

*Hartford Terrace
Community Development District*

Agenda

August 15, 2024

AGENDA

Hartford Terrace

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 9, 2024

**Board of Supervisors
Hartford Terrace
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Hartford Terrace Community Development District** will be held on **Thursday, May 16, 2024 at 2:00 PM, or as shortly thereafter as reasonably possible, at 1115 Aloha Blvd., Davenport, Florida 33897**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 16, 2024 Meeting
4. Approval of Disclosure of Public Financing Report
5. Public Hearing
 - A. Consideration of Resolution 2024-05 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Fiscal Year 2025 Direct Collection Agreement
7. Consideration of Uniform Collection Agreement with the Polk County Tax Collector
8. Adoption of District Goals & Objectives
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Approval of Funding Requests #32 - #35
 - iii. Approval of Fiscal Year 2025 Meeting Schedule
10. Other Business
11. Supervisor's Requests
12. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George Flint

George S. Flint
District Manager

MINUTES

MINUTES OF MEETING
HARTFORD TERRACE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Hartford Terrace Community Development District was held on Thursday, May 16, 2024 at 2:00 p.m. at 1115 Aloha Blvd., Davenport, Florida.

Present and constituting a quorum were:

Chris Wrenn	Chairman
Mary Burns	Assistant Secretary
Sean Bailey	Assistant Secretary
Serena Turke	Assistant Secretary

Also, present were:

George Flint	District Manager
Tom Santos	Field Manager
Tucker Mackie	District Counsel
Ryan Dugan	District Counsel

The following is a summary of the discussions and actions taken at the May 16, 2024 Hartford Terrace Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Four Board members were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were only Board members and staff present at the meeting.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 21, 2024 Board of Supervisors Meeting

Mr. Flint presented the minutes from the March 21, 2023 Board of Supervisors meeting. He asked for any comments, corrections, or changes. The Board had no changes to the minutes.

Mr. Flint noted this is a company that provides software that facilitates the collection of reporting data for the quarterly annual reporting letter required for the bond issue. In the past, an Excel spreadsheet has been provided to the developer which automates that process. The bond issues basically where FMS is Underwriting, they are asking that this software be used for the reporting. The first-year cost of this is covered out of the cost of issuance and then for subsequent years budgeted in the General Fund.

On MOTION by Mr. Wrenn, seconded by Ms. Burns, with all in favor, the Agreement between the District and Disclosure Technology Services, LLC, for Disclosure Dissemination Support Services, was approved.

E. Ratification of Acquisition of Completed Improvements

Mr. Dugan stated in the agenda are acquisition binders for completed improvements that the District has acquired pursuant to the Acquisition Agreement with the developer. District staff has reviewed and made sure the documentation meets the requirements of the agreement. All of Phase 1 improvements have been acquired with the exception of the sewer improvements. The total acquisition value for these improvements is just under \$6M.

On MOTION by Mr. Bailey, seconded by Mr. Wrenn, with all in favor, the Acquisition of Completed Improvements, was ratified.

F. Consideration of Requisition #1 for Series 2024 Project

Mr. Flint stated this is the requisition form that references the total amount of the acquisitions which was the \$5,952,000 and indicates it would be that amount or the lesser of the balance in the construction account. Now that the bonds have been priced, they know that the construction account has \$4,123,996 so that will be filled in. He asked for any questions on the requisition. Hearing no questions, the next item followed.

On MOTION by Mr. Wrenn, seconded by Ms. Burns, with all in favor, Requisition #1 for Series 2024 Project, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-04
Approving the Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Mr. Flint recommended the August 15th meeting at 2:00 p.m. in this location for the budget hearing and attached as exhibit A is the proposed budget. The admin budget is contemplated being

funded through assessments on the 517 assessable units at Hartford Terrace. He noted some of the cost estimates will be refined between now and the public hearing. They have been working on developing the initial cost estimates for landscape, etc.

On MOTION by Mr. Wrenn, seconded by Ms. Burns, with all in favor, Resolution 2024-04 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 15th at 2:00 p.m. at this location, was approved.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2023 Audit Report – ADDED

Mr. Flint noted the 2023 Audit Report starts on page 185 of the agenda. The management letter had no current or prior year findings or recommendations and determined that the District has complied with the provisions of the Auditor General.

On MOTION by Mr. Wrenn, seconded by Ms. Burns, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan had nothing further to report. Mr. Flint asked for the date of closing. Mr. Dugan noted May 29th is the closing. Ms. Mackie noted they will be sending all of the documents to George and will set up a time to get Chris’s signatures.

B. Engineer

There being no comments, the next item followed.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the balance and income statements. No action is required. It is developer funded at this point. He offered to answer any questions on the financials.

ii. Approval of Funding Requests 30 – 31

Mr. Flint stated Funding Request 30 includes District Counsel, audit, and District Manager and 31 includes District Counsel and District Manager.

On MOTION by Mr. Wrenn, seconded by Ms. Burns, with all in favor, Funding Requests 30-31, were ratified.

iii. Presentation of Number of Registered Voters: 0

Mr. Flint stated the Supervisor of Elections indicates there are no registered voters.

iv. Designation of November 5, 2024 as Landowners' Meeting Date

Mr. Flint stated there needs to be a Landowner's meeting this year on the first Tuesday in November so would be November 5th at this location at 2:00 p.m.

On MOTION by Mr. Wrenn, seconded by Ms. Burns, with all in favor, Designation of November 5, 2024 as Landowner's Meeting Date, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Burns, seconded by Ms. Turke, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

This instrument was prepared by:

Tucker F. Mackie, Esq.
Kutak Rock LLP
107 West College Ave
Tallahassee, Florida 32301

DISCLOSURE OF PUBLIC FINANCE

The Hartford Terrace Community Development District (“**District**”) is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The following information is provided to fulfill this statutory requirement.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District is an independent local unit of special purpose government, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance No. 2022-45, which was enacted by the Board of County Commissioners of Polk County, Florida, and which became effective on June 22, 2022. The District currently encompasses approximately 104.25 acres of land located within Polk County, Florida, partially within the City of Haines City, Florida and partially within the City of Davenport. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**”), the members of which are initially elected by landowners within the District and must be at least eighteen (18) years of age, a resident of the State and a citizen of the United States. Upon the later of six (6) years after the District’s establishment and the year when the District next attains at least two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen (18) years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Board members are similarly bound by the State’s open meetings law and are subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

For more information about the District, please visit: <http://hartfordterracecdd.com>. Alternatively, please contact the District's Manager, c/o 219 East Livingston Street, Orlando, Florida 32801, telephone (407) 841-5524 ("**District Office**").

DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS

The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct onsite and offsite roadway improvements, potable water, sanitary sewer, reclaimed water, and stormwater management system, landscape, hardscape and irrigation improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects. On October 21, 2022, the Circuit Court of the Tenth Judicial Circuit of Florida, in and for Polk County, entered a Final Judgment validating the District's ability to issue not to exceed \$29,400,000 in Special Assessment Bonds for infrastructure needs of the District.

Bonds & Assessments

On May 29, 2024, the District issued its \$4,675,000 Special Assessment Bonds, Series 2024 (2024 Project Area) ("**Series 2024 Bonds**") to finance a portion of its capital improvement plan known as the "2024 Project" ("**2024 Project**"). The 2024 Project includes, among other things, onsite and offsite roadway improvements, potable water, reclaimed water, and stormwater management system, described in more detail in the *Engineer's Report* dated July 5, 2022, as supplemented by the *First Supplemental Engineer's Report for the Hartford Terrace Community Development District* dated March 21, 2024 (together, the "**Engineer's Report**").

The 2024 Bonds are secured by special assessments ("**Series 2024 Assessments**") levied and imposed on benefitted lands within the District. The Assessments are further described in the *Master Assessment Methodology for Hartford Terrace Community Development District*, dated July 21, 2022, and the *First Supplemental Assessment Methodology for the 2024 Project Area for Hartford Terrace Community Development District*, dated May 14, 2024 (together, the "**Assessment Report**").

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. For further information, please contact the District's Manager at 219 East Livingston Street, Orlando, Florida 32801, telephone (407) 841-5524.

Operation and Maintenance Assessments

In addition to Series 2024 Assessments, the District also imposes on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the

resolutions imposing the assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

Collection Methods

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled “non-ad valorem assessments,” which would then be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. The District reserves the right to change collection methods from year to year.

For more information, please visit: <http://hartfordterracecdd.com>. Additionally, a detailed description of all of the District’s assessments, fees and charges, as well as copies of the Engineer’s Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District’s Manager, c/o 219 East Livingston Street, Orlando, Florida 32801, telephone (407) 841-5524. Please note that changes to the District’s capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

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IN WITNESS WHEREOF, the foregoing Disclosure of Public Finance has been executed to be effective as of the ___ day of _____ 2024.

WITNESS

**HARTFORD TERRACE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2024, by _____, as _____ of HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A: Legal Description of Boundaries of District

EXHIBIT A

Legal Description of Boundaries of District

Tracts 18 through 22 and 28 through 30 and a portion of Tracts 17, 31 and 32 in the Southwest 1/4 of Section 32, Township 26 South, Range 27 East, AND Tracts 3 through 14 and a portion of Tract 2 in the Northwest 1/4 of Section 5, Township 27 South, Range 27 East AND that portion of 30 foot platted Right of Way therein, all lying in FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60 of the Public Records of Polk County, Florida being more particularly described as follows:

BEGIN at the Northeast corner of Tract 22 in the Southwest 1/4 of Section 32, Township 26 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, as recorded in Plat Book 3, Page 60 of the Public Records of Polk County, Florida; thence run $S00^{\circ}15'07''E$, a distance of 648.97 feet to the Southeast corner of said Tract 22; thence run $S89^{\circ}58'55''W$, a distance of 330.45 feet to the Northeast corner of Tract 28; thence run $S00^{\circ}14'51''E$, a distance of 678.69 feet to the Northwest corner of Tract 6 in the Northwest 1/4 of Section 5, Township 27 South, Range 27 East; thence run $S89^{\circ}58'09''E$, a distance of 976.56 feet to the Northeast corner of Tract 8; thence run $S00^{\circ}30'40''E$, a distance of 1,265.97 feet to a point on the North Right of Way line of Forest Lake Drive; thence along said North Right of Way line the following twelve (12) courses: run $S61^{\circ}35'18''W$, a distance of 14.01 feet; thence run $S80^{\circ}17'32''W$, a distance of 15.71 feet; thence run $S87^{\circ}57'23''W$, a distance of 22.67 feet; thence run $S89^{\circ}43'27''W$, a distance of 61.85 feet; thence run $S89^{\circ}55'41''W$, a distance of 176.93 feet; thence run $N89^{\circ}45'43''W$, a distance of 246.61 feet; thence run $N89^{\circ}24'47''W$, a distance of 277.06 feet; thence run $S89^{\circ}55'59''W$, a distance of 276.37 feet; thence run $N89^{\circ}19'06''W$, a distance of 260.77 feet; thence run $N89^{\circ}23'15''W$, a distance of 289.47 feet; thence run $N89^{\circ}20'10''W$, a distance of 189.39 feet; thence run $N89^{\circ}04'05''W$, a distance of 139.77 feet; thence leaving said North Right of Way line run $N00^{\circ}29'05''W$, a distance of 624.32 feet to the Northwest corner of Tract 14; thence run $N89^{\circ}58'23''W$, a distance of 117.00 feet; thence run $N00^{\circ}10'08''W$, a distance of 1,262.66 feet; thence run $S89^{\circ}49'52''W$, a distance of 398.33 feet to a point on the East Right of Way line of State Road 25 (U.S. Highway 27); thence along said East Right of Way line the following three (3) courses: run $N00^{\circ}22'01''W$, a distance of 418.77 feet; thence run $S89^{\circ}37'59''W$, a distance of 15.00 feet; thence run $N00^{\circ}22'01''W$, a distance of 283.96 feet; thence run $N89^{\circ}55'58''E$, a distance of 1,849.24 feet to the POINT OF BEGINNING.

Containing 104.25 acres, more or less.

SECTION V

SECTION A

RESOLUTION 2024-05
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Hartford Terrace Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hartford Terrace Community Development District for the Fiscal Year Ending September 30, 2025.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF AUGUST 2024.

ATTEST:

**HARTFORD TERRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Hartford Terrace
Community Development District

Proposed Budget
FY2025



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Hartford Terrace
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
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Revenues

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 167,250
Developer Contributions	\$ 138,630	\$ 40,641	\$ 34,652	\$ 75,293	\$ -
Total Revenues	\$ 138,630	\$ 40,641	\$ 34,652	\$ 75,293	\$ 167,250

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ 3,000	\$ 3,000	\$ 12,000
FICA Expense	\$ 900	\$ -	\$ 225	\$ 225	\$ 900
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ 4,907	\$ 6,250	\$ 11,157	\$ 25,000
Annual Audit	\$ 4,000	\$ 2,900	\$ -	\$ 2,900	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ 875	\$ 875	\$ 5,000
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -	\$ 4,020
Management Fees	\$ 40,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage & Delivery	\$ 1,000	\$ 11	\$ 250	\$ 261	\$ 1,000
Insurance	\$ 5,500	\$ 5,200	\$ -	\$ 5,200	\$ 5,720
Printing & Binding	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Legal Advertising	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Other Current Charges	\$ 5,000	\$ 353	\$ 1,250	\$ 1,603	\$ 5,000
Office Supplies	\$ 625	\$ 1	\$ 156	\$ 157	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 165	\$ 165	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 138,630	\$ 45,797	\$ 29,496	\$ 75,293	\$ 141,500

Hartford Terrace
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Total Thru 9/30/24	Proposed Budget FY2025
<i>Operations & Maintenance</i>					
<i>Field Expenditures</i>					
Property	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,750
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 136,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 12,500
General Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Total Operations & Maintenance:	\$ -	\$ -	\$ -	\$ -	\$ 25,750
Total Expenditures	\$ 138,630	\$ 45,797	\$ 29,496	\$ 75,293	\$ 167,250
Excess Revenues/(Expenditures)	\$ -	\$ (5,156)	\$ 5,156	\$ -	\$ -

Product	ERU'S	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Townhome	33.6	84	0.4	\$ 12,888.99	\$ 153.44	\$ 164.99
Single Family 40'	152.8	191	0.8	\$ 58,614.22	\$ 306.88	\$ 329.98
Single Family 50'	204	204	1	\$ 78,254.59	\$ 383.60	\$ 412.47
Single Family 60'	45.6	38	1.2	\$ 17,492.20	\$ 460.32	\$ 494.97
Total Tax Roll	436	517		\$ 167,250		

Hartford Terrace

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the Fiscal Year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Honeycutt & Associates, Inc provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Cob Cole, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. Governmental Management Services – Central Florida, LLC provides these services.

Hartford Terrace

Community Development District

General Fund Budget

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance. Governmental Management Services – Central Florida, LLC provides these services.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Hartford Terrace Community Development District General Fund Budget

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Hartford Terrace

Community Development District

General Fund Budget

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Hartford Terrace

Community Development District

Proposed Budget Debt Service Fund Series 2024

Description	Proposed Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 320,806
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 106,667
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 427,473
Expenses					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 106,667
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 126,316
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 297,982
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 267,070	\$ -	\$ 267,070	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 267,070	\$ -	\$ 267,070	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 267,070	\$ -	\$ 267,070	\$ 129,490

*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/25 **\$124,853**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 40'	114	\$149,273	\$1,309.41	\$1,407.97
Single Family 50'	106	\$138,798	\$1,309.41	\$1,407.97
Single Family 60'	25	\$32,735	\$1,309.41	\$1,407.97
Total ERU's	245	\$320,806		

Hartford Terrace
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/24	\$ 4,675,000.00	\$ -	\$ 106,666.53	\$ 106,666.53
05/01/25	\$ 4,675,000.00	\$ 65,000.00	\$ 126,315.63	
11/01/25	\$ 4,610,000.00		\$ 124,853.13	\$ 316,168.76
05/01/26	\$ 4,610,000.00	\$ 70,000.00	\$ 124,853.13	
11/01/26	\$ 4,540,000.00		\$ 123,278.13	\$ 318,131.26
05/01/27	\$ 4,540,000.00	\$ 75,000.00	\$ 123,278.13	
11/01/27	\$ 4,465,000.00		\$ 121,590.63	\$ 319,868.76
05/01/28	\$ 4,465,000.00	\$ 75,000.00	\$ 121,590.63	
11/01/28	\$ 4,390,000.00		\$ 119,903.13	\$ 316,493.76
05/01/29	\$ 4,390,000.00	\$ 80,000.00	\$ 119,903.13	
11/01/29	\$ 4,310,000.00		\$ 118,103.13	\$ 318,006.26
05/01/30	\$ 4,310,000.00	\$ 85,000.00	\$ 118,103.13	
11/01/30	\$ 4,225,000.00		\$ 116,190.63	\$ 319,293.76
05/01/31	\$ 4,225,000.00	\$ 90,000.00	\$ 116,190.63	
11/01/31	\$ 4,135,000.00		\$ 114,165.63	\$ 320,356.26
05/01/32	\$ 4,135,000.00	\$ 90,000.00	\$ 114,165.63	
11/01/32	\$ 4,045,000.00		\$ 111,746.88	\$ 315,912.51
05/01/33	\$ 4,045,000.00	\$ 100,000.00	\$ 111,746.88	
11/01/33	\$ 3,945,000.00		\$ 109,059.38	\$ 320,806.26
05/01/34	\$ 3,945,000.00	\$ 105,000.00	\$ 109,059.38	
11/01/34	\$ 3,840,000.00		\$ 106,237.50	\$ 320,296.88
05/01/35	\$ 3,840,000.00	\$ 110,000.00	\$ 106,237.50	
11/01/35	\$ 3,730,000.00		\$ 103,281.25	\$ 319,518.75
05/01/36	\$ 3,730,000.00	\$ 115,000.00	\$ 103,281.25	
11/01/36	\$ 3,615,000.00		\$ 100,190.63	\$ 318,471.88
05/01/37	\$ 3,615,000.00	\$ 120,000.00	\$ 100,190.63	
11/01/37	\$ 3,495,000.00		\$ 96,965.63	\$ 317,156.26
05/01/38	\$ 3,495,000.00	\$ 130,000.00	\$ 96,965.63	
11/01/38	\$ 3,365,000.00		\$ 93,471.88	\$ 320,437.51
05/01/39	\$ 3,365,000.00	\$ 135,000.00	\$ 93,471.88	
11/01/39	\$ 3,230,000.00		\$ 89,843.75	\$ 318,315.63
05/01/40	\$ 3,230,000.00	\$ 145,000.00	\$ 89,843.75	
11/01/40	\$ 3,085,000.00		\$ 85,946.88	\$ 320,790.63
05/01/41	\$ 3,085,000.00	\$ 150,000.00	\$ 85,946.88	
11/01/41	\$ 2,935,000.00		\$ 81,915.63	\$ 317,862.51
05/01/42	\$ 2,935,000.00	\$ 160,000.00	\$ 81,915.63	
11/01/42	\$ 2,775,000.00		\$ 77,615.63	\$ 319,531.26
05/01/43	\$ 2,775,000.00	\$ 170,000.00	\$ 77,615.63	
11/01/43	\$ 2,605,000.00		\$ 73,046.88	\$ 320,662.51
05/01/44	\$ 2,605,000.00	\$ 175,000.00	\$ 73,046.88	
11/01/44	\$ 2,430,000.00		\$ 68,343.75	\$ 316,390.63
05/01/45	\$ 2,430,000.00	\$ 185,000.00	\$ 68,343.75	
11/01/45	\$ 2,245,000.00		\$ 63,140.63	\$ 316,484.38
05/01/46	\$ 2,245,000.00	\$ 195,000.00	\$ 63,140.63	
11/01/46	\$ 2,050,000.00		\$ 57,656.25	\$ 315,796.88
05/01/47	\$ 2,050,000.00	\$ 210,000.00	\$ 57,656.25	
11/01/47	\$ 1,840,000.00		\$ 51,750.00	\$ 319,406.25
05/01/48	\$ 1,840,000.00	\$ 220,000.00	\$ 51,750.00	
11/01/48	\$ 1,620,000.00		\$ 45,562.50	\$ 317,312.50
05/01/49	\$ 1,620,000.00	\$ 235,000.00	\$ 45,562.50	
11/01/49	\$ 1,385,000.00		\$ 38,953.13	\$ 319,515.63
05/01/50	\$ 1,385,000.00	\$ 245,000.00	\$ 38,953.13	
11/01/50	\$ 1,140,000.00		\$ 32,062.50	\$ 316,015.63
05/01/51	\$ 1,140,000.00	\$ 260,000.00	\$ 32,062.50	
11/01/51	\$ 880,000.00		\$ 24,750.00	\$ 316,812.50
05/01/52	\$ 880,000.00	\$ 275,000.00	\$ 24,750.00	
11/01/52	\$ 605,000.00		\$ 17,015.63	\$ 316,765.63
05/01/53	\$ 605,000.00	\$ 295,000.00	\$ 17,015.63	
11/01/53	\$ 310,000.00		\$ 8,718.75	\$ 320,734.38
05/01/54	\$ 310,000.00	\$ 310,000.00	\$ 8,718.75	\$ 318,718.75
11/01/54				
		\$ 4,675,000.00	\$ 4,983,701.10	\$ 9,658,701.10

SECTION B

RESOLUTION 2024-06
[FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hartford Terrace Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Polk County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is

the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

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

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 15th day of August 2024.

ATTEST:

**HARTFORD TERRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll – Tax Roll Property

Assessment Roll – Direct Collect Property

Exhibit B

Hartford Terrace CDD
FY 25 Roll

PARCEL ID	UNITS	TYPE	FY25 O&M	SERIES 2024 DEBT	TOTAL
272705726015001550	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001660	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001670	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015001680	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015001690	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015001700	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015001710	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015001720	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015001730	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015001740	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015001750	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015001760	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015001770	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015001780	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015001790	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001800	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001810	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001820	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001830	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001840	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001850	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001860	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001870	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001880	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001890	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015001900	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015001910	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015001920	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015001930	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015001940	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001950	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001960	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001970	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001980	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015001990	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002000	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002010	1	50	\$412.47	\$1,407.97	\$1,820.44

PARCEL ID	UNITS	TYPE	FY25 O&M	SERIES 2024 DEBT	TOTAL
272705726015002020	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002030	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002040	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002050	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002060	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002070	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002080	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002090	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002100	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002110	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002120	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002130	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002140	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002150	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002160	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002170	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002180	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002240	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002250	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002260	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002270	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002280	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002290	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002300	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002310	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002320	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002330	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002340	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002350	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002360	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002370	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002380	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002390	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002400	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002410	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002480	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002490	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002500	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002510	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002520	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002530	1	40	\$329.98	\$1,407.97	\$1,737.95

PARCEL ID	UNITS	TYPE	FY25 O&M	SERIES 2024 DEBT	TOTAL
272705726015002540	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002550	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002560	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002570	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002580	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002590	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002600	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002610	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002620	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002630	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002640	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002650	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015002660	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002670	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002680	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002690	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002700	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002710	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002720	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002730	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002740	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002750	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002760	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002770	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002780	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002790	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002800	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002910	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002920	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002930	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002940	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002950	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002960	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002970	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002980	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015002990	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003000	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003010	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003020	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003030	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003040	1	40	\$329.98	\$1,407.97	\$1,737.95

PARCEL ID	UNITS	TYPE	FY25 O&M	SERIES 2024 DEBT	TOTAL
272705726015003050	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003060	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003070	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003080	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003090	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003100	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003110	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003120	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003130	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003140	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003150	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003160	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003170	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003180	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003190	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003200	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003210	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003220	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003230	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003240	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003250	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003260	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003270	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003280	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003290	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003300	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003310	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003320	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003330	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003340	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003350	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003360	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003370	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003380	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003390	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003400	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003410	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003420	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003430	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003440	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003450	1	40	\$329.98	\$1,407.97	\$1,737.95

PARCEL ID	UNITS	TYPE	FY25 O&M	SERIES 2024 DEBT	TOTAL
272705726015003460	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003470	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003480	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003490	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003500	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003510	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003520	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003530	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003540	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003550	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003560	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003570	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003580	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003590	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003600	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003610	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003620	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003630	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003640	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003650	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003660	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003670	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003680	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003690	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003700	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003710	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003720	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003730	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003740	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003750	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003760	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003770	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003780	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003790	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003800	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003810	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003850	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003860	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003870	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003880	1	40	\$329.98	\$1,407.97	\$1,737.95
272705726015003890	1	40	\$329.98	\$1,407.97	\$1,737.95

PARCEL ID	UNITS	TYPE	FY25 O&M	SERIES 2024 DEBT	TOTAL
272705726015003900	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003910	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003920	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003930	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003940	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003950	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003960	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003970	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003980	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015003990	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004000	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004010	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004020	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004030	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004040	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004050	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004060	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004070	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004080	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004090	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004100	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004110	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004120	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004130	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004140	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004150	1	60	\$494.97	\$1,407.97	\$1,902.94
272705726015004160	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004170	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004180	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004190	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004200	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004210	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004220	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004230	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004240	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004250	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004260	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004270	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004280	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004290	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004300	1	50	\$412.47	\$1,407.97	\$1,820.44

PARCEL ID	UNITS	TYPE	FY25 O&M	SERIES 2024 DEBT	TOTAL
272705726015004310	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004320	1	50	\$412.47	\$1,407.97	\$1,820.44
272705726015004330	1	50	\$412.47	\$1,407.97	\$1,820.44
Total Gross Assessments On Roll	245		\$93,548.79	\$344,952.65	\$438,501.44

Total Net Assessments On Roll			\$87,000.37	\$320,805.96	\$407,806.34
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Direct Billing

PARCEL ID	ACRES	TYPE	FY25 O&M	SERIES 2024 DEBT	TOTAL
272632709500040180	11.00	Unplatted	\$14,224.48	\$0.00	\$14,224.48
272632709500040190	14.61	Unplatted	\$18,885.77	\$0.00	\$18,885.77
272632709500040200	33.65	Unplatted	\$43,496.78	\$0.00	\$43,496.78
272705726000030011	7.49	Unplatted	\$9,682.89	\$0.00	\$9,682.89
Total Gross Assessments Off Roll	66.75		\$86,289.92	\$0.00	\$86,289.92

Total Net Assessments On Roll			\$80,249.63	\$0.00	\$80,249.63
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Total Gross Assessments			\$179,838.71	\$344,952.65	\$524,791.36
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Total Net Assessments			\$167,250.00	\$320,805.96	\$488,055.96
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SECTION VI

**DIRECT COLLECTION AGREEMENT
FY 2025**

This **Agreement** ("**Agreement**") is made and entered into effective as of October 1, 2024, by and between:

HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (hereinafter "**District**"), is located in Polk County, Florida ("**County**"), and whose mailing address is District's Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; and

PULTE HOME COMPANY, LLC, a Michigan limited liability company and the owner of certain property located within the boundaries of the District (hereinafter, the "**Property Owner**," and together with the District, "**Parties**"), and whose mailing address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811. For purposes of this Agreement, Property Owner's property is more particularly described in **Exhibit A** attached hereto ("**Property**").

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District determined to undertake various operations and maintenance and other activities described in the District's adopted budget ("**Adopted Budget**"); and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District, and, regardless of imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, pursuant to Resolution 2024-05 ("**Annual Assessment Resolution**"), the District's Board levied special assessments to fund the operations and maintenance of the Adopted Budget ("**O&M Assessments**") in the amounts set forth in Adopted Budget and the assessment roll attached to the Annual Assessment Resolution ("**Assessment Roll**"), and set forth the method by which the O&M Assessments and the FY 2025 installment of the District's previously levied debt service assessments ("**Debt Assessment**," and together with the O&M Assessments, "**Assessments**") shall be collected and enforced; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District; and

WHEREAS, pursuant to Florida law, the District certified the (i) portion of the Assessment Roll related to certain “**Tax Roll Property**” to the County Tax Collector for collection in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”) and (ii) portion of the Assessment Roll relating to the “**Direct Collect Property**” for direct collection by the District in accordance with Florida law; and

WHEREAS, as the Property is identified on the Assessment Roll as Direct Collect Property, the District and Property Owner desire to arrange for the direct collection and direct payment of the District’s Assessments levied against the Property.

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

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Assessments have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District, including the Property. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to, or otherwise fail to pay such Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the Assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time such payment is due or paid. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these Assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner at least thirty (30) days prior to the first Assessment due date, indicating the exact amount of the Assessment being certified for collection in FY 2025. The Assessments attributable to the Property shall be due and payable on the dates and in the amounts set forth in the Annual Assessment Resolution. The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative, additional method for collection of the Assessments. This Agreement shall not affect the District’s ability to collect and enforce its Assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the Assessments may result in the initiation of a foreclosure action, or, at the District’s sole discretion, delinquent Assessments may be certified for collection on a future County tax bill. In the event that an Assessment payment is not made in accordance with the schedule stated above, the whole of such Assessment – including any remaining partial, deferred payments for FY 2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and

District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

5. **NOTICE.** All notices, requests, consents and other communications under this Agreement, but excluding invoices (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addresses set forth in this Agreement.

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the Agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

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

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either Party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

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

11. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the

provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

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

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

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

**HARTFORD TERRACE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A Description of the Property

SECTION VII

UNIFORM COLLECTION
AGREEMENT
DISTRICT

THIS AGREEMENT made and entered into this 25th day of, July 2024
by and between Hartford Terrace Community Development District (“District”),
whose address is 219 E. Livingston Street, Orlando, FL 32801
and the Honorable Joe G. Tedder, State Constitutional Tax Collector in and for the Polk County
Political Subdivision, whose address is Polk County Tax Collectors Office, P.O. Box 1189,
Bartow, Florida 33831-1189 (“Tax Collector”).

SECTION I

Findings and Determinations

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology of collection for, certain non-ad valorem special assessments for Hartford Terrace CDD as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes (2012) and Rule 12D-18, Florida Administrative Code.

2. The term “Assessments” means those certain levies by the District which purport to constitute non-ad valorem special assessments for Hartford Terrace CDD improvements and related systems, facilities and services pursuant to Ordinance 2022-045 a non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the District and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens; and

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion.

7. The Tax Collector, as the State Constitutional Officer for the county political subdivision, charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment for Hartford Terrace CDD and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Section 2, Article VIII, Florida Constitution; Chapter 170, Florida Statutes; sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida and other applicable provisions of constitutional and statutory law apply to Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for purpose the of collecting and enforcing the collection of non-ad valorem special assessments levied by District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments including such non-ad valorem special assessments as the “Assessments” for Hartford Terrace CDD and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to District and to Tax Collector, as well as, to the Department of Revenue and the Property Appraiser in and for the county.

SECTION III

Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the “Assessments,” levied by District to include compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Chair of the Board of Hartford Terrace Community Development District

or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

SECTION IV

Term

The term of this Agreement shall commence upon execution, effective for 2024 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes (2012) and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collections on behalf of the special assessment district in the amount of two percent (2%) on the balance pursuant to section 192.091(2)(b), Florida Statutes and 12D-18.004(2), Florida Administrative Code. The Authority agrees the 2% will be deducted from the balance at the time of each distribution.
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code.
4. District upon being timely billed shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. By 15 September of each calendar year, the Chair of the Hartford Terrace Community Development District of the District, or his or her designee, shall certify, using DR Form 408 to the Tax Collector the non-ad valorem assessment (“Assessment”) roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District’s “Assessment” and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees for legal services rendered to Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, or its successor and as provided under other applicable law.

SECTION VI

Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified “Assessment” roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by district, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent

with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District as certified by the Chair of the Hartford Terrace Community Development District or his or her designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using, DR Form 408, and free of errors or omissions.

3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

5. If Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment ("Assessment") or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is affected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII

Entire Agreement

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

SECTION VIII



Memorandum

To: Board of Supervisors

From: District Management

Date: June 11, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

Exhibit A:
Goals, Objectives and Annual Reporting Form

Hartford Terrace Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Hartford Terrace Community Development District

District Manager: _____

Date: _____

Print Name: _____

Hartford Terrace Community Development District

SECTION IX

SECTION C

SECTION 1

Hartford Terrace
Community Development District

Unaudited Financial Reporting
June 30, 2024



Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund
3	<hr/>	Debt Service Fund Series 2024
4	<hr/>	Capital Projects Fund
5	<hr/>	Month to Month

Hartford Terrace
Community Development District
Combined Balance Sheet
June 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 2,831	\$ -	\$ -	\$ 2,831
Due From Developer	\$ 6,714	\$ -	\$ -	\$ 6,714
Investments:				
Series 2024				
Reserve	\$ -	\$ 160,403	\$ -	\$ 160,403
Interest	\$ -	\$ 106,667	\$ -	\$ 106,667
Cost of Issuance	\$ -	\$ -	\$ 450	\$ 450
Total Assets	\$ 9,545	\$ 267,070	\$ 450	\$ 277,065
Liabilities:				
Accounts Payable	\$ 6,633	\$ -	\$ -	\$ 6,633
Total Liabilites	\$ 6,633	\$ -	\$ -	\$ 6,633
Debt Service	\$ -	\$ 267,070	\$ -	\$ 267,070
Capital Projects	\$ -	\$ -	\$ 450	\$ 450
Unassigned	\$ 2,912	\$ -	\$ -	\$ 2,912
Total Fund Balances	\$ 2,912	\$ 267,070	\$ 450	\$ 270,432
Total Liabilities & Fund Balance	\$ 9,545	\$ 267,070	\$ 450	\$ 277,065

Hartford Terrace
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Developer Contributions	\$ 138,630	\$ 40,641	\$ 40,641	\$ -
Total Revenues	\$ 138,630	\$ 40,641	\$ 40,641	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
FICA Expense	\$ 900	\$ 675	\$ -	\$ 675
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 25,000	\$ 18,750	\$ 4,907	\$ 13,843
Annual Audit	\$ 4,000	\$ 2,900	\$ 2,900	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 30,000	\$ 30,000	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 11	\$ 739
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Printing & Binding	\$ 1,000	\$ 750	\$ -	\$ 750
Legal Advertising	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Other Current Charges	\$ 5,000	\$ 3,750	\$ 353	\$ 3,397
Office Supplies	\$ 625	\$ 469	\$ 1	\$ 468
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 138,630	\$ 94,439	\$ 45,797	\$ 48,642
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (5,156)	
Fund Balance - Beginning	\$ -		\$ 8,068	
Fund Balance - Ending	\$ -		\$ 2,912	

Hartford Terrace
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
<i>Series 2024</i>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 267,070	\$ 267,070
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 267,070	\$ 267,070
Net Change in Fund Balance	\$ -	\$ -	\$ 267,070	\$ 267,070
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 267,070	\$ 267,070

Hartford Terrace
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues				
Developer Advance	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 4,123,996	\$ (4,123,996)
Capital Outlay -COI			\$ 283,484	\$ (283,484)
Total Expenditures	\$ -	\$ -	\$ 4,407,480	\$ (4,407,480)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (4,407,480)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 4,407,930	\$ 4,407,930
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,407,930	\$ 4,407,930
Net Change in Fund Balance	\$ -		\$ 450	
Fund Balance - Beginning			\$ -	
Fund Balance - Ending			\$ 450	

Hartford Terrace
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ 7,661	\$ 3,585	\$ 3,791	\$ 6,704	\$ 3,976	\$ 4,624	\$ 3,585	\$ 6,714	\$ -	\$ -	\$ -	\$ 40,641
Total Revenues	\$ -	\$ 7,661	\$ 3,585	\$ 3,791	\$ 6,704	\$ 3,976	\$ 4,624	\$ 3,585	\$ 6,714	\$ -	\$ -	\$ -	\$ 40,641
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 126	\$ -	\$ 220	\$ 392	\$ 1,041	\$ 1,644	\$ -	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ 4,907
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 2,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,900
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ 30,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1	\$ 2	\$ 2	\$ 1	\$ 1	\$ 1	\$ -	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ 11
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ 353
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 9,124	\$ 3,624	\$ 3,843	\$ 4,014	\$ 7,566	\$ 5,268	\$ 3,623	\$ 5,110	\$ 3,625	\$ -	\$ -	\$ -	\$ 45,797
Excess (Deficiency) of Revenues over Expenditures	\$ (9,124)	\$ 4,038	\$ (258)	\$ (223)	\$ (862)	\$ (1,293)	\$ 1,001	\$ (1,525)	\$ 3,089	\$ -	\$ -	\$ -	\$ (5,156)

SECTION 2

Hartford Terrace
Community Development District

Funding Request #32
April 10,2024

Bill to: Pulte Homes

	Payee	General Fund
		FY2024
1	Governmental Management Services Invoice # 23 - Management - April 2024	\$ 3,583.33
2	Kutak Rock, LLP Inv# 3377849- General Counsel - February 2024	\$ 1,041.00
		\$ 4,624.33
		\$ 4,624.33

Please make check payable to:

Hartford Terrace Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC #1/
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 23
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:

Bill To:
Hartford Terrace CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2024 - 310		3,333.33	3,333.33
Website Administration - April 2024 352		100.00	100.00
Information Technology - April 2024 351		150.00	150.00



Total	\$3,583.33
Payments/Credits	\$0.00
Balance Due	\$3,583.33

KUTAK ROCK LLP #3

TALLAHASSEE, FLORIDA

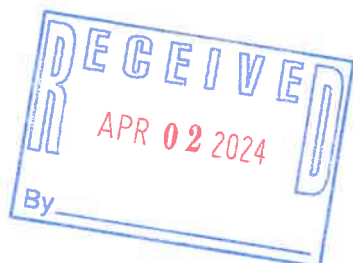
Telephone 404-222-4600

Facsimile 404-222-4654

310-513-315

Federal ID 47-0597598

April 3, 2024



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3377849

Client Matter No. 28023-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Hartford Terrace CDD
c/o Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3377849 -
28023-1

Re: General Counsel

For Professional Legal Services Rendered

02/02/24	R. Dugan	0.40	114.00	Correspondence with district manager regarding work authorizations; correspondence regarding proposed access easement for Sandy Cliffs Drive; correspondence regarding public facilities report
02/02/24	T. Mackie	0.20	68.00	Review correspondence from Virgen regarding District meeting agenda and review same
02/04/24	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/05/24	T. Mackie	0.20	68.00	Conference regarding FY 2023 audit
02/06/24	R. Dugan	0.10	28.50	Correspondence regarding Board meeting schedule
02/12/24	R. Dugan	1.00	285.00	Review draft audit for Fiscal Year 2023; correspondence regarding same
02/20/24	R. Dugan	1.00	285.00	Review phase 2 plats; telephone conference and correspondence regarding same

KUTAK ROCK LLP

Hartford Terrace CDD

April 3, 2024

Client Matter No. 28023-1

Invoice No. 3377849

Page 2

TOTAL HOURS 3.40

TOTAL FOR SERVICES RENDERED \$1,041.00

TOTAL CURRENT AMOUNT DUE \$1,041.00



the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia, and the need to address the social and psychological consequences of the illness (2). The World Health Organization (WHO) has developed a number of instruments to measure the quality of life of people with schizophrenia (3).

The WHO Quality of Life (QoL) instrument is a self-rated measure of the individual's perception of their own health and well-being (4).

The WHO QoL instrument is a self-rated measure of the individual's perception of their own health and well-being (4).

The WHO QoL instrument is a self-rated measure of the individual's perception of their own health and well-being (4).

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Hartford Terrace
Community Development District

Funding Request #33
May 15, 2024

Bill to: Pulte Homes

Payee	General Fund
	FY2024
1 Governmental Management Services	
Invoice # 24 - Management - May 2024	\$ 3,584.88
	\$ 3,584.88
	\$ 3,584.88

Please make check payable to:

Hartford Terrace Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 24
Invoice Date: 5/1/24
Due Date: 5/1/24
Case:
P.O. Number:

Bill To:

Hartford Terrace CDD
 219 E. Livingston St.
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2024		3,333.33	3,333.33
Website Administration - May 2024		100.00	100.00
Information Technology - May 2024		150.00	150.00
Office Supplies		0.09	0.09
Postage		1.46	1.46

Total \$3,584.88

Payments/Credits \$0.00

Balance Due \$3,584.88

RECEIVED 5/10/24

Hartford Terrace

Community Development District

Funding Request #34
June 13, 2024

Bill to: Pulte Home Company, LLC

	Payee	General Fund FY2024
1	Governmental Management Services Invoice # 25 - Management - June 2024	\$ 3,584.68
		Total: \$ 3,584.68

Please make check payable to:

Hartford Terrace Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 25**Invoice Date:** 6/1/24**Due Date:** 6/1/24**Case:****P.O. Number:****Bill To:**Hartford Terrace CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2024		3,333.33	3,333.33
Website Administration - June 2024		100.00	100.00
Information Technology - June 2024		150.00	150.00
Office Supplies		0.06	0.06
Postage		1.29	1.29
Total			\$3,584.68
Payments/Credits			\$0.00
Balance Due			\$3,584.68

RECEIVED 6/12/24

Hartford Terrace

Community Development District

Funding Request #35
July 11, 2024

Bill to: Pulte Home Company, LLC

	Payee		General Fund FY2024
1	Governmental Management Services		
	Invoice # 27 - Management - July 2024	\$	3,889.34
2	Kutak Rock, LLP		
	Inv# 3381410- General Counsel - March 2024	\$	1,644.12
	Inv# 3411561- General Counsel - April/May 2024	\$	1,485.32
Total:			\$ 7,018.78

Please make check payable to:

Hartford Terrace Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 27
Invoice Date: 7/1/24
Due Date: 7/1/24
Case:
P.O. Number:**Bill To:**Hartford Terrace CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - July 2024		3,333.33	3,333.33
Website Administration - July 2024		100.00	100.00
Information Technology - July 2024		150.00	150.00
Dissemination Agent Services - July 2024		291.67	291.67
Office Supplies		0.03	0.03
Postage		14.31	14.31
Total			\$3,889.34
Payments/Credits			\$0.00
Balance Due			\$3,889.34

RECEIVED 7/10/24

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 22, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3381410

Client Matter No. 28023-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Hartford Terrace CDD

c/o Governmental Management Services-Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3381410

28023-1

Re: General Counsel

For Professional Legal Services Rendered

03/08/24	R. Dugan	0.20	57.00	Correspondence regarding proposed Board meeting agenda
03/16/24	R. Dugan	0.30	85.50	Review agenda package and prepare for Board meeting
03/17/24	G. Lovett	0.50	125.00	Monitor legislative process relating to matters impacting special districts
03/20/24	R. Dugan	0.50	142.50	Review agenda package and prepare for Board meeting; correspondence regarding same
03/20/24	J. Gillis	0.40	70.00	Coordinate response to auditor letter
03/21/24	T. Mackie	3.10	1,054.00	Prepare for, travel to and attend Board meeting; return travel
TOTAL HOURS		5.00		

RECEIVED 7/11/24

KUTAK ROCK LLP

Hartford Terrace CDD

April 22, 2024

Client Matter No. 28023-1

Invoice No. 3381410

Page 2

TOTAL FOR SERVICES RENDERED \$1,534.00

DISBURSEMENTS

Meals 6.90

Travel Expenses 103.22

TOTAL DISBURSEMENTS 110.12

TOTAL CURRENT AMOUNT DUE \$1,644.12

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 27, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3411561

Client Matter No. 28023-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Hartford Terrace CDD

c/o Governmental Management Services-Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3411561

28023-1

Re: General Counsel

For Professional Legal Services Rendered

04/28/24	S. Sandy	0.20	77.00	Prepare FY 2024-2025 budget documents
05/02/24	R. Dugan	0.50	142.50	Review phase 2B draft plat; correspondence regarding same
05/09/24	R. Dugan	0.60	171.00	Review and revise draft meeting agenda; correspondence regarding same; prepare post-issuance compliance policy
05/09/24	T. Mackie	0.40	136.00	Review draft agenda and provide comments
05/16/24	R. Dugan	1.10	313.50	Prepare for and attend Board meeting; correspondence regarding proposed budget
05/16/24	T. Mackie	0.50	170.00	Prepare for and attend Board meeting by phone; follow-up from meeting
05/21/24	T. Mackie	0.20	68.00	Conference with Flint regarding records request

KUTAK ROCK LLP

Hartford Terrace CDD
June 27, 2024
Client Matter No. 28023-1
Invoice No. 3411561
Page 2

05/28/24	J. Gillis	0.40	70.00	Coordinate response to auditor letter update
05/29/24	R. Dugan	0.30	85.50	Review draft disclosure of public finance; correspondence regarding same
05/29/24	T. Mackie	0.20	68.00	Conference regarding FY 2025 budget
05/29/24	D. Wilbourn	0.70	122.50	Prepare disclosure of public financing
05/31/24	R. Dugan	0.20	57.00	Correspondence regarding disclosure of public finance

TOTAL HOURS 5.30

TOTAL FOR SERVICES RENDERED \$1,481.00

DISBURSEMENTS

Travel Expenses 4.32

TOTAL DISBURSEMENTS 4.32

TOTAL CURRENT AMOUNT DUE **\$1,485.32**

UNPAID INVOICES:

April 22, 2024 Invoice No. 3381410 1,644.12

TOTAL DUE \$3,129.44

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

The Board of Supervisors of the Hartford Terrace Community Development District will hold their regular meetings for Fiscal Year 2025 on the Third Thursday of each month, at 1115 Aloha Blvd., Davenport, FL 32897, at 2:00 p.m., or as shortly thereafter as reasonably possible, unless otherwise indicated as follows:

**October 17, 2024
November 21, 2024
December 19, 2024
January 16, 2025
February 20, 2025
March 20, 2025
April 17, 2025
May 15, 2025
June 19, 2025
July 17, 2025
August 21, 2025
September 18, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager, at 219 E. Livingston Street, Orlando, FL32801. Additionally, interested parties may refer to the District's website for the latest information: <https://hartfordterracecdd.com>.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC