# Horseshoe Creek Community Development District

Agenda

May 21, 2025

# AGENDA

# Horseshoe Creek Community Development District

219 E. Livingston Street, Orlando, FL 32801 Phone: 407-841-5524 – Fax: 407-839-1526

May 14, 2025

Board of Supervisors Horseshoe Creek Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Horseshoe Creek Community Development District will be held Wednesday, May 21, 2025, at 1:00 PM the Lake Alfred Public Library, 245 North Seminole Ave., Lake Alfred, FL 33850. Following is the advance agenda for the regular meeting:

## **Board of Supervisors Meeting**

- 1. Roll Call
- 2. Public Comment Period
- 3. Approval of Minutes of the September 18, 2024 Board of Supervisors Meeting
- 4. Consideration of Resolution 2025-01 Approving the Proposed Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt
- 5. Ratification of Data Sharing Agreement with Polk County Property Appraiser
- 6. Appointment of Audit Committee
- 7. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Consideration of 2025 Updated Rates
  - C. District Manager's Report
    - i. Balance and Income Statement
    - ii. Ratification of Funding Request No. 2-7
    - iii. Presentation of Registered Voters- 0
- 8. Other Business
- 9. Supervisors Requests
- 10. Adjournment

## **Audit Committee Meeting**

- 1. Roll Call
- 2. Public Comment Period
- 3. Audit Services
  - A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice of Request for Proposals for Audit Services
  - C. Public Announcement of Opportunity to Provide Audit Services
- 4. Adjournment

# **MINUTES**

# MINUTES OF MEETING HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Horseshoe Creek Community Development District was held Wednesday, September 18, 2024, at 1:00 p.m. at the Lake Alfred Library, 245 N. Seminole Avenue, Lake Alfred, Florida.

Present and constituting a quorum:

Tony Iorio Chairman Doug Beasley Vice Chairman Rocky Owen **Assistant Secretary** Tom Franklin **Assistant Secretary** 

Also present were:

George Flint District Manager, GMS District Counsel, Kutak Rock Michelle Rigoni by phone

Kathy Leo by phone **GAI** Engineering

#### FIRST ORDER OF BUSINESS Roll Call

Mr. Iorio called the meeting to order at 1:00 p.m. and called the roll. Four Board members were present constituting a quorum.

#### SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint noted there were no members of the public present.

#### THIRD ORDER OF BUSNESS **Organizational Matters**

# A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint stated the initial Landowner's Election for the District took place on August 21, 2024 and as a result the five members of the Board were elected again. Mr. Flint administered the oath of office to the elected officers prior to the meeting today.

# B. Consideration of Resolution 2024-29 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated this resolution canvasses and certifies the results of the Landowner's Election and the Board is sitting as the canvassing Board for purposes of certifying the election results. Mr. Iorio received 400 votes, Mr. Beasley 400 votes, Mr. Lonas 399, Mr. Franklin 399 and Mr. Owen 399 and as a result Mr. Iorio and Mr. Beasley will serve 4-year terms and the other three Board members 2-year terms.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-29 Canvassing and Certifying the Results of the Landowner's Election, was approved.

### C. Election of Officers

# D. Consideration of Resolution 2024-30 Electing Officers

Mr. Flint stated Chapter 190 requires the election of officers. Mr. Iorio recommended himself for Chairperson and Doug Beasley as Vice Chair, George Flint and the other three Board members as Assistant Secretaries, Jill Burns as Treasurer, Katie Costa and Darrin Mossing as Assistant Treasurers.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-30 Electing Officers - Appointing Tony Iorio Chairperson, Doug Beasley Vice Chair, George Flint and the other 3 Board Members Assistant Secretaries, Jill Burns Treasurer, and Katie Costa and Darrin Mossing Assistant Treasurers, was approved.

### FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 17, 2024 Board of Supervisors Meeting and August 21, 2024 Landowners Meeting

Mr. Flint presented the minutes from the July 17, 2024 Board of Supervisors meeting and minutes from the August 21, 2024 Landowners meeting. He asked the Board for any comments or corrections. Mr. Iorio stated he had no changes and motioned to approve the minutes.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Minutes of the July 17, 2024 Board of Supervisors Meeting and the August 21, 2024 Landowner's Meeting, was approved.

### FIFTH ORDER OF BUSINESS

## **Public Hearings**

# A. Public Hearing on the Imposition of Special Assessments

Mr. Flint noted all of these hearings were authorized to be advertised. The first public hearing is related to imposition of special assessments. He asked for a motion to open the public hearing.

On MOTION by Mr. Owen, seconded by Mr. Franklin, with all in favor, Opening the Public Hearing, was approved.

# i. Presentation of Affidavit of Publication and Affidavit of Mailing of Notices

Mr. Flint noted the affidavit of publication was advertised on August 27<sup>th</sup> and September 3<sup>rd</sup> as well as a mailed notice being sent to the two landowners.

# ii. Presentation of Engineer's Report

Ms. Leo stated a copy of the report is in the agenda package. The draft date was July 17, 2024. The total number of units is 1,310 units consisting of a mixture of 50 ft. lots and townhome lots. The infrastructure is proposed to be owned and maintained by a few different agencies listed in table 2. Permits are in process with many of them received. It will be developed in multiple phases. The last page is the cost estimate which shows nine phases. The total cost for the project estimated currently is \$74,847,774.

Ms. Rigoni asked if there have been any changes to this report since the report was presented at the declaring special meeting. Ms. Leo noted no changes. Ms. Rigoni asked if the cost estimates are still reasonable and proper for a project of this size of scope. Ms. Leo noted yes, it is. Ms. Rigoni asked if there is any reason to believe the District cannot carry out any of the project at this time. Ms. Leo stated not that she is aware of. Mr. Rigoni noted this will be approved as part of the resolution.

# iii. Presentation of Master Assessment Methodology

Mr. Flint noted this has not changed. The Board saw this when they declared the intent to levy assessments and set the hearing. Table 1 reflects the development plan 1,310 units. Table 2 is the capital improvement program approximately \$75M. Table 3 is a conservative bond sizing and resulting in a par amount of \$98,070,000. Table 4 shows the benefit based on improvement costs by product type and per unit. Table 5 demonstrates benefit based on par amount by product type and per unit. Table 6 shows if 100% of the improvements were funded under the very conservative parameters and bond sizing what the per unit annual assessment would be, both net and gross and what the par per unit would be. They don't anticipate that they are going to issue that much. Table 7 is the preliminary assessment roll. The sketch and legal description are attached.

Ms. Rigoni asked George for the record in his professional opinion, did the District lands receive a special benefit from the master project? Mr. Flint noted yes. Ms. Rigoni asked if the special assessments are reasonably and fairly allocated to the land subject to the assessment. Mr. Flint noted yes. She asked if it is reasonable, proper and just to assess the cost of the master project against the lands in the District in accordance of the methodology. Mr. Flint stated yes. Ms. Rigoni asked if the assessed land will receive special benefits at least equal to or in expense of the special assessments as levied under the methodology. Mr. Flint noted yes, they will. She asked for Board members to consider and approve each of the reports by motion and vote.

# iv. Public Comment, Testimony and Board Discussion

Mr. Flint noted for the record there are no members of the public present to provide comment or testimony.

# v. Consideration of Resolution 2024-31 Levying Special Assessments

Mr. Rigoni presented Resolution 2024-31 Levying Special Assessments.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2024-31 Levying Special Assessments, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

# B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Mr. Flint noted this is the 197 hearing which allows the District to use the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem assessments. It basically allows the District to use the tax bill as a collection method for the O&M and debt assessments. He asked for a motion to open the hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted for the record there are no members of the public present to provide comment or testimony.

#### i. Presentation of Affidavit of Publication of Notice

Mr. Flint noted the affidavit of publication is included. There are four consecutive notices a week apart that are ran for this hearing.

### ii. Public Comment and Board Discussion

Mr. Flint noted there are no members of the public present for provide comment.

# iii. Consideration of Resolution 2024-32 Expressing the District's Intent to Utilize the Uniform Method of Collection.

Mr. Flint noted this expresses the District's intent to utilize the Uniform Method of Collection.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-32 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

Mr. Flint asked for a motion to close the hearing.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Closing the Public Hearing, was approved.

# C. Public Hearing on the Adoption of District Rules of Procedure

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

# i. Presentation of Affidavit of Publication of Notice

Mr. Flint stated the hearing is open. At the Organizational Meeting the Board was provided the draft set of rules of procedure that have not changed between then and now. It does require a rule hearing under statute which requires a 29 and 28 day notice to be run. The affidavit of publication is included.

# ii. Public Comment and Board Discussion

Mr. Flint stated there are no members of the public present to provide comment or testimony.

### iii. Consideration of Resolution 2024-33 Adopting the Rules of Procedure

Mr. Flint presented Resolution 2024-33 Adopting the Rules of Procedure and asked for any comments or questions on the rules or the resolution.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-33 Adopting the Rules of Procedure, was approved.

Mr. Flint asked for a motion to close the hearing.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Closing the Public Hearing, was approved.

# D. Public Hearings on the Adoption of the Fiscal Year 2023/2024 and 2024/2025 Budgets

Mr. Flint noted this hearing deals with the current FY24 budget and the budget for next year starting October 1<sup>st</sup>. He asked for a motion to open the public hearing.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Opening the Public Hearing, was approved.

### i. Presentation of Affidavit of Publication of Notice

Mr. Flint stated there are two notices that have to be ran in the paper and a combined notice was done for both years.

#### ii. Public Comment and Board Discussion

Mr. Flint noted there are no members of the public present to provide comment.

# iii. Consideration of Resolution 2024-34 Adopting the District's Fiscal Year 2023/2024 Budget and Appropriating Funds

Mr. Flint presented Resolution 2024-34 which adopts the current fiscal year budget that ends at the end of September. Attached to the resolution is the proposed budget that the Board saw previously. The expenses for the current year have been prorated. The revenue and expenses total \$36,801. It contemplates a Developer Funding Agreement as the funding source.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-34 Adopting the District's Fiscal Year 2023/2024 Budget and Appropriating Funds, was approved.

# iv. Consideration of Resolution 2024-35 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds

Mr. Flint presented Resolution 2024-35 that deals with adoption of next year's budget starting on October 1<sup>st</sup>.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-35 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Closing the Public Hearing, was approved.

#### SIXTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Authorization to Issue Notice of Intent to Award and Enter Negotiations with Number One Ranked Firm

Mr. Flint stated at the Organizational Meeting the Board hired GAI as the interim District Engineer and then authorized an RFQ for district engineering services. A notice was run and one response was received from GAI. The Board can reject it and rebid or accept the proposal received. A ranking sheet was approved and Counsel wants the Board to complete the ranking. He suggested awarding all of the points except for the minority business. It resulted in a score of 95 with a ranking of 1.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Ranking of Proposals for District Engineering Services and Authorization to Issue Notice of Intent to Award and Enter Negotiations with Number One Ranked Firm - GAI, was approved.

### SEVENTH ORDER OF BUSINESS

# **Staff Reports**

# A. Attorney

Ms. Rigoni noted now that they have completed the assessment process and have adopted the Bond Authorization Resolution, the next step would be to prepare and file a complaint for validation of bonds and assessments.

# B. Engineer

Ms. Leo thanked the Board for the selection. She had nothing else to report.

# C. District Manager's Report

### i. Adoption of District Goals and Objectives

Mr. Flint updated the Board on the requirement of Special Districts to approve goals and objectives by October 1<sup>st</sup>. GMS has recommended some goals and objectives. Each year the Board

would consider these as part of the budget process. How the District performs against these goals and objectives will be posted on the Districts website in December 2025.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Adoption of District Goals and Objectives, was approved.

# **EIGHTH ORDER OF BUSINESS**

**Other Business** 

There being no comments, the next item followed.

# NINTH ORDER OF BUSINESS

**Supervisors Requests** 

There being no comments, the next item followed.

# **TENTH ORDER OF BUSINESS**

Adjournment

Mr. Flint asked the Board for adjournment.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary	Chairman/Vice Chairman

# **SECTION IV**

# RESOLUTION 2025-01 [FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND 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 Horseshoe Creek Community Development District ("District") prior to June 15, 2025, the proposed budget(s) attached hereto as Exhibit A ("Proposed Budget"); and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.
- 2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 20, 2025

TIME: 1:00 PM

LOCATION: Lake Alfred Public Library

245 N. Seminole Ave. Lake Alfred, FL 33850

- \_\_\_\_\_
- 3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District's website in accordance with Chapter 189, Florida Statutes.
- 4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect

immediately upon adoption.

# PASSED AND ADOPTED THIS 21st DAY OF MAY 2025.

ATTEST:	HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors
Exhibit A: Proposed Budget	

Community Development District

Proposed Budget FY2026



# **Table of Contents**

1	General Fund
2 - 3	General Fund Narrative

# Community Development District General Fund

Description	Adopted Budget FY2025	Thru		Projected Next 6 Months			Projected Thru 9/30/25	Proposed Budget FY2026		
Revenues										
Developer Contributions	\$ 124,678	\$	18,417	\$	46,049	\$	64,466	\$	136,323	
Total Revenues	\$ 124,678	\$	18,417	\$	46,049	\$	64,466	\$	136,323	
<b>Expenditures</b>										
General & Administrative										
Supervisor Fees	\$ 12,000	\$	800	\$	6,000	\$	6,800	\$	12,000	
Fica Expense	\$ 918	\$	61	\$	459	\$	520	\$	918	
Engineering	\$ 15,000	\$	-	\$	7,500	\$	7,500	\$	15,000	
Attorney	\$ 25,000	\$	1,760	\$	4,173	\$	5,933	\$	25,000	
Annual Audit	\$ -	\$	-	\$	-	\$	-	\$	5,000	
Management Fees	\$ 40,000	\$	10,000	\$	10,000	\$	20,000	\$	40,000	
Information Technology	\$ 1,800	\$	900	\$	900	\$	1,800	\$	1,800	
Website Maintenance	\$ 1,200	\$	2,350	\$	600	\$	2,950	\$	1,200	
Telephone	\$ 300	\$	-	\$	50	\$	50	\$	100	
Postage & Delivery	\$ 1,000	\$	103	\$	103	\$	206	\$	1,000	
Insurance	\$ 5,000	\$	5,000	\$	-	\$	5,000	\$	6,975	
Copies	\$ 1,000	\$	3	\$	150	\$	153	\$	1,000	
Legal Advertising	\$ 15,000	\$	-	\$	12,552	\$	12,552	\$	12,750	
Contingency	\$ 5,000	\$	289	\$	289	\$	577	\$	2,500	
Office Supplies	\$ 625	\$	1	\$	125	\$	126	\$	300	
Travel Per Diem	\$ 660	\$	-	\$	125	\$	125	\$	605	
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	-	\$	175	\$	175	
Total Administrative	\$ 124,678	\$	21,441	\$	43,025	\$	64,466	\$	126,323	
Operation and Maintenance Field Expenditures										
Contingency	\$ -	\$	-	\$	-	\$	-	\$	10,000	
Total Field Expenditures	\$ -	\$	-	\$	-	\$	-	\$	10,000	
Total O&M Expenditures:	\$ -	\$	-	\$		\$	-	\$	10,000	
Total Expenditures	\$ 124,678	\$	21,441	\$	43,025	\$	64,466	\$	136,323	
Excess Revenues/(Expenditures)	\$ -	\$	(3,024)	\$	3,024	\$		\$	_	

# Community Development District General Fund Narrative

#### **Revenues:**

# **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 Expenditures

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

#### **Engineering**

The District's engineer will be providing 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.

#### <u>Attorney</u>

The District's legal counsel will be providing 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.

#### 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.

## <u>Information Technology</u>

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC 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.

# Community Development District General Fund Narrative

### **Telephone**

Telephone and fax machine.

### Postage & Delivery

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

#### *Insurance*

The District's general liability and public official's liability insurance coverages.

#### Copies

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.

#### **Contingencies**

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 Economic Opportunity for \$175. This is the only expense under this category for the District.

### **Operations & Maintenance:**

# **Field Expenditures**

#### **Contingency**

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

# SECTION V

ADA Compliant

# ZARALDI.

# POLK COUNTY PROPERTY APPRAISER 2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the HOSCS hoe Oreck Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

- The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
- 2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
- The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
- 4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
- The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
- The agency agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
- 7. The **agency**, when defined as "local government" by <u>FS 282.3185</u>, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on January 1, 2025, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

DOLK COLINTY DECOEPTY ADDRAISED

· OLK CO		
Signatur	e: Neil Combee	Agency: Horseshoe Creek CDD  Signature:
Print:	Neil Combee	Print: Grove S. Flint
Title:	Polk County Property Appraiser	Title: District Masage
Date:	January 7, 2025	Date: 2 10 25

# **SECTION VII**

# SECTION B

# SECTION 1

# 2025 Community Development Rate Schedule

Professionals include educated and/or trained Engineers, Economists, Planners, Designers, Landscape Architects, Surveyors, Environmental Specialists, Archaologists, Scientists, and others.

Changes in hourly rates to reflect increases in cost of living, taxes, benefits, etc. will take effect on January 1, 2026. Rates in the below table are "loaded" hourly rates and include all overhead, costs, and benefits per hourly unit rate.

Labor Classification	Labor Rate
Expert Witness	\$375.00
CSG Director 3	\$360.00
CSG Senior Director 2	\$325.00
CSG Senior Director 1	\$305.00
CSG Director 2	\$275.00
CSG Director 1	\$240.00
CSG Senior Manager 2	\$215.00
CSG Senior Manager 1	\$195.00
CSG Manager	\$180.00
CSG Assistant Manager	\$170.00
CSG Senior Professional 2	\$160.00
CSG Senior Professional 1	\$150.00
CSG Professional 1	
	\$130.00
CSG Senior Project Technician	\$120.00
CSG Project Technician 2	\$115.00
CSG Project Technician 1	\$105.00
CSG Technician 1	\$85.00
Principal	\$375.00
Technical/Professional 31	\$365.00
Technical/Professional 30	\$350.00
Technical/Professional 29	\$345.00
Technical/Professional 28	\$335.00
Technical/Professional 27	\$320.00
Technical/Professional 26	\$300.00
Technical/Professional 25	\$290.00
Technical/Professional 24	\$275.00
Technical/Professional 23	\$265.00
Technical/Professional 22	\$255.00
Technical/Professional 21	\$245.00
Technical/Professional 20	\$235.00
Technical/Professional 19	\$225.00
Technical/Professional 18	\$215.00
Technical/Professional 17	\$210.00
Technical/Professional 16	\$200.00
Technical/Professional 15	\$190.00
Technical/Professional 14	\$180.00
Technical/Professional 13	\$170.00
Technical/Professional 12	\$160.00
Technical/Professional 11	\$150.00
Technical/Professional 10	\$145.00
Technical/Professional 09	\$135.00
Technical/Professional 08	\$130.00
Technical/Professional 07	\$120.00
Technical/Professional 06	\$115.00
Technical/Professional 05	\$110.00
Technical/Professional 04	\$105.00
Technical/Professional 03	\$100.00
Technical/Professional 02	\$95.00
Technical/Professional 01	\$90.00
Technical/Support 2	\$85.00
Technical/Support 1	\$80.00



# SECTION D

# SECTION 1

Community Development District

**Unaudited Financial Reporting** 

March 31, 2025



# **Table of Contents**

1	Balance Sheet
2	General Fund
3	Month to Month

# Community Development District Combined Balance Sheet March 31, 2025

	C	General Fund
Assets:		
Operating Account	\$	14,836
Total Assets	\$	14,836
Liabilities:		
Accounts Payable	\$	300
Total Liabilites	\$	300
Fund Balance:		
Unassigned	\$	14,536
<b>Total Fund Balances</b>	\$	14,536
Total Liabilities & Fund Balance	\$	14,836

# **Community Development District**

# **General Fund**

# Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted		Pror	ated Budget		Actual	
		Budget	Thru	Thru 03/31/25		03/31/25	Variance
Revenues:							
Developer Contributions	\$	124,678	\$	18,417	\$	18,417	\$ -
Total Revenues	\$	124,678	\$	18,417	\$	18,417	\$ -
Expenditures:							
General & Administrative:							
Supervisor Fees	\$	12,000	\$	6,000	\$	800	\$ 5,200
FICA Expenditures	\$	918	\$	459	\$	61	\$ 398
Engineering Fees	\$	15,000	\$	7,500	\$	-	\$ 7,500
Attorney Fees	\$	25,000	\$	12,500	\$	1,760	\$ 10,740
Management Fees	\$	40,000	\$	20,000	\$	10,000	\$ 10,000
Information Technology	\$	1,800	\$	900	\$	900	\$ -
Website Maintenance	\$	1,200	\$	600	\$	2,350	\$ (1,750)
Telephone	\$	300	\$	150	\$	-	\$ 150
Postage & Delivery	\$	1,000	\$	500	\$	103	\$ 397
Insurance	\$	5,000	\$	5,000	\$	5,000	\$ -
Copies	\$	1,000	\$	500	\$	3	\$ 497
Legal Advertising	\$	15,000	\$	7,500	\$	-	\$ 7,500
Contingencies	\$	5,000	\$	2,500	\$	289	\$ 2,211
Office Supplies	\$	625	\$	313	\$	1	\$ 312
Travel Per Diem	\$	660	\$	330	\$	-	\$ 330
Dues,Licenses & Fees	\$	175	\$	175	\$	175	\$ -
Total Expenditures	\$	124,678	\$	64,927	\$	21,441	\$ 43,485
Excess Revenues (Expenditures)	\$	-			\$	(3,024)	
Fund Balance - Beginning	\$	-			\$	17,561	
Fund Balance - Ending	\$	-			\$	14,536	

# Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 5,000 \$	4,217 \$	- \$	4,446 \$	2,251 \$	2,504 \$	- \$	- \$	- \$	- \$	- \$	- \$	18,417
Total Revenues	\$ 5,000 \$	4,217 \$	- \$	4,446 \$	2,251 \$	2,504 \$	- \$	- \$	- \$	- \$	- \$	- \$	18,417
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ - \$	800 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	800
FICA Expenditures	\$ - \$	61 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	61
Engineering Fees	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Attorney Fees	\$ - \$	609 \$	331 \$	521 \$	300 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,760
Management Fees	\$ 1,667 \$	1,667 \$	1,667 \$	1,667 \$	1,667 \$	1,667 \$	- \$	- \$	- \$	- \$	- \$	- \$	10,000
Information Technology	\$ 150 \$	150 \$	150 \$	150 \$	150 \$	150 \$	- \$	- \$	- \$	- \$	- \$	- \$	900
Website Maintenance	\$ 100 \$	1,850 \$	100 \$	100 \$	100 \$	100 \$	- \$	- \$	- \$	- \$	- \$	- \$	2,350
Telephone	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Postage & Delivery	\$ 30 \$	- \$	3 \$	1 \$	3 \$	67 \$	- \$	- \$	- \$	- \$	- \$	- \$	103
Insurance	\$ 5,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,000
Copies	\$ 3 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3
Legal Advertising	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Contingencies	\$ - \$	- \$	30 \$	110 \$	110 \$	38 \$	- \$	- \$	- \$	- \$	- \$	- \$	289
Office Supplies	\$ 0 \$	- \$	0 \$	0 \$	0 \$	0 \$	- \$	- \$	- \$	- \$	- \$	- \$	1
Travel Per Diem	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Dues,Licenses & Fees	\$ 175 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Total General & Administrative:	\$ 7,124 \$	5,136 \$	2,281 \$	2,548 \$	2,330 \$	2,022 \$	- \$	- \$	- \$	- \$	- \$	- \$	21,441
Total Expenditures	\$ 7,124 \$	5,136 \$	2,281 \$	2,548 \$	2,330 \$	2,022 \$	- \$	- \$	- \$	- \$	- \$	- \$	21,441
Excess Revenues (Expenditures)	\$ (2,124) \$	(920) \$	(2,281) \$	1,897 \$	(79) \$	482 \$	- \$	- \$	- \$	- \$	- \$	- \$	(3,024

# SECTION 2

# **Community Development District**

Funding Request #2 October 09,2024

Bill to:	Hanover	_		_	
	Payee	Ge	eneral Fund FY2024		neral Fund FY2025
1	Governmental Management Services				
	Invoice # 1 - Management Fees - July 2024 (prorated)	\$	879.15		
	Invoice # 2 - Management Fees - August 2024	\$	1,816.67		
	Invoice # 3 - Management Fees - September 2024	\$	1,834.87		
2	Gannet Media Corp dba Gannett Florida LocalIQ				
	Invoice # 0006585850- Legal Advertising - July 2024	\$	674.60		
	Invoice # 0006643698- Legal Advertising - August 2024	\$	5,921.34		
	Invoice # 0006702869- Legal Advertising - September 2024	\$	5,955.66		
3	Gai Consultants				
Ü	Invoice # 2208968- General Services- July 2024	\$	555.64		
	* *	\$	900.00		
	Invoice # 2207635- General Services- August 2024	Ψ	900.00		
4	Kutak Rock, LLP				
	Invoice# 3425582- General Counsel - June 2024	\$	472.60		
	Invoice# 3440206- General Counsel - July 2024	\$	1,678.00		
	Invoice# 3454179- General Counsel - August 2024	\$	1,054.00		
5	Florida Commerce Special District				
	Invoice# 89711- FY23/FY24	\$	125.00		
6	Egis Insurance & Risk Advisors				
	Inv# 26245 - Insurance - FY25 10/01/2024-10/01/2025			\$	5,000.0
		\$	21,867.53	\$	5,000.0
			Total:	\$	26,867.5

Please make check payable to:

**Horseshoe Creek Community Development District** 

6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822 1001 Bradford Way Kingston, TN 37763

# Invoice

Invoice #: 1

Invoice Date: 7/17/24 Due Date: 7/17/24

Payments/Credits

**Balance Due** 

\$0.00

\$879.15

Case: P.O. Number:

Bill To:

Horseshoe Creek CDD

Description	Hours/Qty	Rate	Amount
Management Fees - (Prorated July 17 - July 31, 2024) 300 Information Technology - (Prorated July 17 - July 31, 2024) 361	15 15	53.77 4.84	806.55 72.60
DECETVET AUG 16 2024			
	Total		\$879.15

1001 Bradford Way Kingston, TN 37763 Invoice

\$1,816.67

\$1,816.67

\$0.00

Invoice #: 2

Invoice Date: 8/1/24

Due Date: 8/1/24

Case:

P.O. Number:

Bill To:

Horseshoe Creek CDD

Description	9	Hours/Qty	Rate	Amount
Management Fees - August 2024 3√0 Information Technology - August 2024 3√1			1,666.67 150.00	1,666.67 150.00
		) E G E [] AUG 1 6 2)	7 E D	

**Total** 

Payments/Credits

**Balance Due** 

1001 Bradford Way Kingston, TN 37763 Invoice

Invoice #: 3

Invoice Date: 9/1/24

Due Date: 9/1/24 Case:

P.O. Number:

Bill To:

Horseshoe Creek CDD

Description	Hours/Qty	Rate	Amount
Management Fees - September 2024 340 Information Technology - September 2024 351 Office Supplies 510 Postage 420		1,666.67 150.00 0.30 17.90	1,666.67 150.00 0.30 17.90
D F SEP 1 2 2024			

Total	\$1,834.87
Payments/Credits	\$0.00
Balance Due	\$1,834.87



# GANNETT

1 0/36311	OG CLERK CDD	1467507	1 of 1
INVOICE#	BILLING PERIOD	PAYMENT DU	JE DATE
0006585850	Jul 1- Jul 31, 2024 August 20		2024
PREPAY (Memo Info)	UNAPPLIED TOTAL CASH A		MT DUE*
\$0.00	\$0.00	0	

#### **BILLING ACCOUNT NAME AND ADDRESS**

Horseshoe Creek CDD **Brittany Brookes** 219 E Livingston ST Orlando, FL 32801-1508 Legal Entity: Gannett Media Corp.

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly involced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date Description Amount 7/1/24 Balance Forward \$0.00 Package Advertising: Start-End Date Order Number Product Description PO Number Package Cost 7/8/24 10353818 LKL The Ledger - News NOTICE OF ORGANIZATIONAL MEETING \$322.93 Chief 7/24/24 10401086 LKL The Ledger - News Meeting Dates \$351.67 Chief

7/8 ad\$ 322,43

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

**Total Cash Amount Due** Service Fee 3.99% \*Cash/Check/ACH Discour \*Payment Amount by Cash Payment Amount by Credit Card

\$674.60 \$26.92 -\$26.92 \$674.60 \$701.52

# PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Horseshoe Creek CDD		ACCOUNT NUMBER		ACCOUNT NOWINE		THE PERSON NAMED AND PARTY OF	NUMBER	AMOUNT PAID
CURRENT	30 DAYS PAST DUE	60 DAYS	90 DAYS	120+ DAYS	UNAPPLIED	TOTAL CASH AMT DUE		
\$674.60	\$0.00	\$0.00	\$0.00	\$0.00	PAYMENTS \$0.00	\$674.60		
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244		TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612			TOTAL CREDIT CARD			
					\$701.52			
		To sign up	for E-mailed invoice	es and online payn	nents please contact			

abgspecial@gannett.com

000146750700000000000065858500006746067176

Daily Commercial | Ocala StarBanner News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

#### **AFFIDAVIT OF PUBLICATION**

Brittany Brookes Horseshoe Creek CDD 219 E Livingston ST Orlando FL 32801-1508

#### STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

#### 07/24/2024

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

Subscribed and sworn to before me, by the legal clerk, who

is personally known to me, on 0/124 Legal Clerk

Notary, State of W1, County of Brown

My commission expires

**Publication Cost:** 

\$351.67 \$0.00

Tax Amount: Payment Cost:

\$351.67

Order No:

10401086

Customer No:

1467507

PO#:

#### THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY Notary Public State of Wisconsin

# of Copies:

BOARD OF SUPERVISORS
MEETING GATES
HOHSESHOE CREEK
COMMUNITY OF VELOPMENT
DISTRICT
FISCAL YEAR 224 AND 2015
he Board of Supervisors of the



Page 1 of 1



GANNETT

Horsesho	1467507	1 of 2	
INVOICE#	BILLING PERIOD	PAYMENT DE	JE DATE
0006643698	Aug 1- Aug 31, 2024	ug 31, 2024 September 20,	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH A	MT DUE*
\$0.00	\$0.00	\$6,595.9	34

## BILLING ACCOUNT NAME AND ADDRESS

Horseshoe Creek CDD Brittany Brookes 219 E Livingston ST Orlando, FL 32801-1508 Legal Entity: Gennett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly involced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfelted.

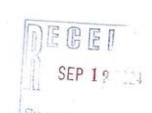
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com

		- I a di inici postifici	cs please co	ntact angspecial@g	annett.com.	e prints	Caracle Sec.	1.00
Date	Description		2/07/2009					
8/1/24	Balance Forward	The second second second second		The Law Law Street	2 A	Market C		Amount
Legal Adv	vertisIng:			alera sale e ancia sale sale	Cinadola casa	STEER STATE		\$674.60
1	Date range Product	Order Number	Description	1	PO Number	Runs	Ad Size	Net Amount
	8/27/24 LKL The Ledge News Chief	r - 10499343	Special Ass	essment		1	4.0000 x 15.5	\$3,586.24
Package /	Advertising:						Year and the second	
and the same of th	End Date Order Number	Product		Description		PO	Number	Package Cost
	24-8/2/24 10401112	LKL The Ledger - New Chief	ws	Meeting & Election	PAS III			\$873.78
	8/13/24 10455108	LKL The Ledger - Net Chief	ws	RULE DEVELOPME	NT			\$294.19
	8/14/24 10455144	LKL The Ledger - Nev Chief	ws	Rulemaking				\$519.32
	8/19/24 10474762	LKL The Ledger - Nev Chief	ws	RFQ for Engineering	Services			\$667.81



Aug total \$ 5921,34





As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service for fdérou pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Savel

Total Cash Amount Due Service Fee 3.99% "Cash/Check/ACH Olscount "Payment Amount by Cash/Check/ACH Payment Amount by Credit Card

\$8,595,94 \$263,18 \$263,18 \$8,595,94 \$6,859,12

	<b>可能的问题的对象的问题的问题的问题</b>		TURN THIS P			A STATE OF THE STA
AMOUNT PAID	(Search representation of the search of the	INVOICE 00066	ACCOUNT NUMBER 1467507		ACCOUNT NAME Horseshoe Creek CDD	
\$6,595.94	UNAPPLIED VAYMENTS \$0.00	20+ DATS PASTIDUE \$0.00	90 DAY: PAST DUE	60 DAYS PAST DUE \$0.00	30 DAYS PAST DUE \$674.60	CURRENT DUE \$5,921.34
AMT DUE \$6,899.12	TOPAY WITH CHEDIT CARD PLEASE CALL: 1-877-736-7612			P. M. C. A. Delh E. S. Jude Account? & Involces on check)		
ents please contact	es and online paymo		To sign up	Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244		

000146750700000000000066436980065959467172

# **AFFIDAVIT OF PUBLICATION**

Brittany Brookes Horseshoe Creek CDD 219 E Livingston ST Orlando FL 32801-1508

# STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

#### 08/27/2024, 09/03/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/03/2024

Legal Clerk

Notary, State of WI, County of Brown

3.7.2

My commission expires

Publication Cost:

\$7134.48

Tax Amount:

\$0.00

Payment Cost:

\$7134.48

Order No: Customer No:

10499343

No: 1467507

# of Copies:

PO#:

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KAITLYN FELTY Notary Public State of Wisconsin SEP 12 2024

Aug 27- 1356624

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 174.07, FLORIDA STATUTES, BY THE HORIEGISHOE CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.7622(4) (b), FLORIDA STATUTES, BY THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT

# NOTICE OF REGULAR MEETING OF THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT

COMMAINTY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of Horseshoe Creek
Community Development Closics ("Disnete") will him to so
the sample and a regular meeting at 100 p.m. on Engineering 18, 2004 at
the Lake Ather Public Library, 245 M. Seminoria five, Lake Atherd, Ft.
33850, to consider the adoption of an assumant roll, the inequalities of
superside assessments to secure proposed bonds on benefitied lands
superside assessments to secure proposed bonds on benefitied lands
within the District, and to provide for the lavy, collection, and
superside assessments will be made in proportion to the benefits
within the District, and to provide for the lavy, collection, and
superside assessments will be made in proportion to the benefits
and superside assessments. The streads and ansats to be
subsequently added the secure proposed burst on the property improved, and on the other of the other of the benefits are
subsequently added the secure proposed burst on the property improved.

WHEREAS, the District hereby determines that to the
subsequent of the property improved on the property dependence or annual to be
assessed to each place or pancel of property at the Olistical Managers
(The Incaded at 219 Stat Livingston Street, Orlando, Florida 33831

The Detrict is a crit of special-purpose local government.

The Detrict is a crit of special-purpose local government.

\*\*Community Operation Content in the improved and section of the property improved.\*\*

\*\*WHEREAS, the District hereby determines that the
subsequent of the property improved.

\*\*WHEREAS, the District hereby determines that the
subsequent of the property of the assessments to be ferted will not assessed the sense to the
subsequent at 219 Stat Livingston Street, Orlando, Florida 33831

\*\*NOW, THEREFORE, SE IT RESIDENCE

\*\*COMMUNITY OPERIORS or Its and commoil and

\*\*COMMUNITY OPERIORS or Its and collection of the property in the sense of the se

Chief Marrager's Office").

The Detrict is a unit of special-purpose losed government insponsible for providing influentecture improvements are tended by the enformment and stated above are tun and correct and subthin the District. The infrustructure improvements are correctly expected to include, Ornole Master Unities System, Master Bornice Dystem, Consulting Fees, Conclegency and other Infrustructure improvements. Landscaping. Hardscaping & Intigation, Consecution of the oset of the improvements. Landscaping. Hardscaping & Intigation, Consecution in the series are as more specification for the temporaments are described in Enhance in the improvements are as more specification for the temporaments are described in Enhance improvement. It is a series as the District Records Office, Enhance in the improvement are described in Enhance in the improvement and the District Records Office, Enhance in the improvement and ensured besidences hours at the District Records Office, Enhance in the processes hours at the District Records Office in the same of the improvements are described in Enhance in the District Records Office in the same of the improvements are described in Enhance in the District Records Office in the same of the improvements are described in Enhance in the District Records Office in the same of the improvements.

The District intends to Impose essetaments on benefited lands within the District intends to Impose essetaments on benefited lands within the District in the manner set forth is the District's Master Assessment is \$74,847,774 (the "Estimated Cost"), Methodology, clasted Ady 17, 2024 ("Assessment Report"), which is SECTION 5. The Assessment Manager's Office.

Manager's Utilice.

The purpose of any such avaisament is to secure bonds issued to fund to improvements. As described in more delad in the Assessment Report, the District's enveronments will be briefed against at bounding and switch the Childrent. The Assessment Identifies maximum ossessment amounts for each land som category carrently expected to be assessed. The method of affocating District, on all lots and lands adjoining and configuous or bounding inside, by the determined on an equivalent redictability of District, on all lots and lands adjoining and configuous or bounding and will be allocated on an equivalent redictability of CRUIT; basis at the time that each property is platted, site planned, or subjected at a described of confidence or subjected as a described of confidence or subjected as a described of confidence or subjected for more details.

The annual principal assessment leved against each parcet will be based on repayment over thirty (30) years of the total debt allocated to each parcet. The Clastict expects to colour auticinat research than \$50,070,000 in debt to be assessed by the District, exclusive of tags and coals of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	(per unit)	Maximum Principal (per unit)	Movimum Annual Installment (per unit)
TOWNSONS	0.75	158 270 94	(\$4,78h.11
Single Family 60"	1.00	\$77,694.59	\$6,397.48

Iper unity (per unity) (per un

Any pensor requiring upodal accommodations at the meeting or harings because of a dissolity or physical impairment should confact the District Manager's Office at (67) \$41-6524 at least 48 hours price to the mosting, it you are invaring or speech impairing, plastic contract the Florida Relay Centrol at 1-300-955-8770 for sld in contacting the District Manager's Office.

## HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT

#### RESOLUTION 2024-26

A REBOLLTION OF THE BOARD OF SIDERVISORS OF THE MORSESHOE CHEEK COMMUNITY COMMUNITY DECLARING SPECIAL ASSESSMENTS; BIORCATING THE LOCATION, ASSESSMENTS; BIORCATING THE LOCATION, NATURE AND ESTIMATED OST OF THOSE BIFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MAPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; SHALL BE MADE, PROVIDING FOR AN ASSESSMENT SHALL BE MADE, PROVIDING FOR AN ASSESSMENT SHALL BE LEVELD PROVIDING FOR AN ASSESSMENT SHALL BE LEVELD PROVIDING FOR AN ASSESSMENT PLAT; ADDITION OF PRESIDENT ASSESSMENT PLAT; ADDITION OF PRESIDENT ASSESSMENT PLAT; ADDITION A PRELIMINARY ASSESSMENT PLAT; ADDITION ASSESSMENT PLAT; ADDITION A PRELIMINARY ASSESSMENT PLAT; ADDITION ASSESSMENT PLATE ASSESSMENT PLATE, ADDITION ASSESSMENT PLATE ASSESSMENT PLATE ASSESSMENT BEALT BEAUTH AND BEALT BEAUTH BE A RESOLUTION OF THE BOARD OF SUPERVISORS OF

WHEREAS, the Board of Supervisors (the "Board") of the Horsestope Crew Community Divisiopment Dishlet (the "District") hereby determines to undertake, whalle, plan, establish, communit or recommunity enlarge or extend, captis, accellte, operate, asottor maintain the divisationable inspervisorable (the improvements) described is the District's Master Engineen's Report, dated July 17, 2024, distanted hereto

as fishibit A and incorporated herein by refevence; and

WHEREAS, it is to the best bronest of the District to pay the cost of the improvements by apecial assessments pursuant to Chapter 196, Florida Statutes (the "Assessments"); and

WHEREAS, the Statict is empowered by Chapter 100, Community Development Destricts, Chapter 170, Supplemental and Alternative Methods of Material Insurvements, and Chapter 197, Tex Collections, Sales and Liens, Princial Statistics, Sistence, lund, plan, establish, acquive, construct or resonativest, enlarge or selend, epiles, neverte, and malatrials the improvements saul to improve, long and collect the Assessments; and

SECTION 4. The total extinuited cost of the large

SECTION 5. The Atanssments will delay approximately 598,070,030, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a dobt sendce reserve, and contragency.

SECTION 8. There is on file, at the District Records Critica, an assessment plat showing the area to be assessed, with certain plans and peoficiations desorbiding the improvements and the calimated cost of the Improvements, all of which shall be open to inspection by the public.

the Improvements, as of which shall be open to inspection by the puzze.

GECTION 0. Commencing with the year in which the
Assessments are limited and confinence, the Accessments after the
paid is not more than thirty (30) are all betalliseds. The
Assessments may be anytable at the same time and in the same
manner as are ad valours larse and collected pursuant to Chapter
197, Floritis Statutor, provided, however, that in the creek the
writtern non-ad valotern assessment method of collecting the
Assessments is not metablist in the District in any year, or if determined by
the District to be in its best internal, the Assessments may be collected as
in otherwise committed by less.





PO Box 631244 Cincinnati, OH 45263-1244

# AFFIDAVIT OF PUBLICATION

Brittany Brockes Horseshoe Creek CDD 219 E Livingston ST Orlando FL 32801-1508

#### STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

#### 07/26/2024, 08/02/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, or 08/02/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$873.78

Tax Amount:

\$0.00 \$873,78

Payment Cost: Order No:

10101110

Customer No:

10401112

1467507

# of Copies:

PO#:

#### THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY Notary Public State of Wisconsin MOTICE OF LANDOWNERS MEETING AND ELECTION OF THE HORSESHDE CREEK COMMONITY OF VIOLONARY TO THE PROPERTY OF T

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LACE: Lake Alfred Public Library 45 N. Seminaio Ava.

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Lacia Arried, F.L. 23

the public not will be conducted a occordance with the provisions of Plantis but. The meeting may be castinged to a dote. Here, and sloce is he specified on the record at such meeting. A casy of the agends for this meeting may be obtained from the District Office.

sier recrain remarks arected recrain remodifies to startification in the international in the resettings is obtained to cashed the cashed to cashed the cashed the cashed the cashed the remodified of international (all bours beginned for the heaving, if you are beauting a seech imperied, sideals counted the Formion Setting Service of Notice (1991) 195-1879 for old in considering sideals counted the Common Country (1991) 195-1879 for old in considering sideals (1991) 195-1879 for old in consi

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PO Box 631244 Cincinnati, OH 45263-1244

#### AFFIDAVIT OF PUBLICATION

Brittany Brookes Horseshoe Creek CDD 219 E Livingston ST Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published In Polk County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

08/13/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/13/202

2 Ostan Legal Clerk

\$294.19

\$294.19

10455108

# of Copies:

\$0.00

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

Tax Amount:

Payment Cost:

Order No:

Customer No: 1467507

PO#:

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KAITLYN FELTY **Notary Public** State of Wisconsin

NOTICE OF RULE
DEVELOPMENT BY THE
HORSESHOE CREEK
COMMUNITY
DEVELOPMENT DISTRICT
In accord with Chapters 120 and 190,
Florida Statutes, the Horseshoe
Creek Community Development
District ("District") hereby gives
notice of its intention to develop
Rules of Procedure to govern the
operations of the District.
The Rules of Procedure will address
such areas as the Board of Supervisors, officers and voting, district
offices, public information and
inspection of records, policies,
public meetings, hearings and workshops, rulemaking proceedings,
competitive purchase including
procedure under the Consultants
Competitive pourchase including
procedure under the Consultants
Competitive particular every eventual
competitive negations, and the consultants
competitive negations and the consultants
competitive negations and the consultants
competitive negations and proceedings,
as well as only other area of the
general operation of the District.
The purpose and effect of the Rules
of Procedure is to provide for efficient and effective District operations and to ensure compilance with
Florida law. The legal authority for
the adoption of the proposed Rules
of Procedure includes sections
190.01(5), 190.011(1) and 190.035,
Florida Statutes. The specific laws
implemented in the Rules of Procedure
finclude, but are not limited to,
sections 112.08, 112.3143, 112.3146,
112.3145, 119.07, 119.0701, 189.053,
190.01(1), 190.031, 190.035, 216.33,
218.391, 255.05, 255.0518, 255.0925,
255.20, 286.0105, 286.011, 286.0113,
286.0114, 287.017, 287.055 and 287.004,
Florida Statutes.

A copy of the proposed Rules of
Procedure may be obtained by
contacting the District Manager, of
Governmental Management
Services - Central Florido, LLC, 219
East Livingston Street, Orlando,
Florida 3201, Phone: (407) 841-5524.
George Filmt, District Manager
Horseshoe Creek Community Development District

Horseshoe Creei opment District 8/13/24 10455108



PO Box 631244 Cincinnati, OH 45263-1244

# **AFFIDAVIT OF PUBLICATION**

Brittany Brookes Horseshoe Creek CDD 219 E Livingston ST Orlando FL 32801-1508

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Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 102/14/2024

Legal Clerk

Notary, State of WI, County of Brown

County of Brown

My commission expires

**Publication Cost:** 

ost: \$519.32

Tax Amount:

\$0.00

Payment Cost:

\$519.32 10455144

Order No: 10

Customer No:

1467507

# of Copies:

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PO#:

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KAITLYN FELTY Notary Public State of Wisconsin school extension of the control of t



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Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/19/2024

Legal Clork

Notary, State of WI. County of Brown

My commission expires

**Publication Cost:** 

\$667.81

Tax Amount:

\$0.00

Payment Cost:

\$667.81

Order No:

10474762

# of Copies;

Customer No:

1467507

PO#:

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KAITLYN FELTY Notary Public State of Wisconsin





# GANNETT

ACCC	ACCOUNT#	PAGE #		
Horsesh	1467507	1 of 1		
INVOICE#	BILLING PERIOD	PAYMENT DU	E DATE	
0006702869 Sep 1- Sep 30, 2024		October 20, 2024		
PREPAY (Memo Info)	UNAPPLIED TOTAL CASH (Included in amt due)		MT DUE*	
\$0.00	\$0.00	\$12,561.72		

#### BILLING ACCOUNT NAME AND ADDRESS

Horseshoe Creek CDD **Brittany Brookes** 219 E Livingston ST Orlando, FL 32801-1508

over billed da INJ 3568.4

If Entity: Garnett Media Corp.

us accounts are subject to interest at the rate of 18% per rate (whichever is less). Advertiser claims for a credit riced or paid must be submitted in writing to Publisher its or the claim will be waived. Any credit towards future 30 days of issuance or the credit will be forfeited. funds payable in US dollars.

FEDERAL ID 47-2390983

Amount \$6,595.94 \$10.12

To sign-up for E-mailed invoices and online payments pleas

BILLING INQUIRIES/ADDRESS CHANGES 1-877-738-7812 or smb@coc

Date 9/1/24

Description Balance Forward

9/30/24

Finance Charge

Legal Advertising:

Date range Product 9/3/24 LKL The Ledger -

**News Chief** 

Order Number 10499343

Description Special Assessment PO Number Runs

Ad Size

Net Amount 3568.24

4.0000 x 15.5 \$3,568.24

Package	Advertising:

2000	Start-End Date		
	8/20/24-9/10/24	10474804	1
	8/27/24-9/3/24	10496850	/

Product LKL The Ledger - News Chief LKL The Ledger - News

Description 9/18 Hearing

10496850

PO Number

budget hearing

Package Cost

\$1,707.24 \$680.18

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Chief

Total Cash Amount Due Service Fee 3.99% \*Cash/Check/ACH Discount \*Payment Amount by Cash/Check/ACH

\$12,561.72 \$501.21 \$501.21

\$12,561.72 Payment Amount by Credit Card \$13,062.93 PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMEN

abgspecial@gannett.com

ACCOUNT NAME Horseshoe Creek CDD		Communication of the contract	T NUMBER	INVOICE NUMBER		AMOUNT PAID
CURRENT DUE \$5,965.78	30 DAYS PAST DUE \$5,921.34	60 DAYS PAST DUE \$674.60	90 DAYS 120+ DAYS UNAPPLIED PAST DUE PAST DUE PAYMENTS		UNAPPLIED	TOTAL CASH AMT DUE*
REMITTANCE ADDRESS (Include Accounts & Involces on check)  Gannett Florida LocaliQ			TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612			TOTAL CREDIT CARD  AMT DUE \$13,062.93
PO Box 631244 Cincinnati, OH 45263-1244		To sign up fo	or E-mailed invoic	es and online payn	nents please contact	

0001467507000000000000067028690125617267173

Daily Commercial | Ocala StarBanner News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

# AFFIDAVIT OF PUBLICATION

Brittany Brookes Horseshoe Creek CDD 219 E Livingston ST Orlando FL 32801-1508

#### STATE OF WISCONSIN, COUNTY OF BROWN

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08/27/2024, 09/03/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/03/2024

Notary, State of , County of Brown

My commission expires

**Publication Cost:** 

Tax Amount:

Payment Cost:

Order No:

Legal Clerk

\$0.00 \$7134.48 10499343

\$7134.48

Customer No:

# of Copies;

1487507

PO#:

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KAITLYN FELTY Notary Public State of Wisconsin JNV as \$1356624 - July .\$13568.24 - OFF \$2-

Daily Commercial | Ocala StarBanner News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Brittany Brookes Horseshoe Creek CDD 219 E Livingston ST Orlando FL 32801-1508

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08/20/2024, 08/27/2024, 09/03/2024, 09/10/2024

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

Subscribed and sworn to before me, by the legal clerk, who

is personally known to me, on 09/10

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

Tax Amount:

Payment Cost:

Legal Clerk

Order No:

Customer No:

\$1707.24 10474804

1467507

\$1707.24

\$0.00

PO#:

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Notary, State of County of Brown

My commission expires

Publication Cost:

Tax Amount:

Payment Cost:

Order No:

\$680.18

\$680.18

\$0.00

Customer No:

10496850

PO#:

1487507

budget hearing

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KAITLYN FELTY Notary Public State of Wisconsin

# of Copies:

per Aug. 27, Sept. 3, 2024



DEVELOP

NOTICE OF FUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT FOUL PURILUMNT TO SUCTION 1673-8031Q (b). PLONIDA STATUTES, BY THE HORSESHOE OFICER COMMUNITY DEVELOPMENT DISTRICT.

MOTICE OF REDULAR MEETING OF THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICY

The Board of Supervisor ("Beard") of Hosewhor Creak
Community Confidence ("Beard") of Hosewhor Creak
Community Confidence ("Beard") of Hosewhor Creak
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The District Manager's Office's.

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The District Manager's Office's providing the attraction of the attraction of the the

normal broiness hours at the Digital Manager's Office.

The District intends to impose exacaments on broader fands white the District intends of the manager at state in the District intendence of the manager at state in the District intendence, dated day 17, 2004 (Assessment Report), which is \$74,047,774 (the "Estimated Cost").

SECTION 4. The local assimulated cost of the improvements of the District Assessment Report), which is \$85,077,077 or \$75,077,774 (the "Estimated Cost").

SECTION 5. The Assessments will thirty appropriately Manager's Office.

Manager's Office.

the purpose of any such plasman is to secure books issued to find the purposes of any such plasman is to secure books issued to find the purposes of any such plasman is to secure books issued to find the purposes of any such plasman is to the Assessment file by the purposes of any such plasman is to the Assessment such as the purpose of the purpose of the plasman is to the propose of the purpose of the plasman is to the propose of the purpose of the plasman is to the propose of the purpose of the

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Street, a Married, Dr.C.	1.00	2477.604.54	12,787,18	

Discussion of the property of

if anyone chooses to appeal any dashign of the Board with inoposit to any metier coinsidered at the mosting or hearings, such peaces with needs a few metiers of the properties and already exceedingly assure that a vertical record of the properties are already exceedingly assure that a vertical record or the photoestage is made, which includes the lessificacy and evidence upon which issues appeal in to be based.

try preson requiring special accommodations at the meeting or havings exceeds of a disability or physical impairment should contact the statical Manager's Office at 1677 841-5524 at least 48 hours prior to the statical Manager's Office at 1675-841-5524 at least 48 hours prior to the residue, if you are heating or special impairment please contact the Fluids skip Garden at 1-605-905-9770 for all in contacting the District Amager's Office.

# PEROLUTION 2024-26

PRESOLUTION DEDA-18

A RESOLUTION OF THE BOARD OF SUPERMODES, OF THE HOMESSADE CREEK COMMUNITY COVALIDMENT DISTRICT DECLARING PRODUCT OF THE HOMESSADE CREEK COMMUNITY COVALIDMENT OF THE PRODUCT OF THE

WHEREAS, the Board of Supervisors (the "Board") of the forestency of the Supervisor (the supervisor Challed Star Theories") of the forestency Challed Star Theories on the supervisor (the supervisor of the super

Pinkha Stehless per reservaments is empowered by Chapter 126, Withhauka, the Galinic is empowered by Chapter 126, Commission Development Oxidicits, Chapter 170, Dusplomental and According 197, The Collections, Educate of Lines, Redde Statesin, to Chapter 197, The Collections, Educate of Lines, Redde Statesin, to Chapter 197, The Collections, Educate and Lines, Redde Statesin, to Chapter 197, The Collections, Educate Lines, Redde Statesin, to Chapter 197, The Collection and Chapter 197, Chapter 197, April 197, Chapter 197, Cha

the improvements, sit of which shall be open to inspection by the public.

ERCTION 9. Cerementing atth the year in which the formatter of the public of the

SECTION 11. The Doubl shall enhalt a consequent of secondary to be a time and place as which the somers of properly to be assessed or any other persons bisered at seals may appear basers the Board and be beautiful to the proposity and advancing of the sometiments of the positive and advancing of the sometiments of the positive and advancing of the sometiments of the positive states and the south faculty of the sometiments of payments and properly as the south property as the south property as the south property as the property of the south property as the property as the south property as the so

regional even proposing six regionaves.

SECTION 12. The district Nebrapor to brookly elevated to track the Proposition to the published takes (trick a which for his original events fill the Proposition to the published takes (trick a which the track and the published takes the publish

SECTION 13. This Resolution shall become effective upon by







Daily Commercial | Ocale StarBanner News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

# AFFIDAVIT OF PUBLICATION

Brittany Brookes Horseshoe Creek CDD 219 E Livingston ST Orlando FL 32801-1508

# STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on;

#### 07/26/2024, 08/02/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, omp8/02/2024

Legal Clerk

Notary, State of WI,

My commission expires

Publication Cost:

Tax Amount:

Payment Cost: \$873,78

Order No:

10401112

\$873.78

\$0.00

Customer No: PO #:

1467507

# of Copies:

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08/13/2024

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Legal Clerk

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

Tax Amount:

Payment Cost:

Order No:

Customer No:

\$294.19 10455108 1467507

\$294.19

\$0.00

# of Copies:

PO#

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KAITLYN FELTY Notary Public State of Wisconsin

Banner me

NOTICE OF RULE
DEVELOPMENT BY THE
HORSESHOE CREEK
COMMUNITY
DEVELOPMENT DISTRICT
In accord with Chapters 120 and 190,
Florida Statutes, the Horseshoe
Creek Community Development
District ("District") hereby gives
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such oreas as the Board of Supervisors, officers and voting, district
offices, public information and
inspection of records, policies,
public meetings, hearings and workshops, rulemoking proceedings,
competitive purchase including
procedure under the Consultants
Competitive Purchase includings
procedure under the Consultants
Competitive Negations and workshops, rulemoking proceedings,
campetitive negation auditor selection,
purchase of insurance, pre-audification, construction contracts, goods,
supplies and materials, maintenance
services, contractual services and
protests with respect to proceedings,
as well as any other area of the
general operation of the District.
The purpose and effect of the Rules
of Procedure is to provide for efficient and effective District operations and to ensure compilance with
Florida law. The legal authority for
the adoption of the proposed Rules
of Procedure includes sections
190,011(5), 190,011(5), good 190,007,
190,011(15), 190,011(3), 190,011(5),
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190,011(15), 190,011(3), 190,011(5),
190,011(15), 190,011(3), 190,011(5),
190,011(15), 190,011(3), 190,011(5),
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190,011(15), 190,011(5),
190,011(15), 190,011(5),
190,011(15), 190,011(5),
190,011(15), 190,011(6),
190,001(16), 190,006, 190,007,
190,000, 190,001(16), 286,011,
286,011, 287,017, 287,035 and 287,084,
191,011(16), 190,006, 190,007,
190,000, 190,001(16), 190,006, 190,007,
190,000, 190,001(16), 286,011,
286,011

Florida Statutes.

A coby of the proposed Rules of Precedure may be obtained by contacting the District Manager, clo Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 23001, Phone: (407) 841-5524. George Filint, District Manager Horseshoe Creek Community Development District 8/13/24 10455108





PO Box 631244 Cincinnati, OH 45263-1244

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Brittany Brookes Horseshoe Creek CDD 219 E Livingston ST Orlando FL 32801-1508

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Subscribed and swan to before me, by the legal clerk, who is personally know to me, on

Legal Clerk Notary, State of WI, County

My commission expires

**Publication Cost:** 

Tax Amount

Payment Cost:

\$519.32

Order No:

PO#:

10455144

\$519.32

1467507

\$0.00

Customer No:

# of Copies:

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KAITLYN FELTY Notary Public State of Wisconsin



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Notary, State of WI, County of Brown

My commission expires

Publication Cost:

Legal Clork

\$667.81

Tax Amount: Payment Cost: \$0.00 \$667,81

Order No:

10474762

# of Copies:

Customer No:

1467507

7

PO#:

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KAITLYN FELTY Notary Public State of Wisconsin



FOR THE HORSESHOE CREE COMMUNITY DEVELOPMEN

The Horszehne Creat Community Development District ("District Scholer"). Located in the City of Development District ("District"). Located in the City of Development District Scholer Scholer

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The District will review oil Assiconts and will comply with Flerial low, including the Consultant's Competitive Needelman Act, Cheler 287, Fleriala Satulas (\*\*CCNA\*1, All caselicants interested missi submit one (1) original and one (1) inchronic variate of Stondard Form No. 325 and Gualification Statement by 12:00 PM or Monday, Septement y 12:00 PM or Monday, Septement Gaurge S. Flint, c'e Governmento's Geourge S. Flint, c'e Governmento's Haridda, L.C., 217 E. Livingston Street, Orlando, Florida 2281 "District Monoger's Office").

Applicants using the result make the Applicants using the result ment of the CCNA and the evolution of the With the CCNA and the evolution of the With the County of th

The District reserves the clab to relect day and oil Gealification Statements. Additionally, there is no express or implied colligation for the District to relembing Applicants for any expenses associated with the preservation and submillist of the Qualification Statements in response to this request.

this Notice or arrestants the forms of this Notice or a productive criteria on the first of the

Governmental Management Services - Central Florido, LLC 8/19/24 19/2/202





Horse Creek Community Development District 219 East Livingston St. Orlando, FL 32801

Customer Acct#	Horse Creek Community Development District 1590	
Date	10/04/2024	
Customer Service	Kristina Rudez	
Page	1 of 1	

nvoice#26245

Thank You

Please detach and return with payment

Customer: Horse Creek Community Development District

26245	10/01/2024	New business	Policy #1001241198 10/01/2024-10/01/2025 Florida Insurance Alliance General Liability - New business Due Date: 10/4/2024		5,000.00
			OCT 07 2024		
				-Te	5,000.0

Thank You

FOR PAYMENTS SENT OVERNIGHT: Benk of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	10/04/2024



# INVOICE

Orlando 618 E. South Street, Suite 700 Orlando, FL 32801

T 407.423.8398 F 407.843.1070

George Flint

Horseshoe Creek Community Development District c/o Governmental Management Services - Central FL 219 E Livingston St Orlando, FL 32801

August 29, 2024

Project No:

R241045.00

Invoice No:

2207635 -

Project

R241045.00

Horseshoe Creek CDD - GMS

Professional Services from July 21, 2024 to August 17, 2024

Task

001

2024 General Services (7/1 - 9/30)

**Professional Personnel** Principal

Totals

**Total Labor** 

Hours

Rate 360.00

Amount

2.50 2.50

900.00 900.00

900.00

**Total this Task** 

\$900.00

Task

002

2024 General Services (10/1/24 - 9/30/25)

**Total this Task** 

0.00

**Total this Invoice** 

\$900.00





# INVOICE

Orlando 618 E. South Street, Suite 700 Orlando, FL 32801

T 407.423.8398 F 407.843.1070

George Flint

Horseshoe Creek Community Development District c/o Governmental Management Services - Central FL

219 E Livingston St Orlando, FL 32801

October 04, 2024

Project No:

R241045.00

Invoice No:

2208968

Project

R241045.00

Horseshoe Creek CDD - GMS

Professional Services from August 18, 2024 to September 21, 2024

Task

2024 General Services (7/1 - 9/30)

**Professional Personnel** 

Principal

Totals

**Total Labor** 

Hours

1.50

1.50

Rate 360.00

Amount 540.00

540.00

540.00

**Unit Billing** 

Small Format Color Print

**Total Units** 

92.0 Pages @ 0.17

1.0 times

15.64 15.64

15.64

**Total this Task** 

\$555.64

Task

002

2024 General Services (10/1/24 - 9/30/25)

**Total this Task** 

0.00

**Total this Invoice** 

\$555.64

**Outstanding Invoices** 

Number 2207635 Total

Date 8/29/2024

Balance 900.00 900.00



# INVOICE

618 E. South Street, Suite 700 Orlando, FL 32801



F 407.843.1070

George Flint

Horseshoe Creek Community Development District

c/o Governmental Management Services - Central FL

219 E Livingston St Orlando, FL 32801

October 04, 2024

Project No:

R241045.00

Invoice No:

2208968

Project

R241045.00

Horseshoe Creek CDD - GMS

Professional Services from August 18, 2024 to September 21, 2024

Task

2024 General Services (7/1 - 9/30)

**Professional Personnel** 

Principal Totals Hours Rate Amount 1.50 360.00 540.00 1.50 540.00

**Total Labor** 

540.00

**Unit Billing** 

Small Format Color Print

**Total Units** 

92.0 Pages @ 0.17

1.0 times

15.64

15.64 15.64

**Total this Task** 

\$555.64

Task

002

2024 General Services (10/1/24 - 9/30/25)

**Total this Task** 

0.00

**Total this Invoice** 

\$555.64

**Outstanding Invoices** 

Number 2207635

Date 8/29/2024 Balance

Total

900.00 900.00



# KUTAK ROCK LLP4

TALLAHASSEE, FLORIDA 315

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

July 29, 2024

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3425582

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com



Mr. George Flint Horseshoe Creek CDD

C/O Governmental Management Services- Central Florida, LLC

219 East Livingston Steet

Orlando, FL 32801

Invoice No. 3425582

51723-1

Re:	General	Counsel

# For Professional Legal Services Rendered

06/24/24	D. Wilbourn	0.50	87.50	Prepare notice of establishment
06/25/24	M. Rigoni	0.30	87.00	Review notice of establishment; confer with Brooks regarding establishment ordinance
06/26/24	D. Wilbourn	0.30	52.50	Record notice of establishment
06/27/24	J. Gillis	0.10	17.50	Confer with staff regarding recording of notice of establishment; follow up on status of same
06/27/24	M. Rigoni	0.20	58.00	Confer with staff regarding notice of establishment recording
06/28/24	M. Rigoni	0.30	87.00	Confirm notice of establishment recording; confer with Brookes regarding same
06/28/24	D. Wilbourn	0.20	35.00	Disseminate recorded notice of establishment
TOTAL HO	URS	1.90		

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT Horseshoe Creek CDD July 29, 2024 Client Matter No. 51723-1 Invoice No. 3425582 Page 2

TOTAL FOR SERVICES RENDERED

\$424.50

DISBURSEMENTS

Filing and Court Fees

48.10

TOTAL DISBURSEMENTS

48.10

TOTAL CURRENT AMOUNT DUE

\$472.60



# KUTAK ROCK LLP 454

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654 315

Federal ID 47-0597598

August 30, 2024

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3440206

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint Horseshoe Creek CDD

C/O Governmental Management Services- Central Florida, LLC

0.80

2.80

0.20

0.10

1.20

0.20

0.20

219 East Livingston Steet

Orlando, FL 32801

07/03/24

07/09/24

07/12/24

07/15/24

07/17/24

07/23/24

07/26/24

Invoice No. 3440206

51723-1

Re:	General Counsel			
For P	rofess	ional Legal Servic	es Rendered	
07/02	/24	M. Rigoni	0.10	

M. Rigoni

M. Rigoni

M. Rigoni

G. Lovett

M. Rigoni

M. Rigoni

M. Rigoni

Confer with Brookes regarding agenda items Confer with Wilhelm and Brookes regarding agenda items; review draft organizational meeting agenda and confer with Brookes and Flint Review draft organizational meeting agenda package and confer with Brookes Confer with Leo regarding master engineer's report Research matters relating to district rules of procedure and incorporation of new legislation Prepare for and attend organizational meeting; perform meeting follow-up items Review DOC form for special districts from Gaskins Update development status chart and

distribute same

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

29.00

232.00

812.00

58.00

25.00

348.00

58.00

58.00

Horseshoe Creek CDD August 30, 2024 Client Matter No. 51723-1 Invoice No. 3440206 Page 2

07/31/24

M. Rigoni

0.20

58.00

Review request for funding agreement effective date change from developer counsel

TOTAL HOURS

5.80

TOTAL FOR SERVICES RENDERED

\$1,678.00

TOTAL CURRENT AMOUNT DUE

\$1,678.00



PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

#### KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

September 27, 2024



Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3454179

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint Horseshoe Creek CDD C/O Governmental Management Services- Central Florida, LLC 219 East Livingston Steet Orlando, FL 32801

Invoice No. 3454179 51723-1

Re: General Counsel For Professional Legal Services Rendered 08/05/24 M. Rigoni 0.80 232.00 Finalize various public hearing notices and confer with Brookes 08/05/24 D. Wilbourn 2.00 350.00 Prepare for board meeting; prepare notices and resolutions 08/07/24 S. Sandy 0.10 33.00 Review correspondence from County staff 08/12/24 M. Rigoni 0.30 87.00 Confer with Iorio regarding master debt assessment hearing notices 08/13/24 M. Rigoni 0.30 87.00 Provide requested documents to Polk County Supervisor of Elections; confer with Waye regarding parcels within the District 08/16/24 S. Sandy 0.10 33.00 Prepare form of anti-human trafficking affidavit 08/20/24 M. Rigoni 0.30 87.00 Review revised published notice of master debt assessment hearing; confer with Brookes 08/21/24 M. Rigoni 0.30 87.00 Attend initial landowner meeting 08/22/24 M. Rigoni 0.20 Update development status chart and 58.00 attend conference call regarding same with development team

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

Horseshoe Creek CDD September 27, 2024 Client Matter No. 51723-1 Invoice No. 3454179 Page 2

TOTAL HOURS 4.40

TOTAL FOR SERVICES RENDERED \$1,054.00

TOTAL CURRENT AMOUNT DUE \$1,054.00

UNPAID INVOICES:

July 29, 2024 Invoice No. 3425582 472.60
August 30, 2024 Invoice No. 3440206 1,678.00

TOTAL DUE \$3,204.60



#### FloridaCommerce, Special District Accountability Program

#### Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 07/19/2024	1st Fees Date: 09/18/2024			Invoice No: 89711
Annual Fee: \$100.00	1st Late Fee: \$25.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 10/17/2024: \$125.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

#### Horseshoe Creek Community Development District

Ms. Sarah R. Sandy Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301



2. Telephone:	850-692-7307 Ext:
3. Fax:	
4. Email:	sarah.sandy@kutakrock.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	Not on file -Due by the end of the first fiscal year after creation.
8. County(ies):	Polk
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	07/19/2024
11. Creation Document on File:	07/19/2024
12. Date Established:	06/03/2024
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	City of Davenport
15. Creation Document(s):	City Ordinance 1274
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
STEP 2: Sign and date to certify accura By signing and dating below, I do herel	acy and completeness.  by certify that the profile above (changes noted if necessary) is accurate and complete:
Registered Agent's Signature:	
STEP 3: Pay the annual state fee or ce	ertify eligibility for zero annual fee.
	al fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
	Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to
the best of my knowledge and belief, B	OTH of the following statements and those on any submissions to the Department are true, correct, derstand that any information I give may be verified.
1 This special district is not a com-	ponent unit of a general purpose local government as determined by the special district and its Certified
Public Accountant; and,	
2 This special district is in complia	nce with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida
Department of Financial Services (DFS	and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a
Fiscal Year 2022 - 2023 AFR with DFS current fiscal year.	and has included an income statement with this document verifying \$3,000 or less in revenues for the
Department Use Only: Approved:	Denied: Reason:
STEP 4: Make a copy of this document	for your records.
	alDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East
	ee, FL 32399-4124. Direct questions to 850.717.8430.

# FLORIDAC®MMERCE

#### **MEMORANDUM**

To: Certain Special District Registered Agents

From: Jack Gaskins Jr., Special District Accountability Program

Date: September 18, 2024

**Subject:** Second Notice: Fiscal Year 2023-24 Special District State Fee and Profile Update (Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code)

Enclosed is the *Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update* (enclosure) that includes a \$25 late fee for failure to remit payment by the deadline. **This late fee is authorized by law and will not be waived by FloridaCommerce.** 

To avoid a second \$25 late fee, the special district must complete one of the following by the deadline on the enclosure:

Visit the website provided below and pay the amount due. FloridaCommerce requests all special
districts to pay the fee due online by electronic check (ACH) or by using a Visa or MasterCard
and to email the completed enclosure to the email address provided below.

- ☐ In the event of a hardship preventing a special district from paying the state fee online, pay the amount due by check made payable to the Florida Department of Commerce with the invoice number entered in the memo field and mail the check and completed enclosure to the address provided below, ensuring a post-marked date no later than the deadline on the enclosure.
- ☐ If eligible for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code, complete "Step 3.b." on the enclosure and email it to the email address provided below.

State Fee Website: www.FloridaJobs.org/SpecialDistrictFee

Mailing Address: Florida Department of Commerce

Bureau of Budget Management 107 East Madison Street, MSC-120 Tallahassee, FL 32399-4124

Questions: Contact: Jack Gaskins

Telephone: 850-717-8430

Email: SpecialDistricts@Commerce.fl.gov



Horse Creek Community Development District 219 East Livingston St. Orlando, FL 32801

#### **NVOICE**

Customer	Horse Creek Community Development District
Acct #	1590
Date	10/04/2024
Customer Service	Kristina Rudez
Page	1 of 1

Payment Inform		
Invoice Summary	\$	5,000.00
Payment Amount		
Payment for:	Invoice#26245	
1001241198	-	

Thank You

_	Please detach and return with payment

Customer: Horse Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
26245	10/01/2024	New business	Policy #1001241198 10/01/2024-10/01/2025 Florida Insurance Alliance  General Liability - New business Due Date: 10/4/2024	5,000.00
				Total

**Total** 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	·	10/04/2024
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	10/04/2024



## **Horseshoe Creek**

#### **Community Development District**

Funding Request #3 November 7,2024

Bill to:	Hanover		
	Payee	 neral Fund FY2024	 eral Fund FY2025
1	GMS-Board of Supervisors		
	Rocky Owen-BOS MTG -July 17,2024	\$ 215.30	
	Tom Franklin-BOS MTG -July 17,2024	\$ 215.30	
	Rocky Owen-BOSMTG -September 18,2024	\$ 215.30	
	Tom Franklin-BOS MTG -September 18,2024	\$ 215.30	
2	Kutak Rock, LLP		
	Invoice# 3470022- General Counsel - September 2024	\$ 968.00	
3	Governmental Management Services		
	Invoice # 4 - Management Fees - October 2024		\$ 2,124.88
4	Florida Commerce Special District		
	Invoice# 91736- FY25		\$ 175.00
		\$ 1,829.20	\$ 2,299.88
<b>建筑和</b> 加			
		Total:	\$ 4,129.08

Please make check payable to:

**Horseshoe Creek Community Development District** 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

## KUTAK ROCK LLP#4

TALLAHASSEE, FLORIDA 3,5

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2024



Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:** 

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3470022 Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint Horseshoe Creek CDD C/O Governmental Management Services- Central Florida, LLC 219 East Livingston Steet Orlando, FL 32801

Invoice No. 3470022

51723-1

Re: General Counsel

For Professional Legal Services Rendered

101110100010	mai Degai Bervice	s Rendered		
09/05/24	M. Rigoni	0.20	58.00	Update development status chart and attend conference call
09/10/24	M. Rigoni	1.00	290.00	Review draft agenda, prepare agenda items and confer with Brookes
09/18/24	M. Rigoni	1.10	319.00	Review final agenda and confer with Brookes; attend board meeting
09/19/24	M. Rigoni	0.10	29.00	Attend development status call
09/19/24	S. Sandy	0.20	66.00	Prepare for and attend development status call
09/19/24	D. Wilbourn	0.80	140.00	Board meeting follow-up; prepare engineering services agreement
09/30/24	S. Sandy	0.20	66.00	Review Florida Commerce registration form; confer regarding same

TOTAL HOURS 3.60

#### KUTAK ROCK LLP

Horseshoe Creek CDD October 31, 2024 Client Matter No. 51723-1 Invoice No. 3470022 Page 2

TOTAL FOR SERVICES RENDERED

\$968.00

TOTAL CURRENT AMOUNT DUE

\$968.00 🗱

**UNPAID INVOICES:** 

July 29, 2024 August 30, 2024 September 27, 2024 Invoice No. 3425582 Invoice No. 3440206 Invoice No. 3454179 472.60 1,678.00 1,054.00

**TOTAL DUE** 

\$4,172.60



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

## Invoice

Invoice #: 4

Invoice Date: 10/1/24

Due Date: 10/1/24

Case:

P.O. Number:

#### Bill To:

Horseshoe Creek CDD 219 E Livingston St. Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - October 2024 - 340 Information Technology - October 2024 - 351 Vebsite Administration - October 2024 - 351 Office Supplies - 5 10 Postage ~4 24 Copies ~ 4 25 Immerican Express Statement Closing 9/2/24 - Simply Stamps せっけらいはa Commerce Special Districts State Annual Fee - 5 4 0		1,666.67 150.00 100.00 0.48 29.61 2.55 50.57 125.00	1,666.67 150.00 100.00 0.48 29.61 2.55 50.57 125.00
E COCT	E 1 V E 1 1 4 2024		
	Total		\$2,124.88
	Payments	Credits	\$0.00
	Balance D	ue	\$2,124.88

## FloridaCommerce, Special District Accountability Program #

Fiscal Year 2024 - 2025 Special District State Fee invoice and Profile Update 540

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Involced: 10/01/2024

Annual Fee: \$175.00

1st Late Fee: \$0.00

2nd Late Fee: \$0.00

Received: \$0.00

Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000828

**Horseshoe Creek Community Development District** 

Ms. Sarah R. Sandy Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301



Z. Telephone:	850-692-7307 Ext:	
3. Fax:	-	<u>.</u>
4. Email:	sarah.sandy@kutakrock.com	The Secret Problem
5. Status:	Independent	
6. Governing Body:	Elected	
7. Website Address:	Not on file - Due by the end of the	first fiscal year after creation. horseshoecreekcdd.com
8. County(les):	Polk	•
9. Special Purpose(s):	Community Development	
10. Boundary Map on File:	07/19/2024	F*
11. Creation Document on File:	07/19/2024	
12. Date Established:	06/03/2024	
13. Creation Method:	Local Ordinance	Onct 14 2024
14. Local Governing Authority:	City of Davenport	OCT 1 4 2024
15. Creation Document(s):	City Ordinance 1274	
16. Statutory Authority:	Chapter 190, Florida Statutes	<u> </u>
17. Authority to Issue Bonds:	Yes	
18. Revenue Source(s):	Assessments	
STEP 2: Sign and date to certify accur	acy and completeness.	
By signing and dating below, I do herel	by certify that the profile above (change	s noted if necessary) is accurate and complete:
		Andreas in measons by is accurate and complete.
Registered Agent's Signature:		Date October 10, 2024
STEP 3: Pay the annual state fee or ce	rtify eligibility for zero appual fee	the second second is the second secon
a. Pay the Annual Fee: Pay the annual	al fee by following the instructions at we	AN Florida Inha ovo/SpecialDi-bi-ti-
b. Or, Certify Eligibility for the Zero	Fee: By initialing both of the following it	ems, I, the above signed registered agent, do hereby certify that to
he best of my knowledge and belief, B	OTH of the following statements and the	one, i, the above signed registered agent, do nereby certify that to use on any submissions to the Department are true, correct,
complete, and made in good faith. I und	derstand that any information I give may	he verified
1 This special district is not a com-	DOMENT Unit of a general purpose local of	overnment as determined by the special district and its Certified
Public Accountant; and,	and a second purpose local B	prominent as detailmined by the special district and its centried
2 This special district is in complia	nce with its Fiscal Year 2022 - 2023 An	nual Financial Report (AFR) filing requirement with the Florida
Department of Financial Services (DFS	and that AFR reflects \$3,000 or less in	annual revenues or, is a special district not required to file a
Fiscal Year 2022 - 2023 AFR with DFS	and has included an income statement	with this document verifying \$3,000 or less in revenues for the
current fiscal year.		and document varieting \$5,000 or less in revenues for the
Department Use Only: Approved:I	Denied: Reason:	
STEP 4: Make a copy of this document		
er o: Email this document to Specia	Districts@Commerce.fl.gov or mail it to	FloridaCommerce, Bureau of Budget Management, 107 East
nadison Street, MSC #120, Tallahasse	e, FL 32399-4124. Direct questions to 8	50.717.8430.



## **Horseshoe Creek**

## **Community Development District**

Funding Request #4 November 18,2024

Bill to: Hanover

Payee General Fund FY2025

1 Governmental Management Services

Invoice #5 - Management Fees - Novemeber 2024

\$ 1,916.67

\$ 1,916.67

Total: \$ 1,916.67

Please make check payable to:

**Horseshoe Creek Community Development District** 

6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

## **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

## Invoice

invoice #: 5

Invoice Date: 11/1/24

Due Date: 11/1/24

Case:

P.O. Number:

#### Bill To:

Horseshoe Greek CDD 219 E Livingston St. Orlando, FL 32801

Description	Hours/Qty Rate	Amount
Management Fees - November 2024 Vebsite Administration - November 2024 Information Technology - November 2024  Information Technology - November 2024  Information Technology - November 2024	1,666.6 100.0 150.0	37 1,666.67 00 100.00
	Total	\$1,916.67
	Payments/Credits	\$0.00
	Balance Due	\$1,916.67



## **Horseshoe Creek**

## **Community Development District**

Funding Request #5 January 22,2025

Bill to:	Hanover			
	Payee		Ge	neral Fund FY2025
1	Governmental Management Services			
	Invoice # 6- Management Fees - December 2024		\$	1,919.56
	Invoice # 7- Management Fees - January 2025		\$	1,917.39
2	Kutak Rock, LLP			
	Invoice# 3484748- General Counsel - October 2024		\$	608.60
		DE ADE DE CONTRACTO	\$	4,445.55
		Total:	\$	4,445.55

Please make check payable to:

Horseshoe Creek Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

## GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

## Invoice

Invoice #: 6

Invoice Date: 12/1/24

Due Date: 12/1/24

Case:

P.O. Number:

#### Bill To:

Horseshoe Creek CDD 219 E Livingston St. Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024 340 Website Administration - December 2024 352 Information Technology - December 2024 36 I Office Supplies - 510 Postage - 429		1,666.67 100.00 150.00 0.12 2.77	1,666.67 100.00 150.00 0.12 2.77
EC 12 2024			

Total	\$1,919.56		
Payments/Credits	\$0.00		
Balance Due	\$1,919.56		

## GMS-Central Florida, LLC

1001 Bradford Way Kingston, TN 37763

## Invoice

Invoice #: 7

Invoice Date: 1/1/25

Due Date: 1/1/25

Case:

P.O. Number:

Payments/Credits

**Balance Due** 

\$0.00

\$1,917.39

#### Bill To:

Horseshoe Creek CDD 219 E Livingston St. Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - January 2025 340 Website Administration - January 2025 351 Information Technology - January 2025 351 Office Supplies 510 Postage 420  By  JAN 0		1,666.67 100.00 150.00 0.03 0.69	Amount  1,666.6  100.00  150.00  0.03  0.69
	Total		<b>\$1,917.39</b>

## KUTAK ROCK LLP #4

## TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

315

Federal ID 47-0597598

November 25, 2024

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

#### **ACH/Wire Transfer Remit To:**

ABA #104000016 First National Bank of Omaha

Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3484748

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint Horseshoe Creek CDD C/O Governmental Management Services- Central Florida, LLC 219 East Livingston Steet Orlando, FL 32801

Invoice No. 3484748

51723-1

#### Re: General Counsel

**TOTAL HOURS** 

## For Professional Legal Services Rendered

10/01/24	M. Rigoni	0.20	58.00	Finalize district engineering agreement and confer with Leo and Brookes
10/08/24	M. Rigoni	0.30	87.00	Finalize master notice of lien and confer with Flint; research outstanding district business and confer with Brookes regarding October agenda items
10/08/24	D. Wilbourn	0.70	122.50	Prepare master notice of assessments
10/15/24	M. Rigoni	0.10	29.00	Review executed master notice of assessment for recording
10/15/24	D. Wilbourn	0.20	35.00	Record master notice of assessments
10/17/24	D. Wilbourn	0.10	17.50	Disseminate recorded master notice of assessments
10/31/24	M. Rigoni	0.70	203.00	Review and confer regarding current status; conduct follow-up regarding same

2.30

#### KUTAK ROCK LLP

Horseshoe Creek CDD November 25, 2024 Client Matter No. 51723-1 Invoice No. 3484748 Page 2

TOTAL FOR SERVICES RENDERED

\$552.00

**DISBURSEMENTS** 

Filing and Court Fees

56.60

TOTAL DISBURSEMENTS

<u>56.60</u>

TOTAL CURRENT AMOUNT DUE

\$608.60



## **Horseshoe Creek**

## **Community Development District**

Funding Request #6 February 28,2025

Bill to:	Hanover		
	Payee	Ge	neral Fund FY2025
1	Governmental Management Services		
	Invoice # 8- Management Fees - February 2025	\$	1,919.72
2	Kutak Rock, LLP		
-	Invoice# 3514016- General Counsel - November & December 2024	\$	331.00
		\$	2,250.72
410	the state of the s	-17	
	Total:	\$	2,250.72

Please make check payable to:

Horseshoe Creek Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

## GMS-Central Florida, LLC #1

1001 Bradford Way Kingston, TN 37763

## Invoice

\$1,919.72

**Balance Due** 

Invoice #: 8

Invoice Date: 2/1/25

**Due Date: 2/1/25** 

Case:

P.O. Number:

#### Bill To:

Horseshoe Creek CDD 219 E Livingston St. Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025 - 340 Vebsite Administration - February 2025 - 362 Information Technology - February 2025 - 351 Diffice Supplies - 610 Postage - 420		1,666.67 100.00 150.00 0.12 2.93	1,666.67 100.00 150.00 0.12 2.93
		The second secon	BEINE EB <b>10</b> 2025
	Total		\$1,919.72
	Paymer	nts/Credits	\$0.00

## KUTAK ROCK LLP & L

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

January 28, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:** 

ABA #104000016 First National Bank of Omaha

Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3514016

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint Horseshoe Creek CDD C/O Governmental Management Services- Central Florida, LLC 219 East Livingston Steet Orlando, FL 32801

Invoice No. 3514016

51723-1

Re: Gene	eral Counsel			
For Profession	onal Legal Servic	es Rendered		
11/11/24	M. Rigoni	0.10	29.00	Review outstanding District business and confer with Brookes regarding same
11/14/24	M. Rigoni	0.20	58.00	Review and confer regarding current status
12/09/24	M. Rigoni	0.20	58.00	Review outstanding District business and confer with Brookes
12/09/24	S. Sandy	0.30	99.00	Review District status
12/12/24	M. Rigoni	0.30	87.00	Review and confer regarding current status; conduct follow-up regarding same
TOTAL HOURS		1.10		



#### KUTAK ROCK LLP

Horseshoe Creek CDD January 28, 2025 Client Matter No. 51723-1 Invoice No. 3514016 Page 2

TOTAL FOR SERVICES RENDERED

\$331.00

TOTAL CURRENT AMOUNT DUE

\$331.00 #

**UNPAID INVOICES:** 

November 25, 2024

Invoice No. 3484748 - FRH 5 pard 2/1/25 CK# 13

TOTAL DUE

\$939.60

608.60





## **Horseshoe Creek**

## **Community Development District**

Funding Request #7 March 11,2025

Bill to:	Hanover			
*	Payee		Ge	neral Fund FY2025
1	Governmental Management Services Invoice # 9- Management Fees - March 2025		\$	1,983.90
2	Kutak Rock, LLP Invoice# 3527988- General Counsel - January 2025		\$	520.50
			\$	2,504.40
		Total:	\$	2,504.40

Please make check payable to:

Horseshoe Creek Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

## 

1001 Bradford Way Kingston, TN 37763

## Invoice

Invoice #: 9

Invoice Date: 3/1/25 Due Date: 3/1/25

Case:

P.O. Number:

#### Bill To:

Horseshoe Creek CDD 219 E Livingston St. Orlando, FL 32801

Description		Hours/Qty	Rate	Amount
Management Fees - March 2025 - 340  Nebsite Administration - March 2025 - 362  Information Technology - March 2025 - 361  Office Supplies - 510  Postage - 420			1,666.67 100.00 150.00 0.03 67.20	1,666.67 100.00 150.00 0.03 67.20
	MAR 1 0 2025	F 1 11 11 1		

Total	\$1,983.90		
Payments/Credits	\$0.00		
Balance Due	\$1,983.90		

#### KUTAK ROCK LLP 4

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 515 Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:** 

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3527988

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint Horseshoe Creek CDD C/O Governmental Management Services- Central Florida, LLC 219 East Livingston Steet Orlando, FL 32801

Invoice No. 3527988 -

51723-1

Re: General Counsel

For Professional Legal Services Rendered

01/02/25	M. Rigoni	0.20	61.00	Confer with Brookes regarding meeting agenda
01/09/25	M. Rigoni	0.40	122.00	Review and confer regarding current status; conduct follow up regarding same
01/11/25	L. Whelan	0.70	269.50	Monitor legislative process relating to matters impacting special districts
01/21/25	S. Sandy	0.20	68.00	Confer with Flint regarding accounting contact

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED

TOTAL CURRENT AMOUNT DUE

\$520.50

\$520.50



## SECTION 3



April 15, 2025

Brittany Brookes – Recording Secretary Horseshoe Creek CDD 219 E. Livingston Street Orlando, Florida 32801-1508

#### RE: Horseshoe Creek Community Development District Registered Voters

Dear Ms. Brookes,

In response to your request, there are currently **0** registered voters within the Horseshoe Creek Community Development District. This number of registered voters in said District is as of **April 15**, **2025**.

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

Sincerely,

Melony M. Bell Supervisor of Elections

Melony M. Bell

Polk County, Florida

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

PolkElections.gov

## AUDIT COMMITTEE MEETING

## SECTION A

## HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

## **District Auditing Services for Fiscal Year 2025**

Polk County, Florida

#### INSTRUCTIONS TO PROPOSERS

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than Friday, August 1, 2025 at the offices of:

Services Central Florida. LLC. Governmental Management Attn: George Flint/ Brittany Brookes, District Manager, 219 Livingston East Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

- **SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.
- **SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.
- **SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
- SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services- Horseshoe Creek Community Development District" on the face of it.
- **SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.
- **SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

- **SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.
- **SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.
- **SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.
- **SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.
- **SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.
  - A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
  - B. Describe proposed staffing levels, including résumés with applicable certifications.
  - C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
  - D. The cost of the provision of the services under the proposal for Fiscal Years 2025, 2026, 2027, 2028, and 2029. The District intends to enter into five (5) separate one-year agreements
  - E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

# HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

#### 1. Ability of Personnel.

(20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

#### 2. Proposer's Experience.

(20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

## 3. Understanding of Scope of Work.

(20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

#### 4. Ability to Furnish the Required Services.

(20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL (100 Points)

## SECTION B

## HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRCT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The North Boulevard Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special purpose government created under Chapter 190, *Florida Statues*, for the purpose of financing, constructing and maintaining public infrastructure. The District is located in Polk County, Florida. The District currently has an operating budget of approximately \$124,678. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal package, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: George Flint/ Brittany Brookes, District Manager, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "Auditing Services – Horseshoe Creek Community Development District."

Proposals must be received by **5:00 PM on Friday, August 1, 2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

District Manager Governmental Management Services – Central Florida, LLC