

CURRENTS COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

NOVEMBER 12, 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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CURRENTS COMMUNITY DEVELOPMENT DISTRICT

November 5, 2024

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, November 12, 2024**, 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=m6e191a6f0f24ff4a6ccc1fb298ebae1f>

Access Code: **2332 605 4080**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **2332 605 4080**, password: **Jpward (579274** from phones) to join the meeting.

The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to Order & Roll Call.
 2. Notice of Advertisement of the Landowners' and Regular Meetings.
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ORGANIZATIONAL MATTERS FOR THE DISTRICT

3. Administration of Oath of Office for the Individual elected to Seats 1, 2, and 4 from the Landowners' Meeting held on November 12, 2024.
 - I. Oath of Office.
 - II. Guide to the Sunshine Law and Code of Ethics for Public Employees.
 - III. Form 1 – Statement of Financial Interests.

- IV. Sample of E-filed Form 1 – Statement of Financial Interests. (2024 Changes to the Law and filing requirements)
 - V. Form 8B – Conflict Waiver Form.
- 4. Consideration of **Resolution 2025-1**, a Resolution of the Board of Supervisors of the Currents Community Development District canvassing and certifying the results of the Landowners' election of Supervisors held pursuant to Section 190.006(2), *Florida Statutes*.
 - 5. Consideration of **Resolution 2025-2**, a Resolution of the Board of Supervisors Re-Designating Certain Officers of the Currents Community Development District following the Landowners' Election.

ADMINISTRATIVE MATTERS FOR THE DISTRICT

- 6. Consideration of Minutes:
 - I. July 9, 2024 –Regular Meeting.
- 7. Consideration of **Resolution 2025-3**, a Resolution of the Board of Supervisors Authorizing the execution and delivery of an agreement regarding the acquisition of certain Work Product, Infrastructure and Real Property relating to Phase 3 of the CIP; Authorizing the proper officials to do all things deemed necessary in connection with the execution of such agreement; and Providing for conflicts; and providing for an effective date.
- 8. Consideration of **Resolution 2025-4**, a Resolution of the Board of Supervisors Authorizing The Execution And Delivery Of An Agreement Regarding The Acquisition Of Certain Work Product, Infrastructure And Real Property Relating To Phase 3 Of The CIP; Authorizing The Proper Officials To Do All Things Deemed Necessary In Connection With The Execution Of Such Agreement; And Providing For Severability, Conflicts, And An Effective Date.
- 9. Consideration of **Resolution 2025-5**, a Resolution of the Board of Supervisors Amending The Fiscal Year 2025 Budget Which Began On October 1, 2024, And Ends On September 30, 2025; Providing A Severability Clause; Providing For Conflict And Providing An Effective Date.
- 10. Consideration of **Resolution 2025-6**, a Resolution of the Board of Supervisors Ratifying, Confirming and Approving the acceptance of a certain conveyance from the Developer, Taylor Morrison of Florida, Inc., Relating to property within the District; Providing for severability, providing for conflicts; and providing for an effective date.
- 11. Consideration of an Agreement between the District and Taylor Morrison regarding the Master HOA managing Landscaping Maintenance Operations.

12. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Goals and objectives reporting requirements for CDD's.
 - b) **Important Board Meeting Dates for Fiscal Year 2025.**
 - c) Financial Statement for period ending August 31, 2024 (unaudited).
 - d) Financial Statement for period ending September 30, 2024 (unaudited).
 - e) Financial Statement for period ending October 31, 2024 (unaudited).

13. Supervisor's Requests.

14. Public Comments.

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

15. Adjournment.

Staff Review

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

The second order of business is the Notice of the Landowners and Regular Meeting.

The third order of business is general in nature and the Board Members who were elected at the Landowners' meeting held just prior to today's meeting will subscribe to an Oath of Office and will be sworn in at the meeting.

In addition, the newly elected Board must file a Form 1 – Statement of Financial Interests, which must be filed with the Commission on Ethics within thirty (30) days of being seated on this Board (filing deadline is December 12, 2024). **Please be aware that if a member does not file on time, the Commission on Ethics/State can fine a member up to \$25.00/day for not filing a Form 1 on time. The State has been more stringent these days on these Form 1 filings, so please ensure you file on time.**

Additionally, if any of the newly elected Board currently sits as members of any other Community Development District Boards, you must amend your current Form 1 – Statement of Financial Interests to now include the Currents Community Development District. The amended form must be filed with the Commission on Ethics within thirty (30) days of being seated on this Board of Supervisors (filing deadline is December 12, 2024).

The fourth order of business is the consideration of **Resolution 2025-1**, a Resolution of the Board of Supervisors of the Currents Community Development District canvassing and certifying the results of the Landowners’ Election of Supervisors held pursuant to Section 190.006(2), Florida Statutes, and providing for an effective date.

We will insert the names and number of votes for each of the individuals that are elected at the landowners’ meeting. Of specific note is the manner in which terms for the supervisors will be set.

The two persons receiving the highest two vote totals would serve the two terms expiring April 2028 and the remaining person would serve out the remaining term expiring April 2026.

The fifth order of business is the consideration of **Resolution 2025-2**, a Resolution of the Board of Supervisors which re-designates the Officers of the District.

The current Officers of the District are as follows:

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	CHARLES COOK
VICE-CHAIRPERSON	ROB SUMMERS
ASSISTANT SECRETARY	JARRET ENGLISH
ASSISTANT SECRETARY	TOMMY DEAN
ASSISTANT SECRETARY	TANYA HOLDEN
SECRETARY & TREASURER	JAMES P. WARD

The sixth order of business is the consideration of the minutes from the July 9, 2024, Regular Meeting.

The seventh order of business is the consideration of **Resolution 2025-3**, a Resolution of the Board of Supervisors Authorizing the execution and delivery of an agreement regarding the acquisition of certain Work Product, Infrastructure and Real Property relating to Phase 3 of the CIP; Authorizing the proper officials to do all things deemed necessary in connection with the execution of such agreement; and Providing for conflicts; and providing for an effective date.

The eighth order of business is the consideration of **Resolution 2025-4**, a Resolution of the Board of Supervisors Authorizing The Execution And Delivery Of An Agreement Regarding The Acquisition Of Certain Work Product, Infrastructure And Real Property Relating To Phase 3 Of The CIP; Authorizing The Proper Officials To Do All Things Deemed Necessary In Connection With The Execution Of Such Agreement; And Providing For Severability, Conflicts, And An Effective Date.

The ninth order of business is the consideration of **Resolution 2025-5**, a Resolution of the Board of Supervisors Amending The Fiscal Year 2025 Budget Which Began On October 1, 2024, And Ends On September 30, 2025; Providing A Severability Clause; Providing For Conflict And Providing An Effective Date.

The tenth order of business is the consideration of **Resolution 2025-6**, a Resolution of the Board of Supervisors Ratifying, Confirming and Approving the acceptance of a certain conveyance from the Developer, Taylor Morrison of Florida, Inc., Relating to property within the District; Providing for severability, providing for conflicts; and providing for an effective date.

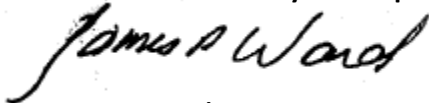
The eleventh order of business is the consideration of Agreement between the District and Taylor Morrison regarding the Master HOA managing Landscaping Maintenance Operations.

The twelfth 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 period ending August 31, 2024, September 30, 2024, and October 31, 2024.

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 by phoning (954) 658-4900.

Sincerely,

Currents Community Development District



James P. Ward
District Manager

The Fiscal Year 2025 meeting schedule is as follows:

October 10, 2024	November 12, 2024 – Landowners Election
December 10, 2024	January 14, 2025
February 11, 2025	March 11, 2025
April 8, 2025	May 13, 2025
June 10, 2025	July 8, 2025
August 12, 2025	September 9, 2025

**NOTICE OF LANDOWNERS MEETING AND ELECTION
AND MEETING OF THE BOARD OF SUPERVISORS OF THE
CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Currents Community Development District ("District") the location of which is generally described as comprising approximately 511.15 acres located in Section 13, Township 51 South, Range 26 East and Sections 18 and 19, Township 51 South Range 27 East in Collier County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 12, 2024

TIME: 3:30 PM

PLACE: Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, FL 34103

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o JP Ward and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodation to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

**Currents Community Development District
James P. Ward, District Manager**

October 20, 27 2024

LSAR0100973

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Currents Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Currents Community Development District**, Collier County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) before me by means of Physical presence or online notarization this ___ day of _____, 20___, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2024

State of Florida
COMMISSION ON ETHICS

Ashley Lukis, *Chair*
Tallahassee

Michelle Anchors, *Vice Chair*
Fort Walton Beach

William P. Cervone
Gainesville

Tina Descovich
Indialantic

Freddie Figgers
Fort Lauderdale

Luis M. Fusté
Coral Gables

Wengay M. Newton, Sr.
St. Petersburg

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.]

A. PROHIBITED ACTIONS OR CONDUCT

1. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly

were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. *Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. *Abuse of Public Position*

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. *Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS

1. *Doing Business With One's Agency*

- a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or

services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

- b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

- a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]
- b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]
- c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions*—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

- a) When the business is rotated among all qualified suppliers in a city or county.
- b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter

the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

- c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
- d) When an emergency purchase must be made to protect the public health, safety, or welfare.
- e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.
- f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.
- g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
- h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).
- i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.
- j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of

the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. *Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. *Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Additional Lobbying Restrictions for Certain Public Officers and Employees*

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. *Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. *Additional Restrictions*

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. *Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers*

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. *Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.
- b) serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. *6-Year Lobbying Ban*

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. *Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. *Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. *FORM 1 - Limited Financial Disclosure*

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is

for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other

political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

- 5) Members of governing boards of charter schools operated by a city or other public entity.
- 6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

- 1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.
- 3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

- 4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.
- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the

issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of a city council and candidates for these offices; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other

than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. *FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

V. PENALTIES

A. *Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics*

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000*, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. *Penalties for Candidates*

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000*, and triple the value of a gift received from a political committee.

C. *Penalties for Former Officers and Employees*

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

*Conduct occurring after May 11, 2023, will be subject to a recommended civil penalty of up to \$20,000. [Ch. 2023-49, Laws of Florida.]

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. *Who Can Request an Opinion*

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. *How to Request an Opinion*

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. *How to Obtain Published Opinions*

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. *Citizen Involvement*

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website: www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. *Referrals*

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. *Confidentiality*

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report

with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), and commissioners of community development districts are required to receive a total of four hours training, per calendar year, in the area of ethics, public

records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

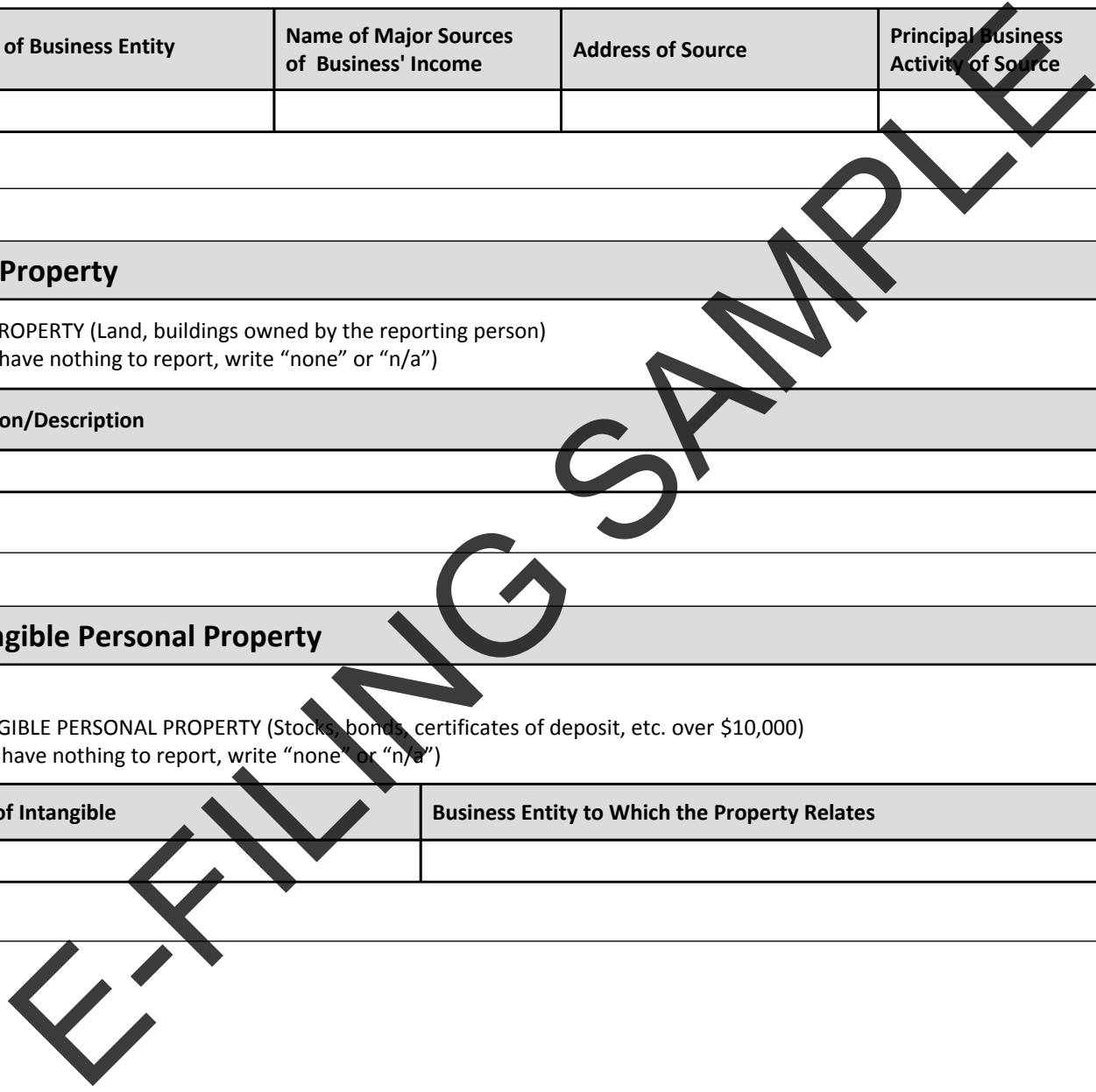
REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates



2023 Form 1 - Statement of Financial Interests

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILED SAMPLE

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2023 Form 1 Instructions Statement of Financial Interests

Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file within 30 days of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk;

appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); *and*,
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership

interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

MEMO

To: Board of Supervisors

From: James P. Ward

Date: September 3, 2024

Re: Commission on Ethics newly established Electronic Financial Disclosure Management System (“EFDMS”) website registration, Financial Disclosure Forms, Required Ethics Training, and Legislative Updates from 2024 Session

Form 1 Reporting Requirements:

Beginning January 1, 2024, the Florida Commission on Ethics has enacted new procedures for electronic filing of Financial Disclosure forms for Public Officials, as a means of submitting Forms and updating your Filer contact information.

To access the newly established Electronic Financial Disclosure Management System (“EFDMS”), visit the login page (<https://disclosure.floridaethics.gov/Account/Login>) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click “I am a Filer” and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional assistance can be obtained Monday-Friday from 8:00 a.m. until 5:00 p.m. by contacting the Commission directly.

Ethics Training Requirements:

Beginning January 1, 2024, all elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31st of the year for which you are filing, are now required to complete four (4) hours of Ethics Training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. Supervisors will report their 2024 training when they fill out their Form 1 (Statement of Financial Interests) for the 2025 year by checking a box confirming that they have completed the annual Ethics Training. ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2024 FOR THE FORM 1 THAT IS FILED IN 2025.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics (“COE”) advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside trainings which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (Video Tutorial):

<https://youtu.be/U8JktIMKzyl>

Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation):

<https://www.myfloridalegal.com/sites/default/files/2023-05/opengovernmentoverview.pdf>

Office of the Attorney General 2-hour Audio Presentation regarding Public Meetings and Public Records Law:

<https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Florida Law Changes from the 2024 Legislative Session:

Chapter 2024-136 – Performance Measures and Standards

The legislation mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024 and to report annually on their achievements and performance. Further, by December 1st of each year, the District must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives there were not met. The annual report must be posted on the District’s web site.

The District Manager will prepare and these goals and objectives for the Board to review and approve in September, 2024.

Chapter 2024-184 – Non Coercion Certificate

This legislation, among other things, amends Section 787.06, F.S. to require non governmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the non-governmental entity under penalty of perjury, attesting that the non-governmental entity does not use coercion for labor or services.

RESOLUTION 2025-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 12, 2024, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

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

SECTION 1. ELECTION RESULTS. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

NAME OF INDIVIDUAL ELECTED	SEAT NUMBER	NUMBER OF VOTES
	1	
	3	
	4	

SECTION 2. TERMS. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following terms of office:

NAME OF INDIVIDUAL ELECTED	TERM OF OFFICE	TERM UP FOR ELCTION
	FOUR (4)	November, 2028
	FOUR (4)	November, 2028
	TWO (2)	November, 2026

RESOLUTION 2025-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

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.

PASSED AND ADOPTED by the Board of Supervisors of the Currents Community Development District, Collier County, Florida, this 12th day of November 2024.

ATTEST:

CURRENTS COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice Chairperson

RESOLUTION 2025-2

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Currents Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Collier County, Florida, and:

WHEREAS, pursuant to Chapter 190, Florida Statutes, the Board of Supervisors (“Board”) shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary.

WHEREAS, the Board of Supervisors of the Currents Community Development District desire to appoint the below recited person(s) to the offices specified.

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

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown:

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	
VICE-CHAIRPERSON	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

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.

RESOLUTION 2025-2

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Currents Community Development District, Collier County, Florida, this 12th day of November 2024.

ATTEST:

CURRENTS COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Name: _____
Chairperson / Vice Chairperson

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**MINUTES OF MEETING
CURRENTS
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Currents Community Development District was held on Tuesday, July 9, 2024, at 3:30 P.M. at the offices of Coleman, Yovanovich & Koester, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.

Landowners Present:

Charles Cook	Chairperson
Rob Summers	Vice Chairperson
Jarret English	Assistant Secretary
Tonya Holden	Assistant Secretary
Tommy Dean	Assistant Secretary

Also present were:

James P. Ward	JPWard & Associates
Greg Urbancic	District Attorney
Jackie Laroque	District Engineer

Audience:

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

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. James P. Ward called the meeting to order at approximately 3:30 p.m. He reported all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

June 11, 2024 – Public Hearing and Regular Meeting Minutes

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 Charles Cook, seconded by Tommy Dean, and with all in favor, the June 11, 2024, Public Hearing and Regular Meeting Minutes were approved.

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THIRD ORDER OF BUSINESS**Consideration of Resolution 2024-13**

Consideration of Resolution 2024-13, a Resolution Supplementing Resolution No. 2020-2 which Resolution Previously Equalized, Approved, Confirmed, Imposed And Levied Special Assessments on and peculiar to property specially benefited (apportioned fairly and reasonably) by the District's projects; approving and adopting the Currents Community Development District Second Supplemental Engineer's Report prepared by Atwell, LLC and dated June 12, 2024; Approving and Adopting the Currents Community Development District Final Supplemental Special Assessment Methodology for Capital Improvements Bonds, Series 2024 Bonds prepared by JPWard & Associates, LLC and dated June 18, 2024, which applies the Methodology previously adopted to Special Assessments reflecting the specific terms of the Currents Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two); providing for the update of the District's Assessment Records; and providing for severability, conflicts, and an effective date

Mr. Ward reported the District successfully completed the Series 2024 Bond financing which was set to close on Thursday of this week. He explained this was the final Resolution which supplemented the prior Resolutions and fixed the special assessments which were levied pursuant to the bond issue.

Mr. Greg Urbancic stated this was the final terms resolution, or bring down resolution, which set the final assessments on the final portion of the community based upon the supplemental methodology. He stated this Resolution adopted it, finalized it, the records would be updated, and it would be done.

Mr. Cook asked what the difference in the assessment level would be for a 52 foot from the first bond to the second bond.

Mr. Ward stated he believed it went up about 20 percent from what the assessments were in the 2019 bond issue. He stated the coupon was higher and the District had the ability with consent from the A2 bond holder to increase the annual assessment and he believed the number was roughly 20 percent.

Mr. Cook asked if this affected those who bought into the community for the first bond issue.

Mr. Ward responded in the negative; the interest rate on this bond issue was significantly higher at 5.699 percent.

Mr. Cook asked if this had ever been a problem in a community, with one homeowner paying a different debt assessment amount than another.

Mr. Ward responded in the negative. He noted he had a district which had five different bond issues, all with different debt assessments, and it had never been a problem.

Discussion ensued regarding when and how potential homeowners were made aware of the debt assessments on the property, as well as HOA fees, which properties were subject to the new bond issue debt assessment, and the map.

Mr. Ward: The problem with the map is, Atwell Engineering arbitrarily assigned units from the 2019 bonds to specific units on the map. They don't have the ability or right to do that. I assigned the Phase 1

96 and 2, 2019 bonds, to 500 and whatever number of units it was. That’s what controls what that map is.
97 So, the last map that they sent me was wrong because the lot count was just wrong.

98
99 Ms. Jackie Laroque: I don’t know if it was intentionally wrong by any means. It was, we had the
100 boundary of what the Phase 1 and Phase 2 area is, and that area got put on the Master Site Plan, and I
101 literally just counted lots and if there was a discrepancy, that’s when I didn’t know about it.

102
103 Mr. English: Let’s just pretend these phases are considered in the bond. These are all houses I’m talking
104 about. So, if somebody purchases in April, they are going to close here. Now, the question is, in the sale
105 agreement, what are we saying, or do we just wait until the final HUD comes out and they say this is
106 what you are going to be paying. So, do we give them a good faith estimate in the beginning? That’s
107 what we would have to look at.

108
109 Mr. Cook: Why don’t we do some homework? Jackie, I’m sure it wasn’t intentional, but if we – Jackie, do
110 you feel comfortable that we could get an accurate map today with the information you have?

111
112 Ms. Laroque: Val was the one who went through and found where the differences were, so I’d have to
113 get with her. It’s tweaks just because the site plan has changed so many times from this lot and that lot,
114 so if I could maybe get with Val and go through it with her again and we can get a map to you.

115
116 Mr. Cook: I think that would be a good place to start, and then, Rob, we could circle back with the sales
117 team and make sure.

118
119 Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.

120
121 **On MOTION made by Rob Summers, seconded by Charles Cook, and**
122 **with all in favor, Resolution 2024-13 was adopted, and the Chair was**
123 **authorized to sign.**

124

125

126 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2024-14**

127

128 **Consideration of Resolution 2024-14, a Resolution of the Board of Supervisors of Currents Community**
129 **Development District Accepting certain conveyances from the Developer, Taylor Morrison of Florida,**
130 **Inc., Relating to the clean-up of Property Ownership within the District; authorizing the Chairman or**
131 **the Vice Chairman (in the Chairman’s absence) to execute such Conveyance Documents to the extent**
132 **necessary to evidence the District’s acceptance; providing for severability, providing for conflicts; and**
133 **providing for an effective date**

134

135 Mr. Urbancic noted this subject was discussed at the last meeting and authorization was granted, so he
136 was unsure if this Resolution was needed. He stated the deed was processed and recorded at this point.

137

138 Mr. Ward noted then this Resolution was unnecessary.

139

140

141 **FIFTH ORDER OF BUSINESS** **Staff Reports**

142

143 **I. District Attorney**

144
145 No report.

146
147 **II. District Engineer**

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149 No report.

150
151 **III. District Manager**

152 **a) Important Board Meeting Dates for Balance of Fiscal Year 2024**

153 **1) Landowners Election – November 12, 2024 (Seat 1,3, & 4)**

154 **b) Financial Statement for period ending June 30, 2024 (unaudited)**

155
156 Mr. Ward stated the landowner’s meeting was scheduled for November 12, 2024 for three seats:
157 Charles Cook, Jarret English, and Tommy Dean. He noted this date could not be changed at this
158 point. He said he would send out calendar invites. He stated after the landowner’s meeting a
159 regular Board meeting would be held to swear in the newly elected Board Members.

160
161 Discussion ensued regarding finding individuals to fill the three seats in November.

162
163
164 **SIXTH ORDER OF BUSINESS**

Supervisor’s Requests and Audience Comments

165
166 Mr. Ward asked if there were any Supervisor’s Requests; there were none. He asked if there were any
167 audience comments; there were none.

168
169
170 **SEVENTH ORDER OF BUSINESS**

Adjournment

171
172 Mr. Ward adjourned the meeting at approximately 3:42 p.m.

173
174 **On MOTION made by Tommy Dean, seconded by Charles Cook, and**
175 **with all in favor, the Meeting was adjourned.**

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178 Currents Community Development District

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183 _____
James P. Ward, Secretary

Charles Cook, Chairperson

RESOLUTION NO. 2025-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT ACCEPTING CERTAIN CONVEYANCES FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., RELATING TO THE CLEAN-UP OF PROPERTY OWNERSHIP WITHIN THE DISTRICT; 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; 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 Esplanade by the Islands community (the "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 District owns, operates and maintains certain lakes and stormwater management improvements for the benefit of property owners and residents within the District; and

WHEREAS, the District desires to accept certain conveyances of property from Taylor Morrison of Florida, Inc. ("TM") in connection with the clean-up of property ownership and the operation and maintenance of the District's facilities.

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.

SECTION 2. ACCEPTANCE OF CONVEYANCES. The District hereby desires to accept the conveyances from TM attached hereto and made a part hereof as Exhibit "A".

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 Conveyance Documents as necessary to evidence the District's acceptance of the subject conveyances. The Vice Chairman, Secretary, and any Assistant Secretary of the District's Board of Supervisors are hereby authorized to countersign any 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.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Currents Community Development District this 12th day of November 2024.

Attest:

**CURRENTS COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairman

Exhibit "A"

[Attach Quit-Claim Deed]

Prepared by without the opinion of title
and after recording return to:

Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

Consideration: \$10.00

_____[Space Above This Line For Recording Data]_____

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the _____ day of _____, 2024 between **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, whose post office address is 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251, as grantor ("**Grantor**"), and **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes, whose address is c/o JP Ward & Associates, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, as grantee ("**Grantee**").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, and all improvements and appurtenances thereto, in **Collier County, Florida** (the "**Property**"):

See Exhibit "A" attached hereto.

Subject to: (a) ad valorem real property taxes for the year 2024 and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations, and easements common to the subdivision.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

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

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.

GRANTOR:

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

WITNESSES:

By: _____
Barbara Kininmonth, Vice President

Witness #1 Signature
Printed Name: _____
Address: _____

Witness #2 Signature
Printed Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2024, by Barbara Kininmonth, as 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:



Rhodes and Rhodes Land Surveying
28100 Bonita Grande Drive, STE 107
Bonita Springs, FL 34135
239-405-8166

LEGAL DESCRIPTION

BEING ALL OF TRACTS "LE1-1", "LE1-2", "LE1-4", "LE1-5", "LE1-6", "L1-8", "LE1-16", "LE1-17", "LE1-18", "LE1-19" AND "L1-20", BELLA TESORO AN ESPLANADE COMMUNITY - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGES 32 THROUGH 54 (INCLUSIVE), TOGETHER WITH ALL OF TRACT "LE1-3", ESPLANADE BY THE ISLANDS - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 75 THROUGH 83 (INCLUSIVE), TOGETHER WITH ALL OF TRACTS "LE1-25", "LE1-26" AND "LE1-29", ESPLANADE BY THE ISLANDS - PHASE 2 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 33 THROUGH 39 (INCLUSIVE), TOGETHER WITH ALL OF TRACTS "LE1-10", "LE1-14", "LE1-15", "LE1-21", "LE1-23" AND "LE1-24", ESPLANADE BY THE ISLANDS - PHASE 3 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 35 THROUGH 48 (INCLUSIVE), ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

RESOLUTION NO. 2025-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT, INFRASTRUCTURE AND REAL PROPERTY RELATING TO PHASE 3 OF THE CIP; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE EXECUTION OF SUCH AGREEMENT; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND 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 (the “Act”), 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, the Act 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 Board of Supervisors of of the District (the “Board”) is considering issuing long-term debt (the “Bonds”) to acquire and construct certain “assessable improvements” within the meaning of the Act relating to Phase 3 of the District’s capital improvement project (the “Project”); and

WHEREAS, it is expected that Taylor Morrison of Florida, Inc. or its assignee or an affiliated entity (the “Developer”) will commence the Project prior to the District’s issuance of the Bonds; and

WHEREAS, the District desires to acquire from the Developer some or all of the completed Project with certain available proceeds of the Bonds, which acquisition will be consummated pursuant to that certain Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property (the “Acquisition Agreement”) in substantially the form attached hereto as Exhibit “A”.

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

SECTION 1. Incorporation of Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Acquisition Agreement. The Acquisition Agreement attached hereto is hereby approved in substantially the form attached hereto as Exhibit “A” and the Chair or the Vice Chair of the Board is hereby authorized and directed to execute and deliver such Acquisition Agreement on behalf of and in the name of the District and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chair or the Vice Chair executing the same, such execution to be conclusive evidence of such approval.

SECTION 3. Severability. If any section or part of a section of this Resolution is 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 resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 12th day of November 2024.

**CURRENTS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

Charles Cook, Chair

Exhibits:

Exhibit A: Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property

**AGREEMENT REGARDING THE
ACQUISITION OF CERTAIN WORK PRODUCT,
INFRASTRUCTURE AND REAL PROPERTY**

THIS AGREEMENT REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT, INFRASTRUCTURE AND REAL PROPERTY (this “**Agreement**”) is made and entered into as of the 12th day of November, 2024, 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 and landowner in the District (the “**Developer**”).

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Collier County, Florida for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including, but not limited to, roadways, water and wastewater utilities, stormwater management, entranceway improvements, landscaping, irrigation, mitigation areas and other infrastructure authorized by Chapter 190, Florida Statutes; and

WHEREAS, the Developer is the owner and developer of certain lands located within the boundaries of the District; and

WHEREAS, the District has adopted and approved a master program of public infrastructure improvements, which includes the acquisition of certain related interests in land (the “**CIP**”) as described in that certain Currents Community Development District Master Engineer’s Report prepared by Waldrop Engineering, Inc. dated August 2019 (the “**Master Engineer’s Report**”), as has been supplemented by that certain Currents Community Development District First Supplemental Engineer’s Report prepared by Waldrop Engineering, Inc. dated March, 2020 (the “**First Supplemental ER**”), and as may be further supplemented (the Master Report together with the First Supplemental ER are collectively, the “**Engineer’s Report**”). The Engineer’s Report is incorporated herein by reference. The Engineer’s Report contemplates that the CIP will be implemented in phases, with Phases 1 and 2 of the CIP being described in the First Supplemental ER. As of the date of this Agreement, the District has not adopted a supplemental engineer’s report relating to Phase 3 of the CIP, but anticipates the future adoption of such a supplemental report for Phase 3 of the CIP (the “**Second Supplemental ER**”); and

WHEREAS, the District presently intends to finance, in part, the planning, design, acquisition, construction, and installation of Phase 3 of the CIP (the “**District Improvements**”) through the issuance and sale of one or more series of Currents Community Development District Special Assessment Bonds (the “**Bonds**”); and

WHEREAS, the District desires to (i) acquire certain portions of the District Improvements within the CIP from the Developer on the terms and conditions set forth herein; and/or (ii) design, construct and install certain portions of the District Improvements on its own account; and

WHEREAS, the District has not had sufficient monies on hand to allow the District to (i) contract directly for the preparation of the necessary surveys, reports, drawings, plans, permits, specifications, and related documents which would allow the timely commencement and completion of construction of the District Improvements (the “**Work Product**”) and (ii) undertake the actual construction and/or installation of District Improvements; and

WHEREAS, the District acknowledges the Developer's need to commence development of the lands within the District in an expeditious and timely manner and in order to maintain certain permits and entitlements associated with the land within the District; and

WHEREAS, the District will not have sufficient monies to proceed with either the preparation of the Work Product or the commencement of construction of the District Improvements to be more particularly described in the Second Supplemental ER until such time as the District has closed on the sale of the Bonds; and

WHEREAS, in order to avoid a delay in the commencement of the construction of the District Improvements, which delay would also delay the Developer from implementing its planned development program, the Developer has advanced, funded, commenced, and completed and/or will complete or assign certain work to enable the District to expeditiously provide the District Improvements; and

WHEREAS, subject to Section 2.f. hereof, the Developer is under contract to create or has created the Work Product for the District and wishes to convey to the District any and all of Developer's right, title and interest in the Work Product and provide for the parties who actually created the Work Product to allow the District to use and rely on the Work Product, as it is completed; and

WHEREAS, subject to Section 2.f. hereof, the Developer acknowledges that upon its conveyance, the District will have the right to use and rely upon the Work Product for any and all purposes and further desires to release to the District all of its right, title, and interest in and to the Work Product; and

WHEREAS, subject to Section 2.f. hereof, the District desires to acquire ownership of the completed Work Product, as well as the unrestricted right to use and rely upon the Work Product for any and all purposes; and

WHEREAS, in order to allow the District to avoid delay as a result of the lengthy process incident to the sale and closing of the District's Bonds, the Developer has commenced construction of some portion of the District Improvements; and

WHEREAS, the Developer agrees to convey to the District all right, title and interest in the portion of the District Improvements completed as of each Acquisition Date (as hereinafter defined) with payment from the proceeds of the Bonds (or as otherwise provided for herein) when and if available; and

WHEREAS, some of the District Improvements to be acquired by the District may include the acquisition of the Developer's fee simple interest in certain real property within and outside of the District to be described in the Second Supplemental ER (the "**Real Property**"); and

WHEREAS, except as to the specific acquisitions of Real Property, if any, to be described in the Second Supplemental ER, in conjunction with the acquisition of other portions of the District Improvements, the Developer will convey to the District interests in certain real property sufficient to allow the District to own, operate, maintain, construct, or install the District Improvements, if any such conveyances are appropriate, and such conveyances shall be in such a form (fee simple, perpetual easement, or other appropriate interest), as reasonably determined by the District; and

WHEREAS, the Developer acknowledges that upon its conveyance, the District will have the right to use any real property interests conveyed (including, without limitation, the Real Property) for any and all lawful public purposes (except as provided for in this Agreement); and

WHEREAS, the District and the Developer are entering into this Agreement to set forth the process by which the District may acquire certain portions of the Real Property, Work Product and District Improvements to ensure the timely provision of the CIP and the development.

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

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by this reference as a material part of this Agreement.

2. **Work Product.** Subject to (i) the provisions of this Agreement, (ii) the adoption by the District of a Second Supplemental ER; (iii) applicable legal requirements (including, without limitation, those laws and regulations governing the use of proceeds of tax exempt bonds or other indebtedness and the requisition process and certifications required by the trust indenture pursuant to which the Bonds are issued); and (iv) the availability of proceeds from the Bonds available for acquisition hereunder, the District agrees to pay the reasonable cost incurred by the Developer in preparation of the Work Product. The Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Developer for the Work Product. The parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date or dates as the parties may jointly agree upon (each, an "**Acquisition Date**"). The parties agree that separate or multiple Acquisition Dates may be established for any portion of the acquisitions contemplated by this Agreement. The District Engineer shall review all evidence of cost and shall certify to the District the total amount of cost, which in the District Engineer's sole opinion, is reasonable for the Work Product but in no event in excess of the lower of its actual cost or its reasonable fair market value. In the absence of evidence to the contrary, the actual cost of any or all of the Work Product shall be deemed to be its reasonable fair market value. The District Engineer's opinion as to cost shall be set forth in a District Engineer's certificate that shall, at the applicable time set forth herein, accompany or be part of the requisition for any Bond funds from the District's Trustee for the Bonds. In the event that the Developer disputes the District Engineer's opinion as to cost, the District and the Developer agree to use good faith efforts to resolve such dispute. If the parties are unable to resolve any such dispute, the parties agree to jointly select a third party engineer whose decision as to any such dispute shall be binding upon the parties. Such a decision by a third-party engineer shall be set forth in an engineer's affidavit that shall accompany the requisition for the funds from the District's Trustee for the Bonds. The parties acknowledge that the Work Product is being acquired for use by the District in connection with the construction and/or acquisition, and thereafter the applicable operation and maintenance, of the District Improvements. As to acquisition of Work Product, the following shall apply:

a. Payment for Work Product described herein and contemplated by this Agreement shall be payable solely from the proceeds of the Bonds available for that purpose at the times and in the manner provided in the trust indenture pursuant to which the Bonds are issued. The District shall not be obligated to expend any other funds for Work Product.

b. Subject to the provisions of Section 5, the Developer agrees to convey to the District the Work Product upon payment of the sums determined to be reasonable by the District Engineer (but in no event in excess of the lower of its actual cost or its reasonable fair market value) and approved by the District pursuant to and as set forth in this Agreement. The parties agree to execute such documentation as may be reasonably required to convey the same.

c. The Developer agrees to release to the District all right, title, and interest which the Developer may have in and to the above described Work Product, as well as all common law, statutory,

and other reserved rights, including all copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer shall obtain, to the extent reasonably possible, all required releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. Such releases may include, but are not limited to, any architectural, engineering, or other professional services. Such releases shall be provided in a timely manner in the sole discretion of the District.

d. The Developer acknowledges the District's right to use and rely upon the Work Product for any and all purposes.

e. The Developer agrees to provide or cause to be provided to the District, to the extent reasonably possible, either by assignment or directly from such third parties as may be necessary and desirable to the mutual satisfaction of the parties hereto, a warranty that the Work Product is fit for the purposes to which it will be put by the District, as contemplated by the Engineer's Report. Nothing herein shall be construed or interpreted to create a warranty by the Developer of any Work Product produced by an independent third party.

f. The District agrees to allow the Developer access to and use of the Work Product without the payment of any fee by the Developer. However, to the extent the Developer's access to and use of the Work Product causes the District to incur any cost or expense, such as copying costs, the Developer agrees to pay such cost or expense.

3. Acquisition of District Improvements. The Developer has constructed, is constructing, or is under contract to construct and complete certain portions of the District Improvements. Subject to (i) the provisions of this Agreement; (ii) the adoption by the District of the Second Supplemental ER; (iii) applicable legal requirements (including, without limitation, those laws and regulations governing the use of proceeds of tax exempt bonds or other indebtedness and the requisition process and certifications required by the trust indenture pursuant to which the Bonds are issued); and (iv) the availability of proceeds from the Bonds available for acquisition hereunder, the District agrees to acquire the District Improvements including, but not limited to, those portions of the District Improvements that have been completed prior to the issuance of the Bonds. When a portion of the District Improvements is ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the improvement, its general location, and its estimated cost. The Developer agrees to provide, at or prior to the Acquisition Date, the following: (a) documentation of actual costs paid; (b) instruments of conveyance such as warranty bills of sale or such other instruments as may be requested by the District; (c) evidence of title acceptable to the District, describing the nature of Developer's rights or interest in the portions of the District Improvements being conveyed, and stating that the applicable portions of the District Improvements are free and clear of all liens and mortgages, and all other encumbrances that render title unmarketable; (d) evidence that all governmental permits and approvals necessary to install the applicable portion of the District Improvements have been obtained and that the applicable portion of the District Improvements have been built in compliance with such permits and approvals; and (v) any other releases, indemnifications or documentation as may be reasonably requested by the District or District Counsel. The District Engineer in consultation with the District's Counsel shall determine in writing whether or not the infrastructure to be conveyed is a part of the District Improvements contemplated by the Engineer's Report, and if so, shall provide the Developer with a list of items necessary to complete the acquisition. Each such acquisition shall also be subject to the engineering review and certification process in the same manner described in Section 2 above relating to Work Product.

a. The District Manager shall determine, in writing, whether the District has, based upon the Developer's estimate of cost, sufficient unencumbered funds to acquire the portion of the District Improvements intended to be transferred, subject to the provisions of Section 5. Payment for District Improvements described herein and contemplated by this Agreement shall be payable solely from the proceeds of the Bonds available for that purpose at the times and in the manner provided in the trust indenture pursuant to which the Bonds are issued. The District shall not be obligated to expend any other funds for District Improvements.

b. All documentation of any acquisition (e.g., bills of sale, receipts, maintenance bonds, as-builts, evidence of costs, deeds or easements, etc.) shall be to the reasonable satisfaction of the District Engineer on behalf of the District. If any item acquired is to be conveyed to a third-party governmental body by the District, then the Developer agrees to cooperate and provide such certifications or documents as may be required by that governmental body, if any.

c. Subject to the provisions of Section 5, the District Engineer shall certify as to the cost of any improvement built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the reasonable fair market cost of the improvement, whichever is less, as determined by the District Engineer.

d. At the time of conveyance by the Developer of the Developer's rights or interest in any portion of the District Improvements, the portion of the District Improvements being conveyed shall be completed and in good condition, free from defects, as determined in writing by the District Engineer; and Developer shall warrant to the District and any government entity to which the applicable portion of the District Improvements may be conveyed by the District (or, if acceptable to the District, provide such warranty directly from the applicable contractor), guaranteeing the applicable portion of the District Improvements against defects in materials, equipment or construction for a period of one (1) year from the date of conveyance.

e. The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any portion of the District Improvements conveyed pursuant to this Agreement.

f. In connection with the acquisition of District Improvements, the Developer will convey to the District interests in real property sufficient to allow the District to own, operate, maintain, construct, or install the District Improvements, if any such conveyances are appropriate, and such conveyances shall be in such a form (fee simple, perpetual easement, or other appropriate interest), as reasonably determined by the District. This subsection will not apply to the acquisition of specific portions of Real Property described in the Engineer's Report. Section 4 below will apply with respect to said Real Property. However, any other real property interests necessary for the functioning of the District Improvements to be acquired under this Section and to maintain the tax-exempt status of the Bonds (it being acknowledged that all portions of the District Improvements must be located on governmentally owned property, in public easements or rights-of-way) shall be reviewed and conveyed in accordance with the provisions herein. The District agrees to accept the dedication or conveyance of some or all of the real property over which the District Improvements have been or will be constructed or which otherwise facilitates the operation and maintenance of the District Improvements. Such dedication or conveyance shall be at no cost to the District. The Developer agrees to provide to the District the following: (i) appropriate special warranty deeds or other instruments of conveyance acceptable to the District; (ii) evidence of title reasonably acceptable to the District, describing the nature of Developer's rights or interest in the District Improvements and associated real property interests being conveyed, and stating that the District Improvements and any associated real property interests are free and clear of all liens, mortgages, and all other encumbrances that render title unmarketable; and (iii) legal descriptions, whether by metes

and bounds or other reference to plats or recorded data to the satisfaction of the District. The Developer and the District agree that reasonable future adjustments to the legal descriptions may be made in order to accurately describe lands conveyed to the District and lands that remain in the Developer's ownership. The parties agree to cooperate and act in good faith in relation to any such adjustment(s) to legal descriptions. The parties agree that any land transfers made to accommodate such adjustments shall be accomplished by an exchange with the District receiving at least an equivalent amount of property as part of the adjustment; provided, however, no land transfer shall be accomplished if the same would impact the use of the 2023 Project or the tax-exempt status of the Bonds. In the event the District does not receive at least the equivalent amount of property, the Developer will in addition pay the appraised value for the acreage that the District did not receive in exchange. The party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other costs. The District may, in its discretion, require title insurance or a title search report on any real property conveyed pursuant to this Agreement, which cost shall be borne by the Developer. The Developer agrees that it has, or shall at the time of conveyance provide, good, marketable and insurable title to the real property to be acquired.

4. Acquisition of Real Property. Subject to (i) the provisions of this Agreement; (ii) the adoption by the District of the Second Supplemental ER; (iii) applicable legal requirements (including, without limitation, those laws and regulations governing the use of proceeds of tax-exempt bonds or other indebtedness); and (iv) the availability of proceeds from the Bonds available for acquisition hereunder, if applicable, the District agrees to acquire certain Real Property described in the Engineer's Report. The Developer shall convey any such Real Property to the District by special warranty deed. The conveyance of any Real Property by the Developer to the District will be together with all rights, privileges, tenements, hereditaments and appurtenances pertaining thereto. Prior to any such conveyance, the Developer shall provide the District with evidence of title acceptable to the District as to its fee simple ownership of the Real Property and showing that the District Improvements are free and clear of all liens, mortgages, and all other encumbrances that render title unmarketable. The District may, in its discretion, require title insurance on any real property conveyed pursuant to this Agreement, which cost shall be borne by the Developer. The Developer agrees that it has, or shall provide, good, marketable and insurable title to any Real Property to be acquired that shall be free from all liens, mortgages and encumbrances. In the event a title search reveals exceptions to title which render title unmarketable or that, in the District's reasonable discretion, would materially interfere with the District's use of such real property, the Developer shall cure such defects at no expense to the District. Subject to the provisions of Section 5, the amount the District shall pay the Developer for the acquisition of Real Property shall be an amount that is lower than the Developer's actual cost of the Real Property or its reasonable fair market value as determined by no less than one appraisal that shall be obtained by the District and performed by such appraiser(s) selected by the District. Payment for Real Property described herein and contemplated by this Agreement shall be payable solely from the proceeds of the Bonds available for that purpose at the times and in the manner provided in the trust indenture pursuant to which the Bonds are issued. The District shall not be obligated to expend any other funds for Real Property.

5. Payment by District. Payment for the District Improvements, Work Product and Real Property described herein and contemplated by this Agreement shall be payable solely from the proceeds of the Bonds available for that purpose at the times and in the manner provided in the trust indenture pursuant to which the Bonds are issued. The parties acknowledge and agree that the District may, but shall not be required to, issue any Bonds. Notwithstanding anything to the contrary herein, to the extent any portions of the District Improvements are acquired by the District in advance of either the establishment of the Second Supplemental ER, issuance of Bonds and/or proceeds of Bonds described above being available to pay all or a portion of the costs certified by the District Engineer for such portions of the District Improvements, Work Product or Real Property ("**Advanced Improvements**"), then the following conditions shall apply as to such Advanced Improvements: (i) no amounts shall be due from the District to

the Developer at the time of the transfer of the Advanced Improvements to the District; (ii) the District and the Developer agree to take such action as is reasonably necessary to memorialize the costs of such Advanced Improvements; provided, however, that the actual cost of the District will be finally determined and certified by the District Engineer at the time of issuance of any Bonds; (iii) within forty-five (45) days after receipt of sufficient funds by the District consistent with this Section for the Advanced Improvements from the issuance of the Bonds, the District shall pay the cost certified by the District Engineer to the Developer; provided, however, in the event the District's bond counsel determines that any costs for the Advanced Improvements are not qualified costs for any reason including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to pay for such portion of the Advanced Improvements; and (iv) the Developer acknowledges that it may be determined by the District that not all Advanced Improvements will constitute qualified costs and/or there may not be sufficient funds available from the issuance of the Bonds or satisfaction of the applicable release condition described in the trust indenture relating to the Bonds for the reimbursement of all or a portion of the costs of such Advanced Improvements, and, notwithstanding anything in this Agreement to the contrary, the District's payment obligations will be limited consistent with this Section to the extent such Advanced Improvements are qualified costs, the District issuing Bonds, and there being sufficient and available proceeds from Bonds actually issued. Nothing herein shall cause or be construed to require or otherwise commit the District to issue additional bonds or indebtedness to provide funds for any portion of the Advanced Improvements or to issue the Bonds or other indebtedness of any particular amount. If within three (3) years after the Effective Date of this Agreement, the District does not or cannot issue the Bonds for any reason to pay for any Advanced Improvements, and, thus does not pay the Developer the acquisition price for such Advanced Improvements, then the parties agree that the District shall have no payment obligation whatsoever for the Advanced Improvements.

6. Limitation on Acquisitions/Completion Agreement. The Developer and the District agree and acknowledge that any and all acquisitions of District Improvements or Work Product hereunder, shall be limited to those items which may legally be acquired by the District in conformance with all applicable state and federal laws and regulations, as determined by the District in its sole and exclusive discretion, and that nothing herein shall be deemed or construed to require the acquisition of any item in contravention of these authorities. Further, to the extent the Developer and the District enter into this Agreement prior to the closing on the sale of the Bonds, it is acknowledged by the parties that the Bonds will provide only a portion of the funds necessary to complete the District Improvements described in the Engineer's Report. As such, in connection with the sale and issuance of the Bonds, if required by the District, the parties agree to enter into a completion agreement whereby the Developer agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the District Improvements described in the Engineer's Report which remain unfunded by the Bonds.

7. Taxes, Assessments, and Costs.

a. Taxes, assessments and costs resulting from Agreement. The Developer agrees to indemnify the District from and make payment for any and all taxes (ad valorem, personal property, intangibles, or otherwise), non-ad valorem assessments, and costs which may be imposed upon the District, or which the District is legally obligated to pay, as a result of the parties entering into this Agreement, if any, whether such taxes, assessments, or costs are imposed upon the District's property or property interest, or the Developer's property or property interest, or any other such expense.

b. Taxes and assessments on property being acquired. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Developer agrees to place in escrow with the Collier County Tax Collector an amount equal to the current ad valorem taxes and non-ad valorem assessments

(with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.

1. If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Developer agrees to reimburse the District for payment, or pay on its behalf, any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed that are incurred by the District after the District's acquisition. For example, if the District acquires property in January 2024, the Developer shall escrow the pro rata amount of taxes due for the tax bill payable in November 2024. If any additional taxes are imposed on the District's property in 2024 in excess of the escrow, then the Developer agrees to reimburse the District for that additional amount.
2. Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.

c. **Notice.** The parties agree to provide written notice to the other within ten (10) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes assessments or costs imposed on the property acquired by the District as described in subsection b. above. The Developer covenants to make any payments due hereunder in a timely manner in accordance with Florida law. In the event that the Developer fails to make timely payment of any such taxes or costs, the Developer acknowledges the District's right to make such payment. If the District makes such payment, the Developer agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.

d. **Tax liability not created.** Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Developer or the District. Furthermore, the parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

8. Default. A default by any party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance; provided, however, in no event shall either party be entitled to any consequential, punitive, exemplary or special damage awards.

9. Indemnification. For all actions or activities which occur prior to the date of the acquisition or assignment of the relevant portion of the District Improvements, Work Product or Real Property hereunder, the Developer agrees to indemnify and hold harmless the District and its officers, staff, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or claims of any nature arising out of, or in connection with, this Agreement or the use by the Developer, its officers, agents, employees, invitees or affiliates, of the applicable portion of the District Improvements, Work Product or Real Property, including litigation or any appellate proceedings with respect thereto, irrespective of the date of the initiation or notice of the claim, suit, etc.; provided, however, that the Developer shall not indemnify the District for a default by the District under this Agreement.

10. Enforcement of Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the District and the Developer relating to the subject matter of this Agreement.

12. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all parties hereto. The District and the Developer acknowledge that at time of issuance of Bonds the obligations under this Agreement may be amended and restated.

13. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer. The District and the Developer have complied with all the requirements of law. The District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

14. Notices. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be either (i) delivered personally to the other parties; (ii) sent by commercial courier, delivery service or U.S. mail; or (iii) email, addressed to the other parties at the addresses set forth below (or to such other place as any party may by notice to the others specify). Notice will be considered given when received, except that if delivery is not accepted, notice will be considered given on the date of such non-acceptance. Legal counsel may deliver notice on behalf of the party represented. Initial addresses for the parties include:

If to District: Currents Community Development District
c/o JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, FL 33308
Attn: District Manager
jimward@jpwardassociates.com

With a copy to: Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail N., Suite 300
Naples, Florida 34103
Attn: Gregory L. Urbancic, Esq.
gurbancic@cyklawfirm.com

If to Developer: Taylor Morrison of Florida, Inc.
551 N Cattlemen Rd., Suite 200
Sarasota, FL 34232
Attn: Manager

With a copy to: Kristy Boss, Esq.
Deputy General Counsel
Taylor Morrison
1211 N. Westshore Blvd., Ste. 512
Tampa, Florida 33607
kboss@taylormorrison.com

The addressees and addresses for the purpose of this Section may be changed by either party by giving written notice of such change to the other party in the manner provided herein. For the purpose of changing such addresses or addressees only, unless and until such written notice is received, the last addressee and respective address stated herein shall be deemed to continue in effect for all purposes.

15. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

16. Third-Party Beneficiaries. This Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, 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 entity other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; 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 District and the Developer and their respective representatives, successors, and assigns. Notwithstanding the foregoing, the Trustee for the Bonds, on behalf of the holders of the Bonds, shall be a direct third-party beneficiary of the terms and conditions of this Agreement and shall be entitled to enforce the Developer's obligations hereunder. Said Trustee, however, shall not be deemed to have assumed any obligation as a result of this Agreement.

17. Assignment. Neither the District nor the Developer may assign this Agreement without the prior written approval of the other party hereto, the Trustee for the Bonds for and at the written direction of the holders of the Bonds owning a majority of the aggregate principal amount of all Bonds outstanding.

18. Applicable Law and Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Collier County, Florida.

19. Effective Date. This Agreement shall be effective upon its execution by both the District and the Developer as of the date set forth in the first paragraph of this Agreement (the "**Effective Date**").

20. Termination. This Agreement may be terminated by the District without penalty in the event that the District does not issue its proposed Bonds within three (3) years from the Effective Date of this Agreement.

21. Public Records. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and will be treated as such in accordance with Florida law.

22. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

23. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida

Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

24. 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.

25. 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 Page Intentionally Left Blank. Signatures Begin on Next Page.)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

DISTRICT:

**CURRENTS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

By: _____
Charles Cook, Chair

DEVELOPER:

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

By: _____

Name: _____

Title: _____

RESOLUTION 2025-5

A RESOLUTION OF THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2025 BUDGET WHICH BEGAN ON OCTOBER 1, 2024, AND ENDS ON SEPTEMBER 30, 2025; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District previously adopted the Fiscal Year 2025 Budget on June 11, 2024 via Resolution 2024-10; and

WHEREAS, the District desires to amend the adopted Fiscal Year 2025 Budget to add the Series 2024 Bonds to the budget, in accordance with Exhibit A attached hereto.

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

SECTION 1. INCORPORATION OF RECITALS. That the foregoing recitals are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT OF FISCAL YEAR 2025 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. SUPPLEMENTAL APPROPRIATION. The District Manager shall have the authority within the General Fund to authorize the transfer of any appropriation or any portion thereof, provided such transfer does not have the effect of increasing the total budget appropriations (Expenses) for Fiscal Year 2025.

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

SECTION 5. 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 6. 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 12th day of November 2024.

ATTEST:

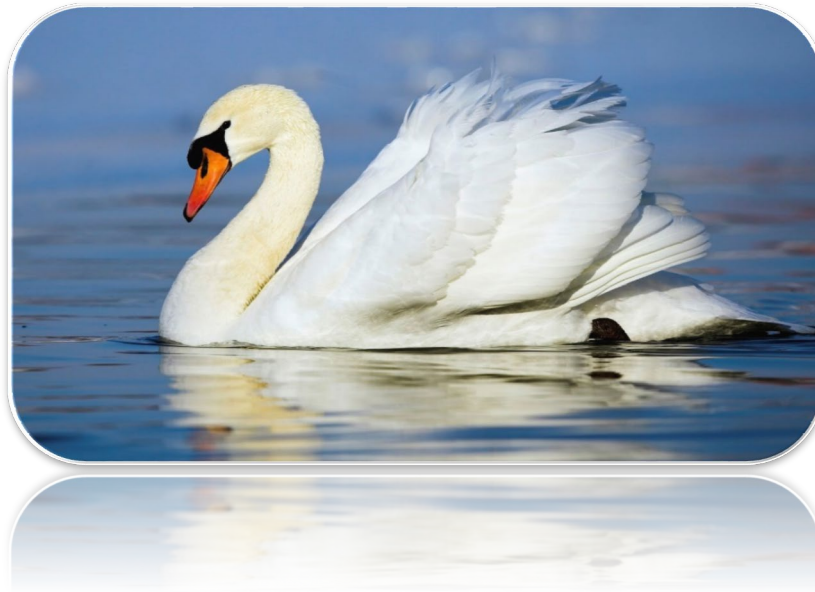
CURRENTS COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Charles Cook, Chairperson

Exhibit A: Revised FY'2025 Budget

CURRENTS COMMUNITY DEVELOPMENT DISTRICT



ADOPTED BUDGET

FISCAL YEAR 2025

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**Currents Community Development District
General Fund - Budget
Fiscal Year 2025**

Description	FY 2024 Adopted Budget	Actual at 02/16/2024	Anticipated at 09/30/2024	FY 2025 Budget	Description of Line Item
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Cash to Fund Fiscal Year Operations
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 57,006	\$ 52,567	\$ 57,006	\$ 437,328	Assessments on the tax bill from property owners
Assessments - Off-Roll	\$ 118,384	\$ 59,192	\$ 118,384		Assessments billed directly to Developer
Contributions - Private Sources					
Taylor Morrison	\$ -	\$ -	\$ 1,000	\$ -	
Total Revenue & Other Sources	\$ 175,390	\$ 111,759	\$ 176,390	\$ 437,328	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived by Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	Fical (if applicable)
Executive					
Professional - Management	\$ 42,000	\$ 17,500	\$ 42,000	\$ 44,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,300	\$ 4,300	\$ 4,300	\$ 4,400	Statutory required audit Yearly
Accounting Services	\$ 27,000	\$ 11,250	\$ 27,000	\$ 38,000	Accounting
Assessment Roll Preparation	\$ 17,000	\$ 7,083	\$ 17,000	\$ 34,000	Assessment Roll Preparation
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds.
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 1,500	\$ -	\$ 1,500	\$ 2,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,250	\$ -	\$ 8,250	\$ 11,500	Trustee Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ 2,333	\$ 5,000	\$ 5,000	Required SEC Reporting for Bonds
Property Appraiser Fees	\$ 200	\$ 462	\$ 462	\$ 1,500	Fees to place assessments on Tax Bills
Bank Service Fees	\$ 300	\$ 136	\$ 544	\$ 350	Bank Fees - Governmental Accounts
Travel and Per Diem					
	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	Not Applicable
Postage, Freight & Messenger	\$ 125	\$ 30	\$ 60	\$ 100	Agenda Mailings and other Misc. Mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,500	\$ -	\$ 1,500	\$ 1,600	Statutory Maintenance of District Web site
Insurance					
	\$ 6,000	\$ 6,076	\$ 6,076	\$ 7,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 50	\$ -	\$ -	\$ 100	Agenda books and copies
Office Supplies					
	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 4,000	\$ 5,888	\$ 7,000	\$ 10,000	District Attorney
Boundary Contraction	\$ -	\$ 648	\$ 1,000	\$ -	
Other General Government Services					
Engineering Services	\$ 1,000	\$ -	\$ -	\$ 15,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Stormwater Manatement Services					
Professional - Management	\$ 6,000	\$ 2,000	\$ 6,000	\$ 20,000	Asset Manager
Field Operations					
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ -	
Repairs & Maintenance					
Lake System					
Aquatic Week Control	\$ 46,000	\$ 13,981	\$ 46,000	\$ 68,400	Periodic spraying of lakes (Entire WM system added) 4 times/month
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 15,000	Lake Bank Maintenance for erosion control
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ 15,000	Water Quality Reports for Regulatory Agencies
Littoral Shelf - Invasive Plant Control/Monitorng	\$ -	\$ -	\$ -	\$ 10,000	Periodic control of Invasives, Maintenance of Littorals
Control Structures, Catch basins & Outfalls	\$ -	\$ -	\$ -	\$ 7,500	Periodic Maintenance of Water Control Structures
Slope Survey Monitoring	\$ -	\$ -	\$ -	\$ -	Periodic Surveys of Lake Banks
Preserve Services					
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 15,000	Four (4) times/year
Monitoring	\$ -	\$ -	\$ -	\$ 15,000	Quarterly Permit Monitoring
Capital Outlay					
Aeration Systems	\$ -	\$ -	\$ -	\$ -	N/A
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ -	Additional Littoral Shelf Plantings
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	Major Capital Restoration
Contingencies	\$ -	\$ -	\$ -	\$ 14,590	10%

**Currents Community Development District
General Fund - Budget
Fiscal Year 2025**

Description	FY 2024 Adopted Budget	Actual at 02/16/2024	Anticipated at 09/30/2024	FY 2025 Budget	Description of Line Item
Contingencies - OVERALL	\$ -	\$ -	\$ -	\$ -	
Landscaping					
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	N/A
Reserves					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ 50,000	Long Term Capital Planning 1001 - 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.
Other Fees and Charges					
Discounts/Collection Fees	\$ 3,990	\$ -	\$ 3,990	\$ 30,613	Discounts to pay on-roll assessments early and other Fees by Collector and/or Appraiser
Total Appropriations	\$ 175,390	\$ 71,862	\$ 178,857	\$ 437,328	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 39,897	\$ (2,467)	\$ 67,407	Cash Over (short) at Fiscal Year End & Anticipated FYE Balance
Fund Balance - Beginning					
Extraordinary Capital/Operations	\$ 28,494	N/A	\$ 28,494	\$ 50,000	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ 43,848	N/A	\$ 41,381	\$ 80,177	Required to meet Cash Needs until Assessments Rec'd.
Total Fund Balance	\$ 72,341	N/A	\$ 67,407	\$ 130,177	Total Cash

Product Type	ERU Rate	Total Projected Units	FY 2024	FY 2025
Single Family 30' - 39'	0.65	176	\$ 119.39	\$ 300.39
Single Family 50' - 59'	0.85	302	\$ 156.13	\$ 392.82
Single Family 60' - 69'	1.00	309	\$ 183.68	\$ 462.15
Single Family 70' - 79'	1.10	89	\$ 202.05	\$ 508.36
Multi-Family	0.45	374	\$ 82.66	\$ 207.97
Totals:		1250		

Currents Community Development District
General Fund - Budget Vs Actual
Fiscal Years 2022 -2024

Description	FY 2022		FY 2023		FY 2024		
	Total Annual Budget-Approved	Actual - FYE 9/30/2022	Total Annual Budget-Approved	Actual - FYE 9/30/2023	Total Annual Budget-Approved	Actual - through 2/16/2024	Projected through FYE 9/30/2024
Revenue and Other Sources							
Carryforward		\$ -		\$ -		\$ -	
Interest							
Interest - General Checking		\$ -		\$ -		\$ -	
Special Assessment Revenue							
Special Assessments - On-Roll	\$ 36,534	\$ 34,588	\$ 48,791	\$ 46,581	\$ 57,006	\$ 52,567	\$ 57,006
Special Assessments - Off-Roll	\$ 134,679	\$ 134,679	\$ 122,899	\$ 122,899	\$ 118,384	\$ 59,192	\$ 118,384
Developer Contribution		\$ -		\$ 9,713		\$ -	\$ 1,000
Intragovernmental Transfer In		\$ -		\$ -		\$ -	\$ -
Total Revenue and Other Sources:	\$ 171,213	\$ 169,267	\$ 171,690	\$ 179,192	\$ 175,390	\$ 111,759	\$ 176,390
Expenditures and Other Uses							
Legislative							
Board of Supervisor's - Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Executive							
Professional Management	\$ 40,000	\$ 40,000	\$ 41,000	\$ 41,000	\$ 42,000	\$ 17,500	\$ 42,000
Financial and Administrative							
Audit Services	\$ 4,500	\$ 4,100	\$ 4,200	\$ 4,200	\$ 4,300	\$ 4,300	\$ 4,300
Accounting Services	\$ 16,000	\$ 24,000	\$ 25,500	\$ 25,500	\$ 27,000	\$ 11,250	\$ 27,000
Assessment Roll Services	\$ 8,000	\$ 15,000	\$ 16,000	\$ 16,000	\$ 17,000	\$ 7,083	\$ 17,000
Arbitrage Rebate Services	\$ 500	\$ 1,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Other Contractual Services							
Legal Advertising	\$ 2,000	\$ 6,957	\$ 1,500	\$ 3,419	\$ 1,500	\$ -	\$ 1,500
Trustee Services	\$ 8,250	\$ 6,997	\$ 8,250	\$ 6,997	\$ 8,250	\$ -	\$ 8,250
Dissemination Agent Services	\$ 500	\$ 2,500	\$ 5,000	\$ 7,000	\$ 5,000	\$ 2,333	\$ 5,000
Property Appraiser Fees	\$ -	\$ 546	\$ 600	\$ 302	\$ 200	\$ 462	\$ 462
Bank Service Fees	\$ 400	\$ 139	\$ 350	\$ 350	\$ 300	\$ 136	\$ 544
Communications & Freight Services							
Postage, Freight & Messenger	\$ 500	\$ 246	\$ 200	\$ 228	\$ 125	\$ 30	\$ 60
Rentals and Leases							
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 1,500	\$ -	\$ 1,500	\$ 600	\$ 1,500	\$ -	\$ 1,500
Insurance							
	\$ 5,500	\$ 5,435	\$ 5,700	\$ 5,842	\$ 6,000	\$ 6,076	\$ 6,076
Printing & Binding							
	\$ 330	\$ 194	\$ 300	\$ -	\$ 50	\$ -	\$ -
Subscription & Memberships							
	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175
Legal Services							
Legal - General Counsel	\$ 10,000	\$ 2,774	\$ 4,000	\$ 6,865	\$ 4,000	\$ 5,888	\$ 7,000
Legal - Series 2019 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Series 2020A Bonds	\$ -	\$ 1,218	\$ -	\$ 6,051	\$ -	\$ -	\$ -
Legal - Series 2020B Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal - Land Exchange	\$ -	\$ -	\$ -	\$ 7,885	\$ -	\$ -	\$ -
Legal - Boundary Contraction	\$ -	\$ -	\$ -	\$ 6,556	\$ -	\$ 648	\$ 1,000

Currents Community Development District
General Fund - Budget Vs Actual
Fiscal Years 2022 -2024

Description	FY 2022		FY 2023		FY 2024		
	Total Annual Budget-Approved	Actual - FYE 9/30/2022	Total Annual Budget-Approved	Actual - FYE 9/30/2023	Total Annual Budget-Approved	Actual - through 2/16/2024	Projected through FYE 9/30/2024
Other General Government Services							
Engineering Services	\$ 5,000	\$ 18,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Management Services							
Professional - Management	\$ 6,000	\$ 5,500	\$ 6,000	\$ 5,500	\$ 6,000	\$ 2,000	\$ 6,000
Field Operations		\$ -	\$ -				
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Services							
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance							
Lake System							
Aquatic Weed Control	\$ 50,000	\$ 18,140	\$ 46,000	\$ 18,605	\$ 46,000	\$ 13,981	\$ 46,000
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping							
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserves							
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges							
Discounts/Collection Fees	\$ 2,558		\$ 3,415	\$ -	\$ 3,990	\$ -	\$ 3,990
Sub-Total:	\$ 171,213	\$ 153,418	\$ 171,690	\$ 164,074	\$ 175,390	\$ 71,862	\$ 178,857
			\$ -				
Total Expenditures and Other Uses:	\$ 171,213	\$ 153,418	\$ 171,690	\$ 164,074	\$ 175,390	\$ 71,862	\$ 178,857
Net Increase/ (Decrease)	\$ -	\$ 15,848	\$ -	\$ 15,119	\$ -	\$ 39,897	\$ (2,467)

Currents Community Development District
Debt Service Fund - Series 2020 A-1 Bonds - Budget
Fiscal Year 2025

Description	FY 2024 Adopted Budget	Actual at 02/16/2024	Anticipated at 09/30/2024	FY 2025 Budget
Revenues and Other Sources				
Carryforward (Capitalized Interest to 11/01/2021)	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 3,751	\$ 9,000	\$ 8,000
Reserve Account	\$ -	\$ 5,829	\$ 14,000	\$ 12,500
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 701,123	\$ 649,266	\$ 701,123	\$ 701,123
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 701,123	\$ 658,846	\$ 724,123	\$ 721,623
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 225,000	\$ -	\$ 225,000	\$ 235,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 429,950	\$ 214,975	\$ 429,950	\$ 423,200
Other Fees and Charges				
Fees/Discounts for Early Payment	\$ 45,867	\$ -	\$ 45,867	\$ 45,867
Total Expenditures and Other Uses	\$ 700,817	\$ 214,975	\$ 700,817	\$ 704,067
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 443,871	\$ 23,306	\$ 17,556
Fund Balance - Beginning	\$ 571,200	\$ 571,200	\$ 571,200	\$ 594,506
Fund Balance - Ending	\$ -	\$ 1,015,071	\$ 594,506	\$ 612,063

Restricted Fund Balance:

Reserve Account Requirement	\$ 327,600
Restricted for November 1, 2025	
Principal Due	\$ -
Interest Due	\$ 208,075
Total - Restricted Fund Balance:	\$ 535,675

Product Type	Number of Units	FY 2024 Rate	FY 2025 Rate
Single Family 30' - 39'	82	\$ 529.45	\$ 529.45
Single Family 50' - 59'	77	\$ 1,640.65	\$ 1,640.65
Single Family 60' - 69'	135	\$ 1,930.18	\$ 1,930.18
Single Family 70' - 79'	69	\$ 2,123.20	\$ 2,123.20
Multi-Family	144	\$ 868.58	\$ 868.58
Total:	507		

**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
Par Amount Issued:		\$ 11,460,000	Varies			
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 2025

Description	FY 2024 Adopted Budget	Actual at 02/16/2024	Anticipated at 09/30/2024	FY 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 660	\$ 1,600	\$ 1,400
Reserve Account	\$ -	\$ 8,682	\$ 20,000	\$ 18,000
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 3,412	\$ 8,000	\$ 7,000
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll		\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ 606,475	\$ 239,867	\$ 606,475	\$ 470,688
Special Assessment - Prepayment	\$ -	\$ 10,422	\$ 540,000	\$ -
Debt Proceeds				
Series 2020 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 606,475	\$ 263,042	\$ 1,176,075	\$ 497,088
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -
Principal Debt Service - Early Redemptions	\$ -	\$ 375,000	\$ 540,000	\$ -
Interest Expense	\$ 606,475	\$ 243,950	\$ 479,294	\$ 470,688
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 606,475	\$ 618,950	\$ 1,019,294	\$ 470,688
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (355,908)	\$ 156,781	\$ 26,400
Fund Balance - Beginning	\$ 868,206	\$ 868,206	\$ 868,206	\$ 1,024,987
Fund Balance - Ending	\$ 868,206	\$ 512,298	\$ 1,024,987	\$ 1,051,387

Restricted Fund Balance:

Reserve Account Requirement	\$ 470,688
Restricted for November 1, 2025	N/A
Total - Restricted Fund Balance:	\$ 470,688

Product Type	Number of Units	FY 2024 Rate	FY 2025 Rate
Single Family 30' - 39'	94	\$ 473.95	\$ 473.95
Single Family 50' - 59'	225	\$ 619.78	\$ 619.78
Single Family 60' - 69'	174	\$ 729.14	\$ 729.14
Single Family 70' - 79'	20	\$ 802.06	\$ 802.06
Multi-Family	230	\$ 328.12	\$ 328.12
Total:	743		

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%		
11/1/2020				\$ 119,290.42	
5/1/2021				\$ 325,337.50	\$ 444,627.92
11/1/2021				\$ 325,337.50	
5/1/2022				\$ 303,237.50	\$ 628,575.00
11/1/2022				\$ 303,237.50	
5/1/2023	<u>Schedule Updated as of 02/02/2023</u>			\$ 261,481.25	\$ 564,718.75
11/1/2023				\$ 243,950.00	
5/1/2024	<u>Schedule Updated as of 02/02/2024</u>			\$ 235,343.75	\$ 479,293.75
11/1/2024				\$ 235,343.75	
5/1/2025				\$ 235,343.75	\$ 470,687.50
11/1/2025				\$ 235,343.75	
5/1/2026				\$ 235,343.75	\$ 470,687.50
11/1/2026				\$ 235,343.75	
5/1/2027				\$ 235,343.75	\$ 470,687.50
11/1/2027				\$ 235,343.75	
5/1/2028				\$ 235,343.75	\$ 470,687.50
11/1/2028				\$ 235,343.75	
5/1/2029				\$ 235,343.75	\$ 470,687.50
11/1/2029				\$ 235,343.75	
5/1/2030				\$ 235,343.75	\$ 470,687.50
11/1/2030				\$ 235,343.75	
5/1/2031				\$ 235,343.75	\$ 470,687.50
11/1/2031				\$ 235,343.75	
5/1/2032				\$ 235,343.75	\$ 470,687.50
11/1/2032				\$ 235,343.75	
5/1/2033				\$ 235,343.75	\$ 470,687.50
11/1/2033				\$ 235,343.75	
5/1/2034				\$ 235,343.75	\$ 470,687.50
11/1/2034				\$ 235,343.75	
5/1/2035				\$ 235,343.75	\$ 470,687.50
11/1/2035				\$ 235,343.75	
5/1/2036				\$ 235,343.75	\$ 470,687.50
11/1/2036				\$ 235,343.75	
5/1/2037				\$ 235,343.75	\$ 470,687.50
11/1/2037				\$ 235,343.75	
5/1/2038				\$ 235,343.75	\$ 470,687.50
11/1/2038				\$ 235,343.75	
5/1/2039				\$ 235,343.75	\$ 470,687.50
11/1/2039				\$ 235,343.75	
5/1/2040				\$ 235,343.75	\$ 470,687.50
11/1/2040				\$ 235,343.75	
5/1/2041				\$ 235,343.75	\$ 470,687.50
11/1/2041		\$ 11,075,000	4.250%	\$ 235,343.75	

Note

1 -Par Outstanding - as of February 02, 2024

2 - Schedule updated as of February 02, 2024 - to the extent there are additional prepayments after February 02, 2024 the District will prepare revised amortization schedules, and off-roll assessments will be reduced based on revised interents due bondholders.

**Currents Community Development District
Debt Service Fund - Series 2024 Bonds - Budget
Fiscal Year 2025**

Description	FY 2024 Adopted Budget	Actual at 02/16/2024	Anticipated at 09/30/2024	FY 2025 Budget
Revenues and Other Sources				
Carryforward (Capitalized Interest to 11/01/2024)	\$ -	\$ -	\$ -	\$ 321,796
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 1,398,499
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2024 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ -	\$ -	\$ -	\$ 1,720,295
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 260,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ -	\$ 848,371
Other Fees and Charges				
Fees/Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 91,491
Total Expenditures and Other Uses	\$ -	\$ -	\$ -	\$ 1,199,861
Net Increase/(Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ 520,433
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ 520,433

Restricted Fund Balance:

Reserve Account Requirement	\$ 653,500
Restricted for November 1, 2025	
Principal Due	\$ -
Interest Due	\$ 520,075
Total - Restricted Fund Balance:	\$ 1,173,575

Product Type	Number of Units	FY 2024 Rate	FY 2025 Rate
Single Family 30' - 39'	94	N/A	\$ 963.00
Single Family 50' - 59'	225	N/A	\$ 2,246.13
Single Family 60' - 69'	174	N/A	\$ 2,567.05
Single Family 70' - 79'	20	N/A	\$ 3,048.37
Multi-Family	230	N/A	\$ 1,282.45
Total:	743		

**Currents Community Development District
Debt Service Fund - Series 2024 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)
Par Amount Issued 7/11/2024:		\$ 18,800,000	Varies		
11/1/2024				\$ 321,795.83	\$ 321,795.83
5/1/2025	\$	260,000	5.000%	\$ 526,575.00	
11/1/2025				\$ 520,075.00	\$ 1,306,650.00
5/1/2026	\$	270,000	5.000%	\$ 520,075.00	
11/1/2026				\$ 513,325.00	\$ 1,303,400.00
5/1/2027	\$	285,000	5.000%	\$ 513,325.00	
11/1/2027				\$ 506,200.00	\$ 1,304,525.00
5/1/2028	\$	300,000	5.000%	\$ 506,200.00	
11/1/2028				\$ 498,700.00	\$ 1,304,900.00
5/1/2029	\$	315,000	5.000%	\$ 498,700.00	
11/1/2029				\$ 490,825.00	\$ 1,304,525.00
5/1/2030	\$	330,000	5.000%	\$ 490,825.00	
11/1/2030				\$ 482,575.00	\$ 1,303,400.00
5/1/2031	\$	350,000	5.000%	\$ 482,575.00	
11/1/2031				\$ 473,825.00	\$ 1,306,400.00
5/1/2032	\$	365,000	5.500%	\$ 473,825.00	
11/1/2032				\$ 463,787.50	\$ 1,302,612.50
5/1/2033	\$	390,000	5.500%	\$ 463,787.50	
11/1/2033				\$ 453,062.50	\$ 1,306,850.00
5/1/2034	\$	410,000	5.500%	\$ 453,062.50	
11/1/2034				\$ 441,787.50	\$ 1,304,850.00
5/1/2035	\$	435,000	5.500%	\$ 441,787.50	
11/1/2035				\$ 429,825.00	\$ 1,306,612.50
5/1/2036	\$	460,000	5.500%	\$ 429,825.00	
11/1/2036				\$ 417,175.00	\$ 1,307,000.00
5/1/2037	\$	485,000	5.500%	\$ 417,175.00	
11/1/2037				\$ 403,837.50	\$ 1,306,012.50
5/1/2038	\$	510,000	5.500%	\$ 403,837.50	
11/1/2038				\$ 389,812.50	\$ 1,303,650.00
5/1/2039	\$	540,000	5.500%	\$ 389,812.50	
11/1/2039				\$ 374,962.50	\$ 1,304,775.00
5/1/2040	\$	570,000	5.500%	\$ 374,962.50	
11/1/2040				\$ 359,287.50	\$ 1,304,250.00
5/1/2041	\$	605,000	5.500%	\$ 359,287.50	
11/1/2041				\$ 342,650.00	\$ 1,306,937.50
5/1/2042	\$	635,000	5.500%	\$ 342,650.00	
11/1/2042				\$ 325,187.50	\$ 1,302,837.50
5/1/2043	\$	675,000	5.500%	\$ 325,187.50	
11/1/2043				\$ 306,625.00	\$ 1,306,812.50
5/1/2044	\$	710,000	5.500%	\$ 306,625.00	
11/1/2044				\$ 287,100.00	\$ 1,303,725.00
5/1/2045	\$	750,000	5.800%	\$ 287,100.00	
11/1/2045				\$ 265,350.00	\$ 1,302,450.00
5/1/2046	\$	795,000	5.800%	\$ 265,350.00	
11/1/2046				\$ 242,295.00	\$ 1,302,645.00
5/1/2047	\$	845,000	5.800%	\$ 242,295.00	
11/1/2047				\$ 217,790.00	\$ 1,305,085.00
5/1/2048	\$	895,000	5.800%	\$ 217,790.00	
11/1/2048				\$ 191,835.00	\$ 1,304,625.00
5/1/2049	\$	950,000	5.800%	\$ 191,835.00	
11/1/2049				\$ 164,285.00	\$ 1,306,120.00
5/1/2050	\$	1,005,000	5.800%	\$ 164,285.00	

**Currents Community Development District
Debt Service Fund - Series 2024 Bonds - Budget**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service (Calendar)
11/1/2050				\$ 135,140.00	\$ 1,304,425.00
5/1/2051		\$ 1,065,000	5.800%	\$ 135,140.00	
11/1/2051				\$ 104,255.00	\$ 1,304,395.00
5/1/2052		\$ 1,130,000	5.800%	\$ 104,255.00	
11/1/2052				\$ 71,485.00	\$ 1,305,740.00
5/1/2053		\$ 1,195,000	5.800%	\$ 71,485.00	
11/1/2053				\$ 36,830.00	\$ 1,303,315.00
5/1/2054		\$ 1,270,000	5.800%	\$ 36,830.00	
11/1/2054				\$ -	\$ 1,306,830.00

**Par Debt
Outstanding**

\$ 18,540,000
\$ 18,270,000
\$ 17,985,000
\$ 17,685,000
\$ 17,370,000
\$ 17,040,000
\$ 16,690,000
\$ 16,325,000
\$ 15,935,000
\$ 15,525,000
\$ 15,090,000
\$ 14,630,000
\$ 14,145,000
\$ 13,635,000
\$ 13,095,000
\$ 12,525,000
\$ 11,920,000
\$ 11,285,000
\$ 10,610,000
\$ 9,900,000
\$ 9,150,000
\$ 8,355,000
\$ 7,510,000
\$ 6,615,000
\$ 5,665,000
\$ 4,660,000

Par Debt Outstanding	
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\$	3,595,000
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\$	2,465,000
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\$	1,270,000
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\$	-
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\$	-
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RESOLUTION NO. 2025-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE ACCEPTANCE OF A CERTAIN CONVEYANCE FROM THE DEVELOPER, TAYLOR MORRISON OF FLORIDA, INC., RELATING TO PROPERTY WITHIN THE DISTRICT; 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 Esplanade by the Islands community (the “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 District owns, operates and maintains certain lakes and stormwater management improvements for the benefit of property owners and residents within the District; and

WHEREAS, the District desires to ratify, confirm and approve a certain conveyance of property from Taylor Morrison of Florida, Inc. (“TM”) in connection with the operation and maintenance of the District’s facilities.

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.

SECTION 2. RATIFICATION AND APPROVAL OF CONVEYANCE. The District hereby ratifies and accepts the conveyance from TM attached hereto and made a part hereof as Exhibit “A”. All actions taken to date by the District to effectuate the execution and approval of the conveyance are hereby ratified, confirmed and approved.

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

SECTION 5. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Currents Community Development District this 12th day of November, 2024.

Attest:

**CURRENTS COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Charles Cook, Chairman

Exhibit "A"

[Attach Special Warranty Deed]

This instrument was prepared
without an opinion of title and
after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

Consideration: \$10.00

(space above this line for recording data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 30th day of October, 2024 between **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, whose post office address is 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251, as grantor ("**Grantor**"), and **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, as grantee ("**Grantee**").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the that certain land lying and being in **Collier County, Florida**, more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

SUBJECT TO: real estate taxes for the year 2024 and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral rights of record, if any; any restrictions, reservations and easements common to the subdivision.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And, Grantor hereby covenants with Grantee that Grantor is lawfully seized of land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first written above.

GRANTOR:

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

WITNESSES:

[Signature]
Signature
Printed Name: Erick Perez
Address: _____

By: [Signature]
Felipe Gonzalez, Vice President

(corporate seal)

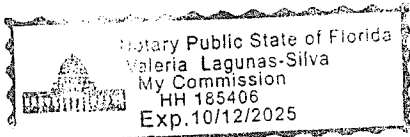
28100 Bonita Grande Dr. Suite 102
bonita Springs, FL 34135

[Signature]
Signature
Printed Name: Casee Le
Address: 28100 Bonita Grande Dr. Suite 102
Bonita Springs, FL 34135

STATE OF FLORIDA)
) ss.
COUNTY OF Lee)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30 of October, 2024, by Felipe Gonzalez, 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)



Valeria Lagunas-Silva
NOTARY PUBLIC
Name: Valeria Lagunas-Silva
(Type or Print)
My Commission Expires: 10/12/2025

Exhibit "A"



Rhodes and Rhodes Land Surveying
28100 Bonita Grande Drive, STE 107
Bonita Springs, FL 34135
239-405-8166

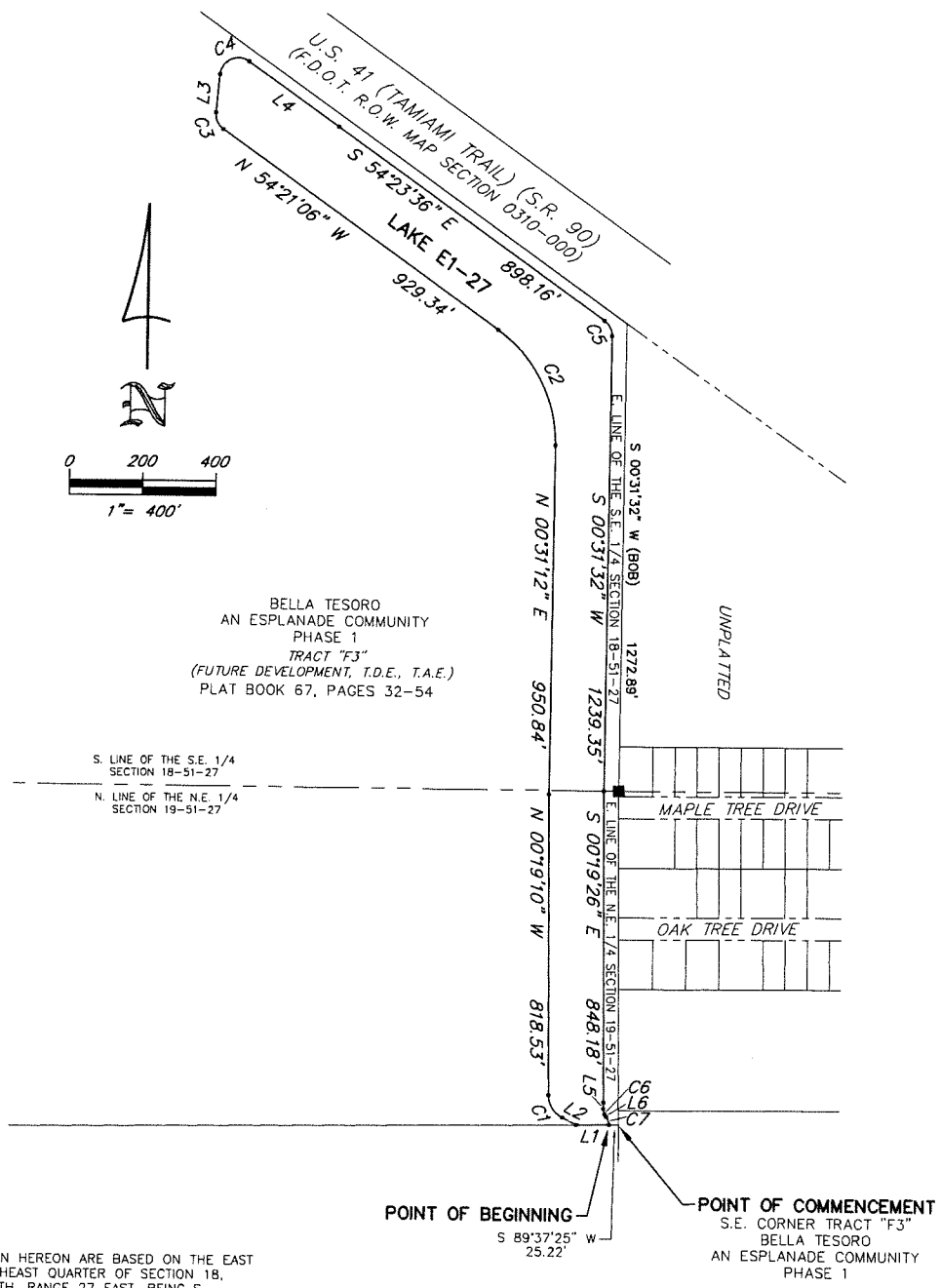
Legal Description Lake E1-27

Being a portion of Tract "F3", Bella Tesoro An Esplanade Community – Phase 1, according to the plat thereof as recorded in Plat Book 67, Pages 32 through 54 (inclusive) of the public records of Collier County, Florida. Located within Sections 18 and 19, Township 51 South, Range 27 East, said Collier County, Florida and being more particularly described as follows:

Commencing at the southeast corner of Tract "F3", Bella Tesoro An Esplanade Community – Phase 1, according to the plat thereof as recorded in Plat Book 67, Pages 32 through 54 (inclusive) of the public records of Collier County, Florida; thence South 89°37'25" West, along the boundary of said Tract "F3", a distance of 25.22 feet to the to the POINT OF BEGINNING of the parcel of land herein described; thence continue South 89°37'25" West, along the boundary of said Tract "F3", a distance of 89.44 feet; thence North 62°43'26" West, a distance of 42.70 feet to a point of curvature; thence northerly, 76.21 feet along the arc of a circular curve, concave northeasterly, having a radius of 70.00 feet, through a central angle of 62°22'57" and being subtended by a chord which bears North 31°31'57" West, a distance of 72.51 feet; thence North 00°19'10" West, a distance of 818.53 feet; thence North 00°31'12" East, a distance of 950.84 feet to a point of curvature; thence northerly, 363.92 feet along the arc of a circular curve, concave southwesterly, having a radius of 380.00 feet, through a central angle of 54°52'17" and being subtended by a chord which bears North 26°54'57" West, a distance of 350.17 feet; thence North 54°21'06" West, a distance of 929.34 feet to a point of curvature; thence northerly, 52.17 feet along the arc of a circular curve, concave northeasterly, having a radius of 50.00 feet, through a central angle of 59°46'39" and being subtended by a chord which bears North 24°27'46" West, a distance of 49.83 feet; thence North 05°25'33" East, a distance of 104.16 feet to a point of curvature; thence northeasterly, 104.91 feet along the arc of a circular curve, concave southeasterly, having a radius of 50.00 feet, through a central angle of 120°13'21" and being subtended by a chord which bears North 65°32'14" East, a distance of 86.70 feet; thence South 54°21'06" East, a distance of 302.92 feet; thence South 54°23'36" East, a distance of 898.16 feet to a point of curvature; thence southeasterly, 47.93 feet along the arc of a circular curve, concave southwesterly, having a radius of 50.00 feet, through a central angle of 54°55'07" and being subtended by a chord which bears South 26°56'02" East, a distance of 46.11 feet; thence South 00°31'32" West, a distance of 1,239.35 feet; thence South 00°19'26" East, a distance of 848.18 feet; thence South 00°22'36" East, a distance of 17.57 feet to a point of curvature; thence southerly, 15.27 feet along the arc of a circular curve, concave easterly, having a radius of 30.00 feet, through a central angle of 29°09'45" and being subtended by a chord which bears South 14°57'28" East, a distance of 15.11 feet; thence South 29°32'20" East, a distance of 8.73 feet to a point of curvature; thence southerly, 22.61 feet along the arc of a circular curve, concave westerly, having a radius of 70.00 feet, through a central angle of 18°30'34" and being subtended by a chord which bears South 20°17'03" East, a distance of 22.52 feet to the POINT OF BEGINNING.

Containing 12.669 acres, more or less.

C:\Users\jrhodes\OneDrive\Documents\Bella Tesoro\Map\2024-444 Lake E1-27 (revised).dwg 11/27/24 15:38:34

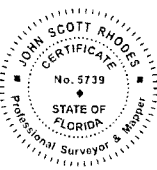


NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST, BEING S 00°31'32" W AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
- SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

- B.O.B. = BASE OF BEARINGS
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.B.# = LICENSED BUSINESS NUMBER
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- R.O.W. = RIGHT-OF-WAY
- S.R. = STATE ROAD
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- T.D.E. = TEMPORARY DRAINAGE EASEMENT
- T.A.E. = TEMPORARY ACCESS EASEMENT



LINE	BEARING	DISTANCE
L1	S 89°37'25" W	89.44'
L2	N 62°43'26" W	42.70'
L3	N 05°25'33" E	104.16'
L4	S 54°21'06" E	302.92'
L5	S 00°22'36" E	17.57'
L6	S 29°32'20" E	8.73'

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	70.00'	62°22'57"	76.21'	72.51'	N 31°31'57" W
C2	380.00'	54°52'17"	363.92'	350.17'	N 26°54'57" W
C3	50.00'	59°46'39"	52.17'	49.83'	N 24°27'46" W
C4	50.00'	120°13'21"	104.91'	86.70'	N 65°32'14" E
C5	50.00'	54°55'07"	47.93'	46.11'	S 26°56'02" E
C6	30.00'	29°09'45"	15.27'	15.11'	S 14°57'28" E
C7	70.00'	18°30'34"	22.61'	22.52'	S 20°17'03" E

John Scott Rhodes, Digitally signed by John Scott Rhodes, PSM L55739
 BY: PSM L55739 Date: 2024.09.04 16:03:38 -04'00'

JOHN SCOTT RHODES PSM # 5739

SKETCH AND DESCRIPTION		PSM: JSR
LAKE E1-27		
date: September 4, 2024		drawn: RWC
scale: 1" = 400'		checked: RWC
cadd file: 2024-444 LAKE E1-27.DWG		view: E1-27
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135		project#: 2024-444
(239) 405-8166 (239) 405-8163 FAX		sheet #: 2 of 2

NOT A SURVEY

**COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE AGREEMENT**

THIS COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE AGREEMENT (this “**Agreement**”) is entered into as of this 12th day of November 2024, by and between **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **ESPLANADE BY THE ISLANDS COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “**Association**”).

RECITALS:

A. The District is a local unit of special-purpose government established by ordinance adopted by the Board of County Commissions of Collier County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “**Act**”), and is validly existing under the Constitution and laws of the State of Florida. The District has the authority to exercise powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain public systems and facilities for roads, water and wastewater facilities, stormwater management, irrigation, landscape, security, and wetland/wildlife mitigation and restoration, among other powers, including all powers necessary, convenient, incidental or proper in connection with any of the powers, duties, or purposes authorized by the Act.

B. The Association is a private not-for-profit corporation formed pursuant to Chapters 617 and 720, Florida Statutes that owns and operates certain community infrastructure and amenity facilities located within the Timber Creek community that is within the boundaries of the District. The membership of the Association is comprised solely of property owners within the District.

C. The District desires to contract with the Association to operate, maintain, repair and replace the landscaping and related improvements owned by the District located in those areas depicted on **Exhibit “A”** (collectively, the “**District Landscape Improvements**”).

D. The Association is responsible for operating, maintaining and repairing certain common areas either contiguous or in close proximity to the areas where the District Landscape Improvements are, or will be located, and the members of the Association are the direct beneficiaries of the District Landscape Improvements. Further, the Association is uniquely positioned and qualified to operate, maintain and repair the District Landscape Improvements.

E. The Association agrees to undertake the responsibility for operating, maintaining, repairing and replacing the District Landscape Improvements all on the terms and conditions set forth herein.

F. The District and the Association agree that having the Association operate, maintain, repair and replace the District Landscape Improvements is in the best interests of the District and the property owners benefitting from the District Landscape Improvements. Specifically, having the Association operate, maintain, repair and replace the District Landscape Improvements will provide for easier administration, potential cost savings, and anticipated efficiencies in such activities.

NOW, THEREFORE, the District and the Association agree as follows:

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

2. **Finding.** The District and the Association expressly agree that having the Association operate, maintain and replace the District Landscape Improvements is in the best interests of the District and the property owners intended to benefit from the District Landscape Improvements.

3. **Operation, Maintenance and Repair.** The Association agrees to be responsible during the term of this Agreement, at the Association's sole cost and expense, for operating, maintaining, repairing, replacing the District Landscape Improvements that may be now or in the future located on the subject property, including any irrigation lines servicing the District Landscape Improvements. The District Landscape Improvements must be kept by the Association in good, neat and attractive condition and repair. All such action by the Association will be performed in compliance with all applicable statutes, ordinances, administrative rules and regulations, permit conditions and the rules, policies, practices and procedures of the District. The Association understands and agrees that the Association will be required to budget for, fund, and complete maintenance, repair, and replacement of the District Landscape Improvements and its component parts. During the term of this Agreement, the Association will have a non-exclusive license to enter upon the applicable property containing the District Landscape Improvements to the extent reasonably necessary to carry out the Association's obligations under this Agreement. Notwithstanding the foregoing, if any property of the District is damaged a result of any activity of the Association pursuant to this Agreement, the Association will be responsible, at the Association's sole cost and expense, to promptly repair any damaged property or landscaping to the extent necessary to restore the property to its condition prior to the damage.

4. **Tropical Storm, Hurricane or Other Casualty Damage.** The parties acknowledge that the Association is acting as a service provider to the District under this Agreement and this Agreement is a means to provide for the services to the community set forth in subsection a. on a resource-efficient basis. The parties recognize that given the nature of landscaping, landscaping generally cannot be insured, but is subject to being damaged or destroyed in a tropical storm, hurricane or other casualty event. The parties desire to confirm that the Association's obligations set forth in subsection a. include the obligation for the Association, at the Association's sole cost and expense, to repair and replace the Landscaping if it is damaged or destroyed as a result of a tropical storm, hurricane or other casualty event.

5. **Representative.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have the authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Association's services. The District initially designates the District's Manager or his/her authorized designee to act as the District's representative. The Association agrees to meet with the District's representative, as designated by the District Manager, as is reasonably necessary to evaluate the District Landscape Improvements and discuss conditions, schedules, and items of concern regarding this Agreement.

6. **Modifications to the District Landscape Improvements.** The Association shall have the right to modify or enhance the District Landscape Improvements consistent with the terms of this Agreement; provided, however, that the Association may not make any material modification to the District Landscape Improvements (including, without limitation, removal or replacement with different forms of landscaping) without the prior written consent of the District, which consent may be withheld in the District's sole and exclusive discretion. For clarity, any modifications or enhancements to District Landscape Improvements shall become property of the District.

7. **Inspections by the Association.** The Association shall perform regular on-site inspections of the District Landscape Improvements to determine their condition, confirm proper operation and perform the maintenance and repair of such District Landscape Improvements as outlined in this Agreement. Based

upon such inspections, the Association shall perform such additional maintenance, repair and replacement of the District Landscape Improvements as necessary consistent with the obligations set forth under Section 3. The Association shall make a representative available to provide reporting on the District Landscape Improvements at a regular meeting of the Board of Supervisors upon the request of the District Manager.

8. **Term.** The initial term of this Agreement will commence as of November 12, 2024 (“**Commencement Date**”) and will run through September 30, 2025 (“**Initial Term**”), unless terminated prior to that time by either party pursuant to a provision of this Agreement. After the Initial Term, this Agreement will automatically renew for additional one (1) year periods (October 1st through September 30th of the next year) (each, a “**Renewal Term**”) unless terminated by either party as provided for herein. The District may terminate this Agreement for any or no reason upon ninety (90) days’ written notice to the Association. The Association may terminate this Agreement September 30th of a calendar year provided the Association provides the District written notice of termination no later than March 31st of that year. If written notice of termination is provided by the Association after March 31st, then the effective date of termination will be September 30th of the following calendar year.

9. **Independent Contractor.** In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity.

10. **Liens and Claims.** The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District’s property free from any construction, materialmen’s or mechanic’s liens and claims or notices in respect to such liens and claims or notices in respect to such liens and claims, which arise by reason of the Association’s performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

11. **Insurance.** In addition to the property insurance required in Section 5, the Association shall procure, at the Association’s expense, and maintain at all times during the term of this Agreement, comprehensive general liability insurance, worker’s compensation insurance, automobile liability insurance, and such other coverage as may be necessary or desirable to carry out its duties under this Agreement regarding the District Landscape Improvements in the Improvement Area. The Association shall carry the following minimum levels of insurance:

a. Commercial general liability including contractual liability insurance coverage of \$1,000,000 combined single limit bodily injury and property damage per occurrence, and \$2,000,000 general aggregate.

b. Worker’s compensation insurance coverage insurance shall be in full compliance with Florida statutory requirements.

c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, and its officers and supervisors, shall be named as an additional insured on all policies required (excluding worker's compensation). The general liability policy shall provide the District with thirty (30) days' prior written notice of non-renewal or ten (10) days prior written notice for nonpayment of premium. An acceptable certificate of insurance will be provided to the District annually evidencing compliance with the foregoing insurance requirements. Insurance coverage shall be from one or more reputable insurance carriers that are licensed to conduct business in the State of Florida, which carriers shall be reasonably acceptable to the District.

The Association further agrees to require by written contract any contractor or subcontractors hired or engaged by the Association to perform all or part of the Associations' services hereunder to procure and maintain, until the completion of the contractor's or subcontractor's work, insurance of the types and to the limits specified in this Section unless such insurance requirements for the contractor or subcontractor are expressly modified or waived in writing by the District.

12. **Indemnification.** Except to the extent of negligence or intentional misconduct of the District, the Association agrees to indemnify, defend and hold harmless the District and its Board members, officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the Association, or its officers, employees, representatives, contractors, or subcontractors relating to the obligations assumed by the Association hereunder. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, fines, penalties, attorneys' fees, and paralegal fees (incurred in court, out of court, mediation, on appeal, or in bankruptcy proceedings) as ordered.

13. **Payment/Funding.** The District shall pay Association the sum of Ten Dollars (\$10.00) per year for the provision of operation, maintenance and repair services pursuant to the terms of this Agreement. The Association shall not be entitled, for any reason, to reimbursement or refund from the District of any funds expended in the performance of the Association's obligations and responsibilities under this Agreement. To the extent of the Association's funding obligations under this Agreement, the Association shall be responsible for staffing, budgeting, financing, billing and collection of fees, service charges, etc., necessary to perform the operation and maintenance responsibilities set forth in this Agreement. The Association shall assess and collect from the membership of the Association for the operation, maintenance and repair costs it is providing hereunder. The Association shall maintain any records for the District Landscape Improvements from its other Association records and have them available for inspection by the District upon request. At the termination of this Agreement for any reason, the Association shall, within thirty (30) days following the termination date, remit and deliver to the District copies of all records and documents relating to and associated with the performance of the Association under this Agreement.

14. **Amendments.** This Agreement may not be changed, modified or terminated, except by an instrument executed by the parties hereto.

15. **Assignment.** This Agreement may not be assigned by the Association or the District without the prior written specific consent of the other party, which consent may be withheld in that party's sole and absolute discretion; provided, however, that the Association may contract with third party contractors to perform the work under this Agreement without the consent of the District.

16. **Notices.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other parties pursuant to this Agreement will be effective and valid only if in writing, signed by the party giving notice and either (i) delivered personally to the other parties; (ii) sent by commercial courier or delivery service; (iii) email,

addressed to the other parties at the addresses set forth below (or to such other place as any party may by notice to the others specify). Notice will be considered given when received, except that if delivery is not accepted, notice will be considered given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, will be considered received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period will be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government will not be regarded as business days. Counsel may deliver notice on behalf of the party represented. Initial addresses for the Parties include:

If to District:

Currents
Community Development District
Attn: James P. Ward, District Manager
JP Ward & Associates, LLC
2301 Northeast 37th Street
Ft. Lauderdale, FL 33308
JimWard@JPWardAssociates.com

With a copy to:

Coleman, Yovanovich & Koester, P.A.
Attn: Gregory L. Urbancic, Esq.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
gurbancic@cyklawfirm.com

If to Association:

Esplanade by the Islands
Community Association, Inc.
Attn: _____
28100 Bonita Grande Drive, Suite 102
Bonita Springs, FL 34135
_____@_____

The addressees and addresses for the purpose of this Section may be changed by either party by giving written notice of such change to the other party in the manner provided herein. For the purpose of changing such addresses or addressees only, unless and until such written notice is received, the last addressee and respective address stated herein shall be deemed to continue in effect for all purposes.

17. **Governing Law.** This Agreement is made and shall be governed and construed by the laws of the State of Florida. Any litigation arising out of this Agreement shall be in the State court of appropriate jurisdiction in Collier County, Florida.

18. **Prevailing Party.** In any action or proceeding arising between the parties relating to the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees, expenses, and all court costs, including fees and costs incurred through any appeal, from the non-prevailing party.

19. **Public Records Law.** In connection with its services to the District, the Association agrees to fully comply with the provisions of Section 119.0701, Florida Statutes pertaining to Florida's Public Records Law. Said compliance will include the Association taking appropriate and necessary steps to

comply with the provisions of Section 119.0701(2)(b), Florida Statutes including, without limitation, the following:

- a. The Association shall keep and maintain public records required by the District to perform the services hereunder.
- b. Upon a request for public records received by the District, the Association shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law.
- c. The Association shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of this Agreement if the Association does not transfer the records to the District.
- d. Upon completion of this Agreement, the Association shall transfer, at no cost, to the District all public records in possession of the Association or keep and maintain public records required by the District to perform the service. If the Association transfers all public records to the District upon completion of this Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Association keeps and maintains public records upon completion of this Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically by the Association must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Failure of the Association to comply with Section 119.0701, Florida Statutes may subject the Association to penalties under Section 119.10, Florida Statutes. Further, in the event the Association fails to comply with this Section or Section 119.0701, Florida Statutes, the District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT JP WARD & ASSOCIATES, INC. C/O JAMES P. WARD: (954) 658-4900; EMAIL: JIMWARD@JPWARDASSOCIATES.COM AND MAILING ADDRESS: 2301 NORTHEAST 37TH STREET, FT. LAUDERDALE, FL 33308.

20. **E-Verify.** The Association shall comply with all applicable requirements of Section 448.095, Florida Statutes. Association shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Association

enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide the Association with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Association shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term “subcontractor” shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term “unauthorized alien” shall have such meaning as provided in Section 448.095(k), Florida Statutes.

If the Association has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then the Association shall terminate the contract with such person or entity. Further, if the District has a good faith belief that a subcontractor of the Association knowingly violated Section 448.095, Florida Statutes, but the Association otherwise complied with its obligations hereunder, the District shall promptly notify the Association and upon said notification, the Association shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, the District may immediately terminate this Agreement for cause if there is a good faith belief that the Association knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by the District.

By entering into this Agreement, the Association represents that no public employer has terminated a contract with the Association under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. The District has materially relied on this representation in entering into this Agreement with the Association.

21. **Counterparts.** This Agreement may be executed in several counterparts or by separate instruments, and all of such counterparts and instruments shall constitute one agreement, binding on all of the parties hereto.

22. **Electronic Signatures.** An electronic signature will be considered an original signature on this Agreement and any related documents or subparts and will have the same force and effect as a written signature unless prohibited by Florida law. Electronic signatures include, but are not limited to, facsimiles, electronic signatures, portable document format (PDF), and any other electronic sound, symbol, or process attached to or logically associated with a record and executed or adopted by a party with the intent to sign the Agreement or any other document related to this Agreement.

23. **Sovereign Immunity.** The Association agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of the District’s limitations on liability set forth in Section 768.28, Florida Statutes, and/or other applicable law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

24. **Severability.** In the event any provision of this Agreement is deemed to be unenforceable under applicable law, the remainder of this Agreement shall continue to be enforceable and said provision shall be automatically modified and/or limited so that it is enforceable.

25. **Authorization.** Both parties have the requisite approvals and authority to execute and bind the parties.

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

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth below.

DISTRICT:

**CURRENTS COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

ATTEST:

James P. Ward, Secretary

By: _____
Charles Cook, Chair

Date: _____

ASSOCIATION:

**ESPLANADE BY THE ISLANDS
COMMUNITY ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By: _____
Print Name: _____
Title: _____

Date: _____

EXHIBIT "A"
District Landscape Improvements

CURRENTS COMMUNITY DEVELOPMENT DISTRICT

October 1, 2024

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

CURRENTS COMMUNITY DEVELOPMENT DISTRICT

Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

James P. Ward, District Manager

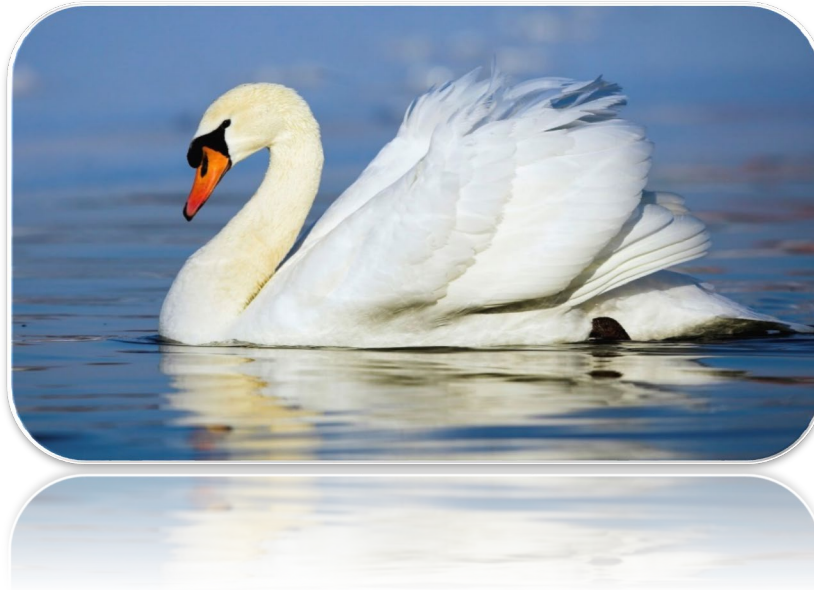
Date

Name: _____

Chairperson / Vice-Chairperson

Date

CURRENTS COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: 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 August 31, 2024**

Governmental Funds									
	Debt Service Funds				Capital Project Fund		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2020A	Series 2020B	Series 2024	Series 2020A	Series 2024	General Long Term Debt	General Fixed Assets	
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 80,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,489
Debt Service Fund									
Interest Account	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	327,600	470,050	653,500	-	-	-	-	1,451,150
Revenue Account	-	291,131	7,088	-	-	-	-	-	298,219
Prepayment Account	-	-	278,887	-	-	-	-	-	278,887
Capitalized Interest Account	-	-	-	324,731	-	-	-	-	324,731
Construction Account	-	-	-	-	-	3,114,299	-	-	3,114,299
Cost of Issuance Account	-	-	-	-	-	2,611	-	-	2,611
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Assessments Receivable	1,268	-	-	-	-	-	-	-	1,268
Amount Available in Debt Service Funds	-	-	-	-	-	-	1,374,756	-	1,374,756
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	39,285,244	-	39,285,244
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	18,918,600	18,918,600
Total Assets	\$ 81,757	\$ 618,731	\$ 756,025	\$ 978,231	\$ -	\$ 3,116,910	\$ 40,660,000	\$ 18,918,600	\$ 65,130,255
Liabilities									
Accounts Payable & Payroll Liabilities									
Due to Developer	-	-	-	-	-	-	-	-	-
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2020A	-	-	-	-	-	-	235,000	-	235,000
Series 2020B	-	-	-	-	-	-	-	-	-
Series 2024	-	-	-	-	-	-	260,000	-	260,000
Long Term									
Series 2020A	-	-	-	-	-	-	10,565,000	-	10,565,000
Series 2020B	-	-	-	-	-	-	11,060,000	-	11,060,000
Series 2024	-	-	-	-	-	-	\$18,540,000	-	18,540,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	(126,186)	(101,125)	-	-	(227,310)
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ (126,186)	\$ (101,125)	\$ 40,660,000	\$ -	\$ 40,432,690
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	18,918,600	18,918,600
Fund Balance									
Restricted									
Beginning: October 1, 2023 (Unaudited)	-	571,200	868,206	-	126,186	-	-	-	1,565,593
Results from Current Operations	-	47,531	(112,181)	978,231	-	3,218,035	-	-	4,131,615
Unassigned									
Beginning: October 1, 2023 (Unaudited)	72,341	-	-	-	-	-	-	-	72,341
Results from Current Operations	9,416	-	-	-	-	-	-	-	9,416
Total Fund Equity and Other Credits	\$ 81,757	\$ 618,731	\$ 756,025	\$ 978,231	\$ 126,186	\$ 3,218,035	\$ -	\$ 18,918,600	\$ 24,697,565
Total Liabilities, Fund Equity and Other Credits	\$ 81,757	\$ 618,731	\$ 756,025	\$ 978,231	\$ -	\$ 3,116,910	\$ 40,660,000	\$ 18,918,600	\$ 65,130,255

**Currents Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue														
Special Assessments - On-Roll	680	8,808	40,774	1,451	855	475	806	160	427	2	-	54,437	57,006	95%
Special Assessments - Off-Roll	29,596	-	-	29,596	-	-	29,596	-	-	29,596	-	118,384	118,384	100%
Misc. Revenue														
Land Exchange	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Boundary Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 30,276	\$ 8,808	\$ 40,774	\$ 31,047	\$ 855	\$ 475	\$ 30,402	\$ 160	\$ 427	\$ 29,598	\$ -	172,821	\$ 175,390	99%
Expenditures and Other Uses														
Executive														
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	38,500	42,000	92%
Financial and Administrative														
Audit Services	-	-	1,500	2,800	-	-	-	-	-	-	-	4,300	4,300	100%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	24,750	27,000	92%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	15,583	17,000	92%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Other Contractual Services														
Legal Advertising	-	-	-	-	-	-	368	-	3,396	-	-	3,764	1,500	251%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	8,250	0%
Dissemination Agent Services	417	417	417	417	417	417	417	417	1,417	417	417	5,583	5,000	112%
Bond Amortization Schedules	-	-	-	250	-	-	-	-	100	500	-	850	-	N/A
Property Appraiser Fees	5,370	-	58	-	-	-	-	-	-	(4,967)	-	460	200	230%
Bank Service Fees	52	79	5	-	116	-	-	-	-	-	-	252	300	84%
Communications & Freight Services														
Postage, Freight & Messenger	-	-	30	-	-	-	22	32	11	16	32	142	125	114%
Computer Services - Website Development	-	-	-	-	-	300	-	-	-	-	-	300	1,500	20%
Insurance	6,076	-	-	-	-	-	-	-	-	-	-	6,076	6,000	101%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	50	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	1,003	1,030	-	3,855	6,994	-	2,874	571	1,374	-	17,700	4,000	442%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2020B Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Land Exchange	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Boundary Contraction	-	115	533	-	-	523	-	1,048	(2,161)	-	-	57	-	N/A
Other General Government Services														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

**Currents Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services														
Professional - Management	-	500	500	500	500	500	500	500	500	500	500	5,000	6,000	83%
Field Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services														
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake System														
Aquatic Weed Control	2,542	2,542	-	8,897	2,542	2,542	3,542	2,389	2,389	-	-	27,385	46,000	60%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Water Quality Reporting/Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Preserve Services														
Repairs & Maintenance	-	-	-	-	-	-	-	-	1,836	4,716	5,975	12,527.00	-	N/A
Capital Outlay														
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping														
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserves														
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges														
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	3,990	0%
Sub-Total:	21,623	11,997	11,238	20,030	14,596	18,442	12,016	14,426	15,225	9,722	14,091	163,405	175,390	93%
Total Expenditures and Other Uses:														
	\$ 21,623	\$ 11,997	\$ 11,238	\$ 20,030	\$ 14,596	\$ 18,442	\$ 12,016	\$ 14,426	\$ 15,225	\$ 9,722	\$ 14,091	\$ 163,405	\$ 175,390	93%
Net Increase/ (Decrease) in Fund Balance	8,653	(3,189)	29,536	11,017	(13,741)	(17,967)	18,386	(14,266)	(14,798)	19,876	(14,091)	9,416	-	
Fund Balance - Beginning	72,341	80,994	77,805	107,341	118,357	104,616	86,649	105,035	90,769	75,971	95,848	72,341	-	
Fund Balance - Ending	\$ 80,994	\$ 77,805	\$ 107,341	\$ 118,357	\$ 104,616	\$ 86,649	\$ 105,035	\$ 90,769	\$ 75,971	\$ 95,848	\$ 81,757	\$ 81,757	\$ -	

Currents Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,441	1,489	1,430	1,470	1,457	1,363	1,457	1,410	1,457	1,410	1,456	15,839	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,069	1,118	185	1,379	2,694	2,847	3,109	3,070	1,254	1,237	1,286	19,248	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments														
Special Assessments - On Roll	8,400	108,789	503,606	17,915	10,555	5,873	9,954	1,974	5,272	22	-	672,361	701,123	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds														
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,910	\$ 111,395	\$ 505,221	\$ 20,764	\$ 14,705	\$ 10,082	\$ 14,521	\$ 6,454	\$ 7,983	\$ 2,669	\$ 2,742	\$ 707,448	\$ 701,123	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory Series 2020A	-	-	-	-	-	-	-	225,000	-	-	-	225,000	225,000	100%
Principal Debt Service - Early Redemptions Series 2020A	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense Series 2020A	-	214,975	-	-	-	-	-	214,975	-	-	-	429,950	429,950	100%
Property Appraiser & Tax Collector Fees	-	-	-	-	-	-	-	-	-	4,967	-	4,967	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges														
Fees/Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	45,867	0%
Total Expenditures and Other Uses:	\$ -	\$ 214,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 439,975	\$ -	\$ 4,967	\$ -	\$ 659,917	\$ 700,817	N/A
Net Increase/ (Decrease) in Fund Balance	10,910	(103,580)	505,221	20,764	14,705	10,082	14,521	(433,521)	7,983	(2,299)	2,742	47,531	306	
Fund Balance - Beginning	571,200	582,110	478,531	983,752	1,004,516	1,019,222	1,029,304	1,043,825	610,304	618,287	615,989	571,200	-	
Fund Balance - Ending	\$ 582,110	\$ 478,531	\$ 983,752	\$ 1,004,516	\$ 1,019,222	\$ 1,029,304	\$ 1,043,825	\$ 610,304	\$ 618,287	\$ 615,989	\$ 618,731	\$ 618,731	\$ 618,731	\$ 306

Currents Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,185	2,217	2,130	2,150	2,099	1,964	2,096	2,026	2,093	2,025	2,089	23,074	-	N/A
Prepayment Account	1,591	1,716	20	85	138	5	13,647	431	1,370	1,568	1,790	22,359	-	N/A
Revenue Account	17	590	21	31	41	46	58	544	21	29	39	1,437	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments														
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	239,867	-	-	-	-	-	222,171	-	-	-	-	462,038	606,475	76%
Special Assessments - Prepayments	-	-	10,422	-	-	13,629	180,441	155,960	17,637	66,541	207,825	652,456	-	N/A
Debt Proceeds														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 243,659	\$ 4,524	\$ 12,593	\$ 2,266	\$ 2,277	\$ 15,643	\$ 418,414	\$ 158,960	\$ 21,121	\$ 70,161	\$ 211,744	\$ 1,161,363	\$ 606,475	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory Series 2020B														
Principal Debt Service - Mandatory Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions Series 2020B														
Principal Debt Service - Early Redemptions Series 2020B	-	375,000	-	-	30,000	-	-	15,000	-	-	370,000	790,000	-	N/A
Interest Expense Series 2020B														
Interest Expense Series 2020B	-	243,950	-	-	319	-	-	235,344	-	-	3,931	483,544	606,475	80%
Payment to Refunded Bonds Escrow Agent														
Payment to Refunded Bonds Escrow Agent	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)														
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 618,950	\$ -	\$ -	\$ 30,319	\$ -	\$ -	\$ 250,344	\$ -	\$ -	\$ 373,931	\$ 1,273,544	\$ 606,475	N/A
Net Increase/ (Decrease) in Fund Balance	243,659	(614,426)	12,593	2,266	(28,041)	15,643	418,414	(91,384)	21,121	70,161	(162,187)	(112,181)	-	
Fund Balance - Beginning	868,206	1,111,864	497,439	510,032	512,298	484,257	499,900	918,314	826,930	848,051	918,213	868,206	-	
Fund Balance - Ending	\$ 1,111,864	\$ 497,439	\$ 510,032	\$ 512,298	\$ 484,257	\$ 499,900	\$ 918,314	\$ 826,930	\$ 848,051	\$ 918,213	\$ 756,025	\$ 756,025	\$ -	

Currents Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2024

Description	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Interest Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	-	1,967	1,967	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	-	969	969	-	N/A
Special Assessments - Prepayments					
Special Assessments - On Roll	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Debt Proceeds	975,296	-	975,296	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 975,296	\$ 2,936	\$ 978,231	\$ -	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2020B	-	-	-	-	N/A
Principal Debt Service - Early Redemptions					
Series 2020B	-	-	-	-	N/A
Interest Expense					
Series 2020B	-	-	-	-	N/A
Payment to Refunded Bonds Escrow Agent	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	-	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	975,296	2,936	978,231	-	
Fund Balance - Beginning	-	975,296	-	-	
Fund Balance - Ending	\$ 975,296	\$ 978,231	\$ 978,231	\$ -	

Prepared by:

JPWARD and Associates, LLC

Currents Community Development District
 Capital Projects Fund - Series 2020A
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through August 31, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income														
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Gov't Services														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services														
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay														
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
Cost of Issuance														
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	-
Fund Balance - Ending	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ -

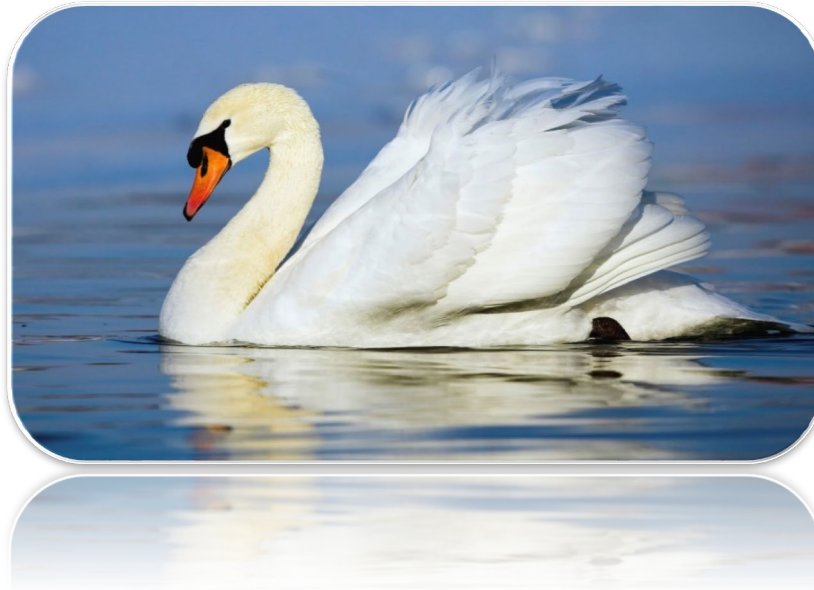
Currents Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2024

Description	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income					
Construction Account	-	42,309	42,309	-	N/A
Cost of Issuance	-	11	11	-	N/A
Debt Proceeds	17,824,704	-	17,824,704	-	N/A
Developer Contributions	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 17,824,704	\$ 42,320	\$ 17,867,024	\$ -	N/A
Expenditures and Other Uses					
Executive					
Professional Management	25,000	-	25,000	-	N/A
Other Contractual Services					
Assessment Roll Services	25,000	-	25,000	-	N/A
Trustee Services	6,125	-	6,125	-	N/A
Dissemination Services	2,500	-	2,500	-	N/A
Printing & Binding	1,750	-	1,750	-	N/A
Legal Services					
Legal - Series 2024 Bonds	171,950	-	171,950	-	N/A
Capital Outlay					
Construction - Water-Sewer Combination	4,675,785	-	4,675,785	-	N/A
Construction - Stormwater Management	2,132,690	6,908,761	9,041,450	-	N/A
Construction - Landscaping	312,807	-	312,807	-	N/A
Construction - Roadway Improvements Off-Site	10,623	-	10,623	-	N/A
Cost of Issuance					
Legal - Series 2024 Bonds	-	-	-	-	N/A
Underwriter's Discount	376,000	-	376,000	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 7,740,229	\$ 6,908,761	\$ 14,648,990	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	10,084,475	(6,866,440)	3,218,035	-	
Fund Balance - Beginning	-	10,084,475	-	-	
Fund Balance - Ending	\$ 10,084,475	\$ 3,218,035	\$ 3,218,035	\$ -	

Prepared by:

JPWARD and Associates, LLC

CURRENTS COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2024

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Currents Community Development District

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***The September 30, 2024 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Currents Community Development District
Balance Sheet
for the Period Ending September 30, 2024**

	Governmental Funds								Totals (Memorandum Only)	
	General Fund	Debt Service Funds			Capital Project Fund		Account Groups			
		Series 2020A	Series 2020B	Series 2024	Series 2020A	Series 2024	General Long Term Debt	General Fixed Assets		
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 26,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,890
Debt Service Fund										
Interest Account	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	327,600	454,325	653,500	-	-	-	-	-	1,435,425
Revenue Account	-	293,880	9,208	-	-	-	-	-	-	303,088
Prepayment Account	-	-	617,759	-	-	-	-	-	-	617,759
Capitalized Interest Account	-	-	-	329,078	-	-	-	-	-	329,078
Construction Account	-	-	-	-	-	3,142,990	-	-	-	3,142,990
Cost of Issuance Account	-	-	-	-	-	2,500	-	-	-	2,500
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Accounts Receivable										
Assessments Receivable	1,268	-	-	-	-	-	-	-	-	1,268
Amount Available in Debt Service Funds										
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	1,702,773	-	-	1,702,773
Investment in General Fixed Assets (net of depreciation)										
	-	-	-	-	-	-	-	18,918,600	-	18,918,600
Total Assets	\$ 28,158	\$ 621,480	\$ 1,081,292	\$ 982,578	\$ -	\$ 3,145,491	\$ 40,660,000	\$ 18,918,600	\$ -	\$ 65,437,599

**Currents Community Development District
Balance Sheet
for the Period Ending September 30, 2024**

	Governmental Funds							Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Capital Project Fund		General Long Term Debt	General Fixed Assets		
	General Fund	Series 2020A	Series 2020B	Series 2024	Series 2020A	Series 2024				
Liabilities										
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	-	-	-	-	-	-
Due to Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Bonds Payable										
Current Portion (Due within 12 months)										
Series 2020A	-	-	-	-	-	-	235,000	-	-	235,000
Series 2020B	-	-	-	-	-	-	-	-	-	-
Series 2024	-	-	-	-	-	-	260,000	-	-	260,000
Long Term										
Series 2020A	-	-	-	-	-	-	10,565,000	-	-	10,565,000
Series 2020B	-	-	-	-	-	-	11,060,000	-	-	11,060,000
Series 2024	-	-	-	-	-	-	\$18,540,000	-	-	18,540,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	(126,186)	(101,125)	-	-	-	(227,310)
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ (126,186)	\$ (101,125)	\$ 40,660,000	\$ -	\$ -	\$ 40,432,690
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	-	-	18,918,600	-	18,918,600
Fund Balance										
Restricted										
Beginning: October 1, 2023 (Unaudited)	-	571,200	868,206	-	126,186	-	-	-	-	1,565,593
Results from Current Operations	-	50,280	213,086	982,578	-	3,246,615	-	-	-	4,492,559
Unassigned										
Beginning: October 1, 2023 (Unaudited)	72,341	-	-	-	-	-	-	-	-	72,341
Results from Current Operations	(44,183)	-	-	-	-	-	-	-	-	(44,183)
Total Fund Equity and Other Credits	\$ 28,158	\$ 621,480	\$ 1,081,292	\$ 982,578	\$ 126,186	\$ 3,246,615	\$ -	\$ 18,918,600	\$ -	\$ 25,004,909
Total Liabilities, Fund Equity and Other Credits	\$ 28,158	\$ 621,480	\$ 1,081,292	\$ 982,578	\$ -	\$ 3,145,491	\$ 40,660,000	\$ 18,918,600	\$ -	\$ 65,437,599

**Currents Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll	680	8,808	40,774	1,451	855	475	806	160	427	2	-	-	54,437	57,006	95%
Special Assessments - Off-Roll	29,596	-	-	29,596	-	-	29,596	-	-	29,596	-	-	118,384	118,384	100%
Misc. Revenue															
Land Exchange	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Boundary Collection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 30,276	\$ 8,808	\$ 40,774	\$ 31,047	\$ 855	\$ 475	\$ 30,402	\$ 160	\$ 427	\$ 29,598	\$ -	\$ -	172,821	\$ 175,390	99%
Expenditures and Other Uses															
Executive															
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000	42,000	100%
Financial and Administrative															
Audit Services	-	-	1,500	2,800	-	-	-	-	-	-	-	-	4,300	4,300	100%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	27,000	27,000	100%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000	17,000	100%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	1,000	1,000	1,000	100%
Other Contractual Services															
Legal Advertising	-	-	-	-	-	-	368	-	3,396	-	-	-	3,764	1,500	251%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	6,997	6,997	8,250	85%
Dissemination Agent Services	417	417	417	417	417	417	417	417	1,417	417	417	417	6,000	5,000	120%
Bond Amortization Schedules	-	-	-	250	-	-	-	-	100	500	-	-	850	-	N/A
Property Appraiser Fees	5,370	-	58	-	-	-	-	-	-	(4,967)	-	-	460	200	230%
Bank Service Fees	52	79	5	-	116	-	-	-	-	-	-	-	252	300	84%
Communications & Freight Services															
Postage, Freight & Messenger	-	-	30	-	-	-	22	32	11	16	32	35	177	125	142%
Computer Services - Website Development															
Insurance	6,076	-	-	-	-	-	-	-	-	-	-	-	6,076	6,000	101%
Printing & Binding															
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	1,003	1,030	-	3,855	6,994	-	2,931	571	1,374	-	8,340	26,097	4,000	652%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2020B Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Land Exchange	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Boundary Contraction	-	115	533	-	-	523	-	991	(2,161)	-	-	-	-	-	N/A

Currents Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services															
Professional - Management	-	500	500	500	500	500	500	500	500	500	500	500	5,500	6,000	92%
Field Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services															
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake System															
Aquatic Weed Control	2,542	2,542	-	8,897	2,542	2,542	3,542	2,389	2,389	-	-	16,200	43,585	46,000	95%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	2,830	2,830	-	N/A
Slope Survey Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Water Quality Reporting/Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Preserve Services															
Repairs & Maintenance	-	-	-	-	-	-	-	-	1,836	4,716	5,975	9,814	22,341	-	N/A
Capital Outlay															
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies - OVERALL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping															
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserves															
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	3,990	0%
Sub-Total:	21,623	11,997	11,238	20,030	14,596	18,442	12,016	14,426	15,225	9,722	14,091	53,599	217,004	175,390	124%
Total Expenditures and Other Uses:	\$ 21,623	\$ 11,997	\$ 11,238	\$ 20,030	\$ 14,596	\$ 18,442	\$ 12,016	\$ 14,426	\$ 15,225	\$ 9,722	\$ 14,091	\$ 53,599	\$ 217,004	\$ 175,390	124%
Net Increase/ (Decrease) in Fund Balance	8,653	(3,189)	29,536	11,017	(13,741)	(17,967)	18,386	(14,266)	(14,798)	19,876	(14,091)	(53,599)	(44,183)	-	
Fund Balance - Beginning	72,341	80,994	77,805	107,341	118,357	104,616	86,649	105,035	90,769	75,971	95,848	81,757	72,341	-	
Fund Balance - Ending	\$ 80,994	\$ 77,805	\$ 107,341	\$ 118,357	\$ 104,616	\$ 86,649	\$ 105,035	\$ 90,769	\$ 75,971	\$ 95,848	\$ 81,757	\$ 28,158	\$ 28,158	\$ -	

Currents Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,441	1,489	1,430	1,470	1,457	1,363	1,457	1,410	1,457	1,410	1,456	1,456	17,295	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,069	1,118	185	1,379	2,694	2,847	3,109	3,070	1,254	1,237	1,286	1,293	20,541	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments															
Special Assessments - On Roll	8,400	108,789	503,606	17,915	10,555	5,873	9,954	1,974	5,272	22	-	-	672,361	701,123	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,910	\$ 111,395	\$ 505,221	\$ 20,764	\$ 14,705	\$ 10,082	\$ 14,521	\$ 6,454	\$ 7,983	\$ 2,669	\$ 2,742	\$ 2,749	\$ 710,197	\$ 701,123	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2020A	-	-	-	-	-	-	-	225,000	-	-	-	-	225,000	225,000	100%
Principal Debt Service - Early Redemptions															
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2020A	-	214,975	-	-	-	-	-	214,975	-	-	-	-	429,950	429,950	100%
Property Appraiser & Tax Collector Fees															
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	4,967	-	-	4,967	-	N/A
Other Fees and Charges															
Fees/Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	45,867	0%
Total Expenditures and Other Uses:	\$ -	\$ 214,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 439,975	\$ -	\$ 4,967	\$ -	\$ -	\$ 659,917	\$ 700,817	N/A
Net Increase/ (Decrease) in Fund Balance	10,910	(103,580)	505,221	20,764	14,705	10,082	14,521	(433,521)	7,983	(2,299)	2,742	2,749	50,280	306	
Fund Balance - Beginning	571,200	582,110	478,531	983,752	1,004,516	1,019,222	1,029,304	1,043,825	610,304	618,287	615,989	618,731	571,200	-	
Fund Balance - Ending	\$ 582,110	\$ 478,531	\$ 983,752	\$ 1,004,516	\$ 1,019,222	\$ 1,029,304	\$ 1,043,825	\$ 610,304	\$ 618,287	\$ 615,989	\$ 618,731	\$ 621,480	\$ 621,480	\$ 306	

Currents Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,185	2,217	2,130	2,150	2,099	1,964	2,096	2,026	2,093	2,025	2,089	2,089	25,162	-	N/A
Prepayment Account	1,591	1,716	20	85	138	5	13,647	431	1,370	1,568	1,790	679	23,037	-	N/A
Revenue Account	17	590	21	31	41	46	58	544	21	29	39	31	1,468	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments															
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	239,867	-	-	-	-	-	222,171	-	-	-	-	-	462,038	606,475	76%
Special Assessments - Prepayments	-	-	10,422	-	-	13,629	180,441	155,960	17,637	66,541	207,825	322,468	974,924	-	N/A
Debt Proceeds															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 243,659	\$ 4,524	\$ 12,593	\$ 2,266	\$ 2,277	\$ 15,643	\$ 418,414	\$ 158,960	\$ 21,121	\$ 70,161	\$ 211,744	\$ 325,267	\$ 1,486,630	\$ 606,475	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions															
Series 2020B	-	375,000	-	-	30,000	-	-	15,000	-	-	370,000	-	790,000	-	N/A
Interest Expense															
Series 2020B	-	243,950	-	-	319	-	-	235,344	-	-	3,931	-	483,544	606,475	80%
Payment to Refunded Bonds Escrow Agent															
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 618,950	\$ -	\$ -	\$ 30,319	\$ -	\$ -	\$ 250,344	\$ -	\$ -	\$ 373,931	\$ -	\$ 1,273,544	\$ 606,475	N/A
Net Increase/ (Decrease) in Fund Balance	243,659	(614,426)	12,593	2,266	(28,041)	15,643	418,414	(91,384)	21,121	70,161	(162,187)	325,267	213,086	-	
Fund Balance - Beginning	868,206	1,111,864	497,439	510,032	512,298	484,257	499,900	918,314	826,930	848,051	918,213	756,025	868,206	-	
Fund Balance - Ending	\$ 1,111,864	\$ 497,439	\$ 510,032	\$ 512,298	\$ 484,257	\$ 499,900	\$ 918,314	\$ 826,930	\$ 848,051	\$ 918,213	\$ 756,025	\$ 1,081,292	\$ 1,081,292	\$ -	

Currents Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	-	1,967	2,904	4,871	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account	-	969	1,443	2,411	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds	975,296	-	-	975,296	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 975,296	\$ 2,936	\$ 4,347	\$ 982,578	\$ -	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2020B	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions						
Series 2020B	-	-	-	-	-	N/A
Interest Expense						
Series 2020B	-	-	-	-	-	N/A
Payment to Refunded Bonds Escrow Agent	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	975,296	2,936	4,347	982,578	-	
Fund Balance - Beginning	-	975,296	978,231	-	-	
Fund Balance - Ending	\$ 975,296	\$ 978,231	\$ 982,578	\$ 982,578	\$ -	

Currents Community Development District
Capital Projects Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income															
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds															
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding															
Other General Gov't Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services															
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay															
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
Cost of Issuance															
Legal - Series 2020A Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance - Beginning	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	126,186	-	-
Fund Balance - Ending	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ 126,186	\$ -	-

Currents Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2024

Description	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	-	42,309	28,692	71,000	-	N/A
Cost of Issuance	-	11	12	23	-	N/A
Debt Proceeds	17,824,704	-	-	17,824,704	-	N/A
Developer Contributions	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 17,824,704	\$ 42,320	\$ 28,703	\$ 17,895,728	\$ -	N/A
Expenditures and Other Uses						
Executive						
Professional Management	25,000	-	-	25,000	-	N/A
Other Contractual Services						
Assessment Roll Services	25,000	-	-	25,000	-	N/A
Trustee Services	6,125	-	-	6,125	-	N/A
Dissemination Services	2,500	-	-	2,500	-	N/A
Printing & Binding	1,750	-	-	1,750	-	N/A
Legal Services						
Legal - Series 2024 Bonds	171,950	-	123	172,073	-	N/A
Capital Outlay						
Construction - Water-Sewer Combination	4,675,785	-	-	4,675,785	-	N/A
Construction - Stormwater Management	2,132,690	6,908,761	-	9,041,450	-	N/A
Construction - Landscaping	312,807	-	-	312,807	-	N/A
Construction - Roadway Improvements Off-Site	10,623	-	-	10,623	-	N/A
Cost of Issuance						
Legal - Series 2024 Bonds	-	-	-	-	-	N/A
Underwriter's Discount	376,000	-	-	376,000	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 7,740,229	\$ 6,908,761	\$ 123	\$ 14,649,112	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	10,084,475	(6,866,440)	28,581	3,246,615	-	
Fund Balance - Beginning	-	10,084,475	3,218,035	-	-	
Fund Balance - Ending	\$ 10,084,475	\$ 3,218,035	\$ 3,246,615	\$ 3,246,615	\$ -	

Prepared by:

JPWARD and Associates, LLC

CURRENTS COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2024

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: 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 October 31, 2024**

	Governmental Funds								Account Groups		Totals (Memorandum Only)	
	General Fund	Debt Service Funds			Capital Project Fund		General Long Term Debt	General Fixed Assets				
		Series 2020A	Series 2020B	Series 2024	Series 2020A	Series 2024						
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 20,996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,996	
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	
Reserve Account	-	327,600	454,325	653,500	-	-	-	-	-	-	1,435,425	
Revenue Account	-	296,450	229,115	-	-	-	-	-	-	-	525,565	
Prepayment Account	-	-	959,651	-	-	-	-	-	-	-	959,651	
Capitalized Interest Account	-	-	-	333,141	-	-	-	-	-	-	333,141	
Construction Account	-	-	-	-	-	3,155,982	-	-	-	-	3,155,982	
Cost of Issuance Account	-	-	-	-	-	2,511	-	-	-	-	2,511	
Due from Other Funds												
General Fund	-	3,664	-	7,309	-	-	-	-	-	-	10,973	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	
Accounts Receivable												
Assessments Receivable												
Amount Available in Debt Service Funds												
	-	-	-	-	-	-	2,270,805	-	-	-	2,270,805	
Amount to be Provided by Debt Service Funds												
	-	-	-	-	-	-	38,389,195	-	-	-	38,389,195	
Investment in General Fixed Assets (net of depreciation)												
	-	-	-	-	-	-	-	18,918,600	-	-	18,918,600	
Total Assets	\$ 20,996	\$ 627,714	\$ 1,643,091	\$ 993,950	\$ -	\$ 3,158,493	\$ 40,660,000	\$ 18,918,600	\$ -	\$ -	\$ 66,022,843	

**Currents Community Development District
Balance Sheet
for the Period Ending October 31, 2024**

	Governmental Funds								Totals (Memorandum Only)	
	Debt Service Funds				Capital Project Fund		Account Groups			
	General Fund	Series 2020A	Series 2020B	Series 2024	Series 2020A	Series 2024	General Long Term Debt	General Fixed Assets		
Liabilities										
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	-	-	-	-	-	-
Due to Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	10,973	-	-	-	-	-	-	-	-	10,973
Bonds Payable										
Current Portion (Due within 12 months)										
Series 2020A	-	-	-	-	-	-	235,000	-	-	235,000
Series 2020B	-	-	-	-	-	-	-	-	-	-
Series 2024	-	-	-	-	-	-	260,000	-	-	260,000
Long Term										
Series 2020A	-	-	-	-	-	-	10,565,000	-	-	10,565,000
Series 2020B	-	-	-	-	-	-	11,060,000	-	-	11,060,000
Series 2024	-	-	-	-	-	-	\$18,540,000	-	-	18,540,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	(126,186)	(101,125)	-	-	-	(227,310)
Total Liabilities	\$ 10,973	\$ -	\$ -	\$ -	\$ (126,186)	\$ (101,125)	\$ 40,660,000	\$ -	\$ -	\$ 40,443,663
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	-	-	18,918,600	-	18,918,600
Fund Balance										
Restricted										
Beginning: October 1, 2024 (Unaudited)	-	621,480	1,081,292	982,578	126,186	3,246,615	-	-	-	6,058,152
Results from Current Operations	-	6,234	561,798	11,372	-	13,002	-	-	-	592,405
Unassigned										
Beginning: October 1, 2024 (Unaudited)	27,256	-	-	-	-	-	-	-	-	27,256
Results from Current Operations	(17,233)	-	-	-	-	-	-	-	-	(17,233)
Total Fund Equity and Other Credits	\$ 10,023	\$ 627,714	\$ 1,643,091	\$ 993,950	\$ 126,186	\$ 3,259,617	\$ -	\$ 18,918,600	\$ -	\$ 25,579,180
Total Liabilities, Fund Equity and Other Credits	\$ 20,996	\$ 627,714	\$ 1,643,091	\$ 993,950	\$ 0	\$ 3,158,493	\$ 40,660,000	\$ 18,918,600	\$ -	\$ 66,022,844

**Currents Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	2,275	2,275	437,328	1%
Special Assessments - Off-Roll	-	-	-	N/A
Misc. Revenue				
Land Exchange	-	-	-	N/A
Boundary Collection	-	-	-	N/A
Developer Contribution	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2,275	2,275	\$ 437,328	1%
Expenditures and Other Uses				
Executive				
Professional Management	3,667	3,667	44,000	8%
Financial and Administrative				
Audit Services	-	-	4,400	0%
Accounting Services	3,167	3,167	38,000	8%
Assessment Roll Services	2,833	2,833	34,000	8%
Arbitrage Rebate Services	-	-	1,500	0%
Other Contractual Services				
Legal Advertising	-	-	2,000	0%
Trustee Services	-	-	11,500	0%
Dissemination Agent Services	3,500	3,500	5,000	70%
Bond Amortization Schedules	-	-	-	N/A
Property Appraiser Fees	-	-	1,500	0%
Bank Service Fees	-	-	350	0%

**Currents Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services				
Postage, Freight & Messenger	22	22	100	22%
Computer Services - Website Development	-	-	1,600	0%
Insurance	6,319	6,319	7,000	90%
Printing & Binding	-	-	100	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	10,000	0%
Legal - Series 2019 Bonds	-	-	-	N/A
Legal - Series 2020A Bonds	-	-	-	N/A
Legal - Series 2020B Bonds	-	-	-	N/A
Land Exchange	-	-	-	N/A
Boundary Contraction	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	15,000	0%
Stormwater Needs Analysis	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A

**Currents Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional - Management	-	-	20,000	0%
Field Operations	-	-	-	N/A
Mitigation Monitoring	-	-	-	N/A
Utility Services				
Electric	-	-	-	N/A
Repairs & Maintenance	-	-	-	N/A
Lake System				
Aquatic Weed Control	-	-	68,400	0%
Lake Bank Maintenance	-	-	15,000	0%
Slope Survey Monitoring	-	-	-	N/A
Water Quality Reporting/Testing	-	-	15,000	0%
Littoral Shelf - Invasive Plant Ctrl	-	-	10,000	0%
Control Structures/Catch Basin/Outfall	-	-	7,500	0%
Preserve Services				
Repairs & Maintenance	-	-	15,000	0%
Monitoring	-	-	15,000	0%
Capital Outlay				
Aeration Systems	-	-	-	N/A
Littoral Shelf Plantings	-	-	-	N/A
Erosion Restoration	-	-	-	N/A
Contingencies	-	-	14,590	0%
Contingencies - OVERALL	-	-	-	N/A
Landscaping				
Repairs & Maintenance	-	-	-	N/A
Reserves				
Extraordinary Capital/Operations	-	-	50,000	0%
Operational Reserve (Future Years)	-	-	-	N/A
Other Fees and Charges				
Discounts/Collection Fees	-	-	30,613	0%
Sub-Total:	19,508	19,508	437,328	4%
Total Expenditures and Other Uses:				
	\$ 19,508	\$ 19,508	\$ 437,328	4%
Net Increase/ (Decrease) in Fund Balance	(17,233)	(17,233)	-	
Fund Balance - Beginning	27,256	27,256	-	
Fund Balance - Ending	\$ 10,023	\$ 10,023	\$ -	

Currents Community Development District
Debt Service Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	1,355	1,355	12,500	11%
Prepayment Account	-	-	-	N/A
Revenue Account	1,215	1,215	8,000	15%
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	3,664	3,664	701,123	1%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 6,234	\$ 6,234	\$ 721,623	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020A	-	-	235,000	0%
Principal Debt Service - Early Redemptions				
Series 2020A	-	-	-	N/A
Interest Expense				
Series 2020A	-	-	423,200	0%
Property Appraiser & Tax Collector Fees				
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Other Fees and Charges				
Fees/Discounts for Early Payment	-	-	45,867	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 704,067	N/A
Net Increase/ (Decrease) in Fund Balance	6,234	6,234	17,556	
Fund Balance - Beginning	621,480	621,480	594,507	
Fund Balance - Ending	\$ 627,714	\$ 627,714	\$ 612,063	

Currents Community Development District
Debt Service Fund - Series 2020B
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	1,915	1,915	18,000	11%
Prepayment Account	1,973	1,973	7,000	28%
Revenue Account	37	37	1,400	3%
Capitalized Interest Account	-	-	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	217,954	217,954	470,688	46%
Special Assessments - Prepayments	339,919	339,919	-	N/A
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 561,798	\$ 561,798	\$ 497,088	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020B	-	-	-	N/A
Principal Debt Service - Early Redemptions				
Series 2020B	-	-	-	N/A
Interest Expense				
Series 2020B	-	-	470,688	0%
Payment to Refunded Bonds Escrow Agent	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 470,688	N/A
Net Increase/ (Decrease) in Fund Balance	561,798	561,798	26,400	
Fund Balance - Beginning	1,081,292	1,081,292	1,024,987	
Fund Balance - Ending	\$ 1,643,091	\$ 1,643,091	\$ 1,051,387	

Currents Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 321,796	0%
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	2,703	2,703	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	1,359	1,359	-	N/A
Special Assessments - Prepayments				
Special Assessments - On Roll	7,309	7,309	1,398,499	1%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
Debt Proceeds	-	-	-	N/A
Intragovernmental Transfer In				
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 11,372	\$ 11,372	\$ 1,720,295	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020B	-	-	260,000	0%
Principal Debt Service - Early Redemptions				
Series 2020B	-	-	-	N/A
Interest Expense				
Series 2020B	-	-	848,371	0%
Payment to Refunded Bonds Escrow Agent				
Payment to Refunded Bonds Escrow Agent	-	-	-	N/A
Operating Transfers Out (To Other Funds)				
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Other Fees and Charges				
Fees/Discounts for Early Payment	-	-	91,491	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 1,199,862	N/A
Net Increase/ (Decrease) in Fund Balance	11,372	11,372	520,433	
Fund Balance - Beginning	982,578	982,578	-	
Fund Balance - Ending	\$ 993,950	\$ 993,950	\$ 520,433	

Currents Community Development District
Capital Projects Fund - Series 2020A
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Construction Account	-	-	-	N/A
Cost of Issuance	-	-	-	N/A
Debt Proceeds	-	-	-	N/A
Developer Contributions	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses				
Executive				
Professional Management	-	-	-	N/A
Other Contractual Services				
Trustee Services	-	-	-	N/A
Printing & Binding	-	-	-	N/A
Other General Gov't Services				
Engineering Services	-	-	-	N/A
Legal Services				
Legal - Series 2020A Bonds	-	-	-	N/A
Capital Outlay				
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
Cost of Issuance				
Legal - Series 2020A Bonds	-	-	-	N/A
Underwriter's Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	-	-	-	
Fund Balance - Beginning	126,186	126,186	-	
Fund Balance - Ending	<u>\$ 126,186</u>	<u>\$ 126,186</u>	<u>\$ -</u>	

**Currents Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2024**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest Income				
Construction Account	12,991	12,991	-	N/A
Cost of Issuance	11	11	-	N/A
Debt Proceeds	-	-	-	N/A
Developer Contributions	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 13,002	\$ 13,002	\$ -	N/A
Expenditures and Other Uses				
Executive				
Professional Management	-	-	-	N/A
Other Contractual Services				
Assessment Roll Services	-	-	-	N/A
Trustee Services	-	-	-	N/A
Dissemination Services	-	-	-	N/A
Printing & Binding	-	-	-	N/A
Legal Services				
Legal - Series 2024 Bonds	-	-	-	N/A
Capital Outlay				
Construction - Water-Sewer Combination	-	-	-	N/A
Construction - Stormwater Management	-	-	-	N/A
Construction - Landscaping	-	-	-	N/A
Construction - Roadway Improvements Off-Site	-	-	-	N/A
Cost of Issuance				
Legal - Series 2024 Bonds	-	-	-	N/A
Underwriter's Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	13,002	13,002	-	
Fund Balance - Beginning	3,246,615	3,246,615	-	
Fund Balance - Ending	\$ 3,259,617	\$ 3,259,617	\$ -	

Prepared by:

JPWARD and Associates, LLC