

***Horseshoe Creek
Community Development District***

Agenda

May 20, 2026

AGENDA

Horseshoe Creek
Community Development District

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

May 13, 2026

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 20, 2026, at 11:00 AM 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 April 15, 2026, Board of Supervisors Meeting
4. Consideration of Resolution 2026-03 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt
5. Consideration of Resolution 2026-04 Setting the Date, Time and Location of November 2026 Landowner's Election and Meeting
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance and Income Sheet
 - ii. Ratification of Funding Request No. 24
 - iii. Approval of Funding Request No. 25
 - iv. Presentation of Registered Voters- 0
7. Other Business
8. Supervisors Requests
9. 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, **April 15, 2026**, at 11:00 a.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
Michelle Rigoni <i>by phone</i>	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	GAI Engineering
Cynthia Wilhelm <i>by phone</i>	Nabors Giblin & Nickerson
Sara Zare <i>by phone</i>	MBS Capital Markets

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 BUSINESS

Approval of Minutes of the August 20, 2025 Audit Committee and Board of Supervisors Meetings

Mr. Flint presented the August 20, 2025 Audit Committee and Board of Supervisors meeting minutes and asked for any comments, corrections or changes. The Board had no changes to the minutes.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes of the August 20, 2025 Audit Committee and Board of Supervisors Meetings, were approved.

FOURTH ORDER OF BUSINESS

Financing Matters for Series 2026 Bonds

A. Consideration of the First Supplemental Engineer’s Report

Ms. Leo presented the First Supplemental Engineer’s Report for Phases 2A, 2B, and 2C. The report covers proposed infrastructure for 347 units and explains ownership and maintenance responsibilities. The CDD is expected to own major assets such as the stormwater system, conservation areas, onsite public improvements, roadway improvements, and some landscaping. The report also includes cost breakdowns by phase and unit count. Because most contracts have already been signed, the contingency was removed. Ms. Leo stated the costs are reasonable and the project appears feasible.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, First Supplemental Engineer’s Report in substantial form, was approved.

B. Consideration of the First Supplemental Assessment Methodology Report

Mr. Flint introduced the First Supplemental Assessment Methodology Report for the 2026 assessment area covering Phases 2A, 2B, and 2C. The report builds on the District’s earlier Master Engineer’s Report and Master Assessment Methodology and supports the District’s first bond issue for these phases.

The assessment area includes 347 assessable 50-foot units. Estimated improvement costs are \$18,766,869, and the preliminary bond sizing estimates a par amount of \$7,770,000, including about \$6.9 million for construction, a 50% maximum annual debt service reserve, and capitalized interest through November 1. The target gross debt service assessment is \$1,750 per unit per year.

The preliminary assessment roll currently identifies two landowners, with legal descriptions attached as exhibits.

Ms. Rigoni asked for confirmation that the properties being specially assessed will receive benefits at least equal to, or greater than, the amount of the assessments to be imposed. Mr. Flint confirmed that was correct.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the First Supplemental Assessment Methodology Report, was approved.

C. Consideration of Resolution 2026-01 Bond Delegation Resolution

- i. Exhibit A – Form of Purchase Agreement**
- ii. Exhibit B – Forms of Master Indenture and Supplemental Indenture**
- iii. Exhibit C – Forms of Preliminary Limited Offering Memorandum**
- iv. Exhibit D – Form of Continuing Disclosure Agreement**
- v. Exhibit E – Form of Engineer’s Report**
- vi. Exhibit F – Form of Supplemental Assessment Methodology**

Ms. Wilhelm explained that Resolution 2026-01, the bond delegation resolution, had two main purposes: first, to authorize the Chair to enter into a bond purchase agreement within Board-approved limits after pricing; and second, to approve in substantial form the key bond documents needed to market, price, and sell the bonds. These documents included the Purchase Agreement, Trust Indentures, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement, and the previously approved Supplemental Engineer’s and Assessment Methodology Reports.

Ms. Wilhelm outlined the main bond parameters: the principal amount could not exceed \$10 million, the interest rate could not exceed the maximum statutory rate, the underwriting discount could not exceed 2%, the final maturity date could not be later than May 1, 2058, and optional redemption could occur no later than May 1, 2037.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2026-01 Bond Delegation Resolution, was approved.

D. Consideration of Forms of Ancillary Agreements for Series 2026 Bonds

- i. Acquisition Agreement (Phase 2A) – Lennar**
- ii. Acquisition Agreement (Phase 2B and 2C) – TLC Reedy Isle**

- iii. **Completion Agreement (Phase 2A) – Lennar**
- iv. **Completion Agreement (Phase 2B and 2C) – TLC Reedy Isle**
- v. **Collateral Assignment (Phase 2A) – Lennar and TPG AG EHC III LEN MULTI STATE 5**
- vi. **Collateral Assignment (Phase 2B and 2C; Limited with respect to Phase 2A) – TLC Reedy Isle**
- vii. **True-Up (Phase 2) – Lennar and TPG EHC III LEN MULTI STATE 5**
- viii. **True-Up (Phase 2B and 2C) – TLC Reedy Isle**
- ix. **Declaration of Consent (Phase 2A) – TPG AG AHC III LEN MULTI STATE 5**
- x. **Declaration of Consent (Phase 2B and 2C) – TLC Reedy Isle**

Ms. Rigoni explained the ancillary agreements tied to the 2026 bonds and asked the Board to approve them together in substantial form. The District has two landowners and two developers, with TLC Reedy Isle serving as the master developer and Lennar acting as the developer for Phase 2A while also carrying out development for phases 2B and 2C on TLC Reedy Isle’s behalf.

The agreements cover several functions: acquisition agreements govern how the District will acquire completed improvements and related real estate from the developers; completion agreements require the developers to finish the project beyond what bond proceeds can cover; collateral assignment and assumption agreements allow the District to step into development rights if there is a bond payment default; true-up agreements reinforce the landowners’ obligation to make additional payments if development density changes from what the assessment methodology assumes; and declarations of consent confirm that the developers acknowledge the assessment liens and consent to the assessments securing the 2026 bonds.

On MOTION by Mr. Franklin, seconded by Mr. Owen, all in favor, Ancillary Agreements for Series 2026 Bonds in substantial form, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Acquisition of Phases 2A, 2B and 2C Improvements

Ms. Rigoni discussed acquiring the Phase 2A, 2B, and 2C improvements. Staff explained that since the acquisition agreement had already been approved, the District had formally expressed its intent to acquire those improvements. The improvements were expected to be completed soon and once the bonds were issued the District would be able to request payment for them shortly afterward.

The proposal was to set a not-to-exceed acquisition amount based on the engineer’s report, while actual payment would be made only after proof of payment and related acquisition documents were received, reflecting the developer’s actual costs paid to the contractor. The total not-to-exceed acquisition amount identified was \$18,766,869.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, of Acquisition of Phases 2A, 2B and 2C Improvements NTE \$18,766,869, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02
Updating Registered Agent**

Mr. Flint stated Resolution 2026-02 is to update the District’s Registered Agent. The change would replace Sarah with Michelle Rigoni as the registered agent and designate Michelle’s Tallahassee office as the new registered office.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2026-02 Updating Registered Agent, was approved.

SEVENTH ORDER OF BUSINESS

**Ratification of Data Sharing and Usage
Agreement with Polk County Property
Appraiser**

Mr. Flint reviewed the Data Sharing and Usage Agreement with the property appraiser. The agreement is required annually and is the same form used in prior years. He stated that the agreement had already been executed and asked the board to ratify that action.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing to report

B. Engineer

Ms. Leo stated they are monitoring permit closeout and construction closeout for 2A, 2B, 2C, and will keep the board apprised as those things come to a close.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials and offered to answer any Board questions.

ii. Ratification of Funding Requests No. 13-23

Mr. Flint asked the Board to ratify funding requests #13-#23, explaining that these requests had already been sent to the developer under the developer funding agreement. The Board was being asked to formally approve those prior transmissions.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Funding Requests No. 13-23, were ratified.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-03
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; 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, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Horseshoe Creek Community Development District (“**District**”) prior to June 15, 2026, 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 19, 2026
TIME: 11:00 AM
LOCATION: Lake Alfred Public Library,
245 North Seminole Avenue
Lake Alfred, Florida 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 20th DAY OF MAY 2026.

ATTEST:

**HORSESHOE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Horseshoe Creek
Community Development District

Proposed Budget
FY2027



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Horseshoe Creek
Community Development District
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 193,003
Developer Contributions	\$ 136,323	\$ 23,171	\$ 34,399	\$ 57,570	\$ 207,126
Interest Income	\$ -	\$ 73	\$ 90	\$ 163	\$ -
Total Revenues	\$ 136,323	\$ 23,244	\$ 34,489	\$ 57,733	\$ 400,129

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 459	\$ 459	\$ 918
Engineering	\$ 15,000	\$ 3,943	\$ 2,701	\$ 6,644	\$ 15,000
Attorney	\$ 25,000	\$ 2,363	\$ 3,308	\$ 5,671	\$ 25,000
Annual Audit	\$ 5,000	\$ 2,800	\$ -	\$ 2,800	\$ 5,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,500
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	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage & Delivery	\$ 1,000	\$ 14	\$ 68	\$ 83	\$ 1,000
Insurance	\$ 6,975	\$ 5,300	\$ -	\$ 5,300	\$ 5,831
Copies	\$ 1,000	\$ -	\$ 25	\$ 25	\$ 1,000
Legal Advertising	\$ 12,750	\$ 333	\$ 1,381	\$ 1,713	\$ 12,750
Contingency	\$ 2,500	\$ 273	\$ 390	\$ 663	\$ 2,500
Office Supplies	\$ 300	\$ 1	\$ 25	\$ 26	\$ 300
Travel Per Diem	\$ 605	\$ -	\$ 125	\$ 125	\$ 605
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 126,323	\$ 26,701	\$ 26,032	\$ 52,733	\$ 140,129

Operation and Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 16,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 14,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Mitigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Contingency	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Total Field Expenditures	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 260,000
Total O&M Expenditures:	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 260,000
Total Expenditures	\$ 136,323	\$ 26,701	\$ 31,032	\$ 57,733	\$ 400,129

Excess Revenues/(Expenditures)	\$ -	\$ (3,457)	\$ 3,457	\$ -	\$ -
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Product	ERU	Assessable Units	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 50'	1.00	347	347	\$112,775.00	\$325.00	\$349.46
Undeveloped (admin)	0.26	963	246.86	\$80,228.43	\$83.31	\$89.58
Developer Contributions				\$207,125.57		
Total ERU's		1310	594	\$400,129.00		

Horseshoe Creek

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

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

Attorney

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.

Annual Audit

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

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage Fees

The District is contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Special Assessment Bonds.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional report requirements for unrated bond issues.

Horseshoe Creek Community Development District General Fund Narrative

Trustee Fees

The District will pay annual fees for Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank, N.A.

Management Fees

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

Information Technology

Represents 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.

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 agenda materials 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.

Contingency

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.

Horseshoe Creek Community Development District General Fund Narrative

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

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Contingency

Represents the estimated cost and any other miscellaneous items of replacing landscaping within the common areas of the District.

Pond Maintenance

Represents the maintenance of the ponds within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current electric charges of common areas throughout the District.

Water & Sewer

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

Mitigation Maintenance

Represents the cost for mitigation services provided for the common areas throughout the District.

Irrigation Repairs

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

Horseshoe Creek Community Development District General Fund Narrative

General Repairs & Maintenance

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

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

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Anthony Iorio	November 2028
2	Doug Beasley	November 2028
3	Jason Lonas	November 2026
4	Tom Franklin	November 2026
5	Rocky Owen	November 2026

This year, Seat 3, currently held by Jason Lonas, Seat 4, currently held by Tom Franklin, and Seat 5, currently held by Rocky Owen, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 3rd day of November 2026, at _____ a.m./ p.m., and located at Lake Alfred Public Library, 245 Seminole, Ave., Lake Alfred, FL 33850.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its May 20, 2026, meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, located at 219 East Livingston Street, Orlando, Florida 32801.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 20th DAY OF MAY 2026.

**HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chair/Vice Chair, Board of Supervisors

Secretary / Assistant Secretary

EXHIBIT A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD
OF SUPERVISORS OF THE HORSESHOE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Horseshoe Creek Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 490.168 acres generally located north and south of Horseshoe Creek Road, west of Lake Marion Wildlife Management Area and east of U.S. Highways 17 and 92 advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”).

DATE: November 3, 2026
TIME: _____ a.m./ p.m.
PLACE: Lake Alfred Public Library
245 Seminole Ave.
Lake Alfred, FL 33850

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: _____ **A.M./ P.M.**

LOCATION: Lake Alfred Public Library
245 Seminole Ave.
Lake Alfred, FL 33850

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DAVENPORT, POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Horseshoe Creek Community Development District to be held at the Lake Alfred Public Library, 245 Seminole Ave., Lake Alfred, FL 33850 on November 3, 2026, at _____ a.m./ p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DAVENPORT, POLK COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Horseshoe Creek Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____
 Printed Name: _____

SECTION VI

SECTION C

SECTION 1

Horseshoe Creek
Community Development District

Unaudited Financial Reporting
March 31, 2026



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1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Capital Projects Fund</u>
4	<hr/>	<u>Month to Month</u>

Horseshoe Creek
Community Development District
Combined Balance Sheet
March 31, 2026

		<i>General Fund</i>
Assets:		
Operating Account	\$	15,907
Due From Developer	\$	-
Total Assets	\$	15,907
Liabilities:		
Accounts Payable	\$	6,058
Total Liabilites	\$	6,058
Fund Balance:		
Unassigned	\$	9,850
Total Fund Balances	\$	9,850
Total Liabilities & Fund Balance	\$	15,907

Horseshoe Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Developer Contributions	\$ 136,323	\$ 23,171	\$ 23,171	\$ -
Interest Income	\$ -	\$ -	\$ 73	\$ 73
Total Revenues	\$ 136,323	\$ 23,171	\$ 23,244	\$ 73
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
FICA Expenditures	\$ 918	\$ 459	\$ -	\$ 459
Engineering Fees	\$ 15,000	\$ 7,500	\$ 3,943	\$ 3,557
Attorney Fees	\$ 25,000	\$ 12,500	\$ 2,363	\$ 10,137
Annual Audit	\$ 5,000	\$ 5,000	\$ 2,800	\$ 2,200
Management Fees	\$ 40,000	\$ 20,000	\$ 10,000	\$ 10,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 1,000	\$ 500	\$ 14	\$ 486
Insurance	\$ 6,975	\$ 6,975	\$ 5,300	\$ 1,675
Copies	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 12,750	\$ 6,375	\$ 333	\$ 6,042
Contingencies	\$ 2,500	\$ 1,250	\$ 273	\$ 977
Office Supplies	\$ 300	\$ 150	\$ 1	\$ 149
Travel Per Diem	\$ 605	\$ 303	\$ -	\$ 303
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 126,323	\$ 69,237	\$ 26,701	\$ 42,535
Operation and Maintenance				
Field Expenses				
Contingency	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Total O&M Expenses:	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Total Expenditures	\$ 136,323	\$ 74,237	\$ 26,701	\$ 47,535
Excess Revenues (Expenditures)	\$ -		\$ (3,457)	
Fund Balance - Beginning	\$ -		\$ 13,307	
Fund Balance - Ending	\$ -		\$ 9,850	

Horseshoe Creek

Community Development District Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Developer Advances	\$ -	\$ -	\$ 382	\$ 382
Total Revenues	\$ -	\$ -	\$ 382	\$ 382
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 382	\$ (382)
Total Expenditures	\$ -	\$ -	\$ 382	\$ (382)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -

Horseshoe Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 7,393	\$ 1,921	\$ 2,022	\$ 5,343	\$ 4,011	\$ 2,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,171
Interest Income	\$ -	\$ -	\$ 0	\$ 16	\$ 26	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73
Total Revenues	\$ 7,393	\$ 1,921	\$ 2,022	\$ 5,359	\$ 4,037	\$ 2,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,244
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ -	\$ -	\$ 375	\$ -	\$ 563	\$ 3,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,943
Attorney Fees	\$ 102	\$ 252	\$ 478	\$ 1,280	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,363
Annual Audit	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
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	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1	\$ 4	\$ 3	\$ -	\$ 4	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333
Contingencies	\$ 49	\$ 51	\$ 54	\$ 40	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 273
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 7,544	\$ 2,224	\$ 2,827	\$ 6,370	\$ 2,774	\$ 4,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,701
Total Expenditures	\$ 7,544	\$ 2,224	\$ 2,827	\$ 6,370	\$ 2,774	\$ 4,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,701
Excess Revenues (Expenditures)	\$ (151)	\$ (303)	\$ (805)	\$ (1,011)	\$ 1,262	\$ (2,451)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,457)

SECTION 2

Horseshoe Creek
Community Development District

Funding Request # 24
April 16, 2026

Bill to: Hanover

Payee		General Fund
		FY2026
1 GAI Consultants		
Invoice # 2234573 - Engineer Services Mar 2026	\$	3,005.72
2 Governmental Management Services		
Invoice # 23 - Management Fees for April 2026	\$	1,917.44
3 Kutak Rock LLP		
Invoice # 3718762 - General Counsel for Feb 2026	\$	252.00
	\$	5,175.16
	TOTAL	\$ 5,175.16

Please make check payable to:

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



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

April 06, 2026
Project No: R241045.00
Invoice No: 2234573

Project R241045.00 Horseshoe Creek CDD - GMS

Professional Services from February 22, 2026 to March 28, 2026

Task 003 2026 General Services

Professional Personnel

	Hours	Rate	Amount
Principal			
Leo, Kathleen	8.00	375.00	3,000.00
Totals	8.00		3,000.00
Total Labor			3,000.00

Unit Billing

Small Format Color Print	26.0 Pages @ 0.22	5.72	
Total Units	1.0 times	5.72	5.72
	Total this Task		\$3,005.72
	Total this Invoice		\$3,005.72

Outstanding Invoices

Number	Date	Balance
2233142	3/4/2026	562.50
Total		562.50

ACH remittance is preferred. Please contact **AccountsReceivable@gaiconsultants.com** to set up ACH payments.

If mailing a check, send the check with remittance to our **NEW** lockbox at the following address.

GAI Main Lockbox Pittsburgh
PO Box 71508
Philadelphia, PA 19176-1508

gaiconsultants.com

Billing Backup

Monday, April 6, 2026

GAI Consultants, Inc.

Invoice 2234573 Dated 4/6/2026

3:38:41 PM

Project	R241045.00	Horseshoe Creek CDD - GMS
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Task	003	2026 General Services
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Unit Billing

Small Format Color Print	26.0 Pages @ 0.22	5.72	
Total Units	1.0 times	5.72	5.72
	Total this Task		\$3,005.72
	Total this Project		\$3,005.72
	Total this Report		\$3,005.72

ACH remittance is preferred. Please contact **AccountsReceivable@gaiconsultants.com** to set up ACH payments.

If mailing a check, send the check with remittance to our **NEW** lockbox at the following address.

GAI Main Lockbox Pittsburgh
 PO Box 71508
 Philadelphia, PA 19176-1508

gaiconsultants.com

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 23**Invoice Date:** 4/1/26**Due Date:** 4/1/26**Case:****P.O. Number:****Bill To:**Horseshoe Creek CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		1,666.67	1,666.67
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.03	0.03
Postage		0.74	0.74
Total			\$1,917.44
Payments/Credits			\$0.00
Balance Due			\$1,917.44

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2026

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. 3718762

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. 3718762

51723-1

Re: General Counsel

For Professional Legal Services Rendered

02/09/26	M. Rigoni	0.20	64.00	Confer with Brookes, Iorio and Leo regarding agenda items
02/18/26	M. Rigoni	0.10	32.00	Coordinate future agenda items
02/18/26	D. Wilbourn	0.30	60.00	Prepare resolution re-designating registered agent
02/25/26	M. Rigoni	0.30	96.00	Update development status chart
TOTAL HOURS		0.90		

TOTAL FOR SERVICES RENDERED \$252.00

TOTAL CURRENT AMOUNT DUE \$252.00

SECTION 3

Horseshoe Creek
Community Development District

Funding Request # 25
May 14, 2026

Bill to: Hanover

Payee		General Fund
		FY2026
1 GAI Consultants		
Invoice # 2236608 - Engineer Services April 2026	\$	937.50
2 Governmental Management Services		
Invoice # 24 - Management Fees for May 2026	\$	1,924.97
3 Kutak Rock LLP		
Invoice # 3733217 - General Counsel for Mar 2026	\$	384.00
4 Duke Energy		
Invoice # F0000001848 - Streeelights for May 2026	\$	2,607.03
	\$	5,853.50
TOTAL		\$ 5,853.50

Please make check payable to:

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



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

May 08, 2026
Project No: R241045.00
Invoice No: 2236608

Project R241045.00 Horseshoe Creek CDD - GMS

Professional Services from March 29, 2026 to April 25, 2026

Task 003 2026 General Services

Professional Personnel

	Hours	Rate	Amount
Principal			
Leo, Kathleen	2.50	375.00	937.50
Totals	2.50		937.50
Total Labor			937.50
		Total this Task	\$937.50
		Total this Invoice	\$937.50

Outstanding Invoices

Number	Date	Balance
2234573	4/6/2026	3,005.72
Total		3,005.72

ACH remittance is preferred. Please contact **AccountsReceivable@gaiconsultants.com** to set up ACH payments.

If mailing a check, send the check with remittance to our **NEW** lockbox at the following address.

**GAI Main Lockbox Pittsburgh
PO Box 71508
Philadelphia, PA 19176-1508**

gaiconsultants.com

Billing Backup

Friday, May 8, 2026

GAI Consultants, Inc.

Invoice 2236608 Dated 5/8/2026

1:16:59 PM

Project	R241045.00	Horseshoe Creek CDD - GMS
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Task	003	2026 General Services
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Professional Personnel

			Hours	Rate	Amount
Principal					
04136		3/31/2026	.50	375.00	187.50
	acquisition discussion				
04136		4/9/2026	1.00	375.00	375.00
	revised supplement				
04136		4/15/2026	1.00	375.00	375.00
	CDD mtg/2A2B2C Ac				
	Totals		2.50		937.50
	Total Labor				937.50

Total this Task \$937.50

Total this Project \$937.50

Total this Report \$937.50

ACH remittance is preferred. Please contact
AccountsReivable@gaiconsultants.com
to set up ACH payments.

If mailing a check, send the check
with remittance to our **NEW** lockbox
at the following address.

GAI Main Lockbox Pittsburgh
PO Box 71508
Philadelphia, PA 19176-1508

gaiconsultants.com

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 24

Invoice Date: 5/1/26

Due Date: 5/1/26

Case:

P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees		1,666.67	1,666.67
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.06	0.06
Postage		1.49	1.49
Copies		6.75	6.75
Total			\$1,924.97
Payments/Credits			\$0.00
Balance Due			\$1,924.97

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2026

Mr. George Flint

Horseshoe Creek CDD

C/O Governmental Management Services- Central Florida, LLC

219 East Livingston Steet

Orlando, FL 32801

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. 3733217

Client Matter No. 51723-1

Notification Email: eftgroup@kutakrock.com

Invoice No. 3733217

51723-1

Re: General Counsel

For Professional Legal Services Rendered

03/05/26	M. Rigoni	0.40	128.00	Attend development status call
03/10/26	M. Rigoni	0.30	96.00	Confer with Brookes regarding upcoming agenda items and timelines
03/19/26	M. Rigoni	0.30	96.00	Review and confer regarding current status; conduct follow-up regarding same
03/24/26	M. Rigoni	0.20	64.00	Follow up with Arvelo regarding plats for Phases 2A, 2B and 2C

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED \$384.00

TOTAL CURRENT AMOUNT DUE \$384.00

SECTION 4



April 15, 2026

Brittany Brookes – Recording Secretary
Horseshoe Creek CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Horseshoe Creek Community Development District Registered Voters

Dear Ms. Brookes,

In response to your request, there are currently **0** voters within the Horseshoe Creek Community Development District as of **April 15, 2026**.

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

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida