

KELLY PARK

**COMMUNITY DEVELOPMENT
DISTRICT**

May 21, 2025

BOARD OF SUPERVISORS

**SPECIAL MEETING
AGENDA**

KELLY PARK

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Kelly Park Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 14, 2025

Board of Supervisors
Kelly Park Community Development District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

NOTE: Meeting Time

Dear Board Members:

The Board of Supervisors of the Kelly Park Community Development District will hold a Special Meeting on May 21, 2025 at 1:00 p.m., at the offices of Poulos & Bennett, LLC, 2602 E Livingston Street, Orlando, Florida 32803. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2025-12, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
5. Consideration of Resolution 2025-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
6. Ratification of Cascade Fountains Div. Fountain Design Group, Inc. Agreement for Services [Fountain Cleaning]
7. Acceptance of Unaudited Financial Statements as of March 31, 2025
8. Approval of April 16, 2025 Special Meeting and Audit Committee Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Poulos & Bennett, LLC*
 - C. Field Operations: *Wrathell, Hunt and Associates, LLC*

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: TBD

○ QUORUM CHECK

SEAT 1	SETH BENNETT	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	QUINT NOORDSTAR	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	TATIANA ROSS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	LOUIS AVELLI	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ALEX GROSS	☐ IN PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

KELLY PARK

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Kelly Park Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: _____

LOCATION: Poulos & Bennett, LLC
2602 E Livingston Street
Orlando, Florida 32803

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of May, 2025.

ATTEST:

**KELLY PARK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023	5
Amortization Schedule - Series 2023	6 - 7
Debt Service Fund Budget - Series 2025	8
Amortization Schedule - Series 2025	9 - 10
Assessment Summary	11

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ 248,354	\$ 155,097	\$ 93,257	\$ 248,354	\$ 441,893
Cost share DHIC	10,622	-	10,622	10,622	17,929
Cost share PRM	4,552	-	4,552	4,552	7,684
Total revenues	263,528	155,097	108,431	263,528	467,506
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	7,493	12,507	20,000	20,000
Engineering	15,000	1,981	13,019	15,000	15,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	5,500	4,246	1,254	5,500	5,500
Telephone	200	100	100	200	200
Postage	250	193	57	250	250
Printing & binding	500	250	250	500	500
Legal advertising	6,500	934	5,566	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,408	-	5,408	6,584
Contingencies/bank charges	750	537	213	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
EMMA DTS software	1,500	1,500	-	1,500	1,500
Total professional & administrative	111,790	47,317	64,381	111,698	112,874
Field operations					
Field Management	5,000	-	5,000	5,000	12,000
Stormwater Manager					
Dry pond mowing	37,767	-	37,767	37,767	37,767
Pond bank erosion repairs	5,000	-	5,000	5,000	5,000
Park Operations					
Fountain service	-	-	-	-	4,200
Landscape maintenance contract	53,906	-	53,906	53,906	106,000
Reclaimed irrigation	31,065	-	31,065	31,065	31,065
Plant replacement	2,500	-	2,500	2,500	2,500
Tree maintenance	-	-	-	-	7,500
Irrigation repairs	1,000	-	1,000	1,000	1,000
Utilities water/sewer electric	2,500	-	2,500	2,500	2,500
Janitorial trash and dog stations	7,500	-	7,500	7,500	15,000
Pressure washing	3,000	-	3,000	3,000	3,000
Miscellaneous repairs/maint	2,500	-	2,500	2,500	5,000
Property Insurance	-	-	-	-	20,000
O&M accounting	-	-	-	-	3,600
Total field operations	151,738	-	151,738	151,738	256,132

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Amenities					
Janitorial services	-	-	-	-	14,000
Pool services	-	-	-	-	15,000
Pool chemical	-	-	-	-	5,000
Trash collection	-	-	-	-	2,000
Access monitor	-	-	-	-	8,000
Alarm and camera monitor	-	-	-	-	25,000
Electricity	-	-	-	-	8,000
Wifi	-	-	-	-	4,000
Contingencies	-	-	-	-	10,000
Repairs/maintenance	-	-	-	-	7,500
Total amenities					98,500
Total expenditures	263,528	47,317	216,119	263,436	467,506
Excess/(deficiency) of revenues over/(under) expenditures	-	107,780	(107,688)	92	-
Fund balance - beginning (unaudited)	-	12,765	120,545	12,765	12,857
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	120,545	12,857	12,857	12,857
Fund balance - ending	\$ -	\$ 120,545	\$ 12,857	\$ 12,857	\$ 12,857

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	20,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	15,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	250
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,584
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
EMMA DTS software	1,500
Field operations	
Field Management	12,000
Stormwater Manager	
Dry pond mowing	37,767
Pond bank erosion repairs	5,000
Park Operations	
Fountain service	4,200
Landscape maintenance contract	106,000
Reclaimed irrigation	31,065
Plant replacement	2,500
Tree maintenance	7,500
Irrigation repairs	1,000
Utilities water/sewer electric	2,500
Janitorial trash and dog stations	15,000
Pressure washing	3,000
Miscellaneous repairs/maint	5,000
Property Insurance	20,000
O&M accounting	3,600
Amenities	
Janitorial services	14,000
Pool services	15,000
Pool chemical	5,000
Trash collection	2,000
Access monitor	8,000
Alarm and camera monitor	25,000
Electric	8,000
Wifi	4,000
Contingencies	10,000
Repairs/maintenance	7,500
Total expenditures	<u><u>\$467,506</u></u>

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ 610,325	191,760	418,565	610,325	\$ 436,721
Assesment prepayments	-	2,238,826	-	2,238,826	-
Interest	-	31,175	-	31,175	-
Total revenues	<u>610,325</u>	<u>2,461,761</u>	<u>418,565</u>	<u>2,880,326</u>	<u>436,721</u>
EXPENDITURES					
Debt service					
Principal	100,000	100,000	-	100,000	85,000
Principal prepayment	-	2,205,000	-	2,205,000	-
Interest	<u>495,431</u>	<u>282,356</u>	<u>213,075</u>	<u>495,431</u>	<u>356,628</u>
Total expenditures	<u>595,431</u>	<u>2,587,356</u>	<u>213,075</u>	<u>2,800,431</u>	<u>441,628</u>
Excess/(deficiency) of revenues over/(under) expenditures	14,894	(125,595)	205,490	79,895	(4,907)
Fund balance:					
Beginning fund balance (unaudited)	-	957,098	831,503	957,098	1,036,993
Ending fund balance (projected)	<u>\$ 14,894</u>	<u>\$ 831,503</u>	<u>\$1,036,993</u>	<u>\$ 1,036,993</u>	<u>1,032,086</u>
Use of fund balance:					
Debt service reserve account balance (required)					(610,325)
Principal expense - November 1, 2026					(90,000)
Interest expense - November 1, 2026					(177,225)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 154,536</u>

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon	Interest	Debt Service	Bond Balance
11/01/25	85,000.00		5.125%	179,403.13	264,403.13	5,845,000.00
05/01/26				177,225.00	177,225.00	5,845,000.00
11/01/26	90,000.00		5.125%	177,225.00	267,225.00	5,755,000.00
05/01/27				174,918.75	174,918.75	5,755,000.00
11/01/27	95,000.00		5.125%	174,918.75	269,918.75	5,660,000.00
05/01/28				172,484.38	172,484.38	5,660,000.00
11/01/28	95,000.00		5.125%	172,484.38	267,484.38	5,565,000.00
05/01/29				170,050.00	170,050.00	5,565,000.00
11/01/29	100,000.00		5.125%	170,050.00	270,050.00	5,465,000.00
05/01/30				167,487.50	167,487.50	5,465,000.00
11/01/30	110,000.00		5.125%	167,487.50	277,487.50	5,355,000.00
05/01/31				164,668.75	164,668.75	5,355,000.00
11/01/31	115,000.00		6.000%	164,668.75	279,668.75	5,240,000.00
05/01/32				161,218.75	161,218.75	5,240,000.00
11/01/32	120,000.00		6.000%	161,218.75	281,218.75	5,120,000.00
05/01/33				157,618.75	157,618.75	5,120,000.00
11/01/33	125,000.00		6.000%	157,618.75	282,618.75	4,995,000.00
05/01/34				153,868.75	153,868.75	4,995,000.00
11/01/34	135,000.00		6.000%	153,868.75	288,868.75	4,860,000.00
05/01/35				149,818.75	149,818.75	4,860,000.00
11/01/35	145,000.00		6.000%	149,818.75	294,818.75	4,715,000.00
05/01/36				145,468.75	145,468.75	4,715,000.00
11/01/36	150,000.00		6.000%	145,468.75	295,468.75	4,565,000.00
05/01/37				140,968.75	140,968.75	4,565,000.00
11/01/37	160,000.00		6.000%	140,968.75	300,968.75	4,405,000.00
05/01/38				136,168.75	136,168.75	4,405,000.00
11/01/38	170,000.00		6.000%	136,168.75	306,168.75	4,235,000.00
05/01/39				131,068.75	131,068.75	4,235,000.00
11/01/39	180,000.00		6.000%	131,068.75	311,068.75	4,055,000.00
05/01/40				125,668.75	125,668.75	4,055,000.00
11/01/40	190,000.00		6.000%	125,668.75	315,668.75	3,865,000.00
05/01/41				119,968.75	119,968.75	3,865,000.00
11/01/41	205,000.00		6.000%	119,968.75	324,968.75	3,660,000.00
05/01/42				113,818.75	113,818.75	3,660,000.00
11/01/42	215,000.00		6.000%	113,818.75	328,818.75	3,445,000.00
05/01/43				107,368.75	107,368.75	3,445,000.00
11/01/43	230,000.00		6.000%	107,368.75	337,368.75	3,215,000.00
05/01/44				100,468.75	100,468.75	3,215,000.00
11/01/44	240,000.00		6.250%	100,468.75	340,468.75	2,975,000.00
05/01/45				92,968.75	92,968.75	2,975,000.00
11/01/45	255,000.00		6.250%	92,968.75	347,968.75	2,720,000.00
05/01/46				85,000.00	85,000.00	2,720,000.00
11/01/46	275,000.00		6.250%	85,000.00	360,000.00	2,445,000.00
05/01/47				76,406.25	76,406.25	2,445,000.00
11/01/47	290,000.00		6.250%	76,406.25	366,406.25	2,155,000.00
05/01/48				67,343.75	67,343.75	2,155,000.00

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon	Interest	Debt Service	Bond Balance
11/01/48	310,000.00		6.250%	67,343.75	377,343.75	1,845,000.00
05/01/49				57,656.25	57,656.25	1,845,000.00
11/01/49	325,000.00		6.250%	57,656.25	382,656.25	1,520,000.00
05/01/50				47,500.00	47,500.00	1,520,000.00
11/01/50	345,000.00		6.250%	47,500.00	392,500.00	1,175,000.00
05/01/51				36,718.75	36,718.75	1,175,000.00
11/01/51	370,000.00		6.250%	36,718.75	406,718.75	805,000.00
05/01/52				25,156.25	25,156.25	805,000.00
11/01/52	390,000.00		6.250%	25,156.25	415,156.25	415,000.00
05/01/53				12,968.75	12,968.75	415,000.00
11/01/53	415,000.00		6.250%	12,968.75	427,968.75	-
Total	5,930,000.00			6,723,496.88	12,653,496.88	

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ -	-	146,674	146,674	\$ 375,450
Interest	-	202	-	202	-
Total revenues	-	202	146,674	146,876	375,450
EXPENDITURES					
Debt service					
Principal	-	-	-	-	80,000
Interest	-	-	53,780	53,780	293,348
Cost of issuance	-	214,675	-	214,675	-
Total expenditures	-	214,675	53,780	268,455	373,348
Excess/(deficiency) of revenues over/(under) expenditures	-	(214,473)	92,894	(121,579)	2,102
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	785,966	-	785,966	-
Underwriter's Discount	-	(110,800)	-	(110,800)	-
Original issue discount	-	(31,260)	-	(31,260)	-
Total other financing sources/(uses)	-	643,906	-	643,906	-
Net increase/(decrease) in fund balance	-	429,433	92,894	522,327	2,102
Fund balance:					
Beginning fund balance (unaudited)	-	-	429,433	-	522,327
Ending fund balance (projected)	\$ -	\$ 429,433	\$ 522,327	\$ 522,327	524,429
Use of fund balance:					
Debt service reserve account balance (required)					(375,450)
Principal expense - November 1, 2026					-
Interest expense - November 1, 2026					(144,924)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 4,055

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon	Interest	Debt Service	Bond Balance	
05/01/25				53,780.38	53,780.38	5,540,000.00	CAPI
11/01/25				146,673.75	146,673.75	5,540,000.00	
05/01/26	80,000.00		4.375%	146,673.75	226,673.75	5,460,000.00	
11/01/26				144,923.75	144,923.75	5,460,000.00	
05/01/27	85,000.00		4.375%	144,923.75	229,923.75	5,375,000.00	
11/01/27				143,064.38	143,064.38	5,375,000.00	
05/01/28	90,000.00		4.375%	143,064.38	233,064.38	5,285,000.00	
11/01/28				141,095.63	141,095.63	5,285,000.00	
05/01/29	95,000.00		4.375%	141,095.63	236,095.63	5,190,000.00	
11/01/29				139,017.50	139,017.50	5,190,000.00	
05/01/30	95,000.00		4.375%	139,017.50	234,017.50	5,095,000.00	
11/01/30				136,939.38	136,939.38	5,095,000.00	
05/01/31	100,000.00		4.375%	136,939.38	236,939.38	4,995,000.00	
11/01/31				134,751.88	134,751.88	4,995,000.00	
05/01/32	105,000.00		4.375%	134,751.88	239,751.88	4,890,000.00	
11/01/32				132,455.00	132,455.00	4,890,000.00	
05/01/33	110,000.00		5.300%	132,455.00	242,455.00	4,780,000.00	
11/01/33				129,540.00	129,540.00	4,780,000.00	
05/01/34	115,000.00		5.300%	129,540.00	244,540.00	4,665,000.00	
11/01/34				126,492.50	126,492.50	4,665,000.00	
05/01/35	125,000.00		5.300%	126,492.50	251,492.50	4,540,000.00	
11/01/35				123,180.00	123,180.00	4,540,000.00	
05/01/36	130,000.00		5.300%	123,180.00	253,180.00	4,410,000.00	
11/01/36				119,735.00	119,735.00	4,410,000.00	
05/01/37	135,000.00		5.300%	119,735.00	254,735.00	4,275,000.00	
11/01/37				116,157.50	116,157.50	4,275,000.00	
05/01/38	145,000.00		5.300%	116,157.50	261,157.50	4,130,000.00	
11/01/38				112,315.00	112,315.00	4,130,000.00	
05/01/39	150,000.00		5.300%	112,315.00	262,315.00	3,980,000.00	
11/01/39				108,340.00	108,340.00	3,980,000.00	
05/01/40	160,000.00		5.300%	108,340.00	268,340.00	3,820,000.00	
11/01/40				104,100.00	104,100.00	3,820,000.00	
05/01/41	170,000.00		5.300%	104,100.00	274,100.00	3,650,000.00	
11/01/41				99,595.00	99,595.00	3,650,000.00	
05/01/42	180,000.00		5.300%	99,595.00	279,595.00	3,470,000.00	
11/01/42				94,825.00	94,825.00	3,470,000.00	
05/01/43	190,000.00		5.300%	94,825.00	284,825.00	3,280,000.00	
11/01/43				89,790.00	89,790.00	3,280,000.00	
05/01/44	200,000.00		5.300%	89,790.00	289,790.00	3,080,000.00	
11/01/44				84,490.00	84,490.00	3,080,000.00	
05/01/45	210,000.00		5.300%	84,490.00	294,490.00	2,870,000.00	
11/01/45				78,925.00	78,925.00	2,870,000.00	
05/01/46	220,000.00		5.500%	78,925.00	298,925.00	2,650,000.00	
11/01/46				72,875.00	72,875.00	2,650,000.00	
05/01/47	235,000.00		5.500%	72,875.00	307,875.00	2,415,000.00	
11/01/47				66,412.50	66,412.50	2,415,000.00	
05/01/48	245,000.00		5.500%	66,412.50	311,412.50	2,170,000.00	
11/01/48				59,675.00	59,675.00	2,170,000.00	
05/01/49	260,000.00		5.500%	59,675.00	319,675.00	1,910,000.00	
11/01/49				52,525.00	52,525.00	1,910,000.00	
05/01/50	275,000.00		5.500%	52,525.00	327,525.00	1,635,000.00	

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon	Interest	Debt Service	Bond Balance
11/01/50				44,962.50	44,962.50	1,635,000.00
05/01/51	290,000.00		5.500%	44,962.50	334,962.50	1,345,000.00
11/01/51				36,987.50	36,987.50	1,345,000.00
05/01/52	310,000.00		5.500%	36,987.50	346,987.50	1,035,000.00
11/01/52				28,462.50	28,462.50	1,035,000.00
05/01/53	325,000.00		5.500%	28,462.50	353,462.50	710,000.00
11/01/53				19,525.00	19,525.00	710,000.00
05/01/54	345,000.00		5.500%	19,525.00	364,525.00	365,000.00
11/01/54				10,037.50	10,037.50	365,000.00
05/01/55	365,000.00		5.500%	10,037.50	375,037.50	-
Total	5,540,000.00			5,795,737.50	11,335,737.50	

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments					
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Series 2023 Phase 1A

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	64	\$ 730.91	\$ 1,176.00	\$ 1,906.91	\$ 1,755.67
SF 52'	111	730.91	1,528.80	2,259.71	2,108.47
SF 60'	-	-	-	-	-
Total	175				

Series 2023 Phase 1B*

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	74	\$ 730.91	\$ 1,200.00	\$ 1,930.91	\$ 1,779.67
SF 52'	66	730.91	1,560.00	2,290.91	2,139.67
SF 56'	-	-	-	-	-
Total	140				

*Note: On December 3, 2024, a principal reduction payment was made at closing for Phase 1B. The annual debt service amounts above reflect that this prepayment has been made.

Off-Roll Assessments					
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Series 2025 Phase 2A

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	14	\$ 730.91	\$ 1,175.12	\$ 1,906.03	\$ 146.13
SF 52'	145	730.91	1,527.65	2,258.57	146.13
Total	159				

Series 2025 Phase 2B

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	-	\$ 730.91	\$ -	\$ 730.91	\$ 146.13
SF 52'	90	730.91	1,527.65	2,258.57	146.13
Total	90				

Future Phase(s)

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	80	\$ 147.55	\$ -	\$ 147.55	\$ 146.13
SF 52'	84	147.55	-	147.55	146.13
SF 56'	37	147.55	-	147.55	146.13
Total	201				

KELLY PARK

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2024/2025 MEETING SCHEDULE. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of May, 2025.

ATTEST:

**KELLY PARK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

KELLY PARK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Poulos & Bennett, LLC, 2602 E. Livingston Street, Orlando, Florida 32803</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June __, 2025	Regular Meeting	__:__ AM/PM
July __, 2025	Regular Meeting	__:__ AM/PM
August __, 2025	Regular Meeting	__:__ AM/PM
September __, 2025	Regular Meeting	__:__ AM/PM

KELLY PARK

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2025/2026 MEETING SCHEDULE.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of May, 2025.

ATTEST:

**KELLY PARK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

KELLY PARK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Poulos & Bennett, LLC, 2602 E. Livingston Street, Orlando, Florida 32803</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2025	Regular Meeting	__:__ AM/PM
November __, 2025	Regular Meeting	__:__ AM/PM
December __, 2025	Regular Meeting	__:__ AM/PM
January __, 2026	Regular Meeting	__:__ AM/PM
February __, 2026	Regular Meeting	__:__ AM/PM
March __, 2026	Regular Meeting	__:__ AM/PM
April __, 2026	Regular Meeting	__:__ AM/PM
May __, 2026	Regular Meeting	__:__ AM/PM
June __, 2026	Regular Meeting	__:__ AM/PM
July __, 2026	Regular Meeting	__:__ AM/PM
August __, 2026	Regular Meeting	__:__ AM/PM
September __, 2026	Regular Meeting	__:__ AM/PM

KELLY PARK

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEM

AGREEMENT FOR SERVICES

This "Agreement" is by and between: Kelly Park Community Development District ("District") and Cascade Fountains Div. Fountain Design Group, Inc. dated April 17, 2025 ("Contractor"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
4. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
5. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
7. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
8. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
9. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.
10. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
12. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
13. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

Kelly Park Community Development District

DocuSigned by:
Seth Bennett
By: Seth Bennett
Its: Chairperson

Fountain Design Group, Inc.

[Signature]
By: Steven Johnson
Its: Vice President

- Exhibit A: Proposal
- Exhibit B: Insurance Certificate with Endorsements

Exhibit A: Proposal

**CASCADE FOUNTAINS DIV.
FOUNTAIN DESIGN GROUP, INC.**

7628 N.W 6th AVENUE BOCA RATON, FL. 33487
SERVICE CENTERS : ORLANDO AND TAMPA
PHONE: (800) 446-1537 FAX (561) 994-3944

PROPOSAL # 8007

Date: April. 16, 2025

To: Kelly Park CDD
2300 Glades Road, Ste. 410W
Boca Raton, Fl. 33431
Attn: Antonio Shaw
Phone: 352-910-1477
Call:
Email: ashaw@whhassociates.com

Ship To: CroosRoads
5270 Marshelder Street
Apopka, Fl. 32712

FOUNTAIN WEEKLY MAINTENANCE PROPOSAL

Scope of Work:

Fountain Design Group will perform the following Weekly cleaning of one (1) Architectural fountain per the check list below:

- 1) Check and clean Filters / Intakes / Strainers
- 2) Clean and check jets and lights
- 3) Check electrical
- 4) Remove debris
- 5) Add chemicals * as necessary
- 6) Maintain and clean pumps and motors
- 7) Muriatic acid will be used to soften well water at no additional charge.

This is a cleaning contract and any other services required besides those listed above will be billed separately, upon completion after receiving the appropriate approval. If additional service is required, out standard labor rate of \$135.00 for the first half-hour and \$110.00 each hour thereafter, plus parts.

*Either party may cancel this agreement with a 30-Day Notice.

Cost: \$350.00 per Monthly Billing

**Respectfully Submitted,
FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. Fountain Design Group, Inc. is authorized to complete the work as specified.

DocuSigned by:

B0BD2D5BDAE4E8...
Signature:

4/17/2025

Date of Acceptance:

CONDITIONS

All work is to be completed in a workmanlike manner . Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved proposal amount

KELLY PARK

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025**

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	General Fund	Debt Service Fund 2023	Debt Service Fund 2025	Capital Projects Fund 2023	Capital Projects Fund 2025	Total Governmental Funds
ASSETS						
Cash	\$131,672	\$ -	\$ -	\$ -	\$ -	\$ 131,672
Investments						
Revenue	-	220,186	-	-	-	220,186
Reserve	-	610,325	375,626	-	-	985,951
Prepayment	-	14,193	-	-	-	14,193
Construction	-	-	-	21,682	428	22,110
Cost of issuance	-	-	1	-	-	1
Interest	-	43	53,806	-	-	53,849
Due from JEN Florida 51 LLC	31,169	99,309	-	-	-	130,478
Due from debt service fund	100	-	-	-	-	100
Total assets	<u>\$162,941</u>	<u>\$ 944,056</u>	<u>\$ 429,433</u>	<u>\$ 21,682</u>	<u>\$ 428</u>	<u>\$ 1,558,540</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ 1,157	\$ -	\$ 1,157
Retainage payable	-	-	-	649,166	-	649,166
Due to Landowner	-	13,144	-	1,562	-	14,706
Due to general fund	-	100	-	-	-	100
Landowner advance	11,227	-	-	-	-	11,227
Total liabilities	<u>11,227</u>	<u>13,244</u>	<u>-</u>	<u>651,885</u>	<u>-</u>	<u>676,356</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	31,169	99,309	-	-	-	130,478
Total deferred inflows of resources	<u>31,169</u>	<u>99,309</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>130,478</u>
Fund balances:						
Restricted for:						
Debt service	-	831,503	429,433	-	-	1,260,936
Capital projects	-	-	-	(630,203)	428	(629,775)
Unassigned	120,545	-	-	-	-	120,545
Total fund balances	<u>120,545</u>	<u>831,503</u>	<u>429,433</u>	<u>(630,203)</u>	<u>428</u>	<u>751,706</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$162,941</u>	<u>\$ 944,056</u>	<u>\$ 429,433</u>	<u>\$ 21,682</u>	<u>\$ 428</u>	<u>\$ 1,558,540</u>

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 155,097	\$ 248,354	62%
Cost share DHIC	-	-	10,622	0%
Cost share PRM	-	-	4,552	0%
Total revenues	-	155,097	263,528	59%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	1,433	7,493	20,000	37%
Engineering	889	1,981	15,000	13%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
EMMA Software Service	-	1,500	1,500	100%
Dissemination agent	83	500	1,000	50%
Trustee	-	4,246	5,500	77%
Telephone	17	100	200	50%
Postage	126	193	250	77%
Printing & binding	42	250	500	50%
Legal advertising	-	934	6,500	14%
Annual special district fee	-	175	175	100%
Insurance	-	5,408	5,500	98%
Contingencies/bank charges	90	537	750	72%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	6,680	47,317	111,790	42%
Field operations				
Field management	-	-	5,000	0%
Stormwater manager				
Dry pond mowing	-	-	37,767	0%
Pond bank erosion repairs	-	-	5,000	0%
Park operations				
Landscape maintenance contract	-	-	53,906	0%
Reclaimed irrigation	-	-	31,065	0%
Plant replacement	-	-	2,500	0%
Irrigation repairs	-	-	1,000	0%
Utilities water/sewer electric	-	-	2,500	0%
Janitorial	-	-	7,500	0%
Pressure washing	-	-	3,000	0%
Miscellaneous repairs/maint	-	-	2,500	0%
Total field operations	-	-	151,738	0%
Total expenditures	6,680	47,317	263,528	18%

Excess/(deficiency) of revenues

KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025

	Current Month	Year to Date	Budget	% of Budget
over/(under) expenditures	(6,680)	107,780	-	
Fund balances - beginning	127,225	12,765	-	
Fund balances - ending	<u>\$ 120,545</u>	<u>\$ 120,545</u>	<u>\$ -</u>	

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 191,760	\$ 610,325	31%
Assessment prepayments	-	2,238,826	-	N/A
Interest	3,063	31,175	-	N/A
Total revenues	<u>3,063</u>	<u>2,461,761</u>	<u>610,325</u>	403%
EXPENDITURES				
Debt service				
Principal	-	100,000	100,000	100%
Prepayment	-	2,205,000	-	N/A
Interest	-	282,356	495,431	57%
Total debt service	<u>-</u>	<u>2,587,356</u>	<u>595,431</u>	435%
Excess/(deficiency) of revenues over/(under) expenditures	3,063	(125,595)	14,894	
Net change in fund balances	3,063	(125,595)	14,894	
Fund balances - beginning	828,440	957,098	956,663	
Fund balances - ending	<u>\$ 831,503</u>	<u>\$ 831,503</u>	<u>\$ 971,557</u>	

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 202	\$ 202
Total revenues	<u>202</u>	<u>202</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	214,675
Total debt service	<u>-</u>	<u>214,675</u>
Other fees & charges		
Underwriter's discount	-	110,800
Total other fees and charges	<u>-</u>	<u>110,800</u>
Total expenditures	<u>-</u>	<u>325,475</u>
Excess/(deficiency) of revenues over/(under) expenditures	202	(325,273)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	785,966
Original issue discount	-	(31,260)
Total other financing sources	<u>-</u>	<u>754,706</u>
Net change in fund balances	202	429,433
Fund balances - beginning	429,231	-
Fund balances - ending	<u>\$ 429,433</u>	<u>\$ 429,433</u>

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 65	\$ 420
Total revenues	<u>65</u>	<u>420</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	65	420
Beginning fund balance	(630,268)	(630,623)
Ending fund balance	<u>\$ (630,203)</u>	<u>\$ (630,203)</u>

**KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 428	\$ 428
Total revenues	<u>428</u>	<u>428</u>
EXPENDITURES		
Construction costs	-	4,754,034
Total expenditures	<u>-</u>	<u>4,754,034</u>
Excess/(deficiency) of revenues over/(under) expenditures	428	(4,753,606)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	4,754,034
Total other financing sources/(uses)	<u>-</u>	<u>4,754,034</u>
Beginning fund balance	-	-
Ending fund balance	<u>\$ 428</u>	<u>\$ 428</u>

KELLY PARK

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
KELLY PARK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Kelly Park Community Development District held a Special Meeting and Audit Committee Meeting on April 16, 2025 at 8:00 a.m., at the offices of Poulos & Bennett, LLC, 2602 E Livingston Street, Orlando, Florida 32803.

Present:

Seth Bennett	Chair
Quint "Robert" Noordstar	Vice Chair
Alex Gross	Assistant Secretary
Louis Avelli	Assistant Secretary
Tatiana Ross	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Antonio Shaw	Field Operations Manager
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 8:07 a.m. Supervisors Bennett, Noordstar, Avelli and Gross were present. One seat was vacant.

Mr. Torres introduced Field Operations Manager Mr. Antonio Shaw and Mr. Felix Rodriguez who will be teaming up with him and should be copied on all his emails and contacted if Mr. Torres is unavailable.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of Tatiana Ross to
Fill Unexpired Term of Seat 3; Term Expires
November 2026**

Mr. Bennett nominated Ms. Tatiana Ross to fill Seat 3. No other nominations were made.

On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, the appointment of Ms. Tatiana Ross to Fill Seat 3, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor, Tatiana Ross (the following to be provided under separate cover)**

This item was an addition to the agenda.

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Tatiana Ross. He explained the following and told Ms. Ross to contact him with any questions:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Torres presented Resolution 2025-09. Mr. Bennett nominated the following:

Seth Bennett	Chair
Quint Noordstar	Vice Chair
Alex Gross	Assistant Secretary
Louis Avelli	Assistant Secretary
Tatiana Ross	Assistant Secretary
Felix Rodriguez	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary

74 Craig Wrathell Treasurer
75 Jeff Pinder Assistant Treasurer
76

77 **On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor,**
78 **Resolution 2025-09, Electing, as nominated, and Removing Officers of the**
79 **District and Providing for an Effective Date, was adopted.**

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82 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2025-10,
Ratifying, Confirming, and Approving the
Sale of the Kelly Park Community
Development District Special Assessment
Bonds, Series 2025 (Assessment Area Two
Project); Ratifying, Confirming, and
Approving the Actions of the Chairman,
Vice Chairman, Treasurer, Secretary,
Assistant Secretaries, and All District Staff
Regarding the Sale and Closing of the
Bonds; Determining Such Actions as Being
in Accordance with the Authorization
Granted by the Board; Providing a
Severability Clause; and Providing an
Effective Date

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98 Mr. Torres presented Resolution 2025-10. He and Mr. Earlywine explained the purpose
99 of this Resolution, which is a typical Resolution following a bond issuance.
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101 **On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor,**
102 **Resolution 2025-10, Ratifying, Confirming, and Approving the Sale of the Kelly**
103 **Park Community Development District Special Assessment Bonds, Series 2025**
104 **(Assessment Area Two Project); Ratifying, Confirming, and Approving the**
105 **Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant**
106 **Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds;**
107 **Determining Such Actions as Being in Accordance with the Authorization**
108 **Granted by the Board; Providing a Severability Clause; and Providing an**
109 **Effective Date, was adopted.**

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112 **SIXTH ORDER OF BUSINESS**

Consideration of The City of Apopka,
Florida Interlocal Agreement for Operation
and Maintenance

Mr. Earlywine explained the purpose of and presented the Agreements behind the Sixth and Seventh Orders of Business. As both are under review by the City, he suggested approval in substantial form.

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the City of Apopka, Florida Interlocal Agreement for Operation and Maintenance and the City Council of the City of Apopka Right-of-Way Maintenance Agreement, both in substantial form, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of City Council of the City of Apopka Right-of-Way Maintenance Agreement

This item was presented in conjunction with the Sixth Order of Business.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Torres presented Resolution 2025-11. This is an updated version of the Agreement.

On MOTION by Mr. Gross and seconded by Ms. Ross, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was tabled. Meetings will be scheduled as needed.

TENTH ORDER OF BUSINESS

Ratification of CLI of Florida, LLC Agreement for Landscape Maintenance Services

Mr. Torres stated he worked with Mr. Avelli and Mr. Bennett separately on the Agreement.

On MOTION by Mr. Gross and seconded by Mr. Avelli, with all in favor, the CLI of Florida, LLC Agreement for Landscape Maintenance Services, was ratified.

ELEVENTH ORDER OF BUSINESS

Recess Special Meeting/Commencement of Audit Selection Committee Meeting

The Special Meeting recessed and the Audit Selection Committee Meeting commenced at 8:08 a.m.

TWELFTH ORDER OF BUSINESS

Review of Response to Request for Proposals (RFP) for Annual Audit Services

A. Affidavit of Publication

B. RFP Package

C. Respondents

I. Berger, Toombs, Elam, Gaines & Frank

The base bid is \$4,750, plus \$1,350, if bonds are issued.

II. Grau & Associates

The base bid is \$3,600, plus \$1,500 with bond issuances. The base rate will increase \$500 per year over a five-year period.

Mr. Torres presented his scores and ranking of the respondents, which he based on service and contract pricing. He stated both respondents are qualified to perform the CDD's audit but Berger, Toombs, Elam, Gaines & Frank (BTEGF) has struggled to complete some of the audits by the June 30th deadline.

D. Auditor Evaluation Matrix/Ranking

The Audit Committee evaluated, scored and ranked the bid responses as a group, based on the evaluation criteria and ranking form.

THIRTEENTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

The Audit Selection Committee Meeting terminated and the Special Meeting reconvened at 8:22 a.m.

FOURTEENTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

Mr. Torres presented the Audit Committee’s scores, ranking and recommendation, as follows:

#1	Grau & Associates	100 points
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#2	Berger, Tombs, Elam, Gaines & Frank	98 points
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- **Award of Contract**

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation as the Board's own, ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services and awarding the Annual Audit Services contract to Grau & Associates, the #1 ranked respondent, was approved.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Gross and seconded by Ms. Ross, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of February 12, 2025 Regular Meeting Minutes

On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor, the February 12, 2025 Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Poulos & Bennett, LLC

There were no District Counsel or District Engineer reports.

C. Field Operations: Wrathell, Hunt and Associates, LLC

Mr. Rodriguez reported working with CLI on replacing dead trees in the right-of-way and on the fountain maintenance contract; the irrigation issues were repaired and palm tree trimming might have been completed yesterday or should be completed today.

Mr. Shaw provided updates to concerns that the sod at the entrance may not survive and the status of the pocket park.

D. District Manager: Wrathell, Hunt and Associates, LLC

Mr. Torres stated the proposed Fiscal Year 2026 budget will be formally presented at the May meeting and the budget Public Hearing will be set for a later date.

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be on May 21, 2025 at 1:00 p.m., at the offices of Poulos & Bennett, LLC, 2602 E Livingston Street, Orlando, Florida 32803.

Mr. Noordstar, Ms. Ross and Mr. Gross confirmed their attendance at the May 21, 2025 meeting. Mr. Bennett and Mr. Avelli might attend the meeting via telephone.

EIGHTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Ross stated she was asked to notify everyone of a deep slope in the wetland area that might need to be fenced. She will contact District Staff once she obtains additional information about the location.

Discussion ensued regarding the sales center and a Board Member's request for an updated schedule.

NINETEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the meeting adjourned at 8:34 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair