

*Hartford Terrace
Community Development District*

Agenda

July 17, 2025

AGENDA

Hartford Terrace

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

July 10, 2025

**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, July 17, 2025 at 2:00 PM, or as shortly thereafter as reasonably possible, at the Windsor Island Resort Clubhouse, 1115 Aloha Blvd., Davenport, Florida 33897.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Acceptance of Resignation of Chris Wrenn and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Election of Officers
 - D. Consideration of Resolution 2025-07 Electing Officers
4. Approval of Minutes of the April 17, 2025 Meeting
5. Review and Acceptance of the Fiscal Year 2024 Audit Report
6. Public Hearing
 - A. Consideration of Resolution 2025-08 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll
7. Consideration of Fiscal Year 2026 Deficit Funding Agreement
8. District Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals and Objectives
 - B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chair to Execute
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 48
 - iv. Approval of Fiscal Year 2026 Meeting Schedule
 - D. Field Manager's Report
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 S. Flint

George S. Flint
District Manager

CC: Tucker Mackie, District Counsel
Jason Alligood, District Engineer
Darrin Mossing, GMS

Enclosures

SECTION III

SECTION A

May 19, 2025

To whom it may concern,

Please accept this letter as my formal notice of resignation as Chairman/Vice Chairman/Director for the Hartford Terrace Community Development District, effective immediately. I appreciate the time spent towards furthering the goals of the CDD and wish my replacement the best of luck in their endeavors.

Regards,

A handwritten signature in blue ink, appearing to read 'CW', with a long horizontal flourish extending to the right.

Christopher Wrenn

407-256-1797

SECTION D

RESOLUTION 2025-07

A RESOLUTION ELECTING THE OFFICERS OF THE HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT, POLK COUNTY, FLORIDA.

WHEREAS, the Hartford Terrace Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

PASSED AND ADOPTED this 17th day of July, 2025.

ATTEST:

**HARTFORD TERRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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, April 17, 2025, at 2:00 p.m. at 1115 Aloha Blvd., Davenport, Florida.

Present and constituting a quorum were:

Chris Wrenn	Chairman
Eric Baker	Vice Chairman
Serena Turke	Assistant Secretary

Also, present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
Steve Sanford <i>by phone</i>	Greenberg Traurig
Ashley Hilyard	Field Manager
Jason Alligood <i>by phone</i>	District Engineer

The following is a summary of the discussions and actions taken at the September 19, 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 and called roll. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present to provide comments.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 20, 2025 Meeting

Mr. Flint presented the minutes from the February 20, 2025 meeting. He asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Baker, seconded by Mr. Wrenn, with all in favor, the Minutes of the February 20, 2025 Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS**Financing Matters****A. Consideration of Preliminary Supplemental Assessment Methodology Report for the 2025 Project Area**

Mr. Flint stated the Board is going to be asked to approve the Delegation Resolution today for the next series of bonds. He noted that as part of the Preliminary Supplemental Assessment Report will be presented, that report will be included in the offering document when the bonds are marketed by the Underwriter. This is preliminary prepricing and is subject to change. The assumptions that are included were provided by the underwriter as far as interest rate.

Mr. Flint noted that Table 1 shows the development program compromised of townhomes, 40', 50', and 60' single family product types totaling 272 units. ERU factors were applied to those resulting in 208.8 ERU's. Table 2 reflects the infrastructure cost estimates that were provided in the District Engineer's Report dated March 21, 2025 and those total \$18,083,000. Table 3 is the bond sizing which assumes an interest rate of 5.65%, 30-year amortization, 6 months capitalized interest, 50% max annual debt service reserve and 2% underwriters discount resulting in a par amount of \$4,510,000 of which \$3.9 million would be available for construction funds. Table 4 is the allocation of benefit based on improvement costs. Table 5 shows the allocation of benefit based on the par debt. Table 6 shows the target debt assessments, net and gross. The gross is what would be reflected on the property tax bill. The developer desires that all single-family product types pay the same. Table 5 shows some developer contributions that are being recognized to level out the debt assessments. Table 7 is the preliminary assessment roll showing the platted properties and what the assessments would be. He noted that it looks like Phase 3 is still unplatted at this point and it is one parcel of 15.5 acres.

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the Preliminary Supplemental Assessment Methodology Report for the 2025 Project Area Subject to Revision Based on Any Changes to the Bond Sizing, was approved.

Mr. Sanford stated this delegation resolution authorizes a NTE amount of \$6M and noted that this resolution authorizes any changes to your report or the Engineer's Report in connection

with the marketing of the bonds. He noted those changes can be made without going back to the Board.

B. Consideration of Resolution 2025-04 Bond Delegation Resolution and Exhibits.

Mr. Sanford stated the Board, by virtue of adopting this resolution, sets forth certain parameters and when it comes time to market the bonds if they are within the parameters set by the Board the Chair or Vice Chair is authorized to sign the Bond Purchase Contract without the need for calling a special meeting. The parameters are authorizing up to \$6M in special assessment bonds to finance infrastructure for the benefit of an area within the District called the 2025 Project Area. This is the second series of bonds being issued by the District and is related to this specific area which is 272 units. This resolution also sets forth other parameters which include the interest rate which can't exceed the maximum rate under Florida law. The term of the bonds can't exceed 30 years not counting any capitalized interest period. The compensation to be paid to the underwriter is based on the underwriter buying the bonds at a discount of 98% of a dollar and then the underwriter turns around and sells the bonds for a dollar and that differential is the compensation to be paid to the underwriter. Within those parameters, they can move forward towards the pricing and marketing of the bonds.

i. Exhibit A: Form of Bond Purchase Contract

Mr. Sanford noted this contract is between FMS as the underwriter and the District. Once the bonds are marketed this will get executed and will have the final terms of the bonds and required deliverables to get a successful closing.

ii. Exhibit B: Draft Copy of Preliminary Limited Offering Memorandum

Mr. Sanford noted this is the marketing tool used by the underwriter to market the bonds. Once the bond investors are found, this document can get finalized with the final terms of the bonds and interest rate, redemption provisions, sources and uses and that will get delivered to the investors.

iii. Exhibit C: Form of Continuing Disclosure Agreement

Mr. Sanford noted this is required under SCC rules and requires there be annual updated information regarding the project and the bonds and disclosure of certain enumerated material events like a draw on the reserve account. The rationale behind this agreement is that if somebody

wanted to buy these bonds in the secondary market, they would have the most up to date information thereby creating a level playing field.

iv. Exhibit D: Form of Second Supplemental Trust Indenture

Mr. Sanford stated when they issued the first series of bonds, they had a first supplemental. Every series of bonds being issued by the District would require a separate Supplemental Trust Indenture specific to that series of bonds. This is between the District and the bond trustee. Once the bonds are sold, this document would be finalized with the final terms of the bonds, interest rates, sources and uses, and redemption provisions.

On MOTION by Mr. Wrenn, seconded by Mr. Baker with all in favor, Resolution 2025-04 Bond Delegation Resolution and Exhibits, were approved.

C. Consideration of Underwriting Agreement and G-17 Disclosure with FMS Bonds, Inc.

Mr. Flint noted this is the agreement with FMS to serve as the Underwriter. There are also disclosures they are required to make under the MSRB Rule G-17. The terms of the agreement are the same as what you have seen in the past.

On MOTION by Mr. Baker, seconded by Mr. Wrenn with all in favor, the Underwriting Agreement and G-17 Disclosure with FMS Bonds, Inc., was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05
Amending the Fiscal Year 2025 Budget**

Mr. Flint stated this resolution amends the current Fiscal Year 2025 budget. It brings the current year budgeted expenses in line with the current year revenue. They have adjusted the expense line items up and down to match up with where they believe they will be at the end of the year.

On MOTION by Mr. Baker, seconded by Ms. Turke, with all in favor, Resolution 2025-05 Amending the Fiscal Year 2025 Budget, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06
Approving the Proposed Fiscal Year 2026
Budget and Setting a Public Hearing**

Mr. Flint stated this resolution approves the proposed budget for next year and sets the date, place, and time for the public hearing. He recommended July 17th at 2:00 p.m. in this location for the hearing. The proposed budget which is exhibit A is attached. The current year assessments only funded a portion of the maintenance so an increase is proposed in these assessments going into next year to be able to fund the proposed managed cost. The owners and Pulte have benefited from the fact that we have had a lower. They are not going to appreciate that when they get an increase on their tax bill that they were paying a lower amount this year. The management fees will stay the same. There will have to be a mailed notice for the assessment increase.

On MOTION by Mr. Baker, seconded by Mr. Wrenn, with all in favor, Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing for July 17, 2025 at 2:00 PM at the Windsor Island Resort Clubhouse, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Transfer of Environmental Resource Permit

Mr. Flint noted this was transfer of the ERP to the District as the maintenance entity. He asked for a motion to ratify.

On MOTION by Mr. Baker, seconded by Mr. Wrenn, with all in favor, the Transfer of Environmental Resource Permit, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan had nothing to report.

B. Engineer

Mr. Alligood had nothing specific to report but offered to take any questions.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint stated next is the check register and offered to take any questions.

On MOTION by Mr. Baker, seconded by Ms. Turke, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint noted the unaudited financials have been provided. There is no action required.

D. Field Manager's Report

Ms. Hilyard provided the Field Manager's Report.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wrenn, seconded by Mr. Baker, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**HARTFORD TERRACE
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Hartford Terrace Community Development District
Polk County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hartford Terrace Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2024, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 18, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 18, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hartford Terrace Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$355,139).
- The change in the District's total net position in comparison with the prior fiscal year was (\$345,503), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$273,893, an increase of \$265,824 in comparison with the prior period. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned deficit fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2024	2023
Current and other assets	\$ 290,013	\$ 9,951
Capital assets, net of depreciation	4,115,488	-
Total assets	4,405,501	9,951
Current liabilities	87,231	1,882
Long-term liabilities	4,673,409	17,705
Total liabilities	4,760,640	19,587
Net position		
Net investment in capital assets	(555,269)	-
Restricted	197,419	-
Unrestricted	2,711	(9,636)
Total net position	\$ (355,139)	\$ (9,636)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,			
	2024	2023	
Revenues:			
Program revenues			
Operating grants and contributions	\$ 63,080	\$ 58,792	
Capital grants and contributions	9,214	-	
Total revenues	72,294	58,792	
Expenses:			
General government	64,793	59,022	
Interest	71,129	-	
Bond issue costs	281,875	4,560	
Total expenses	417,797	63,582	
Change in net position	(345,503)	(4,790)	
Net position - beginning	(9,636)	(4,846)	
Net position - ending	\$ (355,139)	\$ (9,636)	

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$417,797. Program revenues are comprised of Developer contributions and interest income. In total, expenses, increased significantly from the prior fiscal year, the majority of the increase was the result of bond issue costs and interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$4,115,488 invested in capital assets for its governmental activities. In the government-wide financial statements no depreciation has been taken. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$4,675,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND OTHER EVENTS

The District anticipates that operations and expenses will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Hartford Terrace Community Development District's Finance Department at 219 East Livingston Street Orlando, FL. 32801.

**HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 2,711
Due from Developer	10,712
Prepaid items	5,408
Restricted assets:	
Investments	271,182
Capital assets:	
Nondepreciable	<u>4,115,488</u>
Total assets	<u>4,405,501</u>
 LIABILITIES	
Accounts payable	6,924
Contracts and retainage payable	9,196
Accrued interest payable	71,111
Noncurrent liabilities:	
Due within one year	65,000
Due in more than one year	<u>4,608,409</u>
Total liabilities	<u>4,760,640</u>
 NET POSITION	
Net investment in capital assets	(555,269)
Restricted for debt service	197,419
Unrestricted	<u>2,711</u>
Total net position	<u><u>\$ (355,139)</u></u>

See notes to the financial statements

**HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
<u>Primary government:</u>				
<u>Governmental activities:</u>				
General government	\$ 64,793	\$ 59,435	\$ -	\$ (5,358)
Maintenance and operations	-	-	9,214	9,214
Interest on long-term debt	71,129	3,645	-	(67,484)
Bond issue costs	281,875	-	-	(281,875)
Total governmental activities	417,797	63,080	9,214	(345,503)
				Change in net position (345,503)
				Net position - beginning (9,636)
				Net position - ending <u>\$ (355,139)</u>

See notes to the financial statements

**HARTFORD TERRACE COMMUNITY DEVELOPMENT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 2,711	\$ -	\$ -	\$ 2,711
Investments	-	268,530	2,652	271,182
Due from Developer	1,516	-	9,196	10,712
Prepaid items	5,408	-	-	5,408
Total assets	<u>\$ 9,635</u>	<u>\$ 268,530</u>	<u>\$ 11,848</u>	<u>\$ 290,013</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 6,924	\$ -	\$ -	\$ 6,924
Contracts payable	-	-	9,196	9,196
Total liabilities	<u>6,924</u>	<u>-</u>	<u>9,196</u>	<u>16,120</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,408	-	-	5,408
Restricted for:				
Debt service	-	268,530	-	268,530
Capital projects	-	-	2,652	2,652
Unassigned	(2,697)	-	-	(2,697)
Total fund balances	<u>2,711</u>	<u>268,530</u>	<u>2,652</u>	<u>273,893</u>
Total liabilities and fund balances	<u>\$ 9,635</u>	<u>\$ 268,530</u>	<u>\$ 11,848</u>	<u>\$ 290,013</u>

See notes to the financial statements

**HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 273,893

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	4,115,488	
Accumulated depreciation	-	4,115,488

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(71,111)	
Unamortized original issue discount	1,591	
Bonds payable	(4,675,000)	(4,744,520)
Net position of governmental activities		\$ (355,139)

See notes to the financial statements

**HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Developer contributions	\$ 59,435	\$ -	\$ 9,196	\$ 68,631
Interest income	-	3,645	18	3,663
Total revenues	59,435	3,645	9,214	72,294
EXPENDITURES				
Current:				
General government	64,793	-	-	64,793
Debt Service:				
Principal	-	-	17,705	17,705
Bond issue costs	-	-	281,875	281,875
Capital outlay	-	-	4,115,488	4,115,488
Total expenditures	64,793	-	4,415,068	4,479,861
Excess (deficiency) of revenues over (under) expenditures	(5,358)	3,645	(4,405,854)	(4,407,567)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	2,185	2,185
Transfers out	-	(2,185)	-	(2,185)
Bond proceeds	-	267,070	4,407,930	4,675,000
Original issue discount	-	-	(1,609)	(1,609)
Total other financing sources (uses)	-	264,885	4,408,506	4,673,391
Net change in fund balances	(5,358)	268,530	2,652	265,824
Fund balances - beginning	8,069	-	-	8,069
Fund balances - ending	\$ 2,711	\$ 268,530	\$ 2,652	\$ 273,893

See notes to the financial statements

**HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 265,824
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	4,115,488
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	17,705
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	(71,111)
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(4,675,000)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	1,609
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(18)
Change in net position of governmental activities	<u>\$ (345,503)</u>

See notes to the financial statements

**HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Hartford Terrace Community Development District ("District") was created on June 22, 2022 by Ordinance No. 2022-045 of Polk County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. All of the Board members are affiliated with Pulte Home Company, LLC ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector for non-Developer owned lots. The amounts remitted to the District are net of applicable discounts or fees. In addition, amounts remitted by the County Tax Assessor/Collector include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market	\$ 271,182	N/A	N/A
Total Investments	<u>\$ 271,182</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ -	4,115,488	\$ -	\$ 4,115,488
Total capital assets, not being depreciated	-	4,115,488	-	4,115,488
 Governmental activities capital assets	 \$ -	 \$ 4,115,488	 \$ -	 \$ 4,115,488

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$24,420,000. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. All of the current year additions to capital assets were acquired from the Developer.

NOTE 6 – LONG TERM LIABILITIES

Series 2024

On May 29, 2024, the District issued \$4,675,000 of Special Assessment Bonds, Series 2024 consisting of various Term Bonds with due dates from May 1, 2031 to May 1, 2054 and fixed interest rates ranging from 4.5% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2025 through May 1, 2054.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2024	\$ -	\$ 4,675,000	\$ -	\$ 4,675,000	\$ 65,000
Less: Original issue discount	-	(1,609)	(18)	(1,591)	-
Developer advances	17,705	-	17,705	-	-
Total	\$ 17,705	\$ 4,673,391	\$ 17,687	\$ 4,673,409	\$ 65,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 65,000	\$ 232,983	\$ 297,983
2026	70,000	249,706	319,706
2027	75,000	246,556	321,556
2028	75,000	243,181	318,181
2029	80,000	239,806	319,806
2030-2034	470,000	1,138,531	1,608,531
2035-2039	610,000	1,000,295	1,610,295
2040-2044	800,000	816,738	1,616,738
2045-2049	1,045,000	572,907	1,617,907
2050-2054	1,385,000	243,001	1,628,001
	<u>\$ 4,675,000</u>	<u>\$ 4,983,704</u>	<u>\$ 9,658,704</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection therewith, Developer contribution revenue reflected in the general fund for the current fiscal year was \$59,435, which includes a receivable of \$1,516. In the Capital Projects Fund, the Developer contribution revenue for the current year was \$9,196 all of which was receivable as of September 30, 2024.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Developer contributions	\$ 138,630	\$ 59,435	\$ (79,195)
Total revenues	<u>138,630</u>	<u>59,435</u>	<u>(79,195)</u>
EXPENDITURES			
Current:			
General government	138,630	64,793	73,837
Total expenditures	<u>138,630</u>	<u>64,793</u>	<u>73,837</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(5,358)	<u>\$ (5,358)</u>
Fund balance - beginning		<u>8,069</u>	
Fund balance - ending		<u>\$ 2,711</u>	

See notes to required supplementary information

**HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
OTHER INFORMATION-DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	\$0
Independent contractor compensation	\$64,318.51
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - N/A Debt service - N/A
Special assessments collected	\$0
Outstanding Bonds:	
Series 2024 due May 1, 2054	\$4,675,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Hartford Terrace Community Development District
Polk County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of Hartford Terrace Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 18, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 18, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Hartford Terrace Development District
Polk County, Florida

We have examined Hartford Terrace Community Development District, Polk County with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hartford Terrace Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 18, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Hartford Terrace Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hartford Terrace Community Development District, Polk County, Florida ("District") as of and for fiscal year ended September 30, 2024, and have issued our report thereon dated June 18, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 18, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Hartford Terrace Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Hartford Terrace Community Development District, Polk County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 18, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION VI

SECTION A

RESOLUTION 2025-08
[FY 2026 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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Hartford Terrace Community Development District ("**District**") prior to June 15, 2025, 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, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *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 2026, 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 2026 or within 60 days following the end of the FY 2026 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 Chapter 189, *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 17TH DAY OF JULY 2025.

ATTEST:

**HARTFORD TERRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Hartford Terrace
Community Development District

Proposed Budget
FY2026



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7 Debt Service Fund - Series 2024

8 Amortization Schedule - Series 2024

Hartford Terrace
Community Development District
Proposed Budget
General Fund

Description	Amended Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments - Tax Roll	\$ 87,000	\$ 86,862	\$ 138	\$ 87,000	\$ 230,145
Assessments - Direct Bill	\$ 80,250	\$ 80,250	\$ -	\$ 80,250	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ 54,274
Total Revenues	\$ 167,250	\$ 167,112	\$ 138	\$ 167,250	\$ 284,419
<u>Expenditures</u>					
<u>General & Administrative</u>					
Supervisor Fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ -
FICA Expense	\$ 225	\$ -	\$ 225	\$ 225	\$ -
Engineering	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ 10,000
Attorney	\$ 5,139	\$ 5,870	\$ 2,000	\$ 7,870	\$ 20,000
Annual Audit	\$ 4,500	\$ 4,500	\$ -	\$ 4,500	\$ 4,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 900
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 7,500	\$ 5,833	\$ 1,667	\$ 7,500	\$ 7,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Management Fees	\$ 42,500	\$ 28,333	\$ 14,167	\$ 42,500	\$ 42,500
Information Technology	\$ 1,890	\$ 1,260	\$ 630	\$ 1,890	\$ 1,890
Website Maintenance	\$ 1,260	\$ 840	\$ 420	\$ 1,260	\$ 1,260
Telephone	\$ -	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 206	\$ 106	\$ 545	\$ 651	\$ 1,000
Insurance	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 6,219
Printing & Binding	\$ 42	\$ 21	\$ 21	\$ 42	\$ 1,000
Legal Advertising	\$ 4,706	\$ 1,206	\$ 3,500	\$ 4,706	\$ 10,000
Other Current Charges	\$ 490	\$ 334	\$ 167	\$ 500	\$ 5,000
Office Supplies	\$ 50	\$ 1	\$ 50	\$ 51	\$ 625
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 83,591	\$ 58,887	\$ 27,891	\$ 86,779	\$ 129,629

Hartford Terrace

Community Development District

Proposed Budget General Fund

Description	Amended Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Operations & Maintenance</u>					
<u>Field Expenditures</u>					
Property Insurance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 3,500
Field Management	\$ 15,750	\$ 10,500	\$ 5,250	\$ 15,750	\$ 15,000
Field Contingency	\$ 200	\$ 200	\$ 200	\$ 400	\$ 7,000
Landscape Maintenance	\$ 34,000	\$ -	\$ 11,333	\$ 11,333	\$ 61,200
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Streetlights	\$ 20,009	\$ 11,290	\$ 9,519	\$ 20,809	\$ 23,590
Electric	\$ 875	\$ -	\$ 292	\$ 292	\$ 2,000
Water and Sewer	\$ 5,528	\$ -	\$ 1,843	\$ 1,843	\$ 20,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 7,500
General Repairs and Maintenance	\$ 4,797	\$ -	\$ 1,599	\$ 1,599	\$ 10,000
Total Operations & Maintenance:	\$ 83,659	\$ 21,990	\$ 32,536	\$ 54,526	\$ 154,790
Total Expenditures	\$ 167,250	\$ 80,877	\$ 60,427	\$ 141,304	\$ 284,419
Excess Revenues/(Expenditures)	\$ -	\$ 86,235	\$ (60,289)	\$ 25,946	\$ -

Product	Assessable Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit FY26	Gross Per Unit FY25	Increase
Townhome	84	\$ 21,918.91	\$ 260.94	\$ 280.58	\$ 164.99	\$ 115.59
Single Family 40'	182	\$ 94,980.25	\$ 521.87	\$ 561.15	\$ 329.98	\$ 231.17
Single Family 50'	140	\$ 91,327.49	\$ 652.34	\$ 701.44	\$ 412.47	\$ 288.97
Single Family 60'	28	\$ 21,918.65	\$ 782.81	\$ 841.73	\$ 494.97	\$ 346.76
Total Tax Roll	434	\$ 230,145.30				

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.

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s)

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.

Hartford Terrace

Community Development District

General Fund Budget

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.

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.

Hartford Terrace

Community Development District

General Fund Budget

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.

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 FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments	\$ 320,806	\$ 320,295	\$ -	\$ 320,295	\$ 320,806
Interest Income	\$ -	\$ 9,689	\$ 4,844	\$ 14,533	\$ 7,267
Carry Forward Surplus	\$ 106,667	\$ 108,126	\$ -	\$ 108,126	\$ 138,693
Total Revenues	\$ 427,473	\$ 438,111	\$ 4,844	\$ 442,955	\$ 466,765
<u>Expenses</u>					
Interest- 11/01	\$ 106,667	\$ 106,667	\$ -	\$ 106,667	\$ 124,853
Principal - 05/01	\$ 65,000	\$ 65,000	\$ -	\$ 65,000	\$ 70,000
Interest - 05/01	\$ 126,316	\$ 126,316	\$ -	\$ 126,316	\$ 124,853
Total Expenditures	\$ 297,982	\$ 297,982	\$ -	\$ 297,982	\$ 319,706
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ -	\$ (4,280)	\$ (2,000)	\$ (6,280)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (4,280)	\$ (2,000)	\$ (6,280)	\$ -
Excess Revenues/(Expenditures)	\$ 129,490	\$ 135,848	\$ 2,844	\$ 138,693	\$ 147,059

*Carry forward less amount in Reserve funds.

Series 2024
Interest - 11/01/26 **\$123,278**

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
11/01/25	\$ 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				
		\$ 4,610,000.00	\$ 4,750,718.94	\$ 9,552,034.57

SECTION B

RESOLUTION 2025-09
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 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, 2025, and ending September 30, 2026 ("**FY 2026**"), 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 hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments and Debt Assessments imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **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 17TH DAY OF JULY 2025.

ATTEST:

**HARTFORD TERRACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Hartford Terrace CDD
FY 26 Assessment Roll

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272632711009000670	1	60	\$841.73		\$841.73
272632711009000680	1	60	\$841.73		\$841.73
272632711009000690	1	60	\$841.73		\$841.73
272632711009000700	1	50	\$701.44		\$701.44
272632711009000710	1	50	\$701.44		\$701.44
272632711009000720	1	50	\$701.44		\$701.44
272632711009000730	1	50	\$701.44		\$701.44
272632711009000740	1	50	\$701.44		\$701.44
272632711009000750	1	40	\$561.15		\$561.15
272632711009000760	1	40	\$561.15		\$561.15
272632711009000770	1	40	\$561.15		\$561.15
272632711009000780	1	40	\$561.15		\$561.15
272632711009000790	1	40	\$561.15		\$561.15
272632711009000800	1	40	\$561.15		\$561.15
272632711009000810	1	40	\$561.15		\$561.15
272632711009000820	1	40	\$561.15		\$561.15
272632711009000830	1	40	\$561.15		\$561.15
272632711009000840	1	40	\$561.15		\$561.15
272632711009000850	1	40	\$561.15		\$561.15
272632711009000860	1	40	\$561.15		\$561.15
272632711009000870	1	40	\$561.15		\$561.15
272632711009000880	1	40	\$561.15		\$561.15
272632711009000890	1	40	\$561.15		\$561.15
272632711009000900	1	40	\$561.15		\$561.15
272632711009000910	1	40	\$561.15		\$561.15
272632711009000920	1	40	\$561.15		\$561.15
272632711009000930	1	40	\$561.15		\$561.15
272632711009000940	1	40	\$561.15		\$561.15
272632711009000950	1	40	\$561.15		\$561.15
272632711009000960	1	50	\$701.44		\$701.44
272632711009000970	1	50	\$701.44		\$701.44
272632711009000980	1	50	\$701.44		\$701.44
272632711009000990	1	50	\$701.44		\$701.44
272632711009001000	1	50	\$701.44		\$701.44
272632711009001010	1	50	\$701.44		\$701.44
272632711009001120	1	50	\$701.44		\$701.44
272632711009001130	1	50	\$701.44		\$701.44

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272632711009001140	1	50	\$701.44		\$701.44
272632711009001150	1	50	\$701.44		\$701.44
272632711009001160	1	50	\$701.44		\$701.44
272632711009001170	1	50	\$701.44		\$701.44
272632711009001180	1	40	\$561.15		\$561.15
272632711009001190	1	40	\$561.15		\$561.15
272632711009001200	1	40	\$561.15		\$561.15
272632711009001210	1	40	\$561.15		\$561.15
272632711009001220	1	40	\$561.15		\$561.15
272632711009001230	1	40	\$561.15		\$561.15
272632711009001240	1	40	\$561.15		\$561.15
272632711009001250	1	40	\$561.15		\$561.15
272632711009001330	1	50	\$701.44		\$701.44
272632711009001340	1	50	\$701.44		\$701.44
272632711009001350	1	50	\$701.44		\$701.44
272632711009001360	1	50	\$701.44		\$701.44
272632711009001370	1	50	\$701.44		\$701.44
272632711009001380	1	50	\$701.44		\$701.44
272632711009001390	1	50	\$701.44		\$701.44
272632711009001400	1	50	\$701.44		\$701.44
272632711009001410	1	50	\$701.44		\$701.44
272632711009001420	1	50	\$701.44		\$701.44
272632711009001430	1	50	\$701.44		\$701.44
272632711009001440	1	50	\$701.44		\$701.44
272632711009001450	1	50	\$701.44		\$701.44
272632711009001460	1	50	\$701.44		\$701.44
272632711009001470	1	50	\$701.44		\$701.44
272632711009001480	1	50	\$701.44		\$701.44
272632711009001490	1	50	\$701.44		\$701.44
272632711009001500	1	40	\$561.15		\$561.15
272632711009001510	1	40	\$561.15		\$561.15
272632711009001520	1	40	\$561.15		\$561.15
272632711009001530	1	40	\$561.15		\$561.15
272632711009001540	1	40	\$561.15		\$561.15
272632711009001560	1	40	\$561.15		\$561.15
272632711009001570	1	40	\$561.15		\$561.15
272632711009001580	1	40	\$561.15		\$561.15
272632711009001590	1	40	\$561.15		\$561.15
272632711009001600	1	40	\$561.15		\$561.15
272632711009001610	1	40	\$561.15		\$561.15
272632711009001620	1	40	\$561.15		\$561.15

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272632711009001630	1	40	\$561.15		\$561.15
272632711009001640	1	40	\$561.15		\$561.15
272632711009001650	1	40	\$561.15		\$561.15
272632711009002190	1	40	\$561.15		\$561.15
272632711009002200	1	40	\$561.15		\$561.15
272632711009002210	1	40	\$561.15		\$561.15
272632711009002220	1	40	\$561.15		\$561.15
272632711009002230	1	40	\$561.15		\$561.15
272632711009002420	1	40	\$561.15		\$561.15
272632711009002430	1	40	\$561.15		\$561.15
272632711009002440	1	40	\$561.15		\$561.15
272632711009002450	1	40	\$561.15		\$561.15
272632711009002460	1	40	\$561.15		\$561.15
272632711009002470	1	40	\$561.15		\$561.15
272632711009002810	1	40	\$561.15		\$561.15
272632711009002820	1	40	\$561.15		\$561.15
272632711009002830	1	40	\$561.15		\$561.15
272632711009002840	1	40	\$561.15		\$561.15
272632711009002850	1	40	\$561.15		\$561.15
272632711009002860	1	40	\$561.15		\$561.15
272632711009002870	1	40	\$561.15		\$561.15
272632711009002880	1	40	\$561.15		\$561.15
272632711009002890	1	40	\$561.15		\$561.15
272632711009002900	1	40	\$561.15		\$561.15
272632711009003820	1	40	\$561.15		\$561.15
272632711009003830	1	40	\$561.15		\$561.15
272632711009003840	1	40	\$561.15		\$561.15
272632711011010010	1	TH	\$280.58		\$280.58
272632711011010020	1	TH	\$280.58		\$280.58
272632711011010030	1	TH	\$280.58		\$280.58
272632711011010040	1	TH	\$280.58		\$280.58
272632711011010050	1	TH	\$280.58		\$280.58
272632711011010060	1	TH	\$280.58		\$280.58
272632711011010070	1	TH	\$280.58		\$280.58
272632711011010080	1	TH	\$280.58		\$280.58
272632711011010090	1	TH	\$280.58		\$280.58
272632711011010100	1	TH	\$280.58		\$280.58
272632711011010110	1	TH	\$280.58		\$280.58
272632711011010120	1	TH	\$280.58		\$280.58
272632711011010130	1	TH	\$280.58		\$280.58
272632711011010140	1	TH	\$280.58		\$280.58

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272632711011010150	1	TH	\$280.58		\$280.58
272632711011010160	1	TH	\$280.58		\$280.58
272632711011010170	1	TH	\$280.58		\$280.58
272632711011010180	1	TH	\$280.58		\$280.58
272632711011010190	1	TH	\$280.58		\$280.58
272632711011010200	1	TH	\$280.58		\$280.58
272632711011010210	1	TH	\$280.58		\$280.58
272632711011010220	1	TH	\$280.58		\$280.58
272632711011010230	1	TH	\$280.58		\$280.58
272632711011010240	1	TH	\$280.58		\$280.58
272632711011010250	1	TH	\$280.58		\$280.58
272632711011010260	1	TH	\$280.58		\$280.58
272632711011010270	1	TH	\$280.58		\$280.58
272632711011010280	1	TH	\$280.58		\$280.58
272632711011010290	1	TH	\$280.58		\$280.58
272632711011010300	1	TH	\$280.58		\$280.58
272632711011010310	1	TH	\$280.58		\$280.58
272632711011010320	1	TH	\$280.58		\$280.58
272632711011010330	1	TH	\$280.58		\$280.58
272632711011010340	1	TH	\$280.58		\$280.58
272632711011010350	1	TH	\$280.58		\$280.58
272632711011010360	1	TH	\$280.58		\$280.58
272632711011010370	1	TH	\$280.58		\$280.58
272632711011010380	1	TH	\$280.58		\$280.58
272632711011010390	1	TH	\$280.58		\$280.58
272632711011010400	1	TH	\$280.58		\$280.58
272632711011010410	1	TH	\$280.58		\$280.58
272632711011010420	1	TH	\$280.58		\$280.58
272632711011010430	1	TH	\$280.58		\$280.58
272632711011010440	1	TH	\$280.58		\$280.58
272632711011010450	1	TH	\$280.58		\$280.58
272632711011010460	1	TH	\$280.58		\$280.58
272632711011010470	1	TH	\$280.58		\$280.58
272632711011010480	1	TH	\$280.58		\$280.58
272632711011010490	1	TH	\$280.58		\$280.58
272632711011010500	1	TH	\$280.58		\$280.58
272632711011010510	1	TH	\$280.58		\$280.58
272632711011010520	1	TH	\$280.58		\$280.58
272632711011010530	1	TH	\$280.58		\$280.58
272632711011010540	1	TH	\$280.58		\$280.58
272632711011010550	1	TH	\$280.58		\$280.58

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272632711011010560	1	TH	\$280.58		\$280.58
272632711011010570	1	TH	\$280.58		\$280.58
272632711011010580	1	TH	\$280.58		\$280.58
272632711011010590	1	TH	\$280.58		\$280.58
272632711011010600	1	TH	\$280.58		\$280.58
272632711011010610	1	TH	\$280.58		\$280.58
272632711011010620	1	TH	\$280.58		\$280.58
272632711011010630	1	TH	\$280.58		\$280.58
272632711011010640	1	TH	\$280.58		\$280.58
272632711011010650	1	TH	\$280.58		\$280.58
272632711011010660	1	TH	\$280.58		\$280.58
272632711011010670	1	TH	\$280.58		\$280.58
272632711011010680	1	TH	\$280.58		\$280.58
272632711011010690	1	TH	\$280.58		\$280.58
272632711011010700	1	TH	\$280.58		\$280.58
272632711011010710	1	TH	\$280.58		\$280.58
272632711011010720	1	TH	\$280.58		\$280.58
272632711011010730	1	TH	\$280.58		\$280.58
272632711011010740	1	TH	\$280.58		\$280.58
272632711011010750	1	TH	\$280.58		\$280.58
272632711011010760	1	TH	\$280.58		\$280.58
272632711011010770	1	TH	\$280.58		\$280.58
272632711011010780	1	TH	\$280.58		\$280.58
272632711011010790	1	TH	\$280.58		\$280.58
272632711011010800	1	TH	\$280.58		\$280.58
272632711011010810	1	TH	\$280.58		\$280.58
272632711011010820	1	TH	\$280.58		\$280.58
272632711011010830	1	TH	\$280.58		\$280.58
272632711011010840	1	TH	\$280.58		\$280.58
272705726015001550	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001660	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001670	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015001680	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015001690	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015001700	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015001710	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015001720	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015001730	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015001740	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015001750	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015001760	1	60	\$841.73	\$1,407.97	\$2,249.70

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272705726015001770	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015001780	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015001790	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001800	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001810	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001820	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001830	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001840	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001850	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001860	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001870	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001880	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001890	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015001900	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015001910	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015001920	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015001930	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015001940	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001950	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001960	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001970	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001980	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015001990	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002000	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002010	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002020	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002030	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002040	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002050	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002060	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002070	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002080	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002090	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002100	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002110	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002120	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002130	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002140	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002150	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002160	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002170	1	50	\$701.44	\$1,407.97	\$2,109.41

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272705726015002180	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002240	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002250	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002260	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002270	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002280	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002290	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002300	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002310	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002320	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002330	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002340	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002350	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002360	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002370	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002380	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002390	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002400	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002410	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002480	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002490	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002500	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002510	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002520	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002530	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002540	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002550	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002560	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002570	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002580	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002590	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002600	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002610	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002620	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002630	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002640	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002650	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015002660	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002670	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002680	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002690	1	40	\$561.15	\$1,407.97	\$1,969.12

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272705726015002700	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002710	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002720	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002730	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002740	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002750	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002760	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002770	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002780	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002790	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002800	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002910	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002920	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002930	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002940	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002950	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002960	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002970	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002980	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015002990	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003000	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003010	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003020	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003030	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003040	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003050	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003060	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003070	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003080	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003090	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003100	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003110	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003120	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003130	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003140	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003150	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003160	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003170	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003180	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003190	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003200	1	40	\$561.15	\$1,407.97	\$1,969.12

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272705726015003210	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003220	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003230	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003240	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003250	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003260	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003270	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003280	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003290	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003300	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003310	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003320	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003330	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003340	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003350	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003360	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003370	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003380	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003390	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003400	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003410	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003420	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003430	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003440	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003450	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003460	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003470	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003480	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003490	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003500	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003510	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003520	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003530	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003540	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003550	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003560	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003570	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003580	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003590	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003600	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003610	1	50	\$701.44	\$1,407.97	\$2,109.41

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272705726015003620	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003630	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003640	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003650	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003660	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003670	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003680	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003690	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003700	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003710	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003720	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003730	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003740	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003750	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003760	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003770	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003780	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003790	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003800	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003810	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003850	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003860	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003870	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003880	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003890	1	40	\$561.15	\$1,407.97	\$1,969.12
272705726015003900	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003910	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003920	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003930	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003940	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003950	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003960	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003970	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003980	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015003990	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004000	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004010	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004020	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004030	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004040	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004050	1	60	\$841.73	\$1,407.97	\$2,249.70

PARCEL ID	UNITS	TYPE	FY 26 O&M	SERIES 2024 DEBT	TOTAL
272705726015004060	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004070	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004080	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004090	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004100	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004110	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004120	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004130	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004140	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004150	1	60	\$841.73	\$1,407.97	\$2,249.70
272705726015004160	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004170	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004180	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004190	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004200	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004210	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004220	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004230	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004240	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004250	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004260	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004270	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004280	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004290	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004300	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004310	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004320	1	50	\$701.44	\$1,407.97	\$2,109.41
272705726015004330	1	50	\$701.44	\$1,407.97	\$2,109.41
Total Gross Assessments	434		\$247,187.48	\$344,952.65	\$592,140.13
Total Net Assessments			\$229,884.36	\$320,805.96	\$550,690.32

SECTION VII

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This Agreement ("Agreement") is made and entered into this ____ day of _____ 2025, by and between:

Hartford Terrace Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida ("**District**"), and

Pulte Home Company, LLC, a Michigan limited liability company and a landowner in the District ("**Developer**") with an address of 4901 Vineland Road, Suite 500, Orlando, Florida 32811.

Recitals

WHEREAS, the District was established by an ordinance adopted by the County Commission of Polk County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, 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 Board of Supervisors ("**Board**") of the District has adopted the District's operations and maintenance budget ("**O&M Budget**") for the fiscal year ending September 30, 2026 ("**FY 2026**") in the amount of \$_____ attached hereto as **Exhibit A**, and levied special assessments ("**O&M Assessments**") in the amount of \$_____ within the District to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, the Developer has agreed to fund the difference, on an as-needed basis between the amount levied and the amount of the actual O&M Budget ("**O&M Deficit**"); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is 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. FUNDING OBLIGATION. The Developer agrees to make available to the District any monies necessary to fund the any O&M Deficit for FY 2026, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District's O&M Budget.

The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

3. 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.

4. 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 instrument.

5. 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.

6. 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.

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

8. 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.

9. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Polk County, Florida.

10. 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.

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: _____
Its: _____

EXHIBIT A: O&M Budget with Assessment Schedule

EXHIBIT A

O&M Budget with Assessment Schedule

SECTION VIII

SECTION A

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

October 1, 2025 – September 30, 2026

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 B

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

Summary of Check Register

April 4, 2025 to June 5, 2025

Fund	Date	Check No.'s	Amount
General Fund	4/10/25	87	\$ 1,064.50
	4/17/25	88	\$ 5,533.34
	5/23/25	89	\$ 5,536.82
Total Amount			\$ 12,134.66

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/10/25	00003	4/08/25 3551143	202502 310-51300-31500	GENERAL COUNSEL FEB25	*	1,064.50	
				KUTAK ROCK LLP			1,064.50 000087
4/17/25	00004	4/01/25 44	202504 310-51300-34000	MANAGEMENT FEES APR25	*	3,541.67	
		4/01/25 44	202504 310-51300-35200	WEBSITE ADMIN APR25	*	105.00	
		4/01/25 44	202504 310-51300-35100	INFORMATION TECH APR25	*	157.50	
		4/01/25 44	202504 310-51300-31300	DISSEMINATION SVCS APR25	*	416.67	
		4/01/25 45	202504 320-53800-34000	FIELD MANAGEMENT APR25	*	1,312.50	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,533.34 000088
5/23/25	00004	5/01/25 46	202505 310-51300-34000	MANAGEMENT FEES MAY 25	*	3,541.67	
		5/01/25 46	202505 310-51300-35200	WEBSITE ADMIN MAY 25	*	105.00	
		5/01/25 46	202505 310-51300-35100	INFORMATION TECH MAY 25	*	157.50	
		5/01/25 46	202505 310-51300-31300	DISSEMINATION SVCS MAY 25	*	416.67	
		5/01/25 46	202505 310-51300-51000	OFFICE SUPPLIES	*	.33	
		5/01/25 46	202505 310-51300-42000	POSTAGE	*	3.15	
		5/01/25 47	202505 320-53800-34000	FIELD MANAGEMENT MAY 25	*	1,312.50	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,536.82 000089
TOTAL FOR BANK A						12,134.66	
TOTAL FOR REGISTER						12,134.66	

HART HARTFORD TERRA ZYAN

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This involves a thorough analysis of the social, economic, and cultural factors that may influence the success or failure of the intervention. The second part of the paper describes the methodology used in the study, including the selection of participants, the data collection methods, and the analysis techniques. The third part of the paper presents the results of the study, which show that the intervention had a positive impact on the target population. The final part of the paper discusses the implications of the findings for future research and practice.

The study was conducted in a rural area of a developing country, where the majority of the population is engaged in agriculture. The intervention was designed to improve the livelihoods of the target population by providing them with access to credit and technical assistance. The results of the study show that the intervention was successful in achieving its objectives, and that the target population was able to improve their living standards.

The findings of the study have important implications for the design and implementation of similar interventions in other rural areas. It is important to understand the local context and to involve the target population in the design and implementation of the intervention. The study also highlights the importance of providing technical assistance to the target population, as this can help them to improve their productivity and income.

In conclusion, the study shows that the intervention had a positive impact on the target population, and that the findings have important implications for future research and practice. The study was conducted in a rural area of a developing country, where the majority of the population is engaged in agriculture. The intervention was designed to improve the livelihoods of the target population by providing them with access to credit and technical assistance. The results of the study show that the intervention was successful in achieving its objectives, and that the target population was able to improve their living standards.

Hartford Terrace Community Development District

Summary of Check Register

June 6, 2025 to July 3, 2025

Fund	Date	Check No.'s	Amount
General Fund	6/12/25	90	\$ 1,861.00
	6/19/25	91-93	\$ 10,472.26
	6/26/25	94	\$ 1,805.65
Total Amount			\$ 14,138.91

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/12/25	00003	6/06/25 3579967	202504 310-51300-31500	GENERAL COUNSEL APR25	*	1,861.00	
				KUTAK ROCK LLP			1,861.00 000090
6/19/25	00015	6/18/25 9077710	202506 310-51300-42000	POSTAGE SERVICES JUN25	*	344.64	
				ACTION MAIL SERVICES			344.64 000091
6/19/25	00004	6/01/25 48	202506 320-53800-34000	FIELD MANAGEMENT JUN25	*	1,312.50	
		6/01/25 49	202506 310-51300-34000	MANAGEMENT FEES JUN25	*	3,541.67	
		6/01/25 49	202506 310-51300-35200	WEBSITE ADMIN JUN25	*	105.00	
		6/01/25 49	202506 310-51300-35100	INFO TECHNOLOGY JUN25	*	157.50	
		6/01/25 49	202506 310-51300-31300	DISSEMINATION SVCS JUN25	*	416.67	
		6/01/25 49	202506 310-51300-42000	POSTAGE	*	94.28	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,627.62 000092
6/19/25	00008	3/03/25 26991	202503 310-51300-32200	AUDIT FYE 09/30/2024	*	4,500.00	
				GRAU AND ASSOCIATES			4,500.00 000093
6/26/25	00003	4/30/25 3555912	202503 310-51300-31500	GENERAL COUNSEL MAR25	*	773.15	
		6/24/25 3583124	202505 310-51300-31500	GENERAL COUNSEL MAY25	*	1,032.50	
				KUTAK ROCK LLP			1,805.65 000094
TOTAL FOR BANK A						14,138.91	
TOTAL FOR REGISTER						14,138.91	

HART HARTFORD TERRA ZYAN

SECTION 2

Hartford Terrace
Community Development District

Unaudited Financial Reporting
May 31, 2025



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
6	<hr/> Long Term Debt Schedule
7	<hr/> Assessment Receipt Schedule

Hartford Terrace
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 102,520	\$ -	\$ -	\$ 102,520
<u>Investments:</u>				
<u>Series 2024</u>				
Reserve	\$ -	\$ 160,403	\$ -	\$ 160,403
Revenue	\$ -	\$ 135,848	\$ -	\$ 135,848
Construction	\$ -	\$ -	\$ 7,065	\$ 7,065
Total Assets	\$ 102,520	\$ 296,251	\$ 7,065	\$ 405,836
Liabilities:				
Accounts Payable	\$ 8,167	\$ -	\$ -	\$ 8,167
Due To Other	\$ 5,408	\$ -	\$ -	\$ 5,408
Total Liabilities	\$ 13,575	\$ -	\$ -	\$ 13,575
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 296,251	\$ -	\$ 296,251
Capital Projects	\$ -	\$ -	\$ 7,065	\$ 7,065
Unassigned	\$ 88,945	\$ -	\$ -	\$ 88,945
Total Fund Balances	\$ 88,945	\$ 296,251	\$ 7,065	\$ 392,261
Total Liabilities & Fund Balance	\$ 102,520	\$ 296,251	\$ 7,065	\$ 405,836

Hartford Terrace
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Amended	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 87,000	\$ 87,000	\$ 86,862	\$ (138)
Assessments - Direct Bill	\$ 80,250	\$ 80,250	\$ 80,250	\$ -
Total Revenues	\$ 167,250	\$ 167,250	\$ 167,112	\$ (138)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 3,000	\$ 2,000	\$ -	\$ 2,000
FICA Expense	\$ 225	\$ 150	\$ -	\$ 150
Engineering	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Attorney	\$ 5,139	\$ 3,426	\$ 5,870	\$ (2,444)
Annual Audit	\$ 4,500	\$ 4,500	\$ 4,500	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 7,500	\$ 5,000	\$ 5,833	\$ (833)
Trustee Fees	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 28,333	\$ 28,333	\$ -
Information Technology	\$ 1,890	\$ 1,260	\$ 1,260	\$ -
Website Maintenance	\$ 1,260	\$ 840	\$ 840	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 206	\$ 137	\$ 106	\$ 31
Insurance	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Printing & Binding	\$ 42	\$ 28	\$ 21	\$ 7
Legal Advertising	\$ 4,706	\$ 3,138	\$ 1,206	\$ 1,931
Other Current Charges	\$ 490	\$ 326	\$ 334	\$ (7)
Office Supplies	\$ 50	\$ 34	\$ 1	\$ 33
Travel Per Diem	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 83,591	\$ 60,755	\$ 58,887	\$ 1,868
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Property Insurance	\$ 2,500	\$ -	\$ -	\$ -
Field Management	\$ 15,750	\$ 10,500	\$ 10,500	\$ -
Field Contingency	\$ 200	\$ 133	\$ 200	\$ (67)
Landscape Maintenance	\$ 34,000	\$ 22,667	\$ -	\$ 22,667
Landscape Replacement	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 20,009	\$ 13,339	\$ 11,290	\$ 2,049
Electric	\$ 875	\$ 583	\$ -	\$ 583
Water and Sewer	\$ 5,528	\$ 3,686	\$ -	\$ 3,686
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -
General Repairs and Maintenance	\$ 4,797	\$ 3,198	\$ -	\$ 3,198
Total Operations & Maintenance:	\$ 83,659	\$ 54,106	\$ 21,990	\$ 32,116
Total Expenditures	\$ 167,250	\$ 114,861	\$ 80,877	\$ 33,984
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 86,235	
Fund Balance - Beginning	\$ -		\$ 2,711	
Fund Balance - Ending	\$ -		\$ 88,945	

Hartford Terrace
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 320,806	\$ 320,806	\$ 320,295	\$ (511)
Interest	\$ -	\$ -	\$ 9,689	\$ 9,689
Total Revenues	\$ 320,806	\$ 320,806	\$ 329,984	\$ 9,178
<u>Expenditures:</u>				
<u>Series 2024</u>				
Interest - 11/1	\$ 106,667	\$ 106,667	\$ 106,667	\$ -
Principal - 5/1	\$ 65,000	\$ 65,000	\$ 65,000	\$ -
Interest - 5/1	\$ 126,316	\$ 126,316	\$ 126,316	\$ -
Total Expenditures	\$ 297,982	\$ 297,982	\$ 297,982	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 22,824		\$ 32,002	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,280)	\$ (4,280)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,280)	\$ (4,280)
Net Change in Fund Balance	\$ 22,823.80		\$ 27,722	
Fund Balance - Beginning	\$ 106,667		\$ 268,529	
Fund Balance - Ending	\$ 129,490		\$ 296,251	

Hartford Terrace
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 517	\$ 517
Interest	\$ -	\$ -	\$ 131	\$ 131
Total Revenues	\$ -	\$ -	\$ 648	\$ 648
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 517	\$ (517)
Total Expenditures	\$ -	\$ -	\$ 517	\$ (517)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 131	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,280	\$ 4,280
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,280	\$ 4,280
Net Change in Fund Balance	\$ -		\$ 4,412	
Fund Balance - Beginning			\$ 2,653	
Fund Balance - Ending			\$ 7,065	

Hartford Terrace
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 731	\$ 85,996	\$ -	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,862
Assessments - Direct Bill	\$ -	\$ 40,125	\$ -	\$ -	\$ 20,062	\$ -	\$ -	\$ 20,062	\$ -	\$ -	\$ -	\$ -	\$ 80,250
Total Revenues	\$ -	\$ 40,856	\$ 85,996	\$ -	\$ 20,198	\$ -	\$ -	\$ 20,062	\$ -	\$ -	\$ -	\$ -	\$ 167,112
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 245	\$ 86	\$ -	\$ 809	\$ 1,065	\$ 773	\$ 1,861	\$ 1,033	\$ -	\$ -	\$ -	\$ -	\$ 5,870
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 2,917	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 5,833
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ 28,333
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ 1,260
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 840
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 2	\$ 1	\$ 1	\$ 64	\$ 2	\$ 32	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 106
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Printing & Binding	\$ 2	\$ 2	\$ -	\$ -	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21
Legal Advertising	\$ 1,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,206
Other Current Charges	\$ 40	\$ 40	\$ 40	\$ 40	\$ 43	\$ 43	\$ 43	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ 334
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 18,799	\$ 4,349	\$ 4,263	\$ 5,134	\$ 5,331	\$ 9,587	\$ 6,125	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ 58,887
Operations & Maintenance													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Field Contingency	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,009	\$ 1,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,290
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,513	\$ 1,313	\$ 11,321	\$ 2,594	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ 21,990
Total Expenditures	\$ 20,112	\$ 5,661	\$ 5,575	\$ 6,646	\$ 6,643	\$ 20,908	\$ 8,719	\$ 6,612	\$ -	\$ -	\$ -	\$ -	\$ 80,877
Net Change in Fund Balance	\$ (20,112)	\$ 35,194	\$ 80,421	\$ (6,646)	\$ 13,554	\$ (20,908)	\$ (8,719)	\$ 13,450	\$ -	\$ -	\$ -	\$ -	\$ 86,235

Hartford Terrace
Community Development District
Long Term Debt Report

SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	4.500%, 5.375%, 5.625%	
MATURITY DATE:	5/1/2054	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$160,403	
RESERVE FUND BALANCE	\$160,403	
BONDS OUTSTANDING - 11/01/24		\$4,675,000
LESS: Principal Payment - 05/01/25		(\$65,000)
CURRENT BONDS OUTSTANDING		\$4,610,000

Hartford Terrace
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$	93,548.79	\$	344,952.65	\$	438,501.44
Net Assessments	\$	87,000.37	\$	320,805.96	\$	407,806.34

							21%	79%	100%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2024 Debt Service	Total
11/15/24	10/1 - 10/31/24	\$1,820.44	(\$72.82)	(\$34.95)	\$0.00	\$1,712.67	\$365.38	\$1,347.29	\$1,712.67
11/26/24	11/8 - 11/15/24	\$1,820.44	(\$72.82)	(\$34.95)	\$0.00	\$1,712.67	\$365.38	\$1,347.29	\$1,712.67
12/6/24	11/16 - 11/26/24	\$420,874.47	(\$16,834.70)	(\$8,080.80)	\$0.00	\$395,958.97	\$84,472.89	\$311,486.08	\$395,958.97
12/15/24	1% Fee Adj	(\$4,385.02)	\$0.00	\$0.00	\$0.00	(\$4,385.02)	(\$935.49)	(\$3,449.53)	(\$4,385.02)
12/20/24	11/27 - 11/30/24	\$12,248.14	(\$489.89)	(\$235.17)	\$0.00	\$11,523.08	\$2,458.30	\$9,064.78	\$11,523.08
2/3/25	10/1-12/31/24	\$0.00	\$0.00	\$0.00	\$635.00	\$635.00	\$135.47	\$499.53	\$635.00
Total		\$ 432,378.47	\$ (17,470.23)	\$ (8,385.87)	\$ 635.00	\$ 407,157.37	\$ 86,861.93	\$ 320,295.44	\$ 407,157.37

	99.84%	Net Percent Collected
\$ 648.97		Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Pulte Home Company LLC						
2025-01				Net Assessments	\$ 80,249.63	\$ 80,249.63
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	
11/26/24	12/1/24	95030107	\$ 40,124.81	\$ 40,124.81	\$ 40,124.81	
2/12/25	2/1/25	95031351	\$ 20,062.41	\$ 20,062.41	\$ 20,062.41	
5/7/25	5/1/25	95033311	\$ 20,062.41	\$ 20,062.41	\$ 20,062.41	
				\$ 80,249.63	\$ 80,249.63	\$ 80,249.63

SECTION 3



April 15, 2025

Stacie M. Vanderbilt – Recording Secretary
Hartford Terrace CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Hartford Terrace Community Development District Registered Voters

Dear Ms. Vanderbilt,

In response to your request, there are currently **48** voters within the Hartford Terrace Community Development District as of **April 15, 2025**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888

SECTION 4

**BOARD OF SUPERVISORS MEETING DATES
HARTFORD TERRACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

The Board of Supervisors of the Hartford Terrace Community Development District will hold their regular meetings for Fiscal Year 2026 on the Third Thursday of each month, at the Windsor Island Resort Clubhouse, 1115 Aloha Blvd., Davenport, FL 32897, at 2:00 p.m., or as shortly thereafter as reasonably possible, unless otherwise indicated as follows:

**October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026**

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