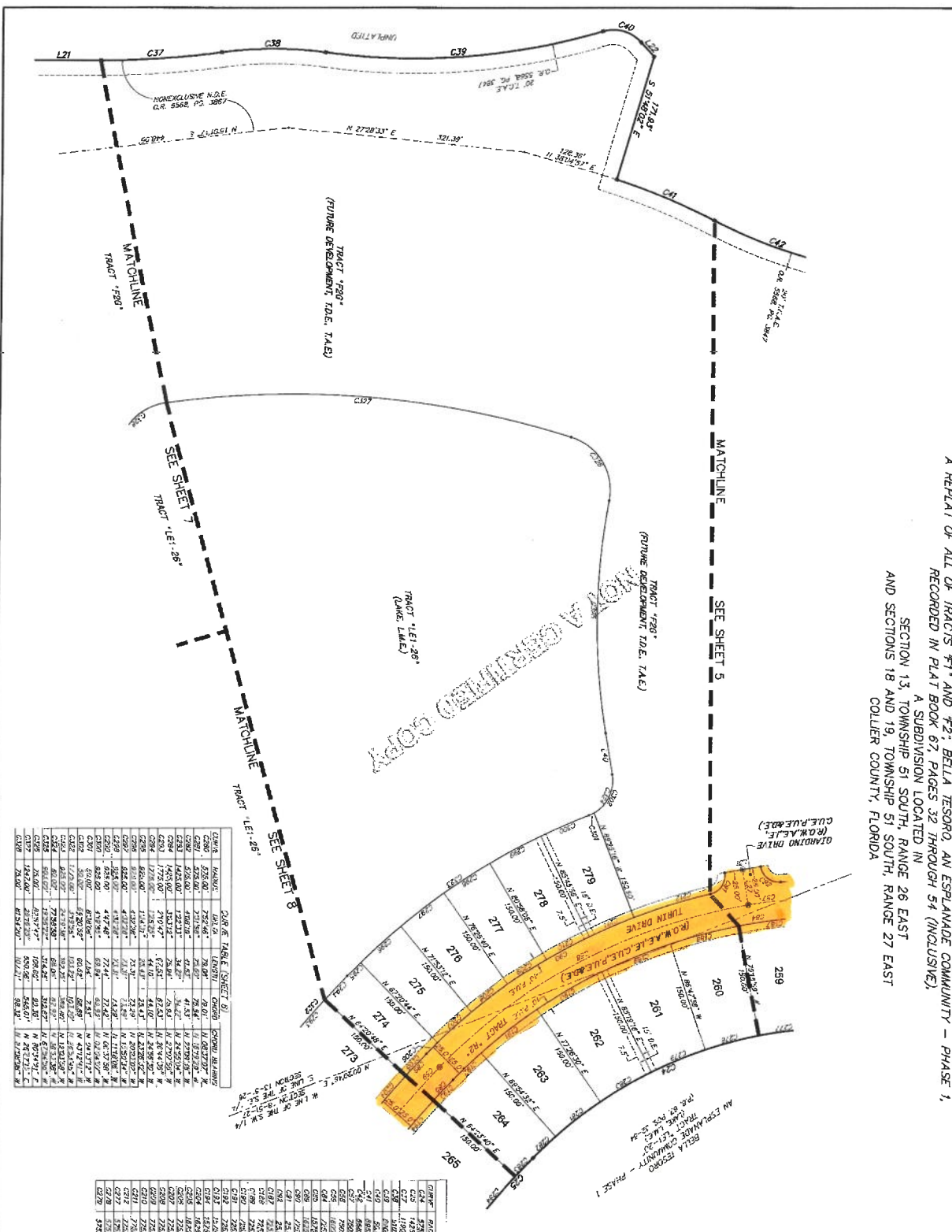


TABLE 1 (SEE SHEET 5)

LINE	LENGTH	BEARING
C17	106.80	N 27°20'33" E
L21	44.41	N 72°30'00" W
L27	50.00	N 17°00'00" W
L40	86.80	N 72°30'00" W

TABLE 2 (SEE SHEET 6)

LINE	LENGTH	BEARING
C18	127.24	N 88°58'00" E
C19	127.24	N 88°58'00" E
C20	127.24	N 88°58'00" E
C21	127.24	N 88°58'00" E
C22	127.24	N 88°58'00" E
C23	127.24	N 88°58'00" E
C24	127.24	N 88°58'00" E
C25	127.24	N 88°58'00" E
C26	127.24	N 88°58'00" E
C27	127.24	N 88°58'00" E
C28	127.24	N 88°58'00" E
C29	127.24	N 88°58'00" E
C30	127.24	N 88°58'00" E
C31	127.24	N 88°58'00" E
C32	127.24	N 88°58'00" E
C33	127.24	N 88°58'00" E
C34	127.24	N 88°58'00" E
C35	127.24	N 88°58'00" E
C36	127.24	N 88°58'00" E
C37	127.24	N 88°58'00" E
C38	127.24	N 88°58'00" E
C39	127.24	N 88°58'00" E
C40	127.24	N 88°58'00" E
C41	127.24	N 88°58'00" E
C42	127.24	N 88°58'00" E
C43	127.24	N 88°58'00" E
C44	127.24	N 88°58'00" E
C45	127.24	N 88°58'00" E
C46	127.24	N 88°58'00" E
C47	127.24	N 88°58'00" E
C48	127.24	N 88°58'00" E
C49	127.24	N 88°58'00" E
C50	127.24	N 88°58'00" E
C51	127.24	N 88°58'00" E
C52	127.24	N 88°58'00" E
C53	127.24	N 88°58'00" E
C54	127.24	N 88°58'00" E
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C56	127.24	N 88°58'00" E
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C58	127.24	N 88°58'00" E
C59	127.24	N 88°58'00" E
C60	127.24	N 88°58'00" E
C61	127.24	N 88°58'00" E
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C63	127.24	N 88°58'00" E
C64	127.24	N 88°58'00" E
C65	127.24	N 88°58'00" E
C66	127.24	N 88°58'00" E
C67	127.24	N 88°58'00" E
C68	127.24	N 88°58'00" E
C69	127.24	N 88°58'00" E
C70	127.24	N 88°58'00" E
C71	127.24	N 88°58'00" E
C72	127.24	N 88°58'00" E
C73	127.24	N 88°58'00" E
C74	127.24	N 88°58'00" E
C75	127.24	N 88°58'00" E
C76	127.24	N 88°58'00" E
C77	127.24	N 88°58'00" E
C78	127.24	N 88°58'00" E
C79	127.24	N 88°58'00" E
C80	127.24	N 88°58'00" E
C81	127.24	N 88°58'00" E
C82	127.24	N 88°58'00" E
C83	127.24	N 88°58'00" E
C84	127.24	N 88°58'00" E
C85	127.24	N 88°58'00" E
C86	127.24	N 88°58'00" E
C87	127.24	N 88°58'00" E
C88	127.24	N 88°58'00" E
C89	127.24	N 88°58'00" E
C90	127.24	N 88°58'00" E
C91	127.24	N 88°58'00" E
C92	127.24	N 88°58'00" E
C93	127.24	N 88°58'00" E
C94	127.24	N 88°58'00" E
C95	127.24	N 88°58'00" E
C96	127.24	N 88°58'00" E
C97	127.24	N 88°58'00" E
C98	127.24	N 88°58'00" E
C99	127.24	N 88°58'00" E
C100	127.24	N 88°58'00" E

THE RECORDING PARTNER IS:  
 JOHN SCOTT RHOADS & ASSOCIATES  
 RHOADS & RHOADS  
 LAND SURVEYING, INC.  
 18100 SANTA BARBARA DRIVE, SUITE #107  
 (238) 604-1100, SPRING, FL 34415  
 FLORIDA BUSINESS JCRNE NO. LB 8887

**DISTRICT ENGINEER'S CERTIFICATE  
FOR ACQUISITION OF IMPROVEMENTS AND WORK PRODUCT**

Currents Community Development District  
c/o James P. Ward, District Manager  
JP Ward & Associates, LLC

Re: Current Community Development District  
Acquisition of Public Infrastructure Improvements, Phase 2C

Supervisors:

The undersigned, a representative of Waldrop Engineering, P.A. ("**District Engineer**"), as engineer for Currents Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements and work product (collectively, "**Improvements**"), as further described in **Exhibit "A"**, and in a Bill of Sale dated on or about the same date as this Certificate. The undersigned, as an authorized representative of the District Engineer, hereby certifies as follows:

1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the Currents Community Development District Master Engineer's Report prepared by Waldrop Engineering, Inc. dated August 2019, as supplemented by the certain Currents Community Development District First Supplemental Engineer's Report prepared by Waldrop Engineering, Inc. dated July 2020, as further supplemented, and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the requisition materials to which this Certificate is attached. Such costs are equal to or less than each of the following: (i) what was actually paid by Taylor Morrison of Florida, Inc. (the "**Developer**") to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements. For reference, however, as to the amount paid, the Developer has paid to the contractor \$811,917.97 under the applicable construction contract for the construction of the Improvements. The Developer owes the contractor an additional \$90,213.11 as retainage. The Developer will be required to provide additional proof of payment by the Developer to the applicable contractor for that retainage amount.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

\_\_\_\_\_  
Jeremy H. Arnold, P.E.  
Waldrop Engineering, P.A.  
Florida Registration No. \_\_\_\_\_  
District Engineer

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ( ) physical presence or ( ) online notarization on this \_\_\_\_ day of \_\_\_\_\_, 2023, by Jeremy H. Arnold of Waldrop Engineering, P.A., on behalf of the company, who ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:



**Exhibit "A"**  
**Description of Improvements**

**Contractor:** Haleakala Construction, Inc.

**Contract:** Authorizing Addendum #43-Esplanade by the Islands-5 to Master Land Development Services Agreement between Taylor Morrison of Florida, Inc. and Haleakala Construction, Inc. dated July 18, 2019, as amended by that certain Amendment #1 dated February 7, 2020.

**Pay Application:** #2

**Utility Improvements:** All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, lift stations, equipment and appurtenances hereto and all potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, mains, services, tees, equipment and appurtenances thereto, in each case located within or upon those certain locations shown on **Exhibit "B"**.

**Total Cost of Improvements and/or Work Product:** \$902,131.08 (Note: The Developer has paid to the Contractor \$811,917.97 under the referenced construction contract for the construction of the Utility Improvements. The Developer owes the contractor an additional \$90,213.11 as retainage. The current requisition is for \$811,917.97.)

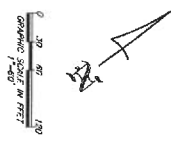
**Exhibit "B"**  
**Location of Improvements**

TRACT "R2" OF ESPLANADE BY THE ISLANDS – PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE(S) 75 THROUGH 83, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

# Esplanade By The Islands - Phase 2

A REPLAT OF ALL OF TRACTS #17 AND #21, BELLA TESORO, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 34 (INCLUSIVE), A SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

PLAT BOOK 71, PAGE 79  
SHEET 5 OF 9

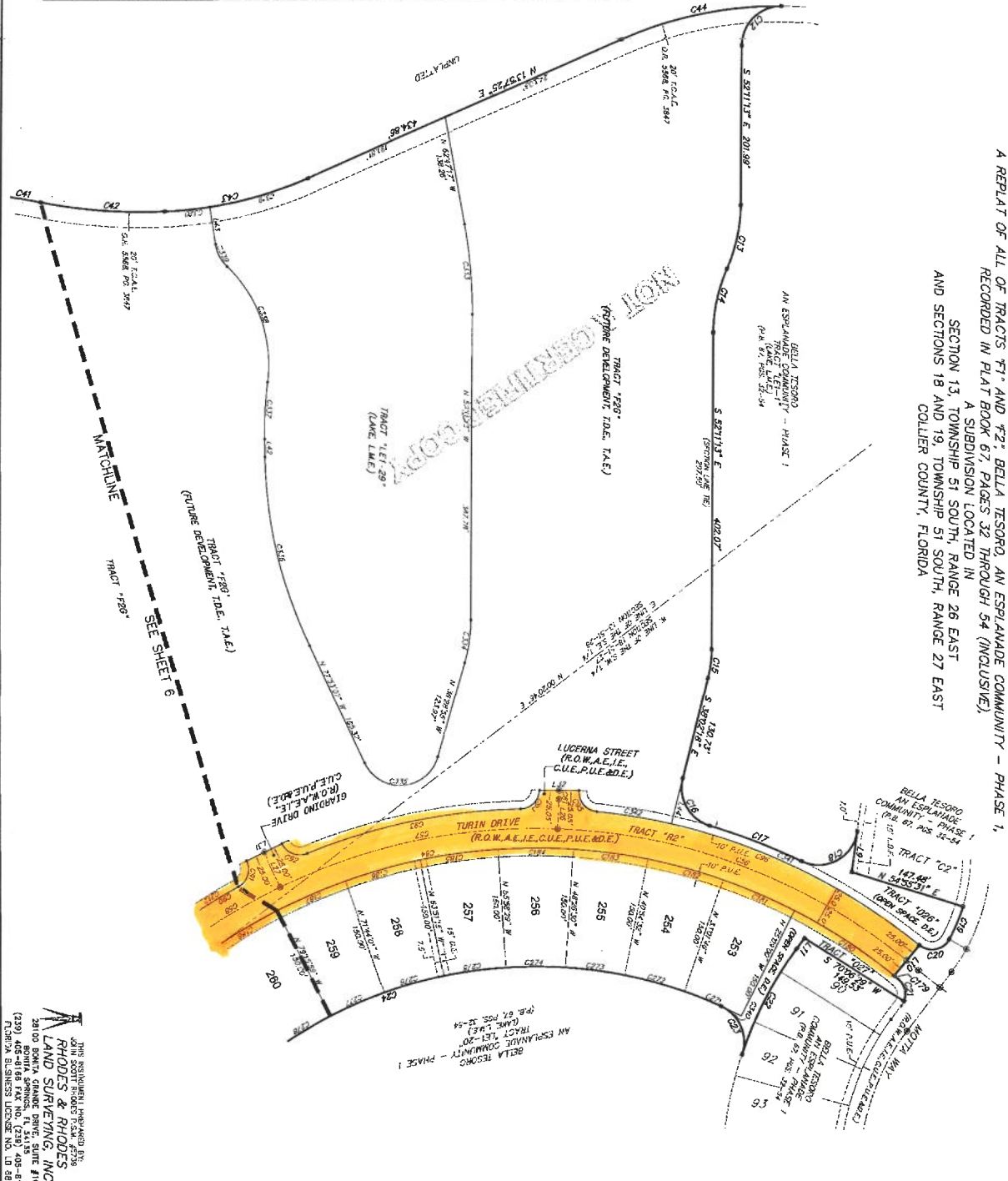


LINE TABLE (SHEET 5)

LINE	BEARING	DISTANCE
L10	S 89°11'37" E	201.98'
L11	S 89°11'37" E	201.98'
L12	S 89°11'37" E	201.98'
L13	S 89°11'37" E	201.98'
L14	S 89°11'37" E	201.98'
L15	S 89°11'37" E	201.98'
L16	S 89°11'37" E	201.98'
L17	S 89°11'37" E	201.98'
L18	S 89°11'37" E	201.98'
L19	S 89°11'37" E	201.98'
L20	S 89°11'37" E	201.98'
L21	S 89°11'37" E	201.98'
L22	S 89°11'37" E	201.98'
L23	S 89°11'37" E	201.98'
L24	S 89°11'37" E	201.98'
L25	S 89°11'37" E	201.98'
L26	S 89°11'37" E	201.98'
L27	S 89°11'37" E	201.98'
L28	S 89°11'37" E	201.98'
L29	S 89°11'37" E	201.98'
L30	S 89°11'37" E	201.98'
L31	S 89°11'37" E	201.98'
L32	S 89°11'37" E	201.98'
L33	S 89°11'37" E	201.98'
L34	S 89°11'37" E	201.98'
L35	S 89°11'37" E	201.98'
L36	S 89°11'37" E	201.98'
L37	S 89°11'37" E	201.98'
L38	S 89°11'37" E	201.98'
L39	S 89°11'37" E	201.98'
L40	S 89°11'37" E	201.98'
L41	S 89°11'37" E	201.98'
L42	S 89°11'37" E	201.98'
L43	S 89°11'37" E	201.98'
L44	S 89°11'37" E	201.98'
L45	S 89°11'37" E	201.98'
L46	S 89°11'37" E	201.98'
L47	S 89°11'37" E	201.98'
L48	S 89°11'37" E	201.98'
L49	S 89°11'37" E	201.98'
L50	S 89°11'37" E	201.98'
L51	S 89°11'37" E	201.98'
L52	S 89°11'37" E	201.98'
L53	S 89°11'37" E	201.98'
L54	S 89°11'37" E	201.98'
L55	S 89°11'37" E	201.98'
L56	S 89°11'37" E	201.98'
L57	S 89°11'37" E	201.98'
L58	S 89°11'37" E	201.98'
L59	S 89°11'37" E	201.98'
L60	S 89°11'37" E	201.98'
L61	S 89°11'37" E	201.98'
L62	S 89°11'37" E	201.98'
L63	S 89°11'37" E	201.98'
L64	S 89°11'37" E	201.98'
L65	S 89°11'37" E	201.98'
L66	S 89°11'37" E	201.98'
L67	S 89°11'37" E	201.98'
L68	S 89°11'37" E	201.98'
L69	S 89°11'37" E	201.98'
L70	S 89°11'37" E	201.98'
L71	S 89°11'37" E	201.98'
L72	S 89°11'37" E	201.98'
L73	S 89°11'37" E	201.98'
L74	S 89°11'37" E	201.98'
L75	S 89°11'37" E	201.98'
L76	S 89°11'37" E	201.98'
L77	S 89°11'37" E	201.98'
L78	S 89°11'37" E	201.98'
L79	S 89°11'37" E	201.98'
L80	S 89°11'37" E	201.98'
L81	S 89°11'37" E	201.98'
L82	S 89°11'37" E	201.98'
L83	S 89°11'37" E	201.98'
L84	S 89°11'37" E	201.98'
L85	S 89°11'37" E	201.98'
L86	S 89°11'37" E	201.98'
L87	S 89°11'37" E	201.98'
L88	S 89°11'37" E	201.98'
L89	S 89°11'37" E	201.98'
L90	S 89°11'37" E	201.98'
L91	S 89°11'37" E	201.98'
L92	S 89°11'37" E	201.98'
L93	S 89°11'37" E	201.98'
L94	S 89°11'37" E	201.98'
L95	S 89°11'37" E	201.98'
L96	S 89°11'37" E	201.98'
L97	S 89°11'37" E	201.98'
L98	S 89°11'37" E	201.98'
L99	S 89°11'37" E	201.98'
L100	S 89°11'37" E	201.98'

CLAMP TABLE (SHEET 5)

CLAMP	BEARING	DISTANCE
C1	S 89°11'37" E	201.98'
C2	S 89°11'37" E	201.98'
C3	S 89°11'37" E	201.98'
C4	S 89°11'37" E	201.98'
C5	S 89°11'37" E	201.98'
C6	S 89°11'37" E	201.98'
C7	S 89°11'37" E	201.98'
C8	S 89°11'37" E	201.98'
C9	S 89°11'37" E	201.98'
C10	S 89°11'37" E	201.98'
C11	S 89°11'37" E	201.98'
C12	S 89°11'37" E	201.98'
C13	S 89°11'37" E	201.98'
C14	S 89°11'37" E	201.98'
C15	S 89°11'37" E	201.98'
C16	S 89°11'37" E	201.98'
C17	S 89°11'37" E	201.98'
C18	S 89°11'37" E	201.98'
C19	S 89°11'37" E	201.98'
C20	S 89°11'37" E	201.98'
C21	S 89°11'37" E	201.98'
C22	S 89°11'37" E	201.98'
C23	S 89°11'37" E	201.98'
C24	S 89°11'37" E	201.98'
C25	S 89°11'37" E	201.98'
C26	S 89°11'37" E	201.98'
C27	S 89°11'37" E	201.98'
C28	S 89°11'37" E	201.98'
C29	S 89°11'37" E	201.98'
C30	S 89°11'37" E	201.98'
C31	S 89°11'37" E	201.98'
C32	S 89°11'37" E	201.98'
C33	S 89°11'37" E	201.98'
C34	S 89°11'37" E	201.98'
C35	S 89°11'37" E	201.98'
C36	S 89°11'37" E	201.98'
C37	S 89°11'37" E	201.98'
C38	S 89°11'37" E	201.98'
C39	S 89°11'37" E	201.98'
C40	S 89°11'37" E	201.98'
C41	S 89°11'37" E	201.98'
C42	S 89°11'37" E	201.98'
C43	S 89°11'37" E	201.98'
C44	S 89°11'37" E	201.98'
C45	S 89°11'37" E	201.98'
C46	S 89°11'37" E	201.98'
C47	S 89°11'37" E	201.98'
C48	S 89°11'37" E	201.98'
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C51	S 89°11'37" E	201.98'
C52	S 89°11'37" E	201.98'
C53	S 89°11'37" E	201.98'
C54	S 89°11'37" E	201.98'
C55	S 89°11'37" E	201.98'
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C61	S 89°11'37" E	201.98'
C62	S 89°11'37" E	201.98'
C63	S 89°11'37" E	201.98'
C64	S 89°11'37" E	201.98'
C65	S 89°11'37" E	201.98'
C66	S 89°11'37" E	201.98'
C67	S 89°11'37" E	201.98'
C68	S 89°11'37" E	201.98'
C69	S 89°11'37" E	201.98'
C70	S 89°11'37" E	201.98'
C71	S 89°11'37" E	201.98'
C72	S 89°11'37" E	201.98'
C73	S 89°11'37" E	201.98'
C74	S 89°11'37" E	201.98'
C75	S 89°11'37" E	201.98'
C76	S 89°11'37" E	201.98'
C77	S 89°11'37" E	201.98'
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C79	S 89°11'37" E	201.98'
C80	S 89°11'37" E	201.98'
C81	S 89°11'37" E	201.98'
C82	S 89°11'37" E	201.98'
C83	S 89°11'37" E	201.98'
C84	S 89°11'37" E	201.98'
C85	S 89°11'37" E	201.98'
C86	S 89°11'37" E	201.98'
C87	S 89°11'37" E	201.98'
C88	S 89°11'37" E	201.98'
C89	S 89°11'37" E	201.98'
C90	S 89°11'37" E	201.98'
C91	S 89°11'37" E	201.98'
C92	S 89°11'37" E	201.98'
C93	S 89°11'37" E	201.98'
C94	S 89°11'37" E	201.98'
C95	S 89°11'37" E	201.98'
C96	S 89°11'37" E	201.98'
C97	S 89°11'37" E	201.98'
C98	S 89°11'37" E	201.98'
C99	S 89°11'37" E	201.98'
C100	S 89°11'37" E	201.98'



THE INSTRUMENT HANDED BY:  
ADRIAN SOUTH RHODES T.S.A., 45736  
RHODES & RHODES  
LAND SURVEYING, INC.  
28100 SOUTH GRANDE DRIVE, SUITE #107  
FORT MYERS, FLORIDA 33907  
(239) 465-6168 FAX NO. (239) 405-8163  
FLORIDA BUSINESS LICENSE NO. LD 5897

# Esplanade By The Islands - Phase 2

PLAT BOOK 71 PAGE 80

SHEET 6 OF 9

A REPLAT OF ALL OF TRACTS #71 AND #72: BELLA TERRORE, AN ESPLANADE COMMUNITY - PHASE 1, RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 54 (INCLUSIVE), SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST COLLIER COUNTY, FLORIDA

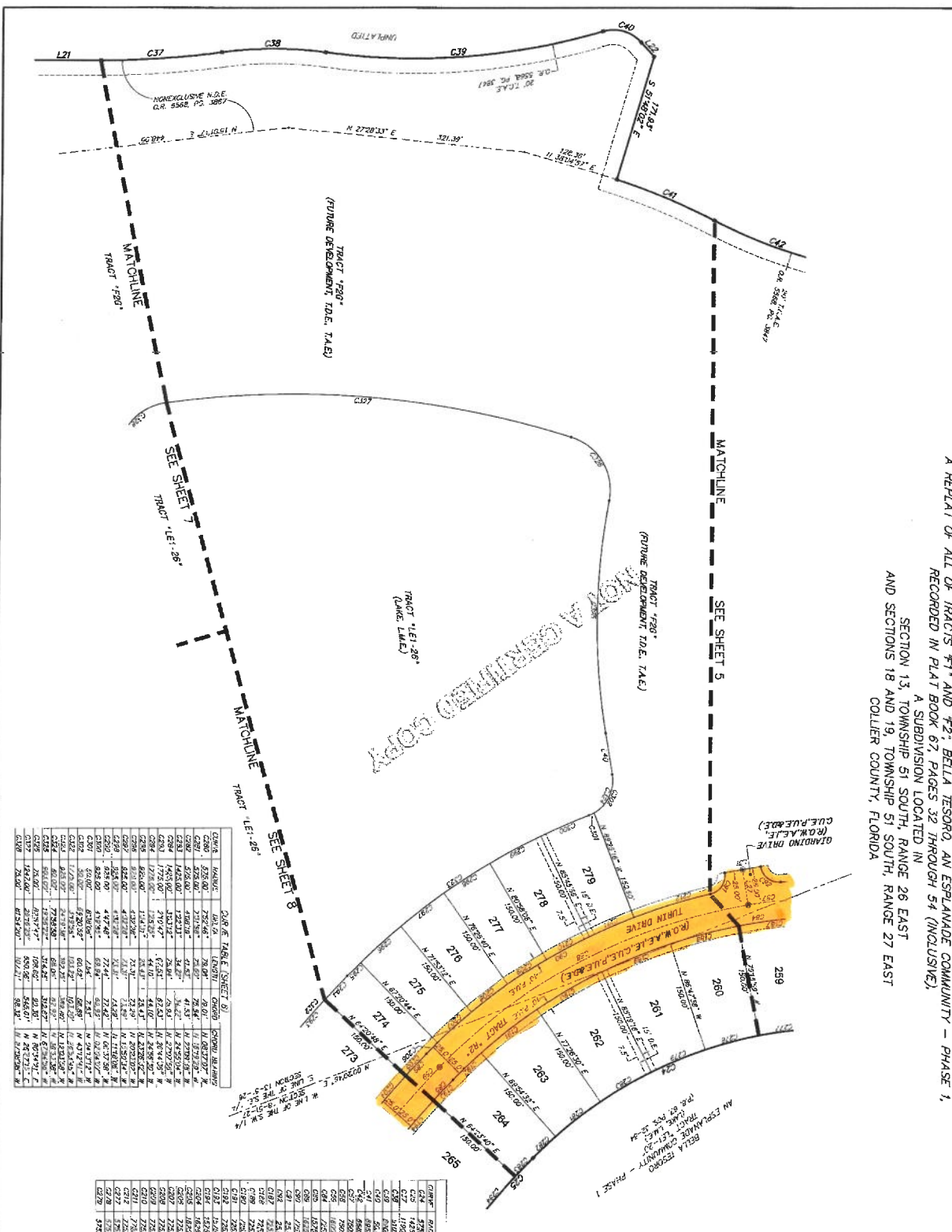


TABLE (PAGE 80)

LINE	BEARING	DISTANCE	SECTION	TOWNSHIP	RANGE
C174	N 89°28'12\"	101.00	13	51	26
C175	N 89°28'12\"	101.00	13	51	26
C176	N 89°28'12\"	101.00	13	51	26
C177	N 89°28'12\"	101.00	13	51	26
C178	N 89°28'12\"	101.00	13	51	26
C179	N 89°28'12\"	101.00	13	51	26
C180	N 89°28'12\"	101.00	13	51	26
C181	N 89°28'12\"	101.00	13	51	26
C182	N 89°28'12\"	101.00	13	51	26
C183	N 89°28'12\"	101.00	13	51	26
C184	N 89°28'12\"	101.00	13	51	26
C185	N 89°28'12\"	101.00	13	51	26
C186	N 89°28'12\"	101.00	13	51	26
C187	N 89°28'12\"	101.00	13	51	26
C188	N 89°28'12\"	101.00	13	51	26
C189	N 89°28'12\"	101.00	13	51	26
C190	N 89°28'12\"	101.00	13	51	26
C191	N 89°28'12\"	101.00	13	51	26
C192	N 89°28'12\"	101.00	13	51	26
C193	N 89°28'12\"	101.00	13	51	26
C194	N 89°28'12\"	101.00	13	51	26
C195	N 89°28'12\"	101.00	13	51	26
C196	N 89°28'12\"	101.00	13	51	26
C197	N 89°28'12\"	101.00	13	51	26
C198	N 89°28'12\"	101.00	13	51	26
C199	N 89°28'12\"	101.00	13	51	26
C200	N 89°28'12\"	101.00	13	51	26

TABLE (PAGE 80)

LINE	BEARING	DISTANCE	SECTION	TOWNSHIP	RANGE
C201	N 89°28'12\"	101.00	13	51	26
C202	N 89°28'12\"	101.00	13	51	26
C203	N 89°28'12\"	101.00	13	51	26
C204	N 89°28'12\"	101.00	13	51	26
C205	N 89°28'12\"	101.00	13	51	26
C206	N 89°28'12\"	101.00	13	51	26
C207	N 89°28'12\"	101.00	13	51	26
C208	N 89°28'12\"	101.00	13	51	26
C209	N 89°28'12\"	101.00	13	51	26
C210	N 89°28'12\"	101.00	13	51	26
C211	N 89°28'12\"	101.00	13	51	26
C212	N 89°28'12\"	101.00	13	51	26
C213	N 89°28'12\"	101.00	13	51	26
C214	N 89°28'12\"	101.00	13	51	26
C215	N 89°28'12\"	101.00	13	51	26
C216	N 89°28'12\"	101.00	13	51	26
C217	N 89°28'12\"	101.00	13	51	26
C218	N 89°28'12\"	101.00	13	51	26
C219	N 89°28'12\"	101.00	13	51	26
C220	N 89°28'12\"	101.00	13	51	26

THE ARCHITECTURE PARTNERSHIP  
 JOHN SCOTT RHODES & ASSOCIATES  
**RHODES & RHODES**  
**LAND SURVEYING, INC.**  
 18100 SANTA BARBARA DRIVE, SUITE #107  
 (238) 604-1100, SPRINGFIELD, FLORIDA 32091-4153  
 FLORIDA BUSINESS LICENSE NO. LB 6887

**PROMISSORY NOTE**  
**(Phase 2C Potable Water and Wastewater Facilities)**

**\$811,917.97**

Collier County, Florida  
Date: May \_\_\_\_, 2023

FOR VALUE RECEIVED, **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes (“**MAKER**”), promises to pay to the order of **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation (“**HOLDER**”) at 551 N. Cattlemen Rd., Suite 200, Sarasota, FL 34232 or at such place as **HOLDER** may from time to time designate in writing, the principal sum of: Eight Hundred Eleven Thousand Nine Hundred Seventeen and 97/100 DOLLARS (\$811,917.97) (the “**Principal Sum**”) in accordance with the terms and condition of this Promissory Note (this “**Note**”).

The Principal Sum of this Note shall not bear interest.

Payments under this Note shall be due and payable as follows:

This Note is issued in relation to Section 2 of that certain Amended and Restated Agreement Regarding the Agreement Regarding Completion of Certain Improvements (Series 2020A Project) dated as of August 25, 2020, as may be amended and/or restated (the “**Completion Agreement**”) Completion Agreement and in conjunction with the transfer and conveyance by Holder of the Phase 2C, Potable Water and Wastewater Facilities (the “**Improvements**”) to **MAKER** contemporaneously with this Note. The Improvements are part of the Series 2020A Project and constitute Remaining Improvements (as defined under the Completion Agreement). The repayment of this Note is subject to the terms and conditions of the Completion Agreement. Provided that (i) **MAKER** issues Capital Improvement Revenue Bonds for Currents Community Development District (the “**District**”) payable solely from special assessments properly levied on real property in the District benefitted by the Improvements (“**Bonds**”), there are sufficient construction funds from said Bonds to pay for the Improvements, and the conditions under the applicable trust indenture have been met for disbursement of applicable construction funds; (ii) the applicable requirements of the Completion Agreement and any related acquisition agreement have been met; and (iii) **HOLDER** submits to **MAKER** a Requisition for payment of the Principal Sum representing the cost of Improvements, then **MAKER** shall within forty-five (45) days thereafter, pay the entire balance of the Principal Sum due under this Note. Notwithstanding the forgoing provision, in the event **MAKER** does not issue any applicable Bonds on or before five (5) years after the date of the Completion Agreement, then this Note shall be forgiven by **HOLDER** and cancelled and of no further force or effect.

This Note is a limited obligation of the District. The District is under no obligation to issue such Bonds at any time, and the Owner shall have no right to compel the District to issue such Bonds or to pay such principal from any other source of funds.

This Note can be prepaid at any time in whole or in part to **HOLDER** without penalty. All payments and prepayments shall be applied to the Principal Sum.

Prepayment shall not affect or vary the duty of **MAKER** to pay any obligation when due and the same shall not affect or impair the right of **HOLDER** to pursue all remedies available to it hereunder.

Notwithstanding anything contained herein to the contrary, HOLDER may not exercise any right or remedy provided for in this Note because of any default of MAKER, unless HOLDER shall have given written notice of the default to MAKER and MAKER shall have failed to pay the sum or sums due within a period of thirty (30) days after the date of such written notice. Failure of MAKER to cure a default within such cure period shall hereinafter be described as an “**Event of Default**”. Upon an Event of Default, the Principal Sum remaining unpaid, shall become immediately due and payable.

All communication required under or in connection with this Note shall be in writing, and shall be hand delivered, sent by commercial overnight courier, or sent by certified mail, postage prepaid, addressed to MAKER or HOLDER at the address either party may designate from time to time by written notice to the other party in the manner set forth herein.

Time is of the essence and in the event it is necessary to initiate collection of this Note or it is collected by law or through an attorney, or under advice therefrom, MAKER agrees to pay all costs of the collection and reasonable attorneys’ fees (including those attorneys’ fees that may be caused by appellate proceedings) that may be incurred in all matters of collections, enforcement, construction and interpretation hereunder.

The remedies of HOLDER, as provided herein, shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of HOLDER, and may be exercised as often as occasion therefore arise. No act of omission or commission of HOLDER, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of same, such waiver or release to be effected only through a written document, executed by HOLDER and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing, as a bar to, or as a waiver or release of any subsequent event.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes and other applicable provisions of law. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

**THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY HOLDER THAT SUCH HOLDER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE PRINCIPAL ON THIS NOTE.**

*(Remainder of Page Intentionally Left Blank. Signature Appears on the Next Page.)*

IN WITNESS WHEREOF, MAKER has caused this Promissory Note to be duly executed as of the day and year first above written.

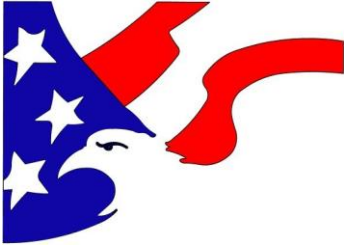
MAKER:

**CURRENTS COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
James P. Ward, Secretary

By: \_\_\_\_\_  
Charles Cook, Chairman



**Jennifer J. Edwards  
Supervisor of Elections  
Collier County, Florida**

April 17, 2023

Mr. James Ward  
Currents CDD  
2301 Northeast 37th St  
Ft Lauderdale FL 33308

Dear Mr. Ward,

In compliance with 190.06 of the Florida Statutes, this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 247 active registered voters residing in the Currents CDD as of April 17, 2023.

Should you have any question regarding election services for this district please feel free to contact our office.

Sincerely,

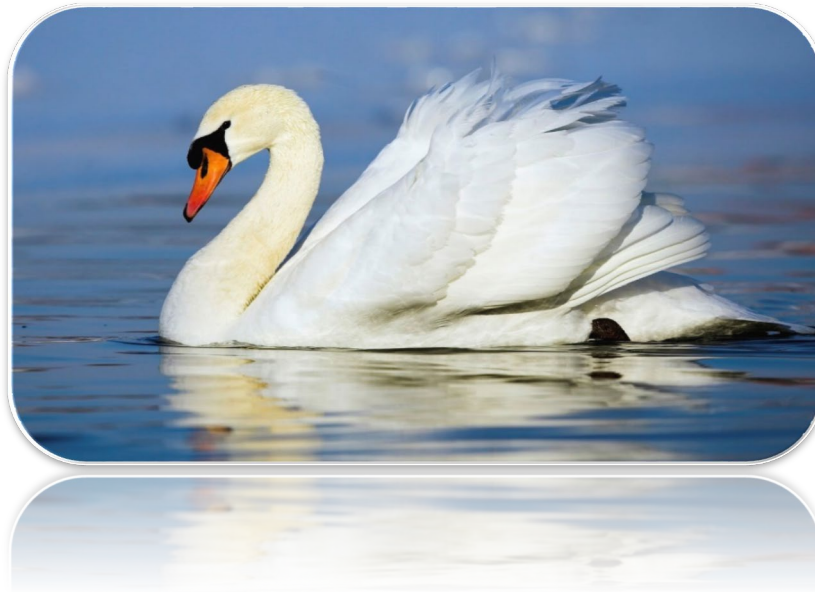
A handwritten signature in black ink that reads "David B Carpenter". The signature is written in a cursive style with a large initial "D" and "C".

David B Carpenter  
Qualifying Officer  
Collier County Supervisor of Elections  
3750Enterprise Ave  
Naples FL 34104  
(239) 252-8501  
Dave.Carpenter@colliervotes.gov



# **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - APRIL 2023**

FISCAL YEAR 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Currents Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Currents Community Development District  
Balance Sheet  
for the Period Ending April 30, 2023**

Governmental Funds							
	Debt Service Funds			Capital Project Fund		Account Groups	Totals (Memorandum Only)
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B	General Long Term Debt	
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 37,683						\$ 37,683
Debt Service Fund							
Interest Account		-	-				\$ -
Sinking Account		0					\$ 0
Reserve Account		327,255	506,175				\$ 833,430
Revenue Account		659,646	262,824				\$ 922,470
Prepayment Account			380,354				\$ 380,354
Capitalized Interest Account		-	-				\$ -
Construction Account				67	-		\$ 67
Cost of Issuance Account				-	-		\$ -
<b>Due from Other Funds</b>							
General Fund	-	6,330	-	-	-	-	6,330
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Accounts Receivable</b>							
	-	-	-	-	-	-	-
<b>Assessments Receivable</b>							
	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>							
	-	-	-	-	-	-	-
<b>Amount to be Provided by Debt Service Funds</b>							
	-	-	-	-	-	23,550,000	23,550,000
<b>Total Assets</b>	<b>\$ 37,683</b>	<b>\$ 993,231</b>	<b>\$ 1,149,353</b>	<b>\$ 67</b>	<b>\$ -</b>	<b>\$ 23,550,000</b>	<b>\$ 25,730,334</b>

**Currents Community Development District  
Balance Sheet  
for the Period Ending April 30, 2023**

Governmental Funds							
	Debt Service Funds			Capital Project Fund		Account Groups	Totals (Memorandum Only)
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B	General Long Term Debt	
<b>Liabilities</b>							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	\$ -			\$ 24,462			\$ 24,462
Due to Other Funds	-						
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	6,330	-	-	-	-	-	6,330
<b>Bonds Payable</b>							
Current Portion						\$220,000	220,000
Long Term - Series 2020A						\$11,025,000	11,025,000
Long Term - Series 2020B						\$12,305,000	12,305,000
Unamortized Prem/Disc on Bds Pybl				(126,186)	(208,369)		(334,555)
<b>Total Liabilities</b>	<b>\$ 6,330</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (101,724)</b>	<b>\$ (208,369)</b>	<b>\$ 23,550,000</b>	<b>\$ 23,246,237</b>
<b>Fund Equity and Other Credits</b>							
Investment in General Fixed Assets	-	-	-	-	-	-	-
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2022 (Unaudited)	-	547,615	1,044,747	101,790	208,369	-	1,902,521
Results from Current Operations	-	445,617	104,606	0	-	-	550,222
<b>Unassigned</b>							
Beginning: October 1, 2022 (Unaudited)	57,222	-	-			-	57,222
Results from Current Operations	(25,869)	-	-			-	(25,869)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 31,353</b>	<b>\$ 993,231</b>	<b>\$ 1,149,353</b>	<b>\$ 101,790</b>	<b>\$ 208,369</b>	<b>\$ -</b>	<b>\$ 2,484,097</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 37,683</b>	<b>\$ 993,231</b>	<b>\$ 1,149,353</b>	<b>\$ 67</b>	<b>\$ -</b>	<b>\$ 23,550,000</b>	<b>\$ 25,730,334</b>

**Currents Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	2,638	33,631	88,675	198,824	324,023	(602,008)	439	46,221	45,376	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	122,899	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,638</b>	<b>\$ 33,631</b>	<b>\$ 88,675</b>	<b>\$ 198,824</b>	<b>\$ 324,023</b>	<b>\$ (602,008)</b>	<b>\$ 439</b>	<b>46,221</b>	<b>\$ 168,275</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	23,917	41,000	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	-	-	-	4,200	-	4,200	4,200	100%
Accounting Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	14,875	25,500	58%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	9,333	16,000	58%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	1,000	0%
<b>Other Contractual Services</b>										
Legal Advertising	-	462	-	-	-	-	-	462	1,500	31%
Trustee Services	-	-	-	-	-	-	-	-	8,250	0%
Dissemination Agent Services	417	417	417	417	417	417	417	2,917	5,000	58%
Bond Amortization Schedules	-	-	-	-	-	500	-	500	-	N/A
Property Appraiser Fees	78	-	-	105	-	-	-	183	600	31%
Bank Service Fees	14	15	13	-	-	-	-	42	350	12%
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	-	-	72	12	-	14	14	112	200	56%

**Currents Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	-	-	-	-	-	-	-	-	1,500	0%
<b>Insurance</b>	-	5,842	-	-	-	-	-	5,842	5,700	102%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	300	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	-	-	1,290	-	525	-	1,815	4,000	45%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2020B Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>										
Engineering Services	-	-	-	-	-	-	-	-	1,000	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>										
Professional - Management	-	458	458	458	-	917	-	2,292	6,000	38%
Field Operations	-	-	-	-	-	-	-	-	-	N/A
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	N/A
Utility Services										N/A
Electric	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	N/A
Lake System										N/A
Aquatic Weed Control	-	1,550	1,550	1,550	-	775	-	5,425	46,000	12%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	N/A
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	N/A
Water Quality Reporting/Testing	-	-	-	-	-	-	-	-	-	N/A
Preserve Services										N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										N/A

**Currents Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Aeration Systems	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	-	-	-	N/A
Landscaping										N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	N/A
<b>Reserves</b>	-	-	-	-	-	-	-	-	-	N/A
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees										
<b>Sub-Total:</b>	<b>7,384</b>	<b>15,794</b>	<b>9,386</b>	<b>10,707</b>	<b>7,292</b>	<b>14,222</b>	<b>7,306</b>	<b>72,089</b>	<b>168,275</b>	43%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,384</b>	<b>\$ 15,794</b>	<b>\$ 9,386</b>	<b>\$ 10,707</b>	<b>\$ 7,292</b>	<b>\$ 14,222</b>	<b>\$ 7,306</b>	<b>\$ 72,089</b>	<b>\$ 168,275</b>	43%
Net Increase/ (Decrease) in Fund Balance	(4,746)	17,838	79,289	188,117	316,731	(616,231)	(6,867)	(25,869)	-	
Fund Balance - Beginning	57,222	52,476	70,313	149,603	337,719	654,451	38,220	57,222	-	
<b>Fund Balance - Ending</b>	<b>\$ 52,476</b>	<b>\$ 70,313</b>	<b>\$ 149,603</b>	<b>\$ 337,719</b>	<b>\$ 654,451</b>	<b>\$ 38,220</b>	<b>\$ 31,353</b>	<b>31,353</b>	<b>\$ -</b>	

**Currents Community Development District**  
**Debt Service Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	43	591	485	1,124	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	17	235	331	585	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>										
Special Assessments - On Roll	2,709	34,545	91,083	204,225	332,825	\$ (4,655)	6,330	667,062	655,256	102%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,712</b>	<b>\$ 34,547</b>	<b>\$ 91,085</b>	<b>\$ 204,226</b>	<b>\$ 332,885</b>	<b>\$ (3,829)</b>	<b>\$ 7,146</b>	<b>\$ 668,772</b>	<b>\$ 655,256</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2020A	-	-	-	-	-	-	-	-	220,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2020A	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2020A	-	218,275	-	-	-	-	-	218,275	436,550	50%
<b>Property Appraiser &amp; Tax Collector Fees</b>										
Operating Transfers Out (To Other Funds)	-	-	-	-	4,880	-	-	4,880	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 218,275</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,880</b>	<b>\$ -</b>	<b>\$ -</b>	<b>223,155</b>	<b>\$ 656,550</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,712	(183,728)	91,085	204,226	328,005	(3,829)	7,146	445,617	(1,294)	
Fund Balance - Beginning	547,615	550,326	366,599	457,683	661,909	989,915	986,085	547,615	-	
<b>Fund Balance - Ending</b>	<b>\$ 550,326</b>	<b>\$ 366,599</b>	<b>\$ 457,683</b>	<b>\$ 661,909</b>	<b>\$ 989,915</b>	<b>\$ 986,085</b>	<b>993,231</b>	<b>993,231</b>	<b>\$ (1,294)</b>	



**Currents Community Development District**  
**Debt Service Fund - Series 2020B**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>										
Interest Account	-	0	-	-	-	0	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	72	978	1,343	2,402	-	N/A
Prepayment Account	1	2	0	1	61	1	520	586	-	N/A
Revenue Account	-	1	-	-	1	-	-	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>										
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	281,661	-	-	-	-	-	260,357	542,018	606,475	89%
Special Assessments - Prepayments	10,422	153,926	283,801	-	-	343,126	-	791,275	-	N/A
<b>Debt Proceeds</b>										
Intragovernmental Transfer In	-	-	-	-	4,880	-	-	4,880	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 292,087</b>	<b>\$ 153,931</b>	<b>\$ 283,803</b>	<b>\$ 3</b>	<b>\$ 5,014</b>	<b>\$ 344,105</b>	<b>\$ 262,220</b>	<b>\$ 1,341,162</b>	<b>\$ 606,475</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2020B	-	-	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>										
Series 2020B	-	490,000	-	-	460,000	-	-	950,000	-	N/A
<b>Interest Expense</b>										
Series 2020B	-	281,669	-	-	4,888	-	-	286,556	606,475	47%
<b>Payment to Refunded Bonds Escrow Agent</b>										
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 771,669</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 464,888</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,236,556</b>	<b>\$ 606,475</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	292,087	(617,738)	283,803	3	(459,874)	344,105	262,220	104,606	-	
Fund Balance - Beginning	1,044,747	1,336,833	719,095	1,002,898	1,002,902	543,028	887,133	1,044,747	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,336,833</b>	<b>\$ 719,095</b>	<b>\$ 1,002,898</b>	<b>\$ 1,002,902</b>	<b>\$ 543,028</b>	<b>\$ 887,133</b>	<b>1,149,353</b>	<b>1,149,353</b>	<b>\$ -</b>	

**Currents Community Development District  
Capital Projects Fund - Series 2020A  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>										
Construction Account	-	-	-	-	0	0	0	0	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>										
Trustee Services	-	-	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Gov't Services</b>										
Engineering Services	-	-	-	-	-	-	-	-	-	N/A
<b>Legal Services</b>										
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>										
Construction - Water-Sewer Combination	-	-	-	-	-	-	-	-	-	N/A
Construction - Stormwater Management	-	-	-	-	-	-	-	-	-	N/A
Construction - Landscaping	-	-	-	-	-	-	-	-	-	N/A
Construction - Off-Site	-	-	-	-	-	-	-	-	-	N/A
Construction - Perimeter Sound Buffer Wall	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>										
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	
Fund Balance - Beginning	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ -	
<b>Fund Balance - Ending</b>	<u>\$ 101,790</u>	<u>\$ 101,790</u>	<u>\$ 101,790</u>	<u>\$ 101,790</u>	<u>\$ 101,790</u>	<u>\$ 101,790</u>	<u>\$ 101,790</u>	<u>\$ 101,790</u>	<u>\$ -</u>	

**Currents Community Development District  
Capital Projects Fund - Series 2020B  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>										
Construction Account	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>										
Developer Contributions	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>										
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>										
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Printing &amp; Binding</b>										
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other General Government Services</b>										
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Capital Outlay</b>										
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Cost of Issuance</b>										
Legal - Series 2020B Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>										
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	-
<b>Fund Balance - Ending</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>-</b>

Prepared by:

**JPWARD and Associates, LLC**

# **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - MAY 2023**

FISCAL YEAR 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Currents Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Currents Community Development District  
Balance Sheet  
for the Period Ending May 31, 2023**

Governmental Funds							
	Debt Service Funds			Capital Project Fund		Account Groups	Totals (Memorandum Only)
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B	General Long Term Debt	
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 70,578						\$ 70,578
Debt Service Fund							
Interest Account		-	-				\$ -
Sinking Account							\$ -
Reserve Account		327,600	506,175				\$ 833,775
Revenue Account		230,380	3,259				\$ 233,638
Prepayment Account			147,607				\$ 147,607
Capitalized Interest Account		-	-				\$ -
Construction Account				67	-		\$ 67
Cost of Issuance Account				-	-		\$ -
<b>Due from Other Funds</b>							
General Fund	-						-
Debt Service Fund(s)	-						-
<b>Accounts Receivable</b>	-						-
<b>Assessments Receivable</b>		-	-				-
<b>Amount Available in Debt Service Funds</b>	-	-	-				-
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-			23,550,000	23,550,000
<b>Total Assets</b>	<u>\$ 70,578</u>	<u>\$ 557,980</u>	<u>\$ 657,040</u>	<u>\$ 67</u>	<u>\$ -</u>	<u>\$ 23,550,000</u>	<u>\$ 24,835,665</u>

**Currents Community Development District  
Balance Sheet  
for the Period Ending May 31, 2023**

Governmental Funds							
	Debt Service Funds			Capital Project Fund		Account Groups	Totals (Memorandum Only)
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B	General Long Term Debt	
<b>Liabilities</b>							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	\$ -			\$ 24,462			\$ 24,462
Due to Other Funds	-						
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)		-	-	-	-	-	-
<b>Bonds Payable</b>							
Current Portion						\$220,000	220,000
Long Term - Series 2020A						\$11,025,000	11,025,000
Long Term - Series 2020B						\$12,305,000	12,305,000
Unamortized Prem/Disc on Bds Pybl				(126,186)	(208,369)		(334,555)
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (101,724)</u>	<u>\$ (208,369)</u>	<u>\$ 23,550,000</u>	<u>\$ 23,239,907</u>
<b>Fund Equity and Other Credits</b>							
Investment in General Fixed Assets	-	-	-	-	-	-	-
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2022 (Unaudited)	-	547,615	1,044,747	101,790	208,369	-	1,902,521
Results from Current Operations	-	10,365	(387,706)	1	-	-	(377,342)
<b>Unassigned</b>							
Beginning: October 1, 2022 (Unaudited)	57,222	-	-			-	57,222
Results from Current Operations	13,356	-	-			-	13,356
<b>Total Fund Equity and Other Credits</b>	<u>\$ 70,578</u>	<u>\$ 557,980</u>	<u>\$ 657,040</u>	<u>\$ 101,790</u>	<u>\$ 208,369</u>	<u>\$ -</u>	<u>\$ 1,595,757</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 70,578</u>	<u>\$ 557,980</u>	<u>\$ 657,040</u>	<u>\$ 67</u>	<u>\$ -</u>	<u>\$ 23,550,000</u>	<u>\$ 24,835,665</u>

**Currents Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through May 31, 2023**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	2,638	33,631	88,675	198,824	324,023	(602,008)	439	-	46,221	45,376	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	61,450	61,450	122,899	50%
<b>Developer Contribution</b>											
	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>											
	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,638</b>	<b>\$ 33,631</b>	<b>\$ 88,675</b>	<b>\$ 198,824</b>	<b>\$ 324,023</b>	<b>\$ (602,008)</b>	<b>\$ 439</b>	<b>\$ 61,450</b>	<b>107,670</b>	<b>\$ 168,275</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
<b>Executive</b>											
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	27,333	41,000	67%
<b>Financial and Administrative</b>											
Audit Services	-	-	-	-	-	4,200	-	-	4,200	4,200	100%
Accounting Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	17,000	25,500	67%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	1,000	0%
<b>Other Contractual Services</b>											
Legal Advertising	-	462	-	-	-	-	-	-	462	1,500	31%
Trustee Services	-	-	-	-	-	-	-	-	-	8,250	0%
Dissemination Agent Services	417	417	417	417	417	417	417	417	3,333	5,000	67%
Bond Amortization Schedules	-	-	-	-	-	500	-	500	1,000	-	N/A
Property Appraiser Fees	78	-	-	105	-	-	-	9	192	600	32%
Bank Service Fees	14	15	13	-	-	-	-	118	160	350	46%
<b>Communications &amp; Freight Services</b>											
Postage, Freight & Messenger	-	-	72	12	-	14	14	17	130	200	65%
<b>Computer Services - Website Development</b>											
	-	-	-	-	-	-	-	-	-	1,500	0%



**Currents Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2023**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Insurance</b>	-	5,842	-	-	-	-	-	-	5,842	5,700	102%
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	300	0%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>											
Legal - General Counsel	-	-	-	1,290	-	525	-	6,393	8,208	4,000	205%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2020B Bonds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>											
Engineering Services	-	-	-	-	-	-	-	-	-	1,000	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>											
Professional - Management	-	458	458	458	-	917	-	917	3,208	6,000	53%
Field Operations	-	-	-	-	-	-	-	-	-	-	N/A
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services											N/A
Electric	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	N/A
Lake System											N/A
Aquatic Weed Control	-	1,550	1,550	1,550	-	775	-	6,980	12,405	46,000	27%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	N/A
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	N/A
Water Quality Reporting/Testing	-	-	-	-	-	-	-	-	-	-	N/A
Preserve Services											N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay											N/A
Aeration Systems	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	N/A

**Currents Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through May 31, 2023**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping											N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	N/A
<b>Reserves</b>	-	-	-	-	-	-	-	-	-	-	N/A
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees											
<b>Sub-Total:</b>	<b>7,384</b>	<b>15,794</b>	<b>9,386</b>	<b>10,707</b>	<b>7,292</b>	<b>14,222</b>	<b>7,306</b>	<b>22,225</b>	<b>94,314</b>	<b>168,275</b>	56%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,384</b>	<b>\$ 15,794</b>	<b>\$ 9,386</b>	<b>\$ 10,707</b>	<b>\$ 7,292</b>	<b>\$ 14,222</b>	<b>\$ 7,306</b>	<b>\$ 22,225</b>	<b>\$ 94,314</b>	<b>\$ 168,275</b>	56%
Net Increase/ (Decrease) in Fund Balance	(4,746)	17,838	79,289	188,117	316,731	(616,231)	(6,867)	39,225	13,356	-	
Fund Balance - Beginning	57,222	52,476	70,313	149,603	337,719	654,451	38,220	31,353	57,222	-	
<b>Fund Balance - Ending</b>	<b>\$ 52,476</b>	<b>\$ 70,313</b>	<b>\$ 149,603</b>	<b>\$ 337,719</b>	<b>\$ 654,451</b>	<b>\$ 38,220</b>	<b>\$ 31,353</b>	<b>\$ 70,578</b>	<b>70,578</b>	<b>\$ -</b>	

**Currents Community Development District**  
**Debt Service Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2023**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	43	591	829	994	2,463	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	17	235	331	1,684	2,269	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>											
Special Assessments - On Roll	2,709	34,545	91,083	204,225	332,825	\$ (4,655)	6,330	-	667,062	655,256	102%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,712</b>	<b>\$ 34,547</b>	<b>\$ 91,085</b>	<b>\$ 204,226</b>	<b>\$ 332,885</b>	<b>\$ (3,829)</b>	<b>\$ 7,491</b>	<b>\$ 2,679</b>	<b>\$ 671,795</b>	<b>\$ 655,256</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2020A	-	-	-	-	-	-	-	220,000	220,000	220,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2020A	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2020A	-	218,275	-	-	-	-	-	218,275	436,550	436,550	100%
<b>Property Appraiser &amp; Tax Collector Fees</b>											
Operating Transfers Out (To Other Funds)	-	-	-	-	4,880	-	-	-	4,880	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 218,275</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,880</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 438,275</b>	<b>661,430</b>	<b>\$ 656,550</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,712	(183,728)	91,085	204,226	328,005	(3,829)	7,491	(435,596)	10,365	(1,294)	
Fund Balance - Beginning	547,615	550,326	366,599	457,683	661,909	989,915	986,085	993,576	547,615	-	
<b>Fund Balance - Ending</b>	<b>\$ 550,326</b>	<b>\$ 366,599</b>	<b>\$ 457,683</b>	<b>\$ 661,909</b>	<b>\$ 989,915</b>	<b>\$ 986,085</b>	<b>993,576</b>	<b>557,980</b>	<b>557,980</b>	<b>\$ (1,294)</b>	

**Currents Community Development District**  
**Debt Service Fund - Series 2020B**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2023**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>											
Interest Account	-	0	-	-	-	0	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	72	978	1,343	1,537	3,939	-	N/A
Prepayment Account	1	2	0	1	61	1	520	1,154	1,741	-	N/A
Revenue Account	-	1	-	-	1	-	3	377	381	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>											
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	281,661	-	-	-	-	-	260,357	-	542,018	606,475	89%
Special Assessments - Prepayments	10,422	153,926	283,801	-	-	343,126	-	141,099	932,373	-	N/A
<b>Debt Proceeds</b>											
Intragovernmental Transfer In	-	-	-	-	4,880	-	-	-	4,880	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 292,087</b>	<b>\$ 153,931</b>	<b>\$ 283,803</b>	<b>\$ 3</b>	<b>\$ 5,014</b>	<b>\$ 344,105</b>	<b>\$ 262,223</b>	<b>\$ 144,166</b>	<b>\$ 1,485,331</b>	<b>\$ 606,475</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2020B	-	-	-	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>											
Series 2020B	-	490,000	-	-	460,000	-	-	375,000	1,325,000	-	N/A
<b>Interest Expense</b>											
Series 2020B	-	281,669	-	-	4,888	-	-	261,481	548,038	606,475	90%
<b>Payment to Refunded Bonds Escrow Agent</b>											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 771,669</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 464,888</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 636,481</b>	<b>1,873,038</b>	<b>\$ 606,475</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	292,087	(617,738)	283,803	3	(459,874)	344,105	262,223	(492,315)	(387,706)	-	
Fund Balance - Beginning	1,044,747	1,336,833	719,095	1,002,898	1,002,902	543,028	887,133	1,149,356	1,044,747	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,336,833</b>	<b>\$ 719,095</b>	<b>\$ 1,002,898</b>	<b>\$ 1,002,902</b>	<b>\$ 543,028</b>	<b>\$ 887,133</b>	<b>1,149,356</b>	<b>657,040</b>	<b>657,040</b>	<b>\$ -</b>	

**Currents Community Development District**  
**Capital Projects Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2023**

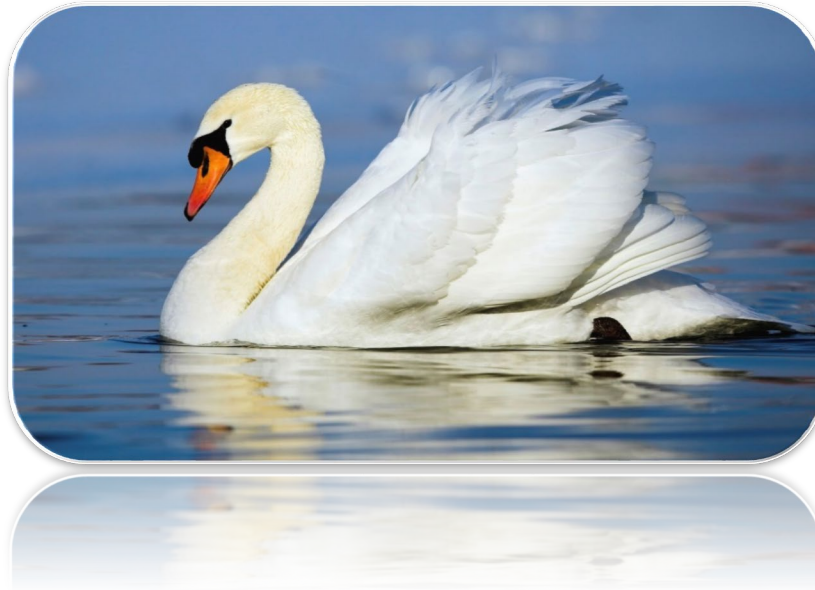
Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>											
Construction Account	-	-	-	-	0	0	0	0	1	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>											
Developer Contributions	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>											
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
<b>Executive</b>											
Professional Management	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>											
Trustee Services	-	-	-	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>											
Other General Gov't Services	-	-	-	-	-	-	-	-	-	-	N/A
Engineering Services	-	-	-	-	-	-	-	-	-	-	N/A
<b>Legal Services</b>											
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>											
Construction - Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	N/A
Construction - Stormwater Management	-	-	-	-	-	-	-	-	-	-	N/A
Construction - Landscaping	-	-	-	-	-	-	-	-	-	-	N/A
Construction - Off-Site	-	-	-	-	-	-	-	-	-	-	N/A
Construction - Perimeter Sound Buffer Wall	-	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>											
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>											
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	
Fund Balance - Beginning	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ -</b>	

**Currents Community Development District**  
**Capital Projects Fund - Series 2020B**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2023**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>											
Construction Account	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>											
Developer Contributions	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>											
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
<b>Executive</b>											
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>											
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Printing &amp; Binding</b>											
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal - Series 2020B Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other General Government Services</b>											
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Capital Outlay</b>											
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Cost of Issuance</b>											
Legal - Series 2020B Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>											
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	-
<b>Fund Balance - Ending</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>-</b>

# **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JUNE 2023**

FISCAL YEAR 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

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*Currents Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308



**Currents Community Development District  
Balance Sheet  
for the Period Ending June 30, 2023**

Governmental Funds							
	Debt Service Funds			Capital Project Fund		Account Groups	Totals
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B	General Long Term Debt	(Memorandum Only)
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 67,510						\$ 67,510
Debt Service Fund							
Interest Account		-	-				\$ -
Sinking Account							\$ -
Reserve Account		327,600	507,025				\$ 834,625
Revenue Account		232,128	4,009				\$ 236,137
Prepayment Account			447,542				\$ 447,542
Capitalized Interest Account		-	-				\$ -
Construction Account				67	-		\$ 67
Cost of Issuance Account				-	-		\$ -
<b>Due from Other Funds</b>							
General Fund	-	5,079	-	-	-	-	5,079
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Accounts Receivable</b>							
Accounts Receivable	-	-	-	-	-	-	-
<b>Assessments Receivable</b>							
Assessments Receivable	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>							
Amount Available in Debt Service Funds	-	-	-	-	-	-	-
<b>Amount to be Provided by Debt Service Funds</b>							
Amount to be Provided by Debt Service Funds	-	-	-	-	-	23,175,000	23,175,000
<b>Total Assets</b>	<b>\$ 67,510</b>	<b>\$ 564,807</b>	<b>\$ 958,577</b>	<b>\$ 67</b>	<b>\$ -</b>	<b>\$ 23,175,000</b>	<b>\$ 24,765,961</b>

**Currents Community Development District  
Balance Sheet  
for the Period Ending June 30, 2023**

Governmental Funds							
	Debt Service Funds			Capital Project Fund		Account Groups	Totals (Memorandum Only)
	General Fund	Series 2020A	Series 2020B	Series 2020A	Series 2020B	General Long Term Debt	
<b>Liabilities</b>							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	\$ -			\$ 24,462			\$ 24,462
Due to Other Funds	-						
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	5,079	-	-	-	-	-	5,079
<b>Bonds Payable</b>							
Current Portion						\$220,000	220,000
Long Term - Series 2020A						\$11,025,000	11,025,000
Long Term - Series 2020B						\$11,930,000	11,930,000
Unamortized Prem/Disc on Bds Pybl				(126,186)	(208,369)		(334,555)
<b>Total Liabilities</b>	<b>\$ 5,079</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (101,724)</b>	<b>\$ (208,369)</b>	<b>\$ 23,175,000</b>	<b>\$ 22,869,986</b>
<b>Fund Equity and Other Credits</b>							
Investment in General Fixed Assets	-	-	-	-	-	-	-
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2022 (Unaudited)	-	547,615	1,044,747	101,790	208,369	-	1,902,521
Results from Current Operations	-	17,192	(86,170)	1	-	-	(68,978)
<b>Unassigned</b>							
Beginning: October 1, 2022 (Unaudited)	57,222	-	-			-	57,222
Results from Current Operations	5,209	-	-			-	5,209
<b>Total Fund Equity and Other Credits</b>	<b>\$ 62,431</b>	<b>\$ 564,807</b>	<b>\$ 958,577</b>	<b>\$ 101,791</b>	<b>\$ 208,369</b>	<b>\$ -</b>	<b>\$ 1,895,974</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 67,510</b>	<b>\$ 564,807</b>	<b>\$ 958,577</b>	<b>\$ 67</b>	<b>\$ -</b>	<b>\$ 23,175,000</b>	<b>\$ 24,765,961</b>

**Currents Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	2,638	33,631	88,675	198,824	324,023	(602,008)	439	-	242	46,463	45,376	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	61,450	-	61,450	122,899	50%
<b>Developer Contribution</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,638</b>	<b>\$ 33,631</b>	<b>\$ 88,675</b>	<b>\$ 198,824</b>	<b>\$ 324,023</b>	<b>\$ (602,008)</b>	<b>\$ 439</b>	<b>\$ 61,450</b>	<b>\$ 242</b>	<b>107,912</b>	<b>\$ 168,275</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	30,750	41,000	75%
<b>Financial and Administrative</b>												
Audit Services	-	-	-	-	-	4,200	-	-	-	4,200	4,200	100%
Accounting Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	19,125	25,500	75%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	1,000	0%
<b>Other Contractual Services</b>												
Legal Advertising	-	462	-	-	-	-	-	-	-	462	1,500	31%
Trustee Services	-	-	-	-	-	-	-	-	-	-	8,250	0%
Dissemination Agent Services	417	417	417	417	417	417	417	417	417	3,750	5,000	75%
Bond Amortization Schedules	-	-	-	-	-	500	-	500	-	1,000	-	N/A
Property Appraiser Fees	78	-	-	105	-	-	-	9	-	192	600	32%
Bank Service Fees	14	15	13	-	-	-	-	118	20	179	350	51%
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	-	-	72	12	-	14	14	17	24	154	200	77%
<b>Computer Services - Website Development</b>												
	-	-	-	-	-	-	-	-	-	-	1,500	0%
<b>Insurance</b>												
	-	5,842	-	-	-	-	-	-	-	5,842	5,700	102%
<b>Printing &amp; Binding</b>												
	-	-	-	-	-	-	-	-	-	-	300	0%
<b>Subscription &amp; Memberships</b>												
	-	175	-	-	-	-	-	-	-	175	175	100%

Prepared by:

**JPWARD and Associates, LLC**

**Currents Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Legal Services</b>												
Legal - General Counsel	-	-	-	1,290	-	525	-	6,393	595	8,803	4,000	220%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2020B Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>												
Engineering Services	-	-	-	-	-	-	-	-	-	-	1,000	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>												
Professional - Management	-	458	458	458	-	917	-	917	458	3,667	6,000	61%
Field Operations	-	-	-	-	-	-	-	-	-	-	-	N/A
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services												N/A
Electric	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake System												N/A
Aquatic Weed Control	-	1,550	1,550	1,550	-	775	-	6,980	-	12,405	46,000	27%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	N/A
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	-	N/A
Water Quality Reporting/Testing	-	-	-	-	-	-	-	-	-	-	-	N/A
Preserve Services												N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay												N/A
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping												N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Reserves</b>	-	-	-	-	-	-	-	-	-	-	-	N/A

**Currents Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees							-	-	-	-	-	
<b>Sub-Total:</b>	<b>7,384</b>	<b>15,794</b>	<b>9,386</b>	<b>10,707</b>	<b>7,292</b>	<b>14,222</b>	<b>7,306</b>	<b>22,225</b>	<b>8,389</b>	<b>102,703</b>	<b>168,275</b>	61%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 7,384</b>	<b>\$ 15,794</b>	<b>\$ 9,386</b>	<b>\$ 10,707</b>	<b>\$ 7,292</b>	<b>\$ 14,222</b>	<b>\$ 7,306</b>	<b>\$ 22,225</b>	<b>\$ 8,389</b>	<b>\$ 102,703</b>	<b>\$ 168,275</b>	61%
Net Increase/ (Decrease) in Fund Balance	(4,746)	17,838	79,289	188,117	316,731	(616,231)	(6,867)	39,225	(8,146)	5,209	-	
Fund Balance - Beginning	57,222	52,476	70,313	149,603	337,719	654,451	38,220	31,353	70,578	57,222	-	
<b>Fund Balance - Ending</b>	<b>\$ 52,476</b>	<b>\$ 70,313</b>	<b>\$ 149,603</b>	<b>\$ 337,719</b>	<b>\$ 654,451</b>	<b>\$ 38,220</b>	<b>\$ 31,353</b>	<b>\$ 70,578</b>	<b>\$ 62,431</b>	<b>62,431</b>	<b>\$</b>	<b>-</b>

**Currents Community Development District**  
**Debt Service Fund - Series 2020A**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	43	591	829	994	1,029	3,493	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	17	235	331	1,684	719	2,988	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>												
Special Assessments - On Roll	2,709	34,545	91,083	204,225	332,825	\$ (4,655)	6,330	-	5,079	672,141	655,256	103%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>												
-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>												
-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,712</b>	<b>\$ 34,547</b>	<b>\$ 91,085</b>	<b>\$ 204,226</b>	<b>\$ 332,885</b>	<b>\$ (3,829)</b>	<b>\$ 7,491</b>	<b>\$ 2,679</b>	<b>\$ 6,827</b>	<b>\$ 678,622</b>	<b>\$ 655,256</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2020A	-	-	-	-	-	-	-	220,000	-	220,000	220,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2020A	-	218,275	-	-	-	-	-	218,275	-	436,550	436,550	100%
<b>Property Appraiser &amp; Tax Collector Fees</b>												
-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>												
-	-	-	-	-	4,880	-	-	-	-	4,880	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 218,275</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,880</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 438,275</b>	<b>\$ -</b>	<b>\$ 661,430</b>	<b>\$ 656,550</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,712	(183,728)	91,085	204,226	328,005	(3,829)	7,491	(435,596)	6,827	17,192	(1,294)	
Fund Balance - Beginning	547,615	550,326	366,599	457,683	661,909	989,915	986,085	993,576	557,980	547,615	-	
<b>Fund Balance - Ending</b>	<b>\$ 550,326</b>	<b>\$ 366,599</b>	<b>\$ 457,683</b>	<b>\$ 661,909</b>	<b>\$ 989,915</b>	<b>\$ 986,085</b>	<b>\$ 993,576</b>	<b>\$ 557,980</b>	<b>\$ 564,807</b>	<b>\$ 564,807</b>	<b>\$ (1,294)</b>	

Prepared by:

**JPWARD and Associates, LLC**

**Currents Community Development District**  
**Debt Service Fund - Series 2020B**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>												
Interest Account	-	0	-	-	-	0	-	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	72	978	1,343	1,537	1,591	5,529	-	N/A
Prepayment Account	1	2	0	1	61	1	520	1,154	299,935	301,676	-	N/A
Revenue Account	-	1	-	-	1	-	3	377	10	391	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>												
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	281,661	-	-	-	-	-	260,357	-	-	542,018	606,475	89%
Special Assessments - Prepayments	10,422	153,926	283,801	-	-	343,126	-	141,099	-	932,373	-	N/A
<b>Debt Proceeds</b>												
Intragovernmental Transfer In	-	-	-	-	4,880	-	-	-	-	4,880	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 292,087</b>	<b>\$ 153,931</b>	<b>\$ 283,803</b>	<b>\$ 3</b>	<b>\$ 5,014</b>	<b>\$ 344,105</b>	<b>\$ 262,223</b>	<b>\$ 144,166</b>	<b>\$ 301,536</b>	<b>\$ 1,786,868</b>	<b>\$ 606,475</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>												
Series 2020B	-	490,000	-	-	460,000	-	-	375,000	-	1,325,000	-	N/A
<b>Interest Expense</b>												
Series 2020B	-	281,669	-	-	4,888	-	-	261,481	-	548,038	606,475	90%
<b>Payment to Refunded Bonds Escrow Agent</b>												
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 771,669</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 464,888</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 636,481</b>	<b>\$ -</b>	<b>\$ 1,873,038</b>	<b>\$ 606,475</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	292,087	(617,738)	283,803	3	(459,874)	344,105	262,223	(492,315)	301,536	(86,170)	-	
Fund Balance - Beginning	1,044,747	1,336,833	719,095	1,002,898	1,002,902	543,028	887,133	1,149,356	657,040	1,044,747	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,336,833</b>	<b>\$ 719,095</b>	<b>\$ 1,002,898</b>	<b>\$ 1,002,902</b>	<b>\$ 543,028</b>	<b>\$ 887,133</b>	<b>1,149,356</b>	<b>657,040</b>	<b>\$ 958,577</b>	<b>958,577</b>	<b>\$ -</b>	

**Currents Community Development District  
Capital Projects Fund - Series 2020A  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Construction Account	-	-	-	-	0	0	0	0	0	1	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>												
Developer Contributions	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>												
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Printing &amp; Binding</b>												
Other General Gov't Services	-	-	-	-	-	-	-	-	-	-	-	N/A
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Legal Services</b>												
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Capital Outlay</b>												
Construction - Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	N/A
Construction - Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	N/A
Construction - Landscaping	-	-	-	-	-	-	-	-	-	-	-	N/A
Construction - Off-Site	-	-	-	-	-	-	-	-	-	-	-	N/A
Construction - Perimeter Sound Buffer Wall	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Cost of Issuance</b>												
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other 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>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	
Fund Balance - Beginning	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ 101,790	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,790</b>	<b>\$ 101,791</b>	<b>\$ 101,791</b>	<b>\$ -</b>	



**Currents Community Development District  
Capital Projects Fund - Series 2020B  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Construction Account	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>												
Developer Contributions	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>												
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>												
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Printing &amp; Binding</b>												
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other General Government Services</b>												
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Capital Outlay</b>												
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Cost of Issuance</b>												
Legal - Series 2020B Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>												
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Expenditures and Other 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>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	\$ 208,369	-
<b>Fund Balance - Ending</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>\$ 208,369</b>	<b>-</b>