

# CURRENTS COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

JULY 9, 2024

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PREPARED BY:

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

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

# CURRENTS COMMUNITY DEVELOPMENT DISTRICT

July 2, 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, July 9, 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=m66084c461f6ab1dfa816a0e1b78119dd>

Access Code: **2333 640 6136**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **2333 640 6136**, password: **Jpward (579274** from phones) to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.

*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.*

2. Consideration of Minutes:
  - I. June 11, 2024 – Public Hearings and Regular Meeting.
3. 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.

4. Consideration of **Resolution 2024-14**, 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.
5. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Manager.
    - a) **Important Board Meeting Dates for Balance of Fiscal Year 2024.**
      - 1) Landowners Election – November 12, 2024 (Seat 1, 3 & 4).
      - b) Financial Statement for period ending June 30, 2024 (unaudited).
6. 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.
7. Supervisor's Requests.
8. Adjournment.

### **Staff Review**

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

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The second order of business is the consideration of the minutes from the June 11, 2024, Public Hearings and Regular Meeting.

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The third order of business is the 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.

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The fourth order of business is the consideration of **Resolution 2024-14**, 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.

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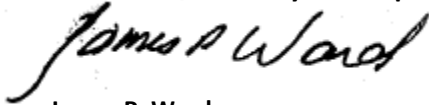
The fifth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on the Financial Statements (unaudited) for the period ending June 30, 2024.

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The remainder of the agenda is general in nature and If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly 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

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**MINUTES OF MEETING  
CURRENTS  
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Currents Community Development District was  
11 held on Tuesday, June 11, 2024 at 3:30 P.M. at the offices of Coleman, Yovanovich & Koester, 4001  
12 Tamiami Trail North, Suite 300, Naples, Florida 34103.

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**Landowners Present:**

18 Jarret English	Assistant Secretary
19 Tonya Holden	Assistant Secretary
20 Tommy Dean	Assistant Secretary

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22  
23  
24

**Absent:**

25 Charles Cook	Chairperson
26 Rob Summers	Vice Chairperson

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29  
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31  
32

**Also present were:**

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

36  
37  
38  
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40

**Audience:**

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

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45  
46  
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48

**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, with the exception of Chair Cook and Supervisor Summers, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Public Hearings**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**April 9, 2024 - Regular Meeting Minutes**

49  
50 Mr. Ward asked if there were any corrections or deletions to the Regular Meeting Minutes; hearing  
51 none, he called for a motion.  
52

**On MOTION made by Tommy Dean, seconded by Jarret English, and with all in favor, the April 9, 2024 Regular Meeting Minutes were approved.**

56  
57  
58 **FOURTH ORDER OF BUSINESS** **Public Hearing**

59  
60 **PUBLIC HEARINGS – FY 2025 BUDGET AND SPECIAL ASSESSMENTS**  
61  
62 Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related  
63 to the Budget itself.  
64

65 **a) FISCAL YEAR 2025 BUDGET**  
66  
67 **I. Public Comment and Testimony**

68  
69 Mr. Ward called for a motion to open the Public Hearing.  
70

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, the Public Hearing was opened.**

71  
72  
73  
74 Mr. Ward asked if there were any members of the public present via audio or video with  
75 any comments or questions with respect to the Fiscal Year 2025 Budget; there were none.  
76 He noted there were no members of the public present in person. He called for a motion  
77 to close the Public Hearing.  
78

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, the Public Hearing was closed.**

79  
80  
81  
82 **II. Board Comment and Consideration**  
83  
84 Mr. Ward asked if there were any questions or comments from the Board; there were none.  
85

86 **III. Consideration of Resolution 2024-10, a resolution of the Board of Supervisors adopting the**  
87 **Annual Appropriation and Budget for Fiscal Year 2025**  
88

89 Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on  
90 September 30, 2025.  
91

**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, Resolution 2024-10 was adopted, and the Chair was authorized to sign.**

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**On MOTION made by Tommy Dean, seconded by Tanya Holden, and with all in favor, Resolution 2024-12 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

**a) New performance reporting requirements for CDDs**

No report.

**II. District Engineer**

**a) Operations Report**

No report.

**III. District Manager**

**a) Supervisor of Elections Qualified Elector Report April 15, 2024**

**b) Florida Law Changes to Form 1 Filings**

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

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

**d) Financial Statement for period ending April 30, 2024 (unaudited)**

**e) Financial Statement for period ending May 31, 2024 (unaudited)**

Mr. Ward stated the Supervisor of Elections annually reported the number of qualified electors in the District. He explained this number became significant when the District met two thresholds, one was 250 qualified electors, and the second was six years from the date of establishment. He stated the District met the first threshold with 347 registered voters within the District as of April 15, 2024. He noted the District was established in 2019, so the transition would begin in November of 2026 at which point two members would transition to qualified electors, a third seat in 2026 would be a landowner seat; in 2028 two more board members would transition to qualified electors and in 2030 the final landowner seat would transition to a qualified elector.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor’s Requests.

Mr. Tommy Dean stated he heard something about the Property Appraiser listing something incorrectly regarding ownership of a piece of the District on the eastern boundary. He asked if Mr. Ward knew anything about this.

Mr. Ward responded he had not heard anything about this.



188 Mr. Urbancic stated he understood the Property Appraiser had reached out to the surveyor with regard  
189 to some of the lake tracts. He stated there was a deed which would require some cleanup regarding  
190 one of the lake tracts. He stated the District bought the lakes, but when the lakes were platted, the  
191 edges were platted wider; the lake plat was larger than what the District purchased, so he was doing a  
192 quit claim deed to clean up the edges.

193  
194 Mr. Dean stated this might be what he heard about. He asked if there was an exhibit showing what was  
195 under the maintenance of the CDD and what was still the responsibility of Taylor Morrison.

196  
197 Mr. Ward stated there was an operating exhibit showing what the CDD was maintaining and what Taylor  
198 Morrison was maintaining. He stated most of this would come online October 1 as it was still in  
199 development. He asked if Mr. Urbancic wished to approve the deed today as there would not be  
200 another meeting for a couple of months.

201  
202 Mr. Urbancic responded in the affirmative. *Essentially what it is, is a quit claim deed, from Taylor*  
203 *Morrison to the CDD over basically all the lake tracts so we can clean them up and work with Rhodes and*  
204 *Atwell to confirm we have the right legal description. What that does is it just takes – we sort of have*  
205 *the interior which is owned by the District and then there is a little slice around which is the rest of the*  
206 *platted tract. The District will then own the full platted tract and it just cleans that up. I can run through*  
207 *all of the various lake tracts if you want me to pull up the deed, but as I said, I've worked with Rhodes*  
208 *and Atwell to come up with the legal description.*

209  
210 *Mr. Dean: From the Atwell perspective who was handling the majority of the conversation?*

211  
212 *Mr. Urbancic: It was Nick and Jackie.*

213  
214 Discussion ensued regarding the lake tracts, what was being maintained by the CDD versus Taylor  
215 Morrison, and what was platted versus what was owned by the CDD.

216  
217 Mr. Urbancic described what was platted versus what was currently owned by the CDD and how the quit  
218 claim deed would give the remainder of the platted lake area over to ownership by the CDD. He noted  
219 Rhodes and Atwell provided the legal descriptions. He discussed the lakes which would be included. He  
220 explained the lakes were already dedicated to the District, this would just complete the full dedication.

221  
222 Discussion continued regarding what would be dedicated to the District, what was platted, and what  
223 would ultimately be owned by the District.

224  
225 Mr. Urbancic displayed and discussed the plat.

226  
227 Mr. Ward explained homeowners would own up to the top of the bank, and the CDD would own from  
228 the top of the bank down to control and into the lake. He stated the CDD purchased all the lakes in  
229 2019 and owned the fee simple title of the entire water management system.

230  
231 Discussion ensued regarding how the District purchased the lakes before the lakes were developed and  
232 how complicated the process was, and how the quit claim deed would now clean up the edges to reflect  
233 exactly what was owned by the CDD.

234  
235



## RESOLUTION NO. 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CURRENTS COMMUNITY DEVELOPMENT DISTRICT 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.

**WHEREAS**, the Board of Supervisors of Currents Community Development District (the "Board") and the "District" respectively) is proceeding, or has proceeded, with the sale and issuance of \$18,800,000 Currents Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) (the "Series 2024 Bonds") pursuant to the delegation resolution known as Resolution No. 2024-8 adopted by the Board on April 9, 2024; and

**WHEREAS**, the Series 2024 Bonds are, or will be, issued under and pursuant to a Master Trust Indenture, dated as of October 1, 2019 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture, dated as of July 1, 2024, between the District and the Trustee (the "Supplemental Indenture"). The Master Indenture and the Supplemental Indenture are sometimes collectively referred to herein as the "Indenture"; and

**WHEREAS**, the Board previously indicated its intention in Resolution No. 2019-18 to undertake, install, establish, construct or acquire certain public infrastructure improvements and facilities within and outside of the District (the "CIP"), which plan is detailed in that certain Master Engineer's Report prepared by Waldrop Engineering, Inc. and dated August 2019 (the "Master Engineer's Report"). The Master Engineer's Report has been subsequently amended, supplemented and updated by the First Supplemental Engineer's Report prepared by Waldrop Engineering, Inc. and dated July, 2020 (the "First Supplemental Engineer's Report"), and further supplemented by that certain Currents Community Development District Second Supplemental Engineer's Report prepared by Atwell, LLC and dated June 12, 2024 ("Second Supplemental Engineer's Report"), a copy of which Second Supplemental Engineer's Report is attached hereto and made a part of this Resolution as Exhibit "A". (The Master Engineer's Report, as amended, supplemented and updated by the First Supplemental Engineer's Report, as supplemented by the Second

Supplemental Engineer's Report, are sometimes collectively referred to herein as the "Engineer's Report".) The Second Supplemental Engineer's Report describes the public infrastructure that is part of the CIP, which functions as a system of improvements, and is eligible to be funded by the Series 2024 Bonds (the "Series 2024 Project"); and

**WHEREAS**, a portion of which Series 2024 Project will be financed by the Series 2024 Bonds; and

**WHEREAS**, the District previously adopted Resolution No. 2020-2 (the "Final Assessment Resolution"), equalizing, approving, confirming, imposing and levying special assessments on the property specially benefited by the CIP within the District as described in the Final Assessment Resolution (the "Assessments"), which Resolution is still in full force and effect; and

**WHEREAS**, pursuant to and consistent with the terms of the Final Assessment Resolution relating to the Assessments, this Resolution sets forth the terms of the Assessments for the Series 2024 Bonds (the "Series 2024 Assessments"), adopts a final assessment roll for the Series 2024 Assessments consistent with the final terms of the Series 2024 Bonds to be issued by the District, and ratifies and confirms the lien of the levy of the Series 2024 Assessments securing the Series 2024 Bonds, which lien is separate and distinct from the lien of the Assessments previously levied by the District in connection with its Capital Improvement Revenue Bonds, Series 2020A and its Capital Improvement Revenue Bonds, Series 2020B (including on property to be subject to the Series 2024 Assessments); and

**WHEREAS**, the District intends to issue its Series 2024 Bonds on July 11, 2024 in the aggregate principal amount of \$18,800,000.

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

**SECTION 1. Definitions.** All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Final Assessment Resolution.

**SECTION 2. Authority for This Resolution; Recitals.** This Resolution is adopted pursuant to Chapter 190, Florida Statutes, including, without limitation, Sections 190.021 and 190.022, Florida Statutes; Chapter 170, Florida Statutes, including, without limitation, Section 170.08, Florida Statutes; and Chapter 197, Florida Statutes, including, without limitation, Section 197.3632, Florida Statutes; and the Final Assessment Resolution. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

**SECTION 3. Findings.** As a supplement to the findings set forth in the Final Assessment Resolution, the Board of the District hereby finds and determines as follows:

a. The above recitals are true and correct and are incorporated herein by this reference.

b. On October 14, 2019, the District, after due notice and public hearing, adopted the Final Assessment Resolution, which, among other things, equalized, approved, confirmed and levied the Assessments on property specially benefiting from the CIP authorized by the District. The Final Assessment Resolution contemplated that as each series of bonds is issued to fund all or any portion of the CIP, a supplemental assessment resolution would be adopted by the Board to set forth the specific terms of the applicable bonds and set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that bond issue.

c. The Engineer's Report identifies and describes, among other things, the presently expected components of the Series 2024 Project. The Engineer's Report sets forth the estimated costs of the Series 2024 Project. The District hereby confirms that the Series 2024 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies the use of the Engineer's Report in connection with the sale of the Series 2024 Bonds.

c. The Currents Community Development District Final Supplemental Special Assessment Methodology for Capital Improvements Bonds, Series 2024 Bonds prepared by JP Ward & Associates, LLC and dated June 18, 2024, a copy of which attached hereto and made a part of this Resolution as Exhibit "B" (the "Supplemental Assessment Report"), applies the methodology previously approved for the benefited parcels under the Final Assessment Resolution to the terms of the Series 2024 Bonds pursuant to the Currents Community Development District Master Special Assessment Methodology prepared by JP Ward & Associates, LLC and dated September 11, 2019 ("Master Assessment Report"), and establishes an assessment roll for the Series 2024 Assessments. (The Master Assessment Report, as supplemented by the Supplemental Assessment Report, are sometimes collectively referred to herein as the "Assessment Report".) The District ratifies the use of the Assessment Report in connection with the sale of the Series 2024 Bonds.

d. The Series 2024 Project to be funded, in part, by the Series 2024 Bonds, will specially benefit the benefited parcels within the District as part of the CIP and it is reasonable, proper, just and right to assess the costs of the Series 2024 Project through the levy of the Series 2024 Assessments on the properties associated with the final phase of the development within the District planned for 743 residential lots of various product types as reflected in the assessment roll in the Supplemental Assessment Report. The Board previously determined pursuant to the Final Assessment Resolution that it is reasonable, proper, just and right to assess the costs of the CIP, of which the Series 2024 Project is a part, on the benefitted parcels within the District.

f. The sale, issuance and closing of the Series 2024 Bonds, the adoption of all resolutions relating to the Series 2024 Bonds, the confirmation of the Series 2024 Assessments levied on the benefited parcels within the District and all actions taken in furtherance of the closing on the Series 2024 Bonds, are declared and affirmed as being in the best interest of the District and are hereby ratified, approved and confirmed.

**SECTION 4. Supplemental Assessment Report; Allocation and Apportionment of Assessments Securing Series 2024 Bonds.**

a. The Board hereby adopts the Supplemental Assessment Report, which report contains the actual terms of the Series 2024 Bonds. The Series 2024 Assessments shall be allocated and apportioned in accordance with the Master Assessment Report, which allocation and apportionment shall be on the benefited parcels within the District. The assessment roll in the Supplemental Assessment Report reflects the actual terms of the Series 2024 Assessments and is hereby adopted by the District. The lien of the Series 2024 Assessments securing the Series 2024 Bonds shall be on the lands within the District described in the Supplemental Assessment Report and such lien is ratified and confirmed.

b. Section 6 of the Final Assessment Resolution sets forth the terms for collection and enforcement of the Series 2024 Assessments. The District hereby certifies the Series 2024 Assessments for collection to ensure payment of debt service as set forth in this Supplemental Assessment Report. The District Manager is directed and authorized to take all actions necessary to collect the Series 2024 Assessments on applicable property using methods available to the District authorized by Florida law and the Indenture in order to provide for the timely payment of debt service (after taking into account any

capitalized interest period, if any). Among other things, the District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2024 Assessments and present same to the Board as required by law. The Series 2024 Assessments shall be subject to prepayment as provided in the Final Assessment Resolution, subject however to any applicable provisions of the Indenture.

**SECTION 5. Assessment Records.** The Series 2024 Assessments on and peculiar to the parcels specifically benefited by the Series 2024 Project, all as previously equalized, approved, confirmed and imposed and levied pursuant to the Final Assessment Resolution, are hereby supplemented as specified in the final assessment roll set forth on Exhibit “V” of the Supplemental Assessment Report. The Series 2024 Assessments shall be recorded by the Secretary of the Board in accordance with the Final Assessment Resolution and the Secretary will maintain the par debt outstanding by product type on a periodic basis determined appropriate by the Secretary, all in the applicable official record(s) of the District for maintaining such assessment data. The Series 2024 Assessments against each respective parcel shown on the final assessment roll and interest, costs and penalties thereon, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims.

**SECTION 6. 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 7. Conflicts.** This Resolution is intended to supplement the Final Assessment Resolution, which remains in full force and effect except to the extent modified herein. This Resolution and the Final Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 8. Effective Date.** This Resolution shall take effect immediately upon its adoption.

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

**PASSED AND ADOPTED** this 9<sup>th</sup> day of July, 2024.

**CURRENTS COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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

\_\_\_\_\_  
Charles Cook, Chair

**Exhibit:**

Exhibit "A": Currents Community Development District Second Supplemental Engineer's Report prepared by Atwell, LLC and dated June 12, 2024

Exhibit "B": 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

Exhibit "A"



**CURRENTS**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Second Supplemental Engineer's Report**

**June 12<sup>th</sup>, 2024**

*Prepared for:*

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

*Prepared by:*



28100 Bonita Grande Drive, Suite 305  
Bonita Springs, Florida 34135

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- Exhibit 3 – CIP/Qualified Improvements**

## INTRODUCTION

Currents Community Development District (the “CDD” or the “**District**”) is a special purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The District currently encompasses approximately 511.18 acres of land and is located approximately four miles southeast of C.R. 951 (Collier Boulevard) in unincorporated Collier County, Florida. The project lies within Section 13, Township 51 South, Range 26 East, and Sections 18 and 19, Township 51 South, Range 27 East, and is bounded to the northeast by Tamiami Trail (U.S. 41), south of Sandpiper Drive. Please refer to **Exhibit 1 – Location Map**

The District has amended the CDD boundary to remove a Lake (LE1-28). This lake is approximately 5.12 acres and does not provide water management or attenuation to the District and was not funded with District financing. The revised CDD boundary will be 511.18 acres, and, accordingly, this acreage will be what is referenced throughout this report. The application has been approved by the Board of County Commissioners.

The District’s boundaries are coterminous with a master planned community development (the “**Master Development**”) consisting of approximately 511.18 +/- acres located within the existing Fiddler’s Creek/Marco Shores DRI/PUD in Collier County. The Master Development is located within the area zoned by Collier County as Planned Unit Development (PUD), pursuant to Ordinance No. 18-27.

The District was established for the purpose of financing, acquiring, constructing, maintaining, and operating all or a portion of the public infrastructure and certain related interests in land necessary for the community development within the District.

The District represents the entire development area within the Master Development and consist of approximately 511.18 acres planned for 1,250 single and multi-family dwelling units to be developed as “**Esplanade by the Islands.**” The matrix shown in **Table 1** below represents the anticipated product mix for the lands within the District.

The residential development in the Master Development is being developed in phases. The first phases of the Master Development are planned to contain approximately 507 residential units and are substantially developed. The matrix shown in **Table 1a** below represents the anticipated product mix for the final phase of the Master Development. Please note that the information in these tables may be revised as development progresses and the final site plan is further refined by the Developer (hereafter defined).

**Table 1: Lot Matrix Overall\***

<b>PRODUCT TYPE</b>	<b>UNIT COUNT</b>	<b>PERCENT OF TOTAL</b>
52' LOTS	302	24.2%
62' LOTS	309	24.7%
76' LOTS	89	7.1%
TWIN VILLAS	176	14.1%
MULTI-FAMILY	374	29.9%
<b>TOTAL</b>	<b>1,250</b>	<b>100%</b>

\*Updated/revised since First Supplemental Engineer's Report (hereinafter defined)

**Table 1a: Lot Matrix Final Phase**

<b>PRODUCT TYPE</b>	<b>UNIT COUNT</b>	<b>PERCENT OF TOTAL</b>
52' LOTS	225	30.3%
62' LOTS	174	20.6%
76' LOTS	20	5.5%
TWIN VILLAS	94	12.7%
MULTI-FAMILY	230	30.9%
<b>TOTAL</b>	<b>743</b>	<b>100%</b>

**PURPOSE AND SCOPE**

This report supplements the Master Engineer's Report dated August 2019 prepared by Waldrop Engineering (with which this firm merged) (the "Master Engineer's Report"), as supplemented

by the First Supplemental Engineer's Report dated July 2020 (the "First Supplemental Engineer's Report") to reflect the District's proposed issuance of its 2024 Bonds (as such term is hereinafter defined). Except as supplemented by the First Supplemental Engineer's Report and hereby, the Master Engineer's Report has not been updated since its date.

The purpose of this report is to (i) provide a brief discussion about the portion of the District's public "Capital Improvement Plan" ("CIP") as described in the Master Engineer's Report financed by the District's Bond Anticipation Note, Series 2019 (the "BAN") and the District's Capital Improvement Revenue Bonds, Series 2020A (the "2020A Bonds") and (ii) outline the scope of the portion of the CIP as described in the Master Engineer's Report that is eligible to be financed (referred to herein as the "Qualified Improvements") by the District's proposed Capital Improvement Revenue Bonds, Series 2024 Bonds (Assessment Area Two) (the "2024 Bonds").

## **CAPITAL IMPROVEMENT PLAN**

As noted in the Master Engineer's Report, the CIP is a system of improvements that benefits all the developable property within the District. The Master Engineer's Report describes the CIP and states that the CIP has a total estimated cost of approximately \$76,253,139 (which includes costs previously funded by the BAN and the 2020A Bonds).

As noted above, the District has previously issued the BAN, the net proceeds of which, in the amount of \$13,002,600, were used to acquire from the Developer (i) approximately 103.926 acres of stormwater tracts and 30.904 of conservation tracts relating to the public portion of the CIP comprised of stormwater management, including wetlands, for a purchase price of \$12,600,000 (which purchase price was based on two independent appraisals and not in excess of the Developer's cost basis in such tracts) and (ii) work product associated with the design and permitting of the public infrastructure in the CIP (collectively, the "BAN Project"). The BAN was refinanced with proceeds of the District's Capital Improvement Revenue Bonds, Series 2020B.

In addition, the District issued the 2020A Bonds to fund certain public improvements included in the CIP. The portion of the proceeds of the Series 2020A Bonds deposited in the related project

account established under the trust indenture for the 2020A Bonds for this purpose, has been expended.

Public portions of the CIP funded by the 2020A Bonds were necessary, generally, for the functional development of the Master Development (see **Table 1a**). The public and private infrastructure needed, generally, to support the development of the first two phases of development of the Master Development is substantially complete.

The Qualified Improvements, as outlined herein, are necessary, generally, for the functional development of the final phase of the Master Development as required by Collier County, Florida and the South Florida Water Management District (“SFWMD”). Further, the Qualified Improvements are comprised of public portions of the CIP that are described in the Master Engineer’s Report, as supplemented hereby, and are eligible to be financed by the 2024 Bonds and include components previously transferred to the District (and which may have been dedicated to the other governmental entities for final operation and maintenance by or on behalf of the District) but for which payment has not yet been made. All or a portion of the Qualified Improvements will be acquired by the District with proceeds of the 2024 Bonds issued by the District.

The remaining public infrastructure improvements included in the CIP (including the Qualified Improvements), to the extent not financed or refinanced by bonds issued by the District, will be completed by Taylor Morrison of Florida, Inc. (the “Developer”), the primary developer of lands within the District. The Developer will finance and construct the private infrastructure improvements needed for the Master Development.

The Qualified Improvements described in this report reflects the District's present intentions. The implementation and completion of the Qualified Improvements outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of improvements. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc.

Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

**Exhibit 3** attached hereto shows information regarding the estimated costs of the CIP, including the Qualified Improvements. All Qualified Improvements are anticipated to be complete no later than three years from the date of issuance of the 2024 Bonds.

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the “Qualified Improvements” as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the final phase of development of Esplanade by the Islands. Stated differently, during development and implementation of the Qualified Improvements as described above, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

The anticipated completion timeline for the Qualified Improvements and lot development in the final phase of the Master Development are presented in **Table 2** below.

**Table 2: Qualified Improvements Status and Lot Completion Timeline**

Construction Phasing	Estimated Completion Date
Qualified Improvements	2027

## PERMITS AND APPROVALS

**Exhibit 2** attached hereto lists the status of all applicable permits and approvals for the Qualified Improvements. The Qualified Improvements and planned residential and recreational development within the Master Development is compliant with the current zoning per Ordinance No. 18-27. Compliance with the conditions of the zoning approval and permitting requirements is currently being accomplished. It is our opinion that the Qualified Improvements are feasible, there are no technical reasons existing at this time which would prohibit the implementation of the Qualified



Improvements as presented herein and that permits normally obtained by site development engineers not heretofore issued and which are necessary to affect the Qualified Improvements described herein will be obtained during the ordinary course of development.

**LAND USE**

As stated, the Master Development includes approximately 511.18 acres. **Table 3** below illustrates the land use plan in acreage for the District. Such information is subject to change.

**Table 3: Land Use Summary**

TYPE OF USE	ACRES +/-
Lakes	115.85
Spreader Lakes (outside of WM System)	13.92
Residential Tracts	201.57
Road Rights-of-Way	60.60
Preservation/Wetland Areas	30.90
Parks and Amenities	9.70
Other (Uplands, Open Space, etc.)	78.64
<b>TOTAL</b>	<b>511.18</b>

**ROADWAYS**

All roads within Esplanade by the Islands are to be private and will be funded by the Developer and dedicated to the Homeowner’s Association (“HOA”) for ownership and maintenance. All roads will be designed and constructed in accordance with Collier County standards. Notwithstanding the same, the District will be provided access over the privately owned roadways for purposes of operating and maintaining the public improvements in the CIP.

There are two (2) access points into the Esplanade by the Islands community: the main entry off U.S. 41 and a secondary entry through the future commercial parcel located at the northeastern property boundary. U.S. 41 is currently a two-lane roadway along the frontage of the Esplanade by the Islands property. The existing U.S. 41 widening project ends at Duda Road, north of the Esplanade by the Islands property. The cost of constructing turn lanes on U.S. 41 required by

development approvals applicable to the Master Development and needed to facilitate traffic flow were previously funded by the BAN and the 2020A Bonds. Costs of other portions of the off-site roadway improvements, including roadways from U.S. 41 to entrance locations, are part of the CIP but not included in the Qualified Improvements.

### **UNDERGROUND AND STREET LIGHTING ELECTRICAL SYSTEM**

The District lies within the area served by the Florida Power and Light (FP&L) service area. FP&L will provide underground electric service to the site from lines located within the public right-of-way of U.S. 41. The CIP does not include the cost of providing the trenches for undergrounding of electrical utility lines within right-of-way and public utility easements throughout the community. Any lines and transformers will be owned by FP&L and not paid for by the District. Any street lights located on internal roadways will be privately funded by the HOA.

### **STORMWATER MANAGEMENT**

Collier County and the South Florida Water Management District (SFWMD) regulate the design criterion for the stormwater management system within the District. The District is located within the West Collier Drainage Basin. The existing site was previously utilized for agricultural production. The existing, onsite, naturally occurring wetlands have been delineated by SFWMD and will be preserved according to the existing Environmental Resource Permit for the project shown in **Exhibit 2 – Permits Exhibit**, as amended, or supplemented.

The Stormwater Management Plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with dry detention facilities throughout the site. As noted earlier, the acquisition by the District of approximately 103.926 acres of land related to stormwater management is part of the BAN Project.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.

2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.
6. To preserve the function of the floodplain storage during the 25-year storm event.

The stormwater collection and outfall systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The stormwater collection system included in the Qualified Improvements does not include any roadway features (i.e., curbs, etc.).

The District will finance, own, operate, and maintain the stormwater system, with the exception that the County will own, operate, and maintain the inlets and storm sewer systems within any County rights-of-way.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots, and lake excavation for stormwater ponds within the CIP includes only the portion from the control elevation to the depth required to meet water quality criteria set forth by the SFWMD. Moreover, the purpose of the lakes is to manage stormwater, with any use of such water for irrigation on private lots being incidental to that purpose. Further, all lakes included in the CIP will be constructed in accordance with the applicable requirements of governmental authorities with jurisdiction over lands in the District and not for the purpose of creating fill for private property. Additionally, all improvements within the District-funded stormwater management plan will be located on publicly owned land or within public easements or public rights-of-way. Finally, it is less expensive to allow the developer of the land in the District

to use any excess fill generated by construction of the improvements in the stormwater system than to haul such fill off-site.

## **ENVIRONMENTAL CONSERVATION/MITIGATION**

The Master Development contains two distinct wetland areas consisting of 30.9 acres, which will be enhanced and preserved as part of the development project associated with the proper construction of the District's infrastructure and required by SFWMD and the existing Environmental Resource Permit. The District will be responsible for the construction, maintenance, and government reporting of the on-site environmental mitigation per the approved Environmental Resource Permit. The CIP (but not any Qualified Improvements to be funded by the 2024 Bonds) includes the mitigation of the land. As noted earlier, the acquisition by the District of these 30.9 acres was part of the BAN Project.

## **WASTEWATER COLLECTION**

The District falls within the Collier County utility service area, with wastewater treatment service to be provided by Collier County Public Utilities and its existing infrastructure in the area. The County has sufficient capacity to serve the District's water and wastewater needs at build out. Facilities will be designed and constructed in accordance with County and Florida Department of Environmental Protection standards. The overall project's wastewater needs will be served by the existing infrastructure within the U.S. 41 right-of-way via an existing 12-inch force main along the southern right-of-way line of U.S. 41. Wastewater facilities include gravity collection lines with individual services, lift stations, and force mains to connect to the existing County system that runs along the south side of the U.S. 41 ROW. Approximately 2.06 miles of 8 to 15-inch gravity collection lines and approximately 0.70 miles of on-site 6 and 8-inch force main, and four wastewater lift stations are to be constructed. Any upsizing needed for the force main or other wastewater collection costs due to any arrangements between the Developer and owners of property immediately south of the Master Development is not included within the CIP, including the Qualified Improvements, and is not eligible for reimbursement from or acquisition by the District.

The wastewater collection system will be constructed and/or acquired by the District and then dedicated to Collier County for ownership, operation, and maintenance. There are no impact fee credits associated with the construction of any of these improvements.

### **WATER DISTRIBUTION SYSTEM**

The District falls within the Collier County utility service area, with potable water service to be provided by Collier County Public Utilities and its existing infrastructure in the area. The County has sufficient capacity to serve the District's water and wastewater needs at build out. Facilities will be designed and constructed in accordance with County and Florida Department of Environmental Protection standards. The overall project's potable water needs will be served via the 12" potable water main within the U.S. 41 right-of-way. The water facilities include potable distribution mains along with necessary valving, fire hydrants, and water services to individual units and common areas. Approximately 2.53 miles of 6 to 12-inch water mains will be constructed. Any upsizing needed for the water main or other water distribution system costs due to any arrangements between the Developer owners of property immediately south of the Master Development is not included within the CIP, including the Qualified Improvements, and is not eligible for reimbursement from the District or acquisition by the District.

The water distribution system will be constructed and/or acquired by the District and then dedicated to Collier County for ownership, operation, and maintenance. There are no impact fee credits associated with the construction of any of these improvements.

### **LANDSCAPING AND SOUND BUFFER WALLS**

Perimeter buffer landscaping and sound buffer walls are planned for Esplanade by the Islands. Code required perimeter buffer landscaping and sound buffer walls will be owned and maintained by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by the County, will be maintained pursuant to a right-of-way agreement to be entered into with the County. All other landscaping, hardscape, lighting, and irrigation is to be considered private and shall be funded by the Developer and maintained by the HOA.

### **RECREATIONAL FACILITIES**

Esplanade by the Islands will have one main recreational amenity campus for the exclusive use of Esplanade by the Islands’ residents. The amenity location will provide the typical programming such as a clubhouse, pool, park, and sports courts. All amenity facilities are considered common elements for the benefit of the community. Further, all amenity facilities will be funded by the Developer to be owned and maintained by the HOA. Although the CIP benefits the recreational amenities, they are not separately assessed pursuant to state law, as they are a common element for the Esplanade by the Islands development.

**PROFESSIONAL FEES**

Professional fees include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction testing, and architectural cost for landscaping. Also included in this category are fees associated with environmental consultation and permitting and legal fees

**OWNERSHIP AND MAINTENANCE**

The ownership and maintenance responsibilities of the Qualified Improvements are set forth in **Table 4** below. Any CDD-financed components of the Qualified Improvements maintained by an HOA will be pursuant to an operation and maintenance agreement that is reviewed by bond counsel to the CDD.

**Table 4: Ownership and Maintenance Responsibilities**

<b>FACILITY</b>	<b>FUNDED BY</b>	<b>O &amp; M</b>	<b>OWNERSHIP</b>
Private Roadways	DEVELOPER	HOA	HOA
Public Roadways/Turn Lanes	CDD	FDOT	FDOT*
Recreational Facilities	DEVELOPER	HOA	HOA
Perimeter Buffer Landscaping and Perimeter Sound Buffer Walls	CDD	CDD	CDD
Interior Landscaping	DEVELOPER	HOA	HOA
Water & Wastewater Facilities	CDD	COUNTY	COUNTY

Residential Irrigation Facilities	DEVELOPER	HOA	HOA
Stormwater Management	CDD	CDD	CDD
Environmental Conservation / Mitigation / Preserve Areas	CDD	CDD	CDD

\*Florida Department of Transportation

**PROJECT COSTS**

The identifiable total costs associated with the Qualified Improvements included in the CIP as shown in **Exhibit 3** and eligible to be funded by the 2024 Bonds are estimated to be \$27,410,960.25. Private infrastructure which is not included within the CIP includes landscaping/hardscaping, internal roadways, portions of the excavation and grading, and the amenity campus serving the Esplanade by the Islands development.

**SUMMARY AND CONCLUSION**

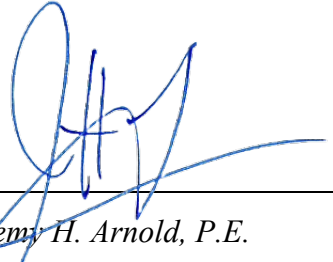
The Qualified Improvements are necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure included in the Qualified Improvements are in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design, and permitting of the site plan are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Atwell, LLC that the estimated public infrastructure costs provided herein for the Qualified Improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements, will benefit and add value to all developable lands within the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes, and the land acquired by the District as part of the BAN Project is related to the stormwater management system and wetland mitigation component of such

improvements or facilities. Further, the Qualified Improvements are a portion of the CIP, which functions as a system of improvements benefitting all developable lands within the District.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Collier County and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

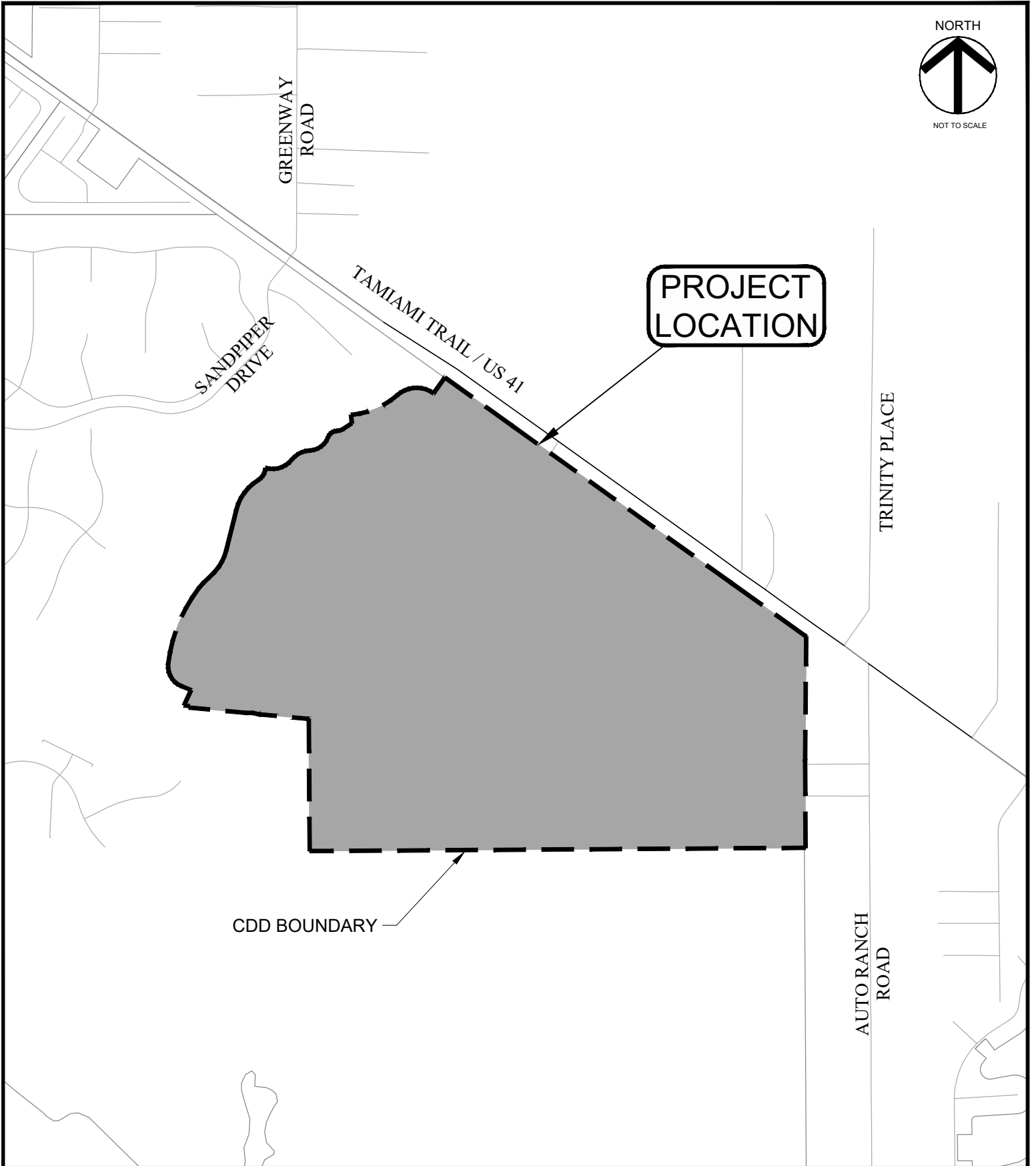
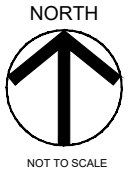
The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.



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*Jeremy H. Arnold, P.E.*  
*District Engineer*  
*FL Registration No.: 66421*





**CURRENTS CDD**

**EXHIBIT 1 - LOCATION MAP**

PREPARED FOR:

**TAYLOR MORRISON OF FLORIDA, INC.**  
 551 NORTH CATTLEMEN ROAD  
 SARASOTA, FLORIDA 34232  
 PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

13, 18, 19 51 25  
 COLLIER COUNTY FLORIDA

FILE NAME: 774-500-E02  
 SHEET:

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

**JEREMY H. ARNOLD, P.E.**  
 FL LICENSE NO. 66421



**U.S. ARMY CORPS OF ENGINEERS (ACOE)**

- DEPARTMENT OF THE ARMY PERMIT - SAJ-2015-00853-(SP-RMT)

- ESPLANADE BY THE ISLANDS LUCERNA STREET
  - MINOR SUBDIVISION PLAT (FP) - PL2022000015
  - SITE DEVELOPMENT PLAN (SDP) - PL20210003337
  - RECORDED PLAT - PLAT BOOK 72, PAGES 16-17

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)**

- ENVIRONMENTAL RESOURCE PERMIT - PERMIT NO. 11-00685-S-09, APP NO. 150820-2
- CONCEPTUAL ERP MODIFICATION - PERMIT NO. 11-00685-S-09, APP NO. 181009-16
- US 41 ERP MODIFICATION - PERMIT NO.11-102212-P, APP. NO. 190613-9
- 2021 ERP EXTENSION - PERMIT NO. 11-00685-S, APP NO. 210812-7119
- 2021 ERP MODIFICATION - PERMIT NO. 11-107242-P, APP NO. 210324-5706
- 2022 ERP MODIFICATION - PERMIT NO. 11-00685-S, APP NO. 220318-33605
- 2023 ERP MODIFICATION - PERMIT NO. 11-107242-P, APP NO. 220816-35576
- 2023 ERP MODIFICATION - PERMIT NO. 11-107242-P, APP NO. 230718-39472

- ESPLANADE BY THE ISLANDS GIARDINO DRIVE
  - MINOR SUBDIVISION PLAT (FP) - PL20230008089
  - SITE DEVELOPMENT PLAN (SDP) - PL20230007681
  - RECORDED PLAT - PLAT BOOK 73, PAGES 90-93

**FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)**

- DRAINAGE CONNECTION PERMIT - 2019-D-192-00021
- DRIVEWAY CONNECTION PERMIT - 2019-A-192-00014, 2019-A-192-00035
- UTILITY PERMIT NOT REQUIRED PER FDOT EXEMPTION

**COLLIER COUNTY**

- ESPLANADE BY THE ISLANDS PHASE 1
  - SUBDIVISION CONSTRUCTION PLANS AND PLAT (PPL) - PL20180003018
  - SUBDIVISION CONSTRUCTION PLANS AND PLAT AMENDMENT (PPLA) - PL20190001408
  - EXCAVATION PERMIT - PL20190000534
  - LAKE 27 EXCAVATION PERMIT - PL20230011721
  - ZENO WAY SITE DEVELOPMENT PLAN (SDP) - PL20190000969
  - ZENO WAY AMENITY SITE DEVELOPMENT PLAN AMENDMENT (SDPA) - PL20200000227
  - SALES/MODEL CENTER SITE IMPROVEMENT PLAN (SIP) - PL20190001197
  - RECORDED PLAT - PLAT BOOK 67, PAGES 32-54
- ESPLANADE BY THE ISLANDS PHASE 2
  - SUBDIVISION CONSTRUCTION PLANS AND PLAT (PPL) - PL20210000687
  - MINOR SUBDIVISION PLAT (FP) - PL20220006144
  - EXCAVATION PERMIT - PL20210000859
  - EXCAVATION PERMIT - PL20220006147
  - RECORDED PLAT - PLAT BOOK 71, PAGES 75-83
  - RECORDED REPLAT - PLAT BOOK 73, PAGES 33-39
- ESPLANADE BY THE ISLANDS PHASE 3
  - SUBDIVISION CONSTRUCTION PLANS AND PLAT (PPL) - PL20220005192
  - MINOR SUBDIVISION PLAT (FP) - PL20230013673
  - EXCAVATION PERMIT - PL20230002371
  - EXCAVATION PERMIT - PL20230013683
  - RECORDED PLAT - PLAT BOOK 73, PAGES 42-55
  - RECORDED REPLAT - IN PROCESS, NOT YET RECORDED
- ESPLANADE BY THE ISLANDS PHASE 3I
  - SUBDIVISION CONSTRUCTION PLANS AND PLAT (PPL) - PL20230000754
  - EXCAVATION PERMIT - IN PROCESS, NOT YET APPROVED
  - RECORDED PLAT - PLAT BOOK 73, PAGES 88-89
- ESPLANADE BY THE ISLANDS AMENITY CAMPUS
  - SITE DEVELOPMENT PLAN (SDP) - PL20210001064
  - EXCAVATION PERMIT - PL20210002249

**CURRENTS CDD**

**EXHIBIT 2 - PERMITS**

PREPARED FOR:  
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 SARASOTA, FLORIDA 34232  
 PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:  
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FLORIDA CERTIFICATE OF AUTHORIZATION #8636  
 JEREMY H. ARNOLD, P.E.  
 FL LICENSE NO. 66421



**Currents Community Development District  
Engineer's Cost Estimates**

Unit Counts	1250	509	741
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SUMMARY	Master Engineer's Report	Series 2020 Engineer's Report	Series 2020 Engineer's Report - Actual Paid	Series 2020 Engineer's Report - Remaining (Unfunded)	Additional Qualified Improvements	Total Qualified Improvements - Series 2024 Engineer's Report
DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
Professional & Permit Fees	\$ 4,062,211.32	\$ 2,178,887.29	\$ 914,299.76	\$ 1,337,180.42	\$ 1,867,500.00	\$ 3,204,680.42
Environmental Conservation & Mitigation	\$ 347,985.00	\$ 374,985.00	\$ -	\$ 298,960.00	\$ 5,768,066.61	\$ 6,067,026.61
Earthwork	\$ 13,532,947.93	\$ 5,618,763.64	\$ 3,607,195.08	\$ 2,772,241.84	\$ -	\$ 2,772,241.84
Landscaping	\$ 3,815,538.00	\$ 968,949.00	\$ 51,717.60	\$ -	\$ 1,146,190.00	\$ 1,146,190.00
Perimeter Walls	\$ 772,600.00	\$ 345,930.00	\$ 164,654.78	\$ -	\$ 446,201.00	\$ 446,201.00
Potable Water Systems	\$ 4,984,531.00	\$ 1,666,922.78	\$ 778,359.96	\$ 784,012.84	\$ 2,701,683.25	\$ 3,485,696.09
Sanitary Sewer Systems	\$ 9,844,389.82	\$ 3,807,451.90	\$ 2,340,157.26	\$ 1,154,845.81	\$ 4,512,869.19	\$ 5,667,715.00
Drainage System	\$ 6,964,378.00	\$ 2,360,767.20	\$ 1,525,178.05	\$ 694,282.70	\$ 3,916,774.09	\$ 4,611,056.79
Off-Site Improvements	\$ 1,271,465.77	\$ 1,235,216.43	\$ 1,222,490.29	\$ 10,152.50	\$ -	\$ 10,152.50
Land Acquisition (Water Management)	\$ 20,711,030.27	\$ -	\$ -	\$ -	\$ -	\$ -
<b>SUB-TOTAL</b>	<b>\$ 66,307,077.11</b>	<b>\$ 18,557,873.24</b>	<b>\$ 10,604,052.78</b>	<b>\$ 7,051,676.11</b>	<b>\$ 20,359,284.14</b>	<b>\$ 27,410,960.25</b>
<b>CONTINGENCY (15% Total)</b>	<b>\$ 9,946,061.57</b>	<b>\$ 2,783,680.99</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL</b>	<b>\$ 76,253,138.67</b>	<b>\$ 21,341,554.23</b>	<b>\$ 10,604,052.78</b>	<b>\$ 7,051,676.11</b>	<b>\$ 20,359,284.14</b>	<b>\$ 27,410,960.25</b>

CURRENTS CDD

EXHIBIT 3 - CIP / QUALIFIED IMPROVEMENTS

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.  
551 NORTH CATTLEMEN ROAD  
SARASOTA, FLORIDA 34232  
PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

13, 18, 19 51 25  
COLLIER COUNTY FLORIDA

FILE NAME: 774-500-E02  
SHEET:

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.  
FL LICENSE NO. 66421



Exhibit "B"

**CURRENTS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Final Supplemental Special Assessment Methodology for Capital  
Improvement Revenue Bonds, Series 2024 (Assessment Area  
Two)

Prepared by:

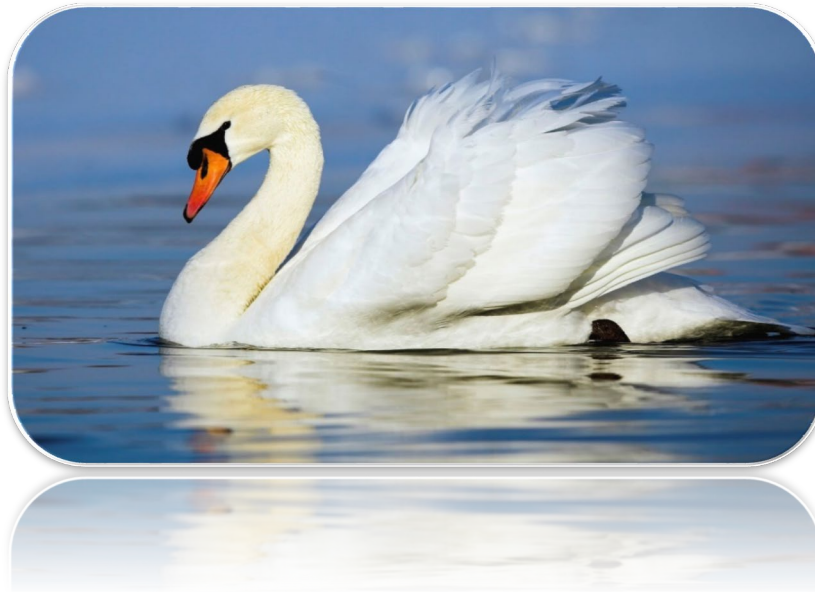
6/18/2024

***JPWard & Associates LLC***

**JAMES P. WARD**

**954.658.4900**

*[JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)*



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

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

## 1.0 INTRODUCTION

This final supplemental assessment methodology report (“**Report**”) supplements the Master Special Assessment Methodology report dated September 11, 2019 (“**Master Methodology**”) prepared by JPWard and Associates, LLC and adopted by the Board of Supervisors (“**Board**”) of the Currents Community Development District (“**District**”) on September 11, 2019. All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Master Methodology.

This Report is prepared in connection with the proposed issuance by the District of its Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) (the “**Series 2024 Bonds**”) to finance a portion of project costs comprising the hereinafter defined “Qualified Improvements” described in the Second Supplemental Engineer’s Report (defined below) (the “**Series 2024 Project**”), which Qualified Improvements are included in the District’s overall public infrastructure capital improvement program (the “**CIP**”) and for the other purposes described herein. The Series 2024 Bonds are expected to be the final series of Bonds (hereinafter defined) issued by the District with respect to the CIP.

The CIP is described in the Master Engineer’s Report, August, 2019 (the “**Master Engineer’s Report**”) prepared by Waldrop Engineering and approved by the District on September 11, 2019, as amended, supplemented and updated by the First Supplemental Engineer’s Report dated July, 2020 (the “**First Supplemental Engineer’s Report**”), and the Second Supplemental Engineer’s Report prepared by Atwell (as successor by merger with Waldrop Engineering) dated June 12, 2024 (the “**Second Supplemental Engineer’s Report**”) and together with the First Supplemental Engineer’s Report and the Master Engineer’s Report, the “**Engineer’s Report**”). The entire CIP (which includes certain public infrastructure improvements and related costs referred to as the “Qualified Improvements”) is estimated in the Engineer’s Report to cost \$76,253,138.67.

The Master Engineer’s Report reflects that the CIP, which includes the Qualified Improvements, and all its subcomponents, function as a system of improvements benefitting all developable lands with the District.

Among other matters described herein, this means that, from an assessment standpoint, the District may fund any portion of the CIP with any series of bonds payable with revenues derived from the collection of Assessments (hereinafter defined) on any assessable lands within the District, provided that, among other requirements, a supplemental engineer’s report (like the Second Supplemental Engineer’s Report) are produced for each bond issuance identifying what eligible specific improvements are being financed from that particular series of bonds.

On December 19, 2019, the Circuit Court for the Twentieth Judicial Circuit validated the issuance of the District’s Capital Improvement Revenue Bonds (“**Bonds**”) in an amount not to exceed \$90,620,000.00.

In connection with the Bonds, of which the Series 2024 Bonds are a part, the District adopted Resolution 2020-2, which adopted, equalized, and levied master special assessments on lands within the District (the “Assessments”). The District has previously issued its Capital Improvement Revenue Bonds, Series 2020A in the initial principal amount of \$11,460,000 (the “**Series 2020A Bonds**”) and its Capital Improvement Revenue Bonds, Series 2020B in the initial principal amount of \$15,310,000 (the “**Series 2020B Bonds**”) to finance and refinance portions of the CIP.

This Report applies the methodology (the “**Methodology**”) set forth in the Master Methodology in order to allocate to the assessable property in the District the estimated costs associated with financing a portion of the Series 2024 Project.

The Master Methodology provided that, to ensure that Assessments are fairly and reasonably allocated across development in the District, the Assessments as allocated to each assessment area established, in the case of the Series 2020A Bonds and the Series 2020B Bonds, and to be established in the case of the Series 2024 Bonds, will be based on the number of units anticipated to be developed in each specific area, but taking into account the total 1,250 units planned for the District.

In addition, the lands related to the recreational amenities planned for the development within the District, as discussed in the Master Methodology, are not assessable and will not be subject to the Assessments.

The Assessments relating to the Series 2020A Bonds have been allocated to 507 platted residential units in the District. The Assessments relating to the Series 2024 Bonds are ultimately expected to be allocated to 743 platted lots in the District. Certain assessable land will be subject to both the Assessments relating to the Series 2020B Bonds and the Assessments relating to the Series 2024 Bonds until the Assessments relating to the Series 2020B Bonds levied on such land are prepaid.

The District Engineer will deliver a certificate at the time of issuance of the Series 2024 Bonds that, in view of existing development approvals and permits and remaining developable acres within the District, it is feasible for the Development to contain the number of residential units reflected in this Report. Based on the foregoing, this Report reflects that there are sufficient residential units in the Development to be assigned the Assessments relating to the Series 2024 Bonds within the maximum levels set forth in the table in Section 601 in the supplemental trust indenture relating to the Series 2020B

Bonds, as such levels were modified with the written consent of the requisite percentage of holders of the outstanding Series 2020B Bonds as of April 17, 2024.

A summary of the Engineer's Cost Estimate with respect to the Series 2024 Project is fully summarized in Table II attached hereto.

## **2.0 LAND USE PLAN**

The anticipated Land Use Plan for the land in the District to be subject to the Series 2024 Assessments is identified in Table I and reflects the expected number of residential units to be constructed by type of unit by the Developer. As with any Land Use Plan, this may change during development, however, the District anticipates this in the Master Methodology, by utilizing the concept that the Assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted unit, based on the type of unit in the Land Use Plan noted in the Master Methodology.

## **3.0 CAPITAL REQUIREMENTS**

In the Second Supplemental Engineer's Report, the District Engineer has identified portions of the CIP (referred to therein as "Qualified Improvements") that are eligible to be financed by the Series 2024 Bonds, all or in part, as described in Table II. It is estimated that cost of such portion of the Qualified Improvements eligible to be funded by the Series 2024 Bonds is \$27,410,960.25.

## **4.0 SERIES 2024 ASSESSMENTS**

The Series 2024 Assessments as set forth herein are consistent with the original benefit and allocation determinations made as part of the Master Methodology. Accordingly, and based on the determinations made in the Engineer's Report, it is our opinion that the Series 2024 Assessments are supported by sufficient benefit from the Series 2024 Project, and are fairly and reasonably allocated as described herein, in a manner consistent with applicable Florida Law.

### **4.1 THE SERIES 2024 BONDS**

As shown in Table III, the District will issue the Series 2024 Bonds in an aggregate principal amount of \$18,800,000.00 to finance a portion of the Qualified Improvements that I comprise a portion of the Series 2024 Project in the amount of \$17,112,654.67 fund a debt service reserve, fund capitalized interest on the Series 2024 Bonds and pay issuance costs.



The Series 2024 Bonds are further structured as current-interest bonds, with repayment occurring in thirty (30) substantially equal annual installments of principal and interest, not including any capitalized interest period. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity of the Series 2024 Bonds. The first scheduled payment of coupon interest is expected to be due November 1, 2024, however, interest will be capitalized through November 1, 2024 with the first scheduled principal payment due on May 1, 2025. The annual principal payments will be due each May 1 thereafter until final maturity.

## **5.0 EXISTING AND FUTURE CONTRIBUTION REQUIREMENTS**

The Developer anticipates that it will prepay the related Assessments relating to the Series 2020B Bonds allocated to a particular residential unit upon the sale of such residential unit to an end user.

The Developer may opt to prepay the Series 2024 Assessments on particular product types and/or lands in the Assessment Area Two using a contribution of portions of the Qualified Improvements not financed by the Series 2024 Bonds or other public CIP components in order for the Series 2024 Assessments to reach certain target levels, to offset impact fee credits, or for other purposes.

That said, although the CIP is a system of improvements intended to benefit all assessable lands within the District based on a plan of 1,250 residential units, it is unknown at this time precisely how the portions of the CIP will finally be implemented across the Development.

To address contribution requirements in the context of the CIP being an overall system of improvements, the District will evaluate whether a contribution is required at various stages of development subsequent to the issuance of the Series 2024 Bonds, namely, when a new plat is recorded, or a declaration is recorded, all as more fully defined in the Master Methodology and/or upon project completion. At those times, the District will determine whether to require an immediate contribution of public portions of the CIP or whether to defer that contribution until a later stage of development.

In connection with each bond issuance, including the Series 2024 Bonds, the District and the Developer has entered, or will enter, into a completion agreement which will require the Developer to complete certain portions of the CIP not funded by the applicable series of Bonds, and which are not contemplated to be constructed by any future bond issue of the District. Each completion agreement and any future modifications thereto will allow the District to ensure that contributions of infrastructure will be made when required. In the event that a particular project is

not completed, required contributions are not made, or under certain other circumstances, the District may elect to reallocate the assessments within an assessment area, such as Assessment Area Two, and the District expressly reserves the right to do so; provided, however, that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

All that said, no contribution will be required at the time of issuance of the Series 2024 Bonds, although the written arrangements between the District and the Developer will address the contribution requirement, if any. The determination as to when, and whether, the contribution has been satisfied will be evaluated by the District as additional portions of the CIP, in addition to those comprising the Series 2024 Project, are completed by the Developer and/or conveyed to the District.

## **6.0 ALLOCATION AND ASSIGNMENT METHODOLOGY**

The Series 2024 Assessments assignable to planned unit types are shown in Table VI, applying the Methodology; provided that these planned unit types are provided for illustration purposes only. As noted in the Master Methodology and this Report, to the extent there are unplatted acres, the initial assessment in connection with the Series 2024 Assessments on those parcels will be on an equal assessment per acre basis. When the unplatted acres are platted into platted units, Series 2024 Assessments will be assigned on a first-assigned, first-platted basis in accordance with the Methodology until the Series 2024 Assessments are fully allocated. The Master Methodology provides that land becomes “Platted Property” when single-family units are platted or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel.

Certain recreational lands in the District will not be subject to the Series 2024 Assessments.

## **7.0 PREPAYMENT OF SERIES 2024 ASSESSMENTS**

As will be further provided in the assessment proceedings relating to the Series 2024 Assessments, notwithstanding anything to the contrary in the Master Methodology, such Series 2024 Assessments may be prepaid, at such times and in such manner as will be more fully described in the related assessment proceedings of the District, without penalty. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the prepayment is made in connection with an assessment delinquency.

## **8.0 Assessment Roll**

Exhibit 1 provides the Assessment Roll for the lands within the District to be subject to the Series 2024 Assessments.

*JPWard and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, JPWard and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.*

**Currents Community Development District**  
**Land Use Type - Series 2024 Bonds**  
**Table 1**

Description	Product Type					Total
	30' - 39'	50' - 59'	60' -69'	70' -80'	MF	
<i>Esplanade By the Islands</i>	94	225	174	20	230	743

**Currents Community Development District  
Engineer's Cost Estimates  
Table II**

Unit Counts	1250	509	741			
SUMMARY	Master Engineer's Report	Series 2020 Engineer's Report	Series 2020 Engineer's Report - Actual Paid	Series 2020 Engineer's Report - Remaining (Unfunded)	Additional Qualified Improvements	Total Qualified Improvements - Series 2024 Engineer's Report
DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
Professional & Permit Fees	\$ 4,062,211.32	\$ 2,178,887.29	\$ 914,299.76	\$ 1,337,180.42	\$ 1,867,500.00	\$ 3,204,680.42
Environmental Conservation & Mitigation	\$ 347,985.00	\$ 374,985.00	\$ -	\$ 298,960.00	\$ 5,768,066.61	\$ 6,067,026.61
Earthwork	\$ 13,532,947.93	\$ 5,618,763.64	\$ 3,607,195.08	\$ 2,772,241.84	\$ -	\$ 2,772,241.84
Landscaping	\$ 3,815,538.00	\$ 968,949.00	\$ 51,717.60		\$ 1,146,190.00	\$ 1,146,190.00
Perimeter Walls	\$ 772,600.00	\$ 345,930.00	\$ 164,654.78		\$ 446,201.00	\$ 446,201.00
Potable Water Systems	\$ 4,984,531.00	\$ 1,666,922.78	\$ 778,359.96	\$ 784,012.84	\$ 2,701,683.25	\$ 3,485,696.09
Sanitary Sewer Systems	\$ 9,844,389.82	\$ 3,807,451.90	\$ 2,340,157.26	\$ 1,154,845.81	\$ 4,512,869.19	\$ 5,667,715.00
Drainage System	\$ 6,964,378.00	\$ 2,360,767.20	\$ 1,525,178.05	\$ 694,282.70	\$ 3,916,774.09	\$ 4,611,056.79
Off-Site Improvements	\$ 1,271,465.77	\$ 1,235,216.43	\$ 1,222,490.29	\$ 10,152.50	\$ -	\$ 10,152.50
Land Acquisition (Water Management)	\$ 20,711,030.27	\$ -	\$ -		\$ -	\$ -
<b>SUB-TOTAL</b>	<b>\$ 66,307,077.11</b>	<b>\$ 18,557,873.24</b>	<b>\$ 10,604,052.78</b>	<b>\$ 7,051,676.11</b>	<b>\$ 20,359,284.14</b>	<b>\$ 27,410,960.25</b>
<b>CONTINGENCY (15% Total)</b>	<b>\$ 9,946,061.57</b>	<b>\$ 2,783,680.99</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL</b>	<b>\$ 76,253,138.67</b>	<b>\$ 21,341,554.23</b>	<b>\$ 10,604,052.78</b>	<b>\$ 7,051,676.11</b>	<b>\$ 20,359,284.14</b>	<b>\$ 27,410,960.25</b>

Amount Funded with Series 2024 Bonds \$ 17,112,654.67

**Currents Community Development District  
Special Assessment Bonds  
Source and Use of Funds - Series 2024 Bonds**

Table III	
<b>Sources:</b>	
Bond Proceeds	
Par Amount	\$ 18,800,000.00
Original Issue Premium/(Discount)	\$ (101,124.50)
	<b>\$ 18,698,875.50</b>
<b>Uses:</b>	
Project Funds Deposit	
Cost of Construction	\$ 17,112,654.67
	<b>\$ 17,112,654.67</b>
Other Funds Deposits:	
Capitalized Interest (through 11/01/2024)	\$321,795.83
Debt Service Reserve at 50% of MADS	\$ 653,500.00
	<b>\$ 975,295.83</b>
Delivery Date Expenses	
Cost of Issuance	\$ 234,925.00
Underwriter's Discount	\$ 376,000.00
	<b>\$ 610,925.00</b>
	<b>\$ 18,698,875.50</b>
<b>Average Coupon:</b>	<b>5.699524%</b>
<b>Issue Date</b>	<b>7/11/2024</b>
<b>Capitalized Interest (Through)</b>	<b>11/1/2024</b>
<b>Max Annual Debt Service</b>	<b>\$1,307,000.00</b>

**Currents Community Development District  
Assessment Allocation - Series 2024 Project (Remaining Development)  
Table IV**

Description of Product	EAU Factor	Development Plan	Total EAU	Total Apportioned Costs	Completion Agreement Obligation of Developer	Apportioned Costs for Series 2024 Bonds	Percent of Apportioned Costs	Net Apportioned Costs - Based on Construction Fund Deposit	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Annual Debt Service Per Unit (1)	Discounts and Collections (2)	Total Annual Debt Service Per Unit(3)	Total Annual Debt Service (1)	Total Annual Debt Service (3)
Single Family 30' - 39' (Twin Villas)	0.65	94	61.100	\$3,034,900.19	\$1,140,212.87	\$ 1,894,687.33	11.0718%	\$1,894,687.33	\$ 1,216,473.15	\$ 12,941.20	\$900.00	\$ 63.00	\$ 963.00	\$ 84,600.25	\$ 90,522.27
Single Family 50' - 59'	0.85	225	191.250	\$9,499,585.30	\$3,568,996.91	\$ 5,930,588.39	34.6562%	\$5,930,588.39	\$ 6,793,982.75	\$ 30,195.48	\$2,099.19	\$ 146.94	\$ 2,246.14	\$ 472,318.21	\$ 505,380.49
Single Family 60' - 69'	1	174	174.000	\$8,642,759.96	\$3,247,087.38	\$ 5,395,672.58	31.5303%	\$5,395,672.58	\$ 6,004,660.84	\$ 34,509.55	\$2,399.11	\$ 167.94	\$ 2,567.04	\$ 417,444.49	\$ 446,665.60
Single Family 70' - 79'	1.1	20	22.000	\$1,092,762.75	\$410,551.28	\$ 682,211.48	3.9866%	\$682,211.48	\$ 819,602.94	\$ 40,980.15	\$2,848.94	\$ 199.43	\$ 3,048.37	\$ 56,978.86	\$ 60,967.38
Multi-Family	0.45	230	103.500	\$5,140,952.04	\$1,931,457.15	\$ 3,209,494.90	18.7551%	\$3,209,494.90	\$ 3,965,280.32	\$ 17,240.35	\$1,198.55	\$ 83.90	\$ 1,282.45	\$ 275,666.60	\$ 294,963.26
<b>Total Units:</b>		<b>743</b>	<b>551.850</b>	<b>\$ 27,410,960.25</b>	<b>\$10,298,305.58</b>	<b>\$ 17,112,654.67</b>	<b>100.0000%</b>	<b>\$17,112,654.67</b>	<b>\$ 18,800,000.00</b>						

**Total Engineer's Estimate of Capital Improvement Plan \$ 27,410,960.25**

**Max Annual Debt Service: \$ 1,307,000.00**  
**Rounding: \$ 8.41**

- (1) Excludes Discounts/Collection Costs
- (2) Estimated at 4% for Discounts and 3% for Collection Costs by County
- (3) Includes Discounts and Collection Costs

**Currents Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program 2024 Bond Area**

New Lot Number	PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	MF	
							<b>Par Debt by Land Use Type</b>					
							\$ 12,941.20	\$ 30,195.48	\$ 34,509.55	\$ 40,980.15	\$ 17,240.35	
562	31346015427		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
563	31346015443		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
564	31346015469		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
565	31346015485		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
566	31346015508		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
567	31346015524		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
568	31346015540		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
559	31346015362		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
569	31346015566		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
558	31346015346		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
557	31346015320		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
570	31346015582		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
556	31346015304		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
571	31346015605		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
555	31346015281		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
572	31346015621		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
554	31346015265		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
573	31346015647		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
553	31346015249		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
574	31346015663		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
552	31346015223		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
575	31346015689		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
576	31346015702		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
551	31346015207		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
577	31346015728		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1



**Currents Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program 2024 Bond Area**

New Lot Number	PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	MF	
Par Debt by Land Use Type							\$ 12,941.20	\$ 30,195.48	\$ 34,509.55	\$ 40,980.15	\$ 17,240.35	
550	31346015184		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
578	31346015744		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
549	31346015168		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
548	31346015142		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
547	31346015126		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
560	31346015388		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
561	31346015401		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
408	31346018880		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
446	31346019643		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
401	31346018741		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
402	31346018767		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
380	31346018327		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
381	31346018343		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
400	31346018725		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
403	31346018783		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
379	31346018301		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
382	31346018369		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
399	31346018709		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
404	31346018806		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
378	31346018288		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
383	31346018385		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
398	31346018686		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
405	31346018822		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
377	31346018262		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
384	31346018408		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1

**Currents Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program 2024 Bond Area**

New Lot Number	PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	MF	
							<b>Par Debt by Land Use Type</b>					
							\$ 12,941.20	\$ 30,195.48	\$ 34,509.55	\$ 40,980.15	\$ 17,240.35	
397	31346018660		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
406	31346018848		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
396	31346018644		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
369	31346018107		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
376	31346018246		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
385	31346018424		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
431	31346019342		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
395	31346018628		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
370	31346018123		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
375	31346018220		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
386	31346018440		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
407	31346018864		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
432	31346019368		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
394	31346018602		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
409	31346018903		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
371	31346018149		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
374	31346018204		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
387	31346018466		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
433	31346019384		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
410	31346018929		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
372	31346018165		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
373	31346018181		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
388	31346018482		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
393	31346018589		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
434	31346019407		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
411	31346018945		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
389	31346018505		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1

**Currents Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program 2024 Bond Area**

New Lot Number	PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	MF	
							<b>Par Debt by Land Use Type</b>					
							\$ 12,941.20	\$ 30,195.48	\$ 34,509.55	\$ 40,980.15	\$ 17,240.35	
392	31346018563		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
435	31346019423		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
412	31346018961		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
390	31346018521		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
413	31346018987		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
436	31346019449		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
391	31346018547		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
414	31346019009		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
437	31346019465		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
438	31346019481		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
439	31346019504		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
440	31346019520		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
481	31346020344		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
441	31346019546		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
480	31346020328		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
442	31346019562		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
479	31346020302		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
443	31346019588		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
478	31346020289		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
444	31346019601		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
477	31346020263		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
476	31346020247		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1317	31346021709		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
445	31346019627		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
475	31346020221		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1318	31346021725		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
447	31346019669		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1

Currents Community Development District  
 EXHIBIT 1 - Assessment Roll - Capital Improvement Program 2024 Bond Area

New Lot Number	PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	MF	
Par Debt by Land Use Type							\$ 12,941.20	\$ 30,195.48	\$ 34,509.55	\$ 40,980.15	\$ 17,240.35	
474	31346020205		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1319	31346021741		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
448	31346019685		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
473	31346020182		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
449	31346019708		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1320	31346021767		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
472	31346020166		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
450	31346019724		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1321	31346021783		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
471	31346020140		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
451	31346019740		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1322	31346021806		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
470	31346020124		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
452	31346019766		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1323	31346021822		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
469	31346020108		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
453	31346019782		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
468	31346020085		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
454	31346019805		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1324	31346021848		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
467	31346020069		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
455	31346019821		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
466	31346020043		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1325	31346021864		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
456	31346019847		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
465	31346020027		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
457	31346019863		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1

**Currents Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program 2024 Bond Area**

New Lot Number	PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	MF	
							<b>Par Debt by Land Use Type</b>					
							\$ 12,941.20	\$ 30,195.48	\$ 34,509.55	\$ 40,980.15	\$ 17,240.35	
1326	31346021880		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
464	31346020001		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
458	31346019889		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1327	31346021903		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
459	31346019902		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
463	31346019986		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1328	31346021929		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
462	31346019960		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
461	31346019944		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1329	31346021945		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
460	31346019928		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 30,195.48		1				1
1330	31346021961		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
1331	31346021987		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
1332	31346022009		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 34,509.55			1			1
497	31346020360		1	VIRDY, RAJIV & SHAGUN 131 LAKEWOOD AVE HO HO KUS, NJ 07423		\$ 12,941.20	1					1
498	31346020386		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
499	31346020409		1	POWELL, ALAN J & SARAH 15615 VITTORIO ST NAPLES, FL 34114		\$ 12,941.20	1					1
500	31346020425		1	CAMPBELL, COLIN GERALD 525 CATALONIA AVE CORAL GABLES, FL 33134		\$ 12,941.20	1					1
501	31346020441		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
502	31346020467		1	DUFFETT, JOHN J & KATHERINE H. 15603 VITTORIO ST NAPLES, FL 34114		\$ 12,941.20	1					1
546	31346021343		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
503	31346020483		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
545	31346021327		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
504	31346020506		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
505	31346020522		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
544	31346021301		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
506	31346020548		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1

**Currents Community Development District**  
**EXHIBIT 1 - Assessment Roll - Capital Improvement Program 2024 Bond Area**

New Lot Number	PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	MF	
							<b>Par Debt by Land Use Type</b>					
							\$ 12,941.20	\$ 30,195.48	\$ 34,509.55	\$ 40,980.15	\$ 17,240.35	
543	31346021288		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
507	31346020564		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
542	31346021262		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
508	31346020580		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
541	31346021246		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
509	31346020603		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
540	31346021220		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
510	31346020629		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
539	31346021204		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
511	31346020645		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
538	31346021181		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
512	31346020661		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
537	31346021165		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
513	31346020687		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
536	31346021149		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
514	31346020700		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
535	31346021123		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
515	31346020726		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
534	31346021107		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
516	31346020742		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
533	31346021084		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
517	31346020768		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
532	31346021068		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
518	31346020784		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
531	31346021042		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
519	31346020807		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
530	31346021026		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1

Currents Community Development District  
 EXHIBIT 1 - Assessment Roll - Capital Improvement Program 2024 Bond Area

New Lot Number	PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' - 69'	70' - 80'	MF	
Par Debt by Land Use Type							\$ 12,941.20	\$ 30,195.48	\$ 34,509.55	\$ 40,980.15	\$ 17,240.35	
529	31346021000		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
520	31346020823		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
528	31346020988		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
521	31346020849		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
527	31346020962		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
522	31346020865		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
523	31346020881		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
524	31346020904		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
525	31346020920		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
526	31346020946		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 12,941.20	1					1
303	31346017140		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
304	31346017166		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
305	31346017182		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
306	31346017205		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
307	31346017221		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
308	31346017247		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
309	31346017263		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
310	31346017289		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
311	31346017302		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
312	31346017328		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
313	31346017344		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
314	31346017360		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
315	31346017386		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
316	31346017409		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
317	31346017425		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
318	31346017441		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
319	31346017467		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1

Currents Community Development District  
 EXHIBIT 1 - Assessment Roll - Capital Improvement Program 2024 Bond Area

New Lot Number	PID Number	Unplatted Acreage	Platted Units	Property Owner	Assessment by Acre	Total Assessment by Folio	Planned Units by Folio Number					Total Planned Units
							30' - 39'	50' - 59'	60' -69'	70' -80'	MF	
Par Debt by Land Use Type							\$ 12,941.20	\$ 30,195.48	\$ 34,509.55	\$ 40,980.15	\$ 17,240.35	
320	31346017483		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
321	31346017506		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
322	31346017522		1	Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232		\$ 40,980.15				1		1
	31346014321	11.38		Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	\$ 100,108.11	\$ 1,139,230.32						
	31346014428	8.02		Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	\$ 100,108.11	\$ 802,867.06						
	31346016028	113.50		Taylor Morrison of Florida, Inc 551 North Cattlemen Road, Suite 200, Sarasota, FL. 34232	\$ 100,108.11	\$ 11,362,270.75						
<b>Totals:</b>		<b>132.90</b>	<b>215</b>			<b>\$ 18,800,000.00</b>	<b>82</b>	<b>66</b>	<b>47</b>	<b>20</b>	<b>0</b>	<b>215</b>

<b>Total Assessment - All Assessment Area</b>		<b>18,800,000.00</b>
<b>Total from Platted Units</b>		<b>\$ 5,495,631.87</b>
<b>Remaining Unplatted</b>		<b>\$ 13,304,368.13</b>
<b>Unplatted Acres (P4)</b>		<b>132.90</b>
<b>Par Debt per Unplatted Acre</b>		<b>\$ 100,108.11</b>



**CERTIFICATE AS TO PUBLIC MEETINGS**

We, the undersigned members of the Board of Supervisors (the “Board”) of the **CURRENTS COMMUNITY DEVELOPMENT DISTRICT** (the “District”), recognizing that the purchasers of the District’s Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) (the “Series 2024 Bonds”) will have purchased such Series 2024 Bonds in reliance upon this certificate, do hereby certify, individually and collectively, that we have no personal knowledge that any two or more members of the Board, meeting together, reached any prior conclusion as to whether the actions taken by the Board with respect to said Series 2024 Bonds, the security therefor, and the application of the proceeds thereof, should or should not be taken by the Board or should or should not be recommended as an action to be taken or not to be taken by the Board, except at public meetings of the Board held after due notice to the public was given in the ordinary manner required by law and custom of the Board.

This certificate may be signed in counterparts, which together, shall constitute a single instrument.

**IN WITNESS WHEREOF**, we have hereunto set our hands as of the 11th day of July, 2024.

\_\_\_\_\_  
Charles Cook

\_\_\_\_\_  
Rob Summers

\_\_\_\_\_  
Tanya Holden

\_\_\_\_\_  
Jaret English

\_\_\_\_\_  
Tommy Dean

**RESOLUTION NO. 2024-14**

**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 9<sup>th</sup> day of July 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 37<sup>th</sup> 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.

# **CURRENTS COMMUNITY DEVELOPMENT DISTRICT**

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## **FINANCIAL STATEMENTS - JUNE 2024**

FISCAL YEAR 2024

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

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



*Currents Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

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

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund	Account Groups			
	General Fund	Series 2020A	Series 2020B	Series 2020A	General Long Term Debt	General Fixed Assets		
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 73,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,206
<b>Debt Service Fund</b>								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	327,600	470,050	-	-	-	-	797,650
Revenue Account	-	290,687	6,838	-	-	-	-	297,525
Prepayment Account	-	-	371,164	-	-	-	-	371,164
Capitalized Interest Account	-	-	-	-	-	-	-	-
Construction Account	-	-	-	-	-	-	-	-
Cost of Issuance Account	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>								
Assessments Receivable	2,765	-	-	-	-	-	-	2,765
Amount Available in Debt Service Funds	-	-	-	-	1,466,339	-	-	1,466,339
Amount to be Provided by Debt Service Funds	-	-	-	-	20,393,661	-	-	20,393,661
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	18,918,600	-	18,918,600
<b>Total Assets</b>	<b>\$ 75,971</b>	<b>\$ 618,287</b>	<b>\$ 848,051</b>	<b>\$ -</b>	<b>\$ 21,860,000</b>	<b>\$ 18,918,600</b>	<b>\$ -</b>	<b>\$ 42,320,910</b>
<b>Liabilities</b>								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	-	-	-	-	-	-	-	-
<b>Due to Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>								
Current Portion - Series 2020A	-	-	-	-	235,000	-	-	235,000
Current Portion - Series 2020B	-	-	-	-	-	-	-	-
Long Term - Series 2020A	-	-	-	-	10,565,000	-	-	10,565,000
Long Term - Series 2020B	-	-	-	-	11,060,000	-	-	11,060,000
Unamortized Prem/Disc on Bds Pybl	-	-	-	(126,186)	-	-	-	(126,186)
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (126,186)</b>	<b>\$ 21,860,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,733,815</b>
<b>Fund Equity and Other Credits</b>								
Investment in General Fixed Assets	-	-	-	-	-	18,918,600	-	18,918,600
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2023 (Unaudited)	-	571,200	868,206	126,186	-	-	-	1,565,593
Results from Current Operations	-	47,087	(20,155)	-	-	-	-	26,931
<b>Unassigned</b>								
Beginning: October 1, 2023 (Unaudited)	72,341	-	-	-	-	-	-	72,341
Results from Current Operations	3,631	-	-	-	-	-	-	3,631
<b>Total Fund Equity and Other Credits</b>	<b>\$ 75,971</b>	<b>\$ 618,287</b>	<b>\$ 848,051</b>	<b>\$ 126,186</b>	<b>\$ -</b>	<b>\$ 18,918,600</b>	<b>\$ -</b>	<b>\$ 20,587,095</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 75,971</b>	<b>\$ 618,287</b>	<b>\$ 848,051</b>	<b>\$ -</b>	<b>\$ 21,860,000</b>	<b>\$ 18,918,600</b>	<b>\$ -</b>	<b>\$ 42,320,910</b>

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>												
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	680	8,808	40,774	1,451	855	475	806	160	427	54,435	57,006	95%
Special Assessments - Off-Roll	29,596	-	-	29,596	-	-	29,596	-	-	88,788	118,384	75%
<b>Misc. Revenue</b>												
Land Exchange	-	-	-	-	-	-	-	-	-	-	-	N/A
Boundary Collection	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 30,276</b>	<b>\$ 8,808</b>	<b>\$ 40,774</b>	<b>\$ 31,047</b>	<b>\$ 855</b>	<b>\$ 475</b>	<b>\$ 30,402</b>	<b>\$ 160</b>	<b>\$ 427</b>	<b>143,223</b>	<b>\$ 175,390</b>	<b>82%</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	31,500	42,000	75%
<b>Financial and Administrative</b>												
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	20,250	27,000	75%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	12,750	17,000	75%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	1,000	0%
<b>Other Contractual Services</b>												
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	4,750	5,000	95%
Bond Amortization Schedules	-	-	-	250	-	-	-	-	100	350	-	N/A
Property Appraiser Fees	5,370	-	58	-	-	-	-	-	-	5,428	200	2714%
Bank Service Fees	52	79	5	-	116	-	-	-	-	252	300	84%
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	-	-	30	-	-	-	22	32	11	94	125	75%
<b>Computer Services - Website Development</b>												
Insurance	6,076	-	-	-	-	-	-	-	-	6,076	6,000	101%
<b>Printing &amp; Binding</b>												
Subscription & Memberships	-	175	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>												
Legal - General Counsel	-	1,003	1,030	-	3,855	6,994	-	2,874	571	16,326	4,000	408%
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
<b>Other General Government Services</b>												
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 June 30, 2024**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Stormwater Management Services</b>												
Professional - Management	-	500	500	500	500	500	500	500	500	4,000	6,000	67%
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	1,836.00	-	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
<b>Reserves</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	3,990	0%
<b>Sub-Total:</b>	<b>21,623</b>	<b>11,997</b>	<b>11,238</b>	<b>20,030</b>	<b>14,596</b>	<b>18,442</b>	<b>12,016</b>	<b>14,426</b>	<b>15,225</b>	<b>139,593</b>	<b>175,390</b>	<b>80%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 21,623</b>	<b>\$ 11,997</b>	<b>\$ 11,238</b>	<b>\$ 20,030</b>	<b>\$ 14,596</b>	<b>\$ 18,442</b>	<b>\$ 12,016</b>	<b>\$ 14,426</b>	<b>\$ 15,225</b>	<b>\$ 139,593</b>	<b>\$ 175,390</b>	<b>80%</b>
Net Increase/ (Decrease) in Fund Balance	8,653	(3,189)	29,536	11,017	(13,741)	(17,967)	18,386	(14,266)	(14,798)	3,631	-	
Fund Balance - Beginning	72,341	80,994	77,805	107,341	118,357	104,616	86,649	105,035	90,769	72,341	-	
<b>Fund Balance - Ending</b>	<b>\$ 80,994</b>	<b>\$ 77,805</b>	<b>\$ 107,341</b>	<b>\$ 118,357</b>	<b>\$ 104,616</b>	<b>\$ 86,649</b>	<b>\$ 105,035</b>	<b>\$ 90,769</b>	<b>\$ 75,971</b>	<b>\$ 75,971</b>	<b>\$ -</b>	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1,441	1,489	1,430	1,470	1,457	1,363	1,457	1,410	1,457	12,973	-	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	16,725	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>												
Special Assessments - On Roll	8,400	108,789	503,606	17,915	10,555	5,873	9,954	1,974	5,272	672,339	701,123	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>												
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 10,910</b>	<b>\$ 111,395</b>	<b>\$ 505,221</b>	<b>\$ 20,764</b>	<b>\$ 14,705</b>	<b>\$ 10,082</b>	<b>\$ 14,521</b>	<b>\$ 6,454</b>	<b>\$ 7,983</b>	<b>\$ 702,037</b>	<b>\$ 701,123</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2020A	-	-	-	-	-	-	-	225,000	-	225,000	225,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2020A	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2020A	-	214,975	-	-	-	-	-	214,975	-	429,950	429,950	100%
<b>Property Appraiser &amp; Tax Collector Fees</b>												
Property Appraiser & Tax Collector Fees	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>												
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>												
Fees/Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	45,867	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 214,975</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 439,975</b>	<b>\$ -</b>	<b>\$ 654,950</b>	<b>\$ 700,817</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	10,910	(103,580)	505,221	20,764	14,705	10,082	14,521	(433,521)	7,983	47,087	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	571,200	-	
<b>Fund Balance - Ending</b>	<b>\$ 582,110</b>	<b>\$ 478,531</b>	<b>\$ 983,752</b>	<b>\$ 1,004,516</b>	<b>\$ 1,019,222</b>	<b>\$ 1,029,304</b>	<b>\$ 1,043,825</b>	<b>\$ 610,304</b>	<b>\$ 618,287</b>	<b>\$ 618,287</b>	<b>\$ 306</b>	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,185	2,217	2,130	2,150	2,099	1,964	2,096	2,026	2,093	18,960	-	N/A
Prepayment Account	1,591	1,716	20	85	138	5	13,647	431	1,370	19,001	-	N/A
Revenue Account	17	590	21	31	41	46	58	544	21	1,369	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>												
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	378,090	-	N/A
<b>Debt Proceeds</b>												
-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>												
-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 243,659</b>	<b>\$ 4,524</b>	<b>\$ 12,593</b>	<b>\$ 2,266</b>	<b>\$ 2,277</b>	<b>\$ 15,643</b>	<b>\$ 418,414</b>	<b>\$ 158,960</b>	<b>\$ 21,121</b>	<b>\$ 879,458</b>	<b>\$ 606,475</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2020B	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>												
Series 2020B	-	375,000	-	-	30,000	-	-	15,000	-	420,000	-	N/A
<b>Interest Expense</b>												
Series 2020B	-	243,950	-	-	319	-	-	235,344	-	479,613	606,475	79%
<b>Payment to Refunded Bonds Escrow Agent</b>												
-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>												
-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 618,950</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,319</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,344</b>	<b>\$ -</b>	<b>\$ 899,613</b>	<b>\$ 606,475</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	243,659	(614,426)	12,593	2,266	(28,041)	15,643	418,414	(91,384)	21,121	(20,155)	-	-
Fund Balance - Beginning	868,206	1,111,864	497,439	510,032	512,298	484,257	499,900	918,314	826,930	868,206	-	-
<b>Fund Balance - Ending</b>	<b>\$ 1,111,864</b>	<b>\$ 497,439</b>	<b>\$ 510,032</b>	<b>\$ 512,298</b>	<b>\$ 484,257</b>	<b>\$ 499,900</b>	<b>\$ 918,314</b>	<b>\$ 826,930</b>	<b>\$ 848,051</b>	<b>\$ 848,051</b>	<b>\$ -</b>	<b>-</b>

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

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