

***Golden Gem
Community Development District***

Agenda

June 11, 2025

AGENDA

Golden Gem

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

June 4, 2025

Board of Supervisors
Golden Gem Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Golden Gem Community Development District will be held **Wednesday, June 11, 2025 at 10:30 a.m. at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the regular meeting:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 9, 2025 Meeting
4. Review of Proposals and Tally of Audit Committee Members Rankings
 - A. Grau & Associates
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 9, 2025 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2025-02 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2025-03 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Direct Collection Agreement – *Under Separate Cover*
6. Consideration of Landscape Easement Agreement with Kelly Park VB Development, LLC
7. Ratification of Series 2024 Requisitions #40 - #46
8. Acceptance of Audit Committee Recommendation and Selection of Number 1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2025
9. Consideration of Resolution 2025-04 Adopting the Annual Meeting Schedule for the Fiscal Year 2026
10. Approval of Fiscal Year 2026 District Goals and Objectives
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Change Order #5 from RCS Construction Company
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #16 - #17

iii. Presentation of Number of Registered Voters – 0

12. Other Business

13. Supervisor's Requests

14. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Alyssa Willson, District Counsel
Kevin Roberson, District Engineer

Enclosures

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
GOLDEN GEM
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Golden Gem Community Development District was held Wednesday, April 9, 2025 at 11:00 a.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present were:

H.M. Ridgely, III	Chairman
Taylor Edwards	
George Hamner, Jr.	
Duane "Rocky" Owen	
George Flint	
Alyssa Wilson <i>by phone</i>	
Kevin Roberson <i>by phone</i>	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were in attendance constituting a quorum. Mr. Ridgely, III was designated as Chair of the Audit Committee.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated no members of the public were present to provide comment.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint noted this is a standard RFP asking for any qualified auditing firms to provide five years of pricing to perform the annual independent audits for the CDD. It will go out after this meeting in advance of the June meeting. The Board has the option of excluding price as a criteria and making the selection solely based on qualifications. He recommended price to be included.

On MOTION by Mr. Hamner, Jr., seconded by Mr. Edwards, with all in favor, the Request for Proposals and Selection Criteria, was approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint stated the notice will go out in the Orlando Sentinel.

On MOTION by Mr. Hamner, Jr., seconded by Mr. Edwards, with all in favor, the notice of request for proposals for audit services, was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint noted they will announce the opportunity for any qualified independent auditor to provide response to the RFP as instructed in the documents in the agenda.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn.

On MOTION by Mr. Hamner, Jr., seconded by Mr. Ridgely, III, with all in favor, the meeting was adjourned.

Attest

Chairman

SECTION IV

Golden Gem CDD Auditor Selection							
	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Grau & Associates					2025 - \$4,400 2026 - \$4,500 2027 - \$4,600 2028 - \$4,700 2029 - \$4,800		

SECTION A



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

GOLDEN GEM

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: May 30, 2025
2:00PM

Submitted to:

Golden Gem
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Table of Contents

Page

EXECUTIVE SUMMARY / TRANSMITTAL LETTER	1
FIRM QUALIFICATIONS.....	3
FIRM & STAFF EXPERIENCE.....	6
REFERENCES.....	11
SPECIFIC AUDIT APPROACH.....	13
COST OF SERVICES	17
SUPPLEMENTAL INFORMATION	19



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

May 30, 2025

Golden Gem Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Golden Gem Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



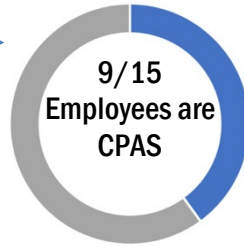
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
11 Professional Staff
2 Administrative Professionals



2005

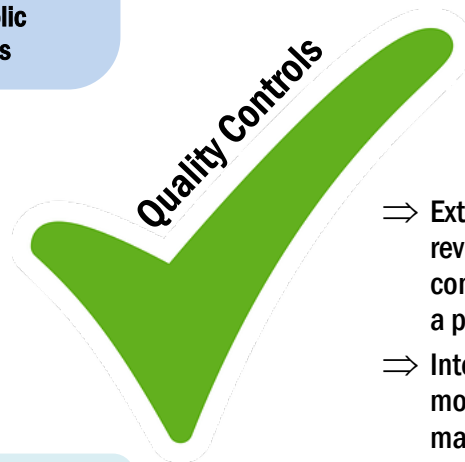
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

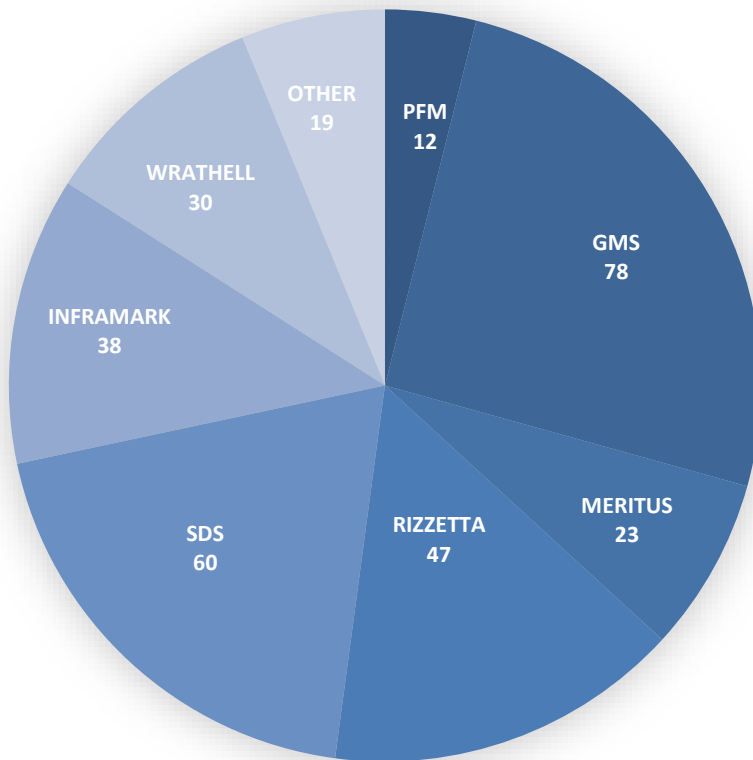
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
56
80 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts Aid to Victims of Domestic Abuse Boca Raton Airport Authority Broward Education Foundation CareerSource Brevard CareerSource Central Florida 403 (b) Plan City of Lauderdale GERS City of Parkland Police Pension Fund City of Sunrise GERS Coquina Water Control District Central County Water Control District City of Miami (program specific audits) City of West Park Coquina Water Control District East Central Regional Wastewater Treatment Fac. East Naples Fire Control & Rescue District	Hispanic Human Resource Council Loxahatchee Groves Water Control District Old Plantation Water Control District Pinetree Water Control District San Carlos Park Fire & Rescue Retirement Plan South Indian River Water Control District South Trail Fire Protection & Rescue District Town of Haverhill Town of Hypoluxo Town of Hillsboro Beach Town of Lantana Town of Lauderdale By-The-Sea Volunteer Fire Pension Town of Pembroke Park Village of Wellington Village of Golf
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Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
 Member, Florida Institute of Certified Public Accountants
 Member, Florida Government Finance Officers Association
 Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

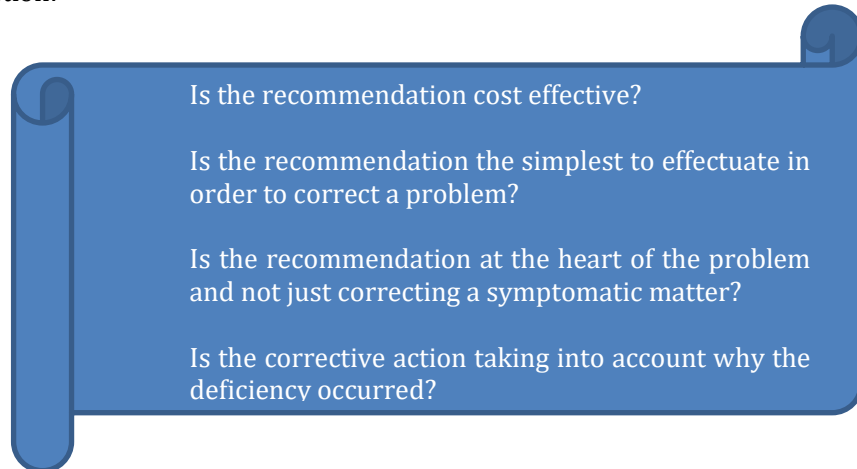
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$4,400
2026	\$4,500
2027	\$4,600
2028	\$4,700
2029	<u>\$4,800</u>
TOTAL (2025-2029)	<u>\$23,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Golden Gem Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Board of Supervisors Meeting

MINUTES

MINUTES OF MEETING
GOLDEN GEM
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Golden Gem Community Development District was held Wednesday, April 9, 2025 at 10:32 a.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

H.M. Ridgely, III	Vice Chairman
Taylor Edwards	Assistant Secretary
George Hamner, Jr.	Assistant Secretary
Duane "Rocky" Owen	Assistant Secretary

Also present were:

George Flint	District Manager
Alyssa Willson <i>by phone</i>	District Counsel
Kevin Roberson <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll at 10:32 a.m. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated that no members of the public were present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 12, 2025 Meeting

Mr. Flint presented the minutes of the February 12, 2025 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Ridgely, III, seconded by Mr. Edwards, with all in favor, the Minutes of the February 12, 2025 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

**Ratification of Series 2024 Requisitions
#32 - #39**

Mr. Flint stated these were signed by the Engineer and by himself then transmitted to the Trustee for payment and now being brought back to the Board for ratification. He offered to take any questions on any of the requisitions.

On MOTION by Mr. Edwards, seconded by Mr. Hamner, Jr., with all in favor, the Series 2024 Requisitions #32 - #39, were ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Mr. Flint stated the budget process is a two-step process for CDD's. The first step is the Board has to approve the proposed budget by June 15th of each year and set the date, place and time of the public hearing for final consideration which has to be at least 60 days from the date the proposed budget was approved. The proposed budget is not binding on the Board. The only thing to keep in mind is if it includes assessment levels that when the mailed notice is done for those assessments, that level in the proposed budget would serve as the ceiling. It could come down at the public hearing or you could choose not to impose assessments at the public hearing and operate under developer funding agreement if the Board wanted to do that. Once the assessments are in place, a budget adoption is required by public hearing each year. A mailed notice doesn't have to be done every year unless the assessments are increasing. The June 11th meeting at 10:30 a.m. in this location is recommended for the public hearing. The Board would consider the final approval of the budget. Attached to the Resolution as exhibit A is the proposed budget. He reviewed the preliminary numbers and asked the Board to consider a 3% inflationary increase in the management fee related line items and 15% increase in the insurance line item for an estimate. A Board member stated he is hoping to be finished with the project by June. He offered to take any questions on the resolution or the exhibit.

On MOTION by Mr. Ridgely, III, seconded by Mr. Edwards, with all in favor, Resolution 2025-01 approving the proposed Fiscal Year 2026 budget and setting a public hearing for June 11, 2025 at 10:30 a.m. in this location, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Letter Agreement Regarding Transportation Development Agreement with City of Apopka and Kelly Park VB Development, LLC

Ms. Willson noted this is a ratification item as the District has executed it. This was to carry out the concepts in the bond documents and acquisition agreement essentially providing for the infrastructure that the District is now constructing. The District will be the recipient of those transportation fee credits that the District would then be able to sell to other developers both internal and external to the CDD. Mr. Flint noted on the bonds it was contemplated as these fees were paid, the credits would go to the District and the District would sell those and use those funds to pay down the principal on the bonds. The letter clarifies to make sure there is no confusion about where those credits flow.

On MOTION by Mr. Ridgely, III, seconded by Mr. Edwards, with all in favor, the Letter Agreement Regarding Transportation Development Agreement with City of Apopka and Kelly Park VB Development, LLC, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Stormwater Drainage Easement Agreement with Kelly Park VB Development, LLC and Lit Cadence West Kelly Phase I, LLC

Ms. Willson stated this concept was discussed at the last meeting. They have the as-builts from an easement agreement with the Kelly Park VB and the Golden Gem CDD as the grantor to the Lit Cadence West Kelly Phase I. As the grantee, it governs certain requirements as it relates to the stormwater ponds depicted on exhibit C of the easement and certain stormwater drainage easements that need to be given as well as obligations of the grantors and the grantee regarding the stormwater facility. She noted from the developers' counsel they are requesting approval in substantial form as they are still waiting on final comments from Cadence. Caleb noted it has not been fully approved by Lit Cadence. Mr. Roberson noted he worked closely with Cadence's engineering team during their design process so their project is heavily dependent on these, as far as the locations of these he doesn't see that changing at all. It is all in the permit.

On MOTION by Mr. Hamner, Jr., seconded by Mr. Ridgely, III, with all in favor, the Stormwater Drainage Easement Agreement with Kelly Park VB Development, LLC and Lit Cadence West Kelly Phase I, LLC, was approved, in substantial form.

EIGHTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint stated the CDD as a government entity is required to have an annual independent audit performed. The first step is to appoint an Audit Committee. He recommended the Board appoint themselves as the Audit Committee. The initial Audit Committee meeting will be after the Board meeting today and the form of the RFP and selection criteria will be approved then a notice sent out.

On MOTION by Mr. Hamner, Jr., seconded by Mr. Ridgely, III, with all in favor, the Appointment of Audit Committee and Appointing Mr. Linton, Jr. as Chairman, was approved.

Mr. Hamner requested to amend the motion of Audit Committee Chairman to Mr. Ridgely, III.

On MOTION by Mr. Hamner, Jr., seconded by Mr. Ridgely, III, with all in favor, the Appointment of Audit Committee and Appointing Mr. Ridgely, III as Chairman, was approved as amended.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Willson asked when Caleb is anticipating that first sale of property. Caleb noted it was originally supposed to occur March 28th but has been delayed by 30 days so they are expecting it to close at the end of April. They are working on modifying the final agreement. The latest thought process is they will assume the par debt allocated to their parcel and prepay that at a future date sometime between 12 and 18 months after closing. They do now have some impact fee credits available for that Vertical developer to purchase to net against the outstanding debt. They estimate \$1.5M of impact fee credits will be needed. It will not fully pay down the par debt associated with that parcel. There will be an estimated \$3.5M difference.

B. Engineer

Mr. Roberson provided a construction update to the Board.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint noted the unaudited financials through the end of March are in the agenda package. No action is required. He offered to take questions.

ii. Ratification of Funding Requests #14 - #15

Mr. Flint noted funding requests #14 - #15 were transmitted under the developer funding agreement to Wyld Oaks Development. Funding request #14 included District management, District Counsel and Board compensation. Funding request #15 included District Counsel, District Engineer and District Manager.

On MOTION by Mr. Ridgely, III, seconded by Mr. Edwards, with all in favor, Funding Requests #14 – #15, were ratified.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Flint asked for any Supervisors requests. Hearing no requests, the next item followed.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Hamner, Jr., seconded by Mr. Ridgely, III, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2025-02
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Golden Gem Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Golden Gem Community Development District for the Fiscal Year Ending September 30, 2026."

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

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

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

PASSED AND ADOPTED THIS 11TH DAY OF JUNE, 2025.

ATTEST:

**GOLDEN GEM COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

FY 2026 Budget

Golden Gem
Community Development District

Proposed Budget
FY2026



Table of Contents

1-2	<u>General Fund</u>
3-5	<u>General Fund Narrative</u>
6	<u>Debt Service - Series 2024</u>
7-8	<u>Amortization Schedule</u>

Golden Gem
Community Development District
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 340,543
Developer Contributions	\$ 153,628	\$ 72,521	\$ 75,480	\$ 148,001	\$ -

Total Revenues	\$ 153,628	\$ 72,521	\$ 75,480	\$ 148,001	\$ 340,543
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 1,800	\$ 6,000	\$ 7,800	\$ 12,000
FICA Expense	\$ 918	\$ 138	\$ 459	\$ 597	\$ 918
Annual Audit	\$ 5,000	\$ -	\$ 4,600	\$ 4,600	\$ 5,000
Assessment Administration	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Attorney	\$ 25,000	\$ 2,740	\$ 22,260	\$ 25,000	\$ 25,000
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000
Engineering	\$ 15,000	\$ 975	\$ 5,000	\$ 5,975	\$ 15,000
Legal Advertising	\$ 15,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Trustee Fees	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,500
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ 37,500	\$ 38,625
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,854
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,236
Office Supplies	\$ 625	\$ 0	\$ 500	\$ 500	\$ 625
Postage & Delivery	\$ 1,000	\$ 91	\$ 500	\$ 591	\$ 1,000
Printing & Binding	\$ 1,000	\$ 40	\$ 500	\$ 540	\$ 1,000
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Travel Per Diem	\$ 660	\$ -	\$ 100	\$ 100	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Insurance	\$ 6,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,900
Contingency	\$ 5,000	\$ 244	\$ 244	\$ 488	\$ 5,000
Property Taxes	\$ -	\$ 35,636	\$ -	\$ 35,636	\$ -

Total Administrative	\$ 143,628	\$ 69,588	\$ 78,413	\$ 148,001	\$ 146,243
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Operation and Maintenance

Field Expenditures

Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Electric	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Contingency	\$ 10,000	\$ -	\$ -	\$ -	\$ 5,500

Total Field Expenditures	\$ 10,000	\$ -	\$ -	\$ -	\$ 193,000
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Golden Gem
Community Development District
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<i>Amenity Expenditures</i>					
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 1,300
Total Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 1,300
Total O&M Expenditures:	\$ 10,000	\$ -	\$ -	\$ -	\$ 194,300
Total Expenditures	\$ 153,628	\$ 69,588	\$ 78,413	\$ 148,001	\$ 340,543
Excess Revenues/(Expenditures)	\$ -	\$ 2,933	\$ (2,933)	\$ -	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Hotel	61.50	123.00	0.50	\$11,961.57	\$97.25	\$103.46
Multifamily	1,576.50	2,102.00	0.75	\$306,624.65	\$145.87	\$155.18
Single Family	54.00	54.00	1.00	\$10,502.84	\$194.50	\$206.91
Commercial	58.89	58.89	1.00	\$11,453.93	\$194.50	\$206.91
Total ERU's	1,750.89	2,337.89		340,543.00		

Golden Gem

Community Development District

General Fund Narrative

Revenues:

Special Assessments

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred 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.

Administrative Expenditures:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting.

FICA Expenditures

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

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

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2024 Bonds and any additional bond issuance.

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.

Dissemination

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

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.

Legal Advertising

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

Trustee Fees

Golden Gem

Community Development District

General Fund Narrative

The District will pay annual trustee fees to U.S Bank Global Corporate Trust for the Series 2024 Special Assessment Bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, attendance of monthly board meetings, 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.

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.

Postage & Delivery

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

Printing & Binding

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

Telephone

Telephone and fax machine.

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Insurance

Annual insurance policy for General Liability and D&O provided by EGIS Risk Advisors.

Contingency

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

Operations and Maintenance:

Golden Gem

Community Development District

General Fund Narrative

Field Expenditures:

Field Management

Estimated expenditures for contracts, site visits to the District, monthly operations reports of the District, and administration of all maintenance and operations.

Fountain Maintenance

Estimated expenditures to maintain the fountains.

General Repairs & Maintenance

Estimated expenditures for all field repairs and maintenance. These expenses include but are not limited to pressure washing, entry & wall repairs, gate repairs, maintenance supplies, sidewalk repairs, etc.

Irrigation Repairs

Estimated expenditures to inspect the irrigation system and provide any necessary repairs.

Landscape Maintenance

Estimated expenditures to provide landscape maintenance, horticulture, and irrigation inspections. The services include but are not limited to basic landscaping services, fertilization, mulching, and tree planting.

Landscape Replacement & Enhancement

Estimated expenditures for miscellaneous plant materials outside of the landscaping contract.

Pond Maintenance

Estimated expenditures to disc three ponds six times annually.

Electric

Estimated expenditures for electric services for lift stations, park, entry and fountain lighting.

Streetlights

Estimated expenditures to provide electricity to the streetlights.

Water & Sewer

Estimated expenditures to provide water and sewer.

Property Insurance

Annual insurance policy for Property & Casualty provided by EGIS Risk Advisors for coverage of the entry monuments and lift stations.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Janitorial Services

Estimated cost for pet waste station and trash cleanup.

Golden Gem
Community Development District
Debt Service Series 2024

	Adopted Budget FY 2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY 2026
<u>Revenues</u>					
Carry Forward Surplus ⁽¹⁾	\$ -	\$ 3,016,949	\$ -	\$ 3,016,949	\$ 1,286,579
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 2,138,668
Interest Income	\$ -	\$ 101,897	\$ 50,948	\$ 152,845	\$ 75,000
Interfund Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 3,118,846	\$ 50,948	\$ 3,169,795	\$ 3,500,246
<u>Expenditures</u>					
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Series 2024</u>					
Interest-11/1	\$ -	\$ 813,882	\$ -	\$ 813,882	\$ 1,069,334
Principal-5/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest-5/1	\$ -	\$ -	\$ 1,069,334	\$ 1,069,334	\$ 1,069,334
Total Expenditures	\$ -	\$ 813,882	\$ 1,069,334	\$ 1,883,216	\$ 2,138,668
Excess Revenues/(Expenditures)	\$ -	\$ 2,304,964	\$ (1,018,385)	\$ 1,286,579	\$ 1,361,579

⁽¹⁾ Net of Debt Service Reserve funds.

Interest 11-1-26	\$ 1,069,334
Principal 11-1-26	\$ -
	\$ 1,069,334

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Gross Per Unit
Hotel	61.50	123.00	0.50	\$774.68	\$824.13
Multifamily	1,576.50	2,102.00	0.75	\$1,162.02	\$1,236.20
Single Family	54.00	54.00	1.00	\$1,549.36	\$1,648.26
Commercial	58.89	58.89	1.00	\$1,549.36	\$1,648.26
Total ERU's	1,750.89	2,337.89			

**Golden Gem
Community Development District
Special Assessment Revenue Bonds, Series 2024**

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
11/01/24	\$36,550,000		\$ 813,882	\$ 813,882
05/01/25			\$ 1,069,334	
11/01/25	\$36,550,000		\$ 1,069,334	\$ 2,138,668
05/01/26			\$ 1,069,334	
11/01/26	\$36,550,000		\$ 1,069,334	\$ 2,138,668
05/01/27			\$ 1,069,334	
11/01/27	\$36,550,000		\$ 1,069,334	\$ 2,138,668
05/01/28			\$ 1,069,334	
11/01/28	\$36,550,000		\$ 1,069,334	\$ 2,138,668
05/01/29		\$ 585,000	\$ 1,069,334	
11/01/29	\$35,965,000		\$ 1,054,270	\$ 2,708,604
05/01/30		\$ 620,000	\$ 1,054,270	
11/01/30	\$35,345,000		\$ 1,038,305	\$ 2,712,575
05/01/31		\$ 650,000	\$ 1,038,305	
11/01/31	\$34,695,000		\$ 1,021,568	\$ 2,709,873
05/01/32		\$ 685,000	\$ 1,021,568	
11/01/32	\$34,010,000		\$ 1,002,045	\$ 2,708,613
05/01/33		\$ 725,000	\$ 1,002,045	
11/01/33	\$33,285,000		\$ 981,383	\$ 2,708,428
05/01/34		\$ 770,000	\$ 981,383	
11/01/34	\$32,515,000		\$ 959,438	\$ 2,710,820
05/01/35		\$ 815,000	\$ 959,438	
11/01/35	\$31,700,000		\$ 936,210	\$ 2,710,648
05/01/36		\$ 865,000	\$ 936,210	
11/01/36	\$30,835,000		\$ 911,558	\$ 2,712,768
05/01/37		\$ 915,000	\$ 911,558	
11/01/37	\$29,920,000		\$ 885,480	\$ 2,712,038
05/01/38		\$ 965,000	\$ 885,480	
11/01/38	\$28,955,000		\$ 857,978	\$ 2,708,458
05/01/39		\$ 1,025,000	\$ 857,978	
11/01/39	\$27,930,000		\$ 828,765	\$ 2,711,743
05/01/40		\$ 1,085,000	\$ 828,765	
11/01/40	\$26,845,000		\$ 797,843	\$ 2,711,608
05/01/41		\$ 1,145,000	\$ 797,843	
11/01/41	\$25,700,000		\$ 765,210	\$ 2,708,053
05/01/42		\$ 1,215,000	\$ 765,210	

Period Ending	Principal Balance	Annual Principal	Interest	Annual Debt
11/01/42	\$24,485,000		\$ 730,583	\$ 2,710,793
05/01/43		\$ 1,285,000	\$ 730,583	
11/01/43	\$23,200,000		\$ 693,960	\$ 2,709,543
05/01/44		\$ 1,360,000	\$ 693,960	
11/01/44	\$21,840,000		\$ 655,200	\$ 2,709,160
05/01/45		\$ 1,445,000	\$ 655,200	
11/01/45	\$20,395,000		\$ 611,850	\$ 2,712,050
05/01/46		\$ 1,535,000	\$ 611,850	
11/01/46	\$18,860,000		\$ 565,800	\$ 2,712,650
05/01/47		\$ 1,630,000	\$ 565,800	
11/01/47	\$17,230,000		\$ 516,900	\$ 2,712,700
05/01/48		\$ 1,730,000	\$ 516,900	
11/01/48	\$15,500,000		\$ 465,000	\$ 2,711,900
05/01/49		\$ 1,835,000	\$ 465,000	
11/01/49	\$13,665,000		\$ 409,950	\$ 2,709,950
05/01/50		\$ 1,950,000	\$ 409,950	
11/01/50	\$11,715,000		\$ 351,450	\$ 2,711,400
05/01/51		\$ 2,070,000	\$ 351,450	
11/01/51	\$ 9,645,000		\$ 289,350	\$ 2,710,800
05/01/52		\$ 2,200,000	\$ 289,350	
11/01/52	\$ 7,445,000		\$ 223,350	\$ 2,712,700
05/01/53		\$ 2,335,000	\$ 223,350	
11/01/53	\$ 5,110,000		\$ 153,300	\$ 2,711,650
05/01/54		\$ 2,480,000	\$ 153,300	
11/01/54	\$ 2,630,000		\$ 78,900	\$ 2,712,200
05/01/55		\$ 2,630,000	\$ 78,900	
11/01/55	\$ -			\$ 2,708,900
Total		\$ 36,550,000	\$ 46,009,171	\$ 82,559,171

SECTION B

RESOLUTION 2025-03
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT:

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. **Due Date (O&M Assessments).** O&M Assessments directly collected by the District shall be due and payable [**(OPTION 1)** on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026][**(OPTION 2)** in full on **[DATE]**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: **[#]% due no later than [DATE], [#]% due no later than [DATE] and [#]% due no later than [DATE].**

ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on [(OPTION 1) [December 1, 2025]; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager][(OPTION 2) [DATE]; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: [#]% due no later than [DATE], [#]% due no later than [DATE] and [#]% due no later than [DATE].

iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

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

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

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

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

PASSED AND ADOPTED this 11th day of June, 2025.

ATTEST:

**GOLDEN GEM COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A

Budget

Exhibit B

Assessment Roll

Golden Gem CDD FY 26 Assessment Roll

Direct Billing

PARCEL	ACREAGE	O&M	Debt	Total
272013948000001	8.312	\$19,140.56	\$120,205.95	\$139,346.51
272013948000002	3.936	\$9,063.67	\$56,921.39	\$65,985.07
272013948001000	48.827	\$112,436.98	\$706,123.20	\$818,560.17
272013948002000	8.74	\$20,126.14	\$126,395.57	\$146,521.72
272013948003000	15.627	\$35,985.27	\$225,993.55	\$261,978.82
272013948005000	4.074	\$9,381.45	\$58,917.11	\$68,298.57
272013948006000	9.007	\$20,740.98	\$130,256.86	\$150,997.84
272013948007000	46.734	\$107,617.30	\$675,854.78	\$783,472.08
272013948008000	12.067	\$27,787.43	\$174,509.77	\$202,297.20
Total Gross Direct	157.324	\$362,279.79	\$2,275,178.19	\$2,637,457.98

Total Net Direct		\$340,543.00	\$2,138,667.50	\$2,479,210.50
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SECTION V

*This item will be provided under
separate cover*

SECTION VI

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Gary M. Kaleita, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801
(407) 843-4600

LANDSCAPE EASEMENT AGREEMENT

THIS LANDSCAPE EASEMENT AGREEMENT (the “Agreement”) is made and entered into effective as of this ____ day of _____, 2025, by and between **KELLY PARK VB DEVELOPMENT, LLC**, a Delaware limited liability company (“Developer”) whose mailing address is 660 Beachland Blvd., Suite 301, Vero Beach, Florida 32963, **GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, (“CDD”), whose address is c/o Governmental Management Services, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **THE CITY OF APOPKA, FLORIDA**, a political subdivision of the State of Florida (the “City”), whose address is 120 E. Main Street, Apopka, Florida 32703. The Developer, the CDD, and the City shall collectively be referred to herein as the “Parties.”

WHEREAS, the Developer is in the process of developing a mixed use project called “Wyld Oaks” within the City limits; and

WHEREAS, the City’s approvals for Wyld Oaks require certain street trees and related landscaping improvements (such as, but not limited to, turf and irrigation) to be installed (collectively, the “City-Mandated Landscape Improvements”) as part of the plans for the construction of certain road rights-of-way intended to serve Wyld Oaks (the “Road Rights-of-Way”); and

WHEREAS, due to the nature and extent of other improvements required to be installed within the Road Rights-of-Way, the City and the Developer agreed as part of the plans for the construction of the Road Rights-of-Way that the City-Mandated Landscape Improvements would be installed on the Developer’s real property located alongside the Road Rights-of-Way; and

WHEREAS, because the CDD is constructing the roadway and related improvements within the Road Rights-of-Way, and because the City-Mandated Landscape Improvements are for a public purpose, are required pursuant to the plans for construction of the Road Rights-of-Way by the CDD, and benefit the various parcels of property within Wyld Oaks that are located inside the boundaries of the CDD, the CDD has agreed to install and thereafter maintain the City-Mandated Landscape Improvements; and

WHEREAS, the City and the CDD have required that the Developer grant to each of them a perpetual, non-exclusive easement to maintain the City-Mandated Landscape Improvements once they are installed; and

WHEREAS, it has been determined that the location of the City-Mandated Landscape Improvements will be within those portions of the Developer's Property more particularly described and depicted on **EXHIBIT "A"** attached hereto (the "**Easement Areas**"); and

WHEREAS, the Developer desires to reserve the right to enhance (or require future owners of portions of the Easement Areas to enhance) the landscaping within the Easement Areas to include other landscaping improvements (the "**Enhanced Landscape Improvements**") besides the City-Mandated Landscape Improvements, such as (but not limited to) shrubs, mulch, turf, irrigation and related improvements intended to further beautify the Easement Areas, in connection with which the Developer desires the CDD to own and maintain same; and

WHEREAS, the CDD is willing to maintain the Enhanced Landscape Improvements so long as it receives a Bill of Sale or other appropriate instrument of conveyance with respect to the Enhanced Landscape Improvements from the Developer or future owner who or which installed same, on the basis that the Enhanced Landscape Improvements will also benefit the various parcels of property within Wyld Oaks that are located inside the boundaries of the CDD; and

WHEREAS, in order to maintain the Enhanced Landscape Improvements if and when they are installed and conveyed to the CDD, the CDD requires that the Developer grant to the CDD a perpetual, non-exclusive easement to do so; and

WHEREAS, the Parties have entered into this Agreement in order to provide for the foregoing and establish their respective rights and obligations with respect thereto;

NOW, THEREFORE, in consideration of the terms, conditions and mutual covenants contained herein and for other good and valuable consideration received by each party, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties acknowledge and agree as follows:

1. **Recitals; Definitions.** The above recitals are true and correct and are incorporated herein by this reference.

2. **Grant of Easement for City-Mandated Landscape Improvements.** Developer hereby grants to each of the City and the CDD a perpetual, non-exclusive easement over, upon and across the Easement Areas for the installation, maintenance, repair and replacement of the City-Mandated Landscape Improvements. All such activities shall be conducted with commercially reasonable care and shall follow customary and appropriate arboreal and other landscaping maintenance standards.

3. **Grant of Easement for Enhanced Landscape Improvements.** Developer hereby grants to the CDD a perpetual, non-exclusive easement over, upon and across the Easement Areas for the maintenance, repair and replacement of the Enhanced Landscape Improvements. All such activities shall be conducted with commercially reasonable care and shall follow customary and appropriate arboreal and other landscaping maintenance standards.

4. **Maintenance Costs of City-Mandated Landscape Improvements.** The CDD shall be responsible for all costs and expenses related to the installation, maintenance, repair and replacement of the City-Mandated Landscape Improvements. In the event that the City determines

that maintenance is required for any City-Mandated Landscape Improvements but is not being performed by the CDD, the City shall provide written notice to the Developer and the CDD. If the CDD has not performed such maintenance within thirty (30) days or such extension of time as may be mutually agreed to by the CDD and the City following its receipt of such notice, the City shall be entitled to do so and provide to the CDD an invoice for the amount of such maintenance costs, with reasonable supporting documentation, and the CDD shall pay to the City the amount of such invoice within thirty (30) days following receipt.

5. **Maintenance Costs of Enhanced Landscape Improvements.** The CDD shall be responsible for all costs and expenses related to the maintenance, repair and replacement of the Enhanced Landscape Improvements after they are installed and after the CDD receives a Bill of Sale or other appropriate instrument of conveyance with respect thereto; provided, however, that the CDD shall have the right before accepting maintenance responsibility to inspect the Enhanced Landscape Improvements to ensure they are in good condition, properly installed and properly irrigated, and to require any deficiencies to be corrected before accepting such responsibility.

6. **Agreement Runs with the Real Property.** This Agreement and all the provisions hereof are and shall be covenants running with the title to the Easement Areas, but shall not burden any other portion of the Developer's real property.

7. **Enforcement.** Each Party shall have the right to specifically enforce the obligations of any other Party to this Agreement. In any action at law or in equity to enforce this Agreement, the prevailing Party shall be entitled to recover all costs of suit and reasonable attorneys' fees through trial and all appellate levels from the non-prevailing Party.

8. **Notices.** All notices given pursuant to this Agreement shall be in writing and shall be sent via hand delivery, recognized overnight courier service, or certified mail, to the addresses set forth in the introductory paragraph above, or to any other address hereafter designated by any of the parties, from time to time, in writing and otherwise in the manner set forth herein for giving notice. Absent an address for any notice to be sent to a successor in title to the Developer as to any Easement Area, such notice shall be sent to the address of the then fee simple owner of the Easement Area on file at the Florida Department of State (if the owner is registered there) or the Orange County Property Appraiser's website.

9. **Document Construction.** No provision of this Agreement shall be construed or interpreted to the disadvantage of any Party by any court or other governmental or judicial authority or arbitrator by reason of either Party being deemed to have structured, drafted or specified such provision.

10. **Miscellaneous; Headings.** As used in this Agreement, the singular shall include the plural, the plural shall include the singular, as the context may require. The headings are for convenience only and shall not be interpreted to impart any meaning to the text.

11. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

12. **Modification.** This Agreement may not be amended except by written instrument executed by the Parties hereto or their respective successors or assigns.

13. **Entire Agreement.** This Agreement contains the complete understanding and agreement of the parties with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby. This Agreement may not be modified in any respect whatsoever or rescinded, in whole or in part, except with the written consent of all parties hereto.

14. **Governing Law and Venue.** The laws of the State of Florida shall govern this Agreement. Any legal action instituted hereunder shall be brought in Orange County, Florida.

15. **No Third-Party Beneficiaries.** Except as otherwise expressly stated herein, this Agreement shall not be deemed to confer in favor of any third parties any rights whatsoever as third-party beneficiaries.

16. **Indemnification.** To the extent permitted by law and without waiving any of the protections afforded by section 768.28, Florida Statutes, each of the CDD and the City covenants and agrees to indemnify the Developer and hold it harmless from any and all claims for personal injuries, death, or property damage, and any other losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, reasonable attorneys' fees, which arise out of, in connection with, or by reason of the exercise of its rights under this Agreement, except such loss or damage as may result from the willful or negligent acts of the Developer or its agents, contractors or employees.

17. **Developer's Reservation of Rights.** Developer hereby retains the right to utilize the Easement Areas for any purpose which the Developer may desire; provided, however, that the same shall not unreasonably interfere with the City's or the CDD's exercise of the easement rights herein granted.

18. **JURY WAIVER.** THE PARTIES HERETO WAIVE THE RIGHT TO A JURY IN ANY LITIGATION IN CONNECTION WITH THIS AGREEMENT, THE EASEMENTS AND/OR THE RIGHTS AND OBLIGATIONS GRANTED BY THIS AGREEMENT.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed and delivered this First Amendment on the date below first written.

Signed, sealed and delivered in the “**DEVELOPER**”
presence of:

Print Name: _____ **KELLY PARK VB DEVELOPMENT, LLC**, a Delaware limited liability company

Address: _____

Print Name: _____ By: KPVB Acquisition, LLC, a Delaware limited liability company, its Member

Address: _____ By: WO Assignment, LLC, a Florida limited liability company, its Member
_____ Member

By: _____
Ronald L. Edwards, Manager

Date of Execution: _____, 2025

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by Ronald L. Edwards, as Manager of WO Assignment, LLC, a Florida limited liability company, as the sole Member of KPVB Acquisition, LLC, a Delaware limited liability company, as the sole Member of **KELLY PARK VB DEVELOPMENT, LLC**, a Delaware limited liability company, on behalf of said entity. Said person (check one) ☐ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)

Notary Stamp
Print Name: _____
Notary Public, State of Florida
Commission No.: _____

Signed, sealed and delivered in the “CDD”
presence of:

Print Name: _____
Address: _____

**GOLDEN GEM COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special-purpose government established
pursuant to Chapter 190, Florida Statutes

Print Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Date of Execution: _____, 2025

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 2025, by _____, as
_____ of **GOLDEN GEM COMMUNITY
DEVELOPMENT DISTRICT**, a municipal form of government existing under the laws of the
State of Florida, on behalf of said district. Said person (check one) ☐ is personally known to me or
☐ produced _____ as identification.

(NOTARY SEAL)

Notary Stamp
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Signed, sealed and delivered in the "CITY"
presence of:

ATTEST:

CITY OF APOPKA, FLORIDA, a political
subdivision of the State of Florida

By: _____
Printed Name: _____
Title: City Clerk

Print Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Date of Execution: _____, 2025

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 2025, by _____, as the City
Clerk of **THE CITY OF APOPKA, FLORIDA**, a political subdivision of the State of Florida,
on behalf of the City. Said person (check one) ☐ is personally known to me or ☐ produced
_____ as identification.

(NOTARY SEAL)

Notary Stamp
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

SUBORDINATION OF MORTGAGE TO AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, FRANCOIS P. BRENEY (the “Mortgagee”) is the owner and holder of that certain Mortgage and Security Agreement given by Kelly Park VB Development, LLC, a Delaware limited liability company (the “Grantor”) Recorded November 3, 2023 in Official Records Document #20230642204, in the Public Records of Orange County, Florida, as amended or modified (the “Mortgage”); and

WHEREAS, the Mortgage encumbers a portion of the Property which is the subject of the within and foregoing Agreement executed by Grantor, to which this Subordination is attached and of which it forms a part; and

WHEREAS, Grantor has requested Mortgagee to join in and consent to the Agreement for the purpose of subordinating the lien and encumbrance of the Mortgage to the Agreement;

NOW THEREFORE, in consideration of the premises hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagee hereby joins in and consents to the Agreement, subordinates the lien and encumbrance of the Mortgage to the Agreement, and agrees that the Agreement shall survive any foreclosure of the Mortgage.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be executed effective as of the date of the Agreement.

[SIGNATURE PAGE TO FOLLOW]

FRANCOIS P. BRENEY

Address:
1020 Juliette Blvd.
Mount Dora, FL 32757

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ____ day of _____, 2025 by FRANCOIS P. BRENEY,
who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public:
Name Printed: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT “A”

LANDSCAPE EASEMENT AREAS

(SEE ATTACHED)

SECTION VII

REQUISITION

The undersigned, an Authorized Officer of Golden Gem Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of June 1, 2024 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2024 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 41

(B) Name of Payee: RCS Construction Co. Inc.

(C) Amount Payable: \$8,050.78

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund, Account and/or subaccount from which disbursement is to be made:

Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Phase 1 Project and each represents a Cost of the Phase 1 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**GOLDEN GEM COMMUNITY DEVELOPMENT
DISTRICT**



Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Phase 1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Trust Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

Kevin M Roberson
Kimley-Horn and Associates, Inc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES 3

TO OWNER:

Golden Gem Community Development District
660 Beachland Blvd.

Vero Beach, FL 32963

FROM CONTRACTOR:

RCS CONSTRUCTION CO. INC.

295 E. HWY 50 SUITE 1

CLERMONT, FL 34711

CONTRACT FOR:

PROJECT: Wyld Oaks - Mass Grading

APPLICATION NO: 15

Distribution to:

OWNER
ARCHITECT
CONTRACTOR

PERIOD TO: 3/25/25

PROJECT NOS:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 6,530,926.07
2. Net change by Change Orders	\$ 397,126.22
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 6,917,154.29
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 6,734,768.73

5. RETAINAGE: \$336,738.44

a. 5 % of Completed Work

(Column D + E on G703)

b. 5 % of Stored Material

(Column F on G703)

\$0.00

Total Retainage (Lines 5a + 5b or

Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

Total Completed and Stored To Date That is Eligible For CDD Payment

Total Retainage At 5%

Total Earned Which Is Eligible For CDD Payment, Less Retainage

Less Amount Previously Paid By CDD

Current Payment Due By CDD

Total Completed and Stored To Date - Eligible For KPVBD Payment

Total Retainage At 5%

Total Earned Which Is Eligible For KPVBD Payment, Less Retainage

Less Amount Previously Paid By KPVBD

Current Payment Due By KPVBD

CHANGE ORDER SUMMARY

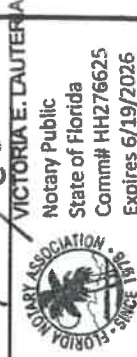
	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$397,126.22	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$397,126.22	\$0.00
NET CHANGES by Change Order	\$397,126.22	

CONTRACTOR: RCS CONSTRUCTION CO., INC.

By: *Joseph E. Lauterbach* Date: 3/25/25

State of Florida
County of: LAKE
Subscribed and sworn to before me this 25th day of March, 2025

Notary Public
My Commission expires: 6/19/2026



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 80,750.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

By: *Kevin Roberson* Date: 4-1-25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Kevin Roberson, Kimley-Horn and Assoc.

DEVELOPER'S REPRESENTATIVE CERTIFICATE FOR PAYMENT

Wyld Oaks- Mass Grading Application #15

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Developer's Representative certifies to the Owner that to the best of the Developer's Representative's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$80,750.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

DEVELOPER'S REPRESENTATIVE:

By: 

Date: 04/11/25

Name: Timothy R. Dennard

Title: President

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.

AIA DOCUMENT G703

APPLICATION NO: 15
2/20/2025
PERIOD TO: 3/25/2025

Page 3 of 3 Pages

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

ITEM NO.	DESCRIPTION OF WORK	C			D	E	F	G	H	I	J	K	L	M	N	O
		Quantity	Unit	Price	THIRD PARTY APPLICATION (ID + 1)	THIRD PARTY RECEIPT (ID + 2)	MATERIALS PROVIDED BY OTHERS (NOT IN DORE)	TOTAL CONTRACT VALUE AND STATED TO DATE (D+E+I)	RETAINAGE TO FINISH (C - I)	RETAINAGE CALCULATED AS %	% ELIGIBLE FOR PAYMENT BY C/D	THIRD PARTY RECEIPT ELIGIBLE FOR PAYMENT BY C/D	TOTAL C/D RETAINAGE (K - L)	% ELIGIBLE FOR PAYMENT BY M/P/R/D	THIRD PARTY RECEIPT ELIGIBLE FOR PAYMENT BY M/P/R/D	TOTAL M/P/R/D RETAINAGE (N - O)
1.	General Conditions, Mobilization, Survey	1	LS	\$250,000.00	\$250,000.00	\$250,000.00		\$250,000.00	100%	\$1,500.00	9.97%	\$24,925.00	\$1,246.25	90.03%	\$224,075.00	\$11,253.75
2.	ATTORNEY FEE	1	LS	\$95,000.00	\$95,000.00	\$95,000.00		\$95,000.00	100%	\$4,750.00	9.97%	\$9,475.00	\$4,750.00	90.03%	\$85,525.00	\$4,276.43
3.	GENERAL CONDITIONS	1	LS	\$21,457.44	\$21,457.44	\$21,457.44		\$21,457.44	100%	\$1,072.87	9.97%	\$2,130.31	\$1,057.57	90.03%	\$19,318.13	\$695.91
4.	PERFORMANCE BOND	1	LS	\$80,494.50	\$80,494.50	\$80,494.50		\$80,494.50	100%	\$4,024.73	9.97%	\$8,025.30	\$4,011.27	90.03%	\$76,483.23	\$3,023.46
5.	LAYOUT/ASBUITS	1	LS	\$48,391.25	\$48,391.25	\$48,391.25		\$48,391.25	100%	\$2,419.56	9.97%	\$4,839.61	\$2,411.23	90.03%	\$45,980.02	\$2,783.33
6.	SWAMP	1	LS	\$10,001.25	\$10,001.25	\$10,001.25		\$10,001.25	100%	\$500.00	9.97%	\$997.37	\$49.67	90.03%	\$9,503.88	\$450.32
7.	SILT FENCE	1	LS	\$18,618.08	\$18,618.08	\$18,618.08		\$18,618.08	100%	\$930.90	9.97%	\$1,859.22	\$92.51	90.03%	\$17,723.14	\$1,288.90
8.	TREE PROTECTION	1	LS	\$19,718.90	\$19,718.90	\$19,718.90		\$19,718.90	100%	\$985.95	9.97%	\$1,966.97	\$98.00	90.03%	\$17,752.93	\$887.65
9.	CONSTRUCTION ENTRY	2	EA	\$12,448.65	\$24,897.30	\$24,897.30		\$24,897.30	100%	\$1,244.87	9.97%	\$2,489.83	\$1,244.83	90.03%	\$22,408.45	\$1,121.92
10.	CLEAR SITE/WILD OAKS	1	LS	\$52,000.00	\$52,000.00	\$52,000.00		\$52,000.00	100%	\$2,600.00	9.97%	\$5,180.40	\$2,592.22	90.03%	\$49,407.78	\$2,402.22
11.	DEMO STRUCTURES-WYLD OAKS	1	LS	\$34,500.00	\$34,500.00	\$34,500.00		\$34,500.00	100%	\$1,725.00	9.97%	\$3,439.63	\$1,719.98	90.03%	\$32,780.33	\$1,719.67
12.	DEMO PAVEMENT	3658	SV	\$5.92	\$21,655.36	\$21,655.36		\$21,655.36	100%	\$1,082.77	9.97%	\$2,165.04	\$1,079.95	90.03%	\$19,485.32	\$974.82
13.	DEMO CONCRETE	960	SV	\$9.56	\$9,177.60	\$9,177.60		\$9,177.60	100%	\$458.88	9.97%	\$918.01	\$459.01	90.03%	\$8,719.59	\$411.13
14.	MASS GRADE	2278657	CV	\$2.42	\$5,513,332.23	\$5,513,332.23		\$5,513,332.23	100%	\$2,756.66	9.97%	\$5,513,332.23	\$2,756.66	90.03%	\$2,756,576.57	\$2,756,576.57
15.	DEMO GOLDEN GEM PROPERTY	1	LS	\$55,333.23	\$55,333.23	\$55,333.23		\$55,333.23	100%	\$2,766.66	9.97%	\$5,513,332.23	\$2,756.66	90.03%	\$52,576.57	\$2,756,576.57
16.	DOUBLE SILT FENCE FOR STOCK PILE AREA	3000	LF	\$4.35	\$13,050.00	\$13,050.00		\$13,050.00	100%	\$652.50	9.97%	\$26,100.00	\$26,100.00	90.03%	\$12,387.50	\$12,387.50
17.	HYDRO SEED STOCK PILE AREA	57000	SV	\$1.00	\$57,000.00	\$57,000.00		\$57,000.00	100%	\$2,850.00	9.97%	\$56,150.00	\$2,850.00	90.03%	\$54,300.00	\$2,700.00
18.	OVER EXCAVATE SOILS AREAS 5' IN DEPTH	47882	CV	\$5.52	\$263,284.64	\$263,284.64		\$263,284.64	100%	\$13,164.23	9.97%	\$262,460.40	\$13,164.23	90.03%	\$250,316.17	\$12,978.47
19.	GRADE SITE	1	LS	\$42,707.00	\$42,707.00	\$42,707.00		\$42,707.00	100%	\$2,135.35	9.97%	\$42,258.65	\$2,135.35	90.03%	\$40,122.65	\$1,584.35
20.	EROSION BLANKET	1	LS	\$25,851.20	\$25,851.20	\$25,851.20		\$25,851.20	100%	\$1,292.56	9.97%	\$25,558.64	\$1,292.56	90.03%	\$24,566.08	\$1,285.12
21.	WELL ABANDONMENT - WYLD/GOLDEN GEM	4	EA	\$9,700.00	\$38,800.00	\$38,800.00		\$38,800.00	100%	\$1,940.00	9.97%	\$37,860.00	\$1,940.00	90.03%	\$36,860.00	\$1,940.00
22.	CLEAR SITE/GOLDEN GEM	1	LS	\$51,000.00	\$51,000.00	\$51,000.00		\$51,000.00	100%	\$2,550.00	9.97%	\$50,450.00	\$2,550.00	90.03%	\$48,900.00	\$1,550.00
23.	SOIL PONDS	67270	SV	\$4.83	\$324,588.70	\$324,588.70		\$324,588.70	100%	\$16,229.44	9.97%	\$308,359.26	\$16,229.44	90.03%	\$308,359.26	\$16,229.44
24.	POND LINER 30 MILL	20645	SV	\$3.57	\$73,702.65	\$73,702.65		\$73,702.65	100%	\$3,685.13	9.97%	\$70,017.52	\$3,685.13	90.03%	\$69,017.52	\$3,685.13
25.	POND SEED BOTTOM OF PONDS	72900	SV	\$1.00	\$72,900.00	\$72,900.00		\$72,900.00	100%	\$3,645.00	9.97%	\$70,255.00	\$3,645.00	90.03%	\$68,610.00	\$3,645.00
26.	DEWATERING	1	LS	\$30,000.00	\$30,000.00	\$30,000.00		\$30,000.00	100%	\$1,500.00	9.97%	\$28,500.00	\$1,500.00	90.03%	\$28,500.00	\$1,500.00
27.	SEED/MULCH	1	LS	\$354,813.60	\$354,813.60	\$354,813.60		\$354,813.60	100%	\$17,740.68	9.97%	\$337,072.92	\$17,740.68	90.03%	\$337,072.92	\$17,740.68
28.	60" HOPE	8434	LF	\$274.83	\$2,318,581.34	\$2,318,581.34		\$2,318,581.34	100%	\$117,929.07	100%	\$2,200,652.27	\$117,929.07	0.00%	\$2,200,652.27	\$117,929.07

CONTINUATION SHEET

AIA DOCUMENT G783

Page 2 of 3 Pages

AIA Document G783, APPLICATION AND CERTIFICATION FOR PAYMENT, controlling Contractor's digital certification is attached.

APPLICATION NO: 15
APPLICATION DATE: 2/20/2015
PERIOD TO: 3/25/2015

Use Column I on Contracts where variable retainage for line items may apply.

ITEM NO.	DESCRIPTION OF WORK	C			D	E	F	G	H	I	J	K	L	M	N	
		Quantity	Unit	Price												SCHEDULED VALUER
29.	CONTR. STRUCTURE	1	LS	\$7,331.82	\$7,331.82	\$0.00	\$0.00	\$7,331.82	100%	\$0.00	\$366.59	100%	\$366.59	\$0.00	0.00%	\$0.00
30.	MANHOLE	B	EA	\$6,156.32	\$6,156.32	\$0.00	\$0.00	\$6,156.32	100%	\$0.00	\$1,257.82	100%	\$1,257.82	\$0.00	0.00%	\$0.00
31.	BUBBLE UP	3	EA	\$8,202.32	\$8,202.32	\$0.00	\$0.00	\$8,202.32	100%	\$0.00	\$910.12	100%	\$910.12	\$0.00	0.00%	\$0.00
32.	BOX CULVERT	617	LF	\$4,317.89	\$813,138.13	\$0.00	\$0.00	\$813,138.13	100%	\$0.00	\$40,656.91	100%	\$40,656.91	\$0.00	0.00%	\$0.00
33.	Lamp Lines	1	LS	\$34,017.00	\$34,017.00	\$0.00	\$0.00	\$34,017.00	100%	\$0.00	\$1,700.85	100%	\$1,700.85	\$0.00	0.00%	\$0.00
Change Orders																
1.	COM1 Builder Risk Insurance	1	LS	\$60,787.00	\$60,787.00	\$0.00	\$0.00	\$60,787.00	100%	\$0.00	\$1,489.35	9.97%	\$6,957.76	\$347.89	90.03%	\$62,879.24
COM2 Reclamation B & S																
1.	Added Pond Liner to Sheets C-309 and C-310	38760	SF	\$3.57	\$138,373.20	\$0.00	\$0.00	\$138,373.20	100%	\$0.00	\$6,818.66	9.97%	\$13,799.81	\$689.79	90.03%	\$62,828.87
2.	Madison Mass Grading Adjusted - Sheets (C-304, 305, 306)	14634	CY	\$2.42	\$35,414.28	\$0.00	\$0.00	\$35,414.28	100%	\$0.00	\$1,770.71	9.97%	\$3,329.80	\$176.54	90.03%	\$1,994.17
3.	Madison New Layout and As-Built	1	LS	\$4,100.00	\$4,100.00	\$0.00	\$0.00	\$4,100.00	100%	\$0.00	\$205.00	9.97%	\$408.77	\$20.44	90.03%	\$184.56
4.	Mass Grading North/West Sheet C-301 Adjustments	58947	CY	\$2.42	\$142,651.74	\$0.00	\$0.00	\$142,651.74	100%	\$0.00	\$1,112.59	9.97%	\$21,112.38	\$711.12	90.03%	\$6,421.47
5.	New Layout and As-Builts for C-301	1	LS	\$6,800.00	\$6,800.00	\$0.00	\$0.00	\$6,800.00	100%	\$0.00	\$340.00	9.97%	\$677.96	\$33.90	90.03%	\$306.10
SUBTOTAL																
GRAND TOTALS																
Users may obtain validation of this document by requesting of the licensee a completed AIA Document D401 - Certification of Document's Authenticity																

WAIVER AND RELEASE OF LIEN

UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 80,750.00, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 03/25/2025 to Double B Development and Kelly Park VB Development, LLC on the job of Wyld Oaks Mass Grading Improvements to the following property:

S of Kelly Park Rd & Effie Dr.
3620 W Kelly Park Rd.
Apopka, FL 32712, Orange County (description of property)

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on April 14, 2025.

Lienor RCS Construction Company, Inc.
Address 295 E SR 50, Suite 1,
Clermont, FL 34711
By: [Signature]
Print Name: Jody Bass
Its: Vice President

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 14th day of April,
20 25, by , as of said company, who has presented as identification or is personally known to
me.



VICTORIA E. LAUTERIA
Notary Public
State of Florida
Comm# HH276625
Expires 6/19/2026

Signature of Notary Public
(Seal)

[Signature]

Victoria E Lauteria
Print, Type or Stamp Commission

PROGRESS PAYMENT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned authority, duly qualified and authorized in the State and County aforesaid to administer oaths and take acknowledgements, this day, personally appeared Jody Bass, who being by me first duly sworn, deposes and says:

1. The facts and matters contained and recited in the Affidavit are based upon personal knowledge of the Affiant.
2. Affiant is the Owner of RCS Construction Company, Inc., a North Dakota Corporation company (hereinafter the "Contractor")
3. Contractor and Kelly Park VB Development, LLC (hereinafter the "Owner") have executed, delivered and entered into that certain CONTRACT AND AGREEMENT dated December 4, 2023 (hereinafter the "contract").
4. Affiant now requests partial payment under the Contract. In Consideration of Owner providing such partial payment, Contractor hereby provides this Affidavit upon which Owner intends to rely.
5. Contractor is not aware of any Claims that would require an adjustment of the Contract Time or the Contract Price except for any Change Order Requests or Change Order Proposals previously submitted in writing to Owner prior to execution of this Affidavit.
6. Contractor releases any Claims for an adjustment to the Contract Time or the Contract Price except for those previously made in writing and delivered to Owner prior to execution of this Affidavit.
7. Affiant states that all bills for labor, services or materials furnished, delivered, installed or performed on the job site through the date of this Affidavit have been FULLY paid and that no lien for such may properly be filed, recorded or enforced. Waiver and Release of Lien upon Progress Payment forms for every such potential lienors are provided herewith through 03/25/2025.
8. Affiant states that, except as provided herein, all bills for labor, services or materials furnished, delivered, installed or performed on the job site through the date of this Affidavit have been FULLY paid and that no lien for such may properly be filed, recorded or enforced. Waiver and Release of Lien Upon Progress Payment forms for every such potential lienor are provided herewith, except as provided below:

<u>Name of Lienor Or Potential Lienor</u>	<u>Amount due for labor, services or materials furnished, delivered, Installed or performed</u>
1. Florida Design Consultants	\$1,827.18
2. Krane Development, Inc. dba ADS Services, Inc.	\$0.00
3. Mid Florida Materials Co.	\$0.00
4. Sunbelt Rentals, Inc.	\$0.00

FURTHER AFFIANT SAYETH NOT.

RCS Construction Company, Inc.

Jody Bass, Affiant

Sworn to and subscribed before me this 14th day of April, 2025, by
Jody Bass, who (check one): ☒ is personally known to me, ☐
produced a driver's license (issued by a state of the United States within the last five (5) years)
as identification, or ☐ produced other identification, to wit: _____
Affiant did take an oath.

Victoria E. Lauteria

Print Name: Victoria E. Lauteria

Notary Public, State of Florida

Commission No.: HH276625

My Commission Expires: 06/19/2026



VICTORIA E. LAUTERIA
Notary Public
State of Florida
Comm# HH276625
Expires 6/19/2026

JOINDER AND INDEMNIFY AGREEMENT

Contractor, joins in the execution of this Affidavit for the purpose of adopting all representations of fact contained therein. Contractor understands that this Affidavit will be relied upon by Owner for all purposes relating to the Contract. Contractor agrees to indemnify, hold harmless and defend the Owner from, against and with respect to any and all loss, cost, damage and expense, including reasonable attorneys' fees, arising out of any claims by laborers, subcontractors or materialmen who might claim that they have not been paid for labor, services or material.

A Florida Corporation Company

By: _____

Name: Jody Bass

Title: Vice President

(CORPORATE SEAL)[where applicable]

the 1990s, the number of people in the world who are undernourished has increased from 600 million to 800 million (FAO 1996).

There are a number of reasons why the world's population is becoming more undernourished. The most important are the increasing number of people who are living in the developing countries, the increasing number of people who are living in poverty, and the increasing number of people who are living in areas of conflict.

The increasing number of people who are living in the developing countries is a major factor in the increasing number of undernourished people. The population of the developing countries is growing rapidly, and this is leading to a corresponding increase in the number of undernourished people.

The increasing number of people who are living in poverty is another major factor. The number of people who are living in poverty is increasing, and this is leading to a corresponding increase in the number of undernourished people.

The increasing number of people who are living in areas of conflict is a third major factor. The number of people who are living in areas of conflict is increasing, and this is leading to a corresponding increase in the number of undernourished people.

There are a number of other factors that are contributing to the increasing number of undernourished people. These include the increasing number of people who are living in areas of natural disaster, the increasing number of people who are living in areas of political instability, and the increasing number of people who are living in areas of environmental degradation.

The increasing number of people who are living in areas of natural disaster is a major factor. The number of people who are living in areas of natural disaster is increasing, and this is leading to a corresponding increase in the number of undernourished people.

The increasing number of people who are living in areas of political instability is another major factor. The number of people who are living in areas of political instability is increasing, and this is leading to a corresponding increase in the number of undernourished people.

The increasing number of people who are living in areas of environmental degradation is a third major factor. The number of people who are living in areas of environmental degradation is increasing, and this is leading to a corresponding increase in the number of undernourished people.

There are a number of other factors that are contributing to the increasing number of undernourished people. These include the increasing number of people who are living in areas of social inequality, the increasing number of people who are living in areas of unemployment, and the increasing number of people who are living in areas of ill health.

The increasing number of people who are living in areas of social inequality is a major factor. The number of people who are living in areas of social inequality is increasing, and this is leading to a corresponding increase in the number of undernourished people.

The increasing number of people who are living in areas of unemployment is another major factor. The number of people who are living in areas of unemployment is increasing, and this is leading to a corresponding increase in the number of undernourished people.

The increasing number of people who are living in areas of ill health is a third major factor. The number of people who are living in areas of ill health is increasing, and this is leading to a corresponding increase in the number of undernourished people.

There are a number of other factors that are contributing to the increasing number of undernourished people. These include the increasing number of people who are living in areas of drought, the increasing number of people who are living in areas of flood, and the increasing number of people who are living in areas of earthquake.

The increasing number of people who are living in areas of drought is a major factor. The number of people who are living in areas of drought is increasing, and this is leading to a corresponding increase in the number of undernourished people.

The increasing number of people who are living in areas of flood is another major factor. The number of people who are living in areas of flood is increasing, and this is leading to a corresponding increase in the number of undernourished people.

The increasing number of people who are living in areas of earthquake is a third major factor. The number of people who are living in areas of earthquake is increasing, and this is leading to a corresponding increase in the number of undernourished people.

REQUISITION

The undersigned, an Authorized Officer of Golden Gem Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of June 1, 2024 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2024 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 42

(B) Name of Payee: RCS Construction Co. Inc.

(C) Amount Payable: \$295,032.19

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund, Account and/or subaccount from which disbursement is to be made:

Series 2024 Acquisition and Construction Account


The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Phase 1 Project and each represents a Cost of the Phase 1 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**GOLDEN GEM COMMUNITY DEVELOPMENT
DISTRICT**



Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Phase 1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Trust Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

Kevin M Roberson
Kimley-Horn and Associates, Inc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES 5

TO OWNER:
Golden Gem Community Development District

PROJECT: Infrastructure - Wylid Oaks

APPLICATION NO: 10

Distribution to:

OWNER	
ARCHITECT	
CONTRACTOR	

Vero Beach, FL 32963

VIA ARCHITECT:

PERIOD TO: 3/25/25

FROM CONTRACTOR:
RCS CONSTRUCTION CO. INC.
295 E. HWY 50 SUITE 1
CLERMONT, FL 34711

PROJECT NOS:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 1,429,204.49
2. Net change by Change Orders	\$ 340,020.58
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 1,769,225.07
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 871,031.78

5. RETAINAGE:	
a. % of Completed Work (Column D + E on G703)	\$415,557.59
b. % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$415,557.59

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 953,689.18
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 7,915,288.72
8. CURRENT PAYMENT DUE	\$ 360,210.47 ***
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 8,660,737.89

Total Completed and Stored To Date Allocated To Cadence	\$1,444,298.85
Total Retainage At 5%	\$72,214.94
Total Allocated To Cadence, Less Retainage	\$1,372,083.91
Less Previous Balances Due By Cadence	\$1,310,848.13
Current Payment Due By Cadence	\$61,235.78

Total Completed and Stored To Date Allocated To CDD	\$7,173,792.93
Total Retainage At 5%	\$358,689.63
Total Allocated To CDD, Less Retainage	\$6,815,103.28
Less Previous Balances Due By CDD	\$6,520,071.09
Current Payment Due By CDD	\$295,032.19

Total Completed and Stored To Date Allocated To KPVBD	\$92,960.00
Total Retainage At 5%	\$4,648.00
Total Allocated To KPVBD, Less Retainage	\$88,312.00
Less Previous Balances Due By KPVBD	\$84,169.50
Current Payment Due By KPVBD	\$3,942.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$540,020.58	
Total approved this Month	\$0.00	
TOTALS	\$540,020.58	\$0.00
NET CHANGES by Change Order	\$540,020.58	

CONTRACTOR: RCS CONSTRUCTION CO., INC.

By: *[Signature]* Date: 3/25/25

State of: FLORIDA County of: LAKE

Notary Public: *[Signature]* 24th day of March, 2025

My Commission expires: 6/15/2026

3/25/25 VICTORIA E. LAUTERIA
Notary Public
State of Florida
Comm# HH-76625
Expires 6/15/2026

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 360,210.47

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

Kevin Roberson, Kimley-Horn and Assoc.

By: *[Signature]* Date: 4-1-25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

DEVELOPER'S REPRESENTATIVE CERTIFICATE FOR PAYMENT

Wyld Oaks- Infrastructure Application #10

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Developer's Representative certifies to the Owner that to the best of the Developer's Representative's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$360,210.47

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

DEVELOPER'S REPRESENTATIVE:

By: 

Date: 04/10//25

Name: Timothy R. Dennard

Title: President

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
 Contractor's signed certification is attached.

AIA DOCUMENT G703

Page 2 of 5 Pages

APPLICATION NO 34242023
 PERIOD TO 3/25/2023

Use Columns 1 on Contracts when visible change for two items with signs.

ITEM NO.	DESCRIPTION OF WORK	ARCHITECT'S PROJECT NO.										R
		A			B			C				
		Quantity	Unit	Price	SUBTOTAL VALUE	PERCENTAGE COMPLETION (D+E)	PERCENTAGE COMPLETION (D+E)	PERCENTAGE COMPLETION (D+E)	PERCENTAGE COMPLETION (D+E)	PERCENTAGE COMPLETION (D+E)	PERCENTAGE COMPLETION (D+E)	
1	LS	\$13,750.00	\$13,750.00	\$13,750.00	100%	100%	100%	100%	100%	100%	\$0.00	
2.	GENERAL CONDITIONS	1	LS	\$221,250.00	\$221,250.00	100%	100%	100%	100%	100%	\$0.00	
3.	PERFORMANCE BOND	1	LS	\$100,750.00	\$100,750.00	100%	100%	100%	100%	100%	\$0.00	
4.	LAYOUT/SURVEYS	1	LS	\$96,518.75	\$96,518.75	94%	94%	94%	94%	94%	\$0.00	
5.	SWAMP	21818	LF	\$1.81	\$39,490.58	100%	100%	100%	100%	100%	\$0.00	
6.	SET FENCE	29380	LF	\$112.18	\$329,118.00	100%	100%	100%	100%	100%	\$0.00	
7.	TREE PROTECTION	2	EA	\$12,647.28	\$25,294.56	97%	97%	97%	97%	97%	\$0.00	
8.	CONSTRUCTION ENTRY	31973	CY	\$2.83	\$90,483.91	100%	100%	100%	100%	100%	\$0.00	
9.	MASS GRADING	1	LS	\$97,182.44	\$97,182.44	98%	98%	98%	98%	98%	\$0.00	
10.	ROADWAY GRADING	20513	SP	\$1.69	\$34,665.27	100%	100%	100%	100%	100%	\$0.00	
11.	DOE BEHIND CURB	5244	LF	\$70.72	\$369,012.48	100%	100%	100%	100%	100%	\$0.00	
12.	10" FORCE MAIN	314	EA	\$5,819.71	\$1,828,587.24	100%	100%	100%	100%	100%	\$0.00	
13.	10" PLUG VALVE	2	EA	\$14,096.18	\$28,192.36	100%	100%	100%	100%	100%	\$0.00	
14.	12" 100' WET TAP	22	EA	\$50.13	\$32,504.24	100%	100%	100%	100%	100%	\$0.00	
15.	10" FORCE MAIN	648	LF	\$50.13	\$32,504.24	100%	100%	100%	100%	100%	\$0.00	
16.	6" PLUG VALVE	22	EA	\$3,065.37	\$67,438.34	100%	100%	100%	100%	100%	\$0.00	
17.	10" FORCE MAIN	20	LF	\$18.17	\$363.40	100%	100%	100%	100%	100%	\$0.00	
18.	10" PLUG VALVE	1	EA	\$7,864.34	\$7,864.34	100%	100%	100%	100%	100%	\$0.00	
19.	FORCE MAIN FITTINGS	1	LS	\$78,184.45	\$78,184.45	100%	100%	100%	100%	100%	\$0.00	
20.	TESTING	1	LS	\$12,274.75	\$12,274.75	100%	100%	100%	100%	100%	\$0.00	
21.	18" HDPE	931	LF	\$50.28	\$46,810.68	100%	100%	100%	100%	100%	\$0.00	
22.	24" HDPE	1279	LF	\$73.70	\$94,365.80	100%	100%	100%	100%	100%	\$0.00	
23.	42" HDPE	106	LF	\$246.24	\$26,101.36	100%	100%	100%	100%	100%	\$0.00	
24.	48" HDPE	691	LF	\$370.18	\$256,205.38	100%	100%	100%	100%	100%	\$0.00	
25.	54" HDPE	1462	LF	\$360.14	\$527,205.88	100%	100%	100%	100%	100%	\$0.00	
26.	60" HDPE	64	LF	\$480.81	\$30,891.84	100%	100%	100%	100%	100%	\$0.00	
27.	18" HDPE	1394	LF	\$114.96	\$158,144.64	100%	100%	100%	100%	100%	\$0.00	

CONTINUATION SHEET

ALA DOCUMENT C783

Page 3 of 4 Pages

APPLICATOR'S NO. 10 APPLICATION DATE 3/25/2025 PERIOD TO 3/25/2025									
ARCHITECT'S PROJECT NO.									
Use Column 1 on Contracts when variable earnings for the items are applicable									
ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT	SCHEMATIC VALUE	PERCENTAGE OF WORK	PERCENTAGE OF WORK	PERCENTAGE OF WORK	PERCENTAGE OF WORK	PERCENTAGE OF WORK
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AA DOCUMENT 070

APPLICATION NO

3/25/2023

PERIOD TO

3/25/2023

ARCHITECT'S PROJECT NO

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AA DOCUMENT 070

APPLICATION NO

3/25/2023

PERIOD TO

3/25/2023

ARCHITECT'S PROJECT NO

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AA DOCUMENT 070

APPLICATION NO

3/25/2023

PERIOD TO

3/25/2023

ARCHITECT'S PROJECT NO

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AA DOCUMENT 070

APPLICATION NO

3/25/2023

PERIOD TO

3/25/2023

ARCHITECT'S PROJECT NO

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PERIOD TO

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ARCHITECT'S PROJECT NO

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PROGRESS PAYMENT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned authority, duly qualified and authorized in the State and County aforesaid to administer oaths and take acknowledgements, this day, personally appeared Jody Bass, who being by me first duly sworn, deposes and says:

1. The facts and matters contained and recited in the Affidavit are based upon personal knowledge of the Affiant.
2. Affiant is the Owner of RCS Construction Company, Inc., a North Dakota Corporation company (hereinafter the "Contractor")
3. Contractor and Kelly Park VB Development, LLC (hereinafter the "Owner") have executed, delivered and entered into that certain CONTRACT AND AGREEMENT dated December 4, 2023 (hereinafter the "contract").
4. Affiant now requests partial payment under the Contract. In Consideration of Owner providing such partial payment, Contractor hereby provides this Affidavit upon which Owner intends to rely.
5. Contractor is not aware of any Claims that would require an adjustment of the Contract Time or the Contract Price except for any Change Order Requests or Change Order Proposals previously submitted in writing to Owner prior to execution of this Affidavit.
6. Contractor releases any Claims for an adjustment to the Contract Time or the Contract Price except for those previously made in writing and delivered to Owner prior to execution of this Affidavit.
7. Affiant states that all bills for labor, services or materials furnished, delivered, installed or performed on the job site through the date of this Affidavit have been FULLY paid and that no lien for such may properly be filed, recorded or enforced. Waiver and Release of Lien upon Progress Payment forms for every such potential lienors are provided herewith through 03/25/2025.
8. Affiant states that, except as provided herein, all bills for labor, services or materials furnished, delivered, installed or performed on the job site through the date of this Affidavit have been FULLY paid and that no lien for such may properly be filed, recorded or enforced. Waiver and Release of Lien Upon Progress Payment forms for every such potential lienor are provided herewith, except as provided below:

<u>Name of Lienor Or Potential Lienor</u>	<u>Amount due for labor, services or materials furnished, delivered, Installed or performed</u>
1. Acme Barricades	\$280.31
2. Atlantic Directional Drilling, Inc.	\$0.00
3. Central Florida Transport, LLC	\$0.00
4. City Electric Supply Co	\$58.77
5. County Materials Corporation	\$15,518.60
6. Dixie Lime & Stone	\$0.00
7. Erosion Control Systems	\$0.00
8. Florida Design Consultants	\$4,493.50
9. Fortiline, Inc.	\$2,014.29
10. Koncept Carma	\$605.00
11. LS Curb Service	\$48,774.00
12. Mac Tapping, Inc.	\$800.00
13. Mack Industries, Inc.	\$739.37
14. National Trench Safety	\$1,785.30
15. Newsome Land Clearing, LLC	\$47,868.84
16. Oldcastle Infrastructure	\$5,406.00
17. Rozar Electric	\$237,293.01
18. Seminole Asphalt Paving, Inc.	\$0.00
19. Volusia General Contractors & Trinity Construction Products, Inc.	\$0.00

FURTHER AFFIANT SAYETH NOT.

RCS Construction Company, Inc.

Agda Bee, Affiant

Sworn to and subscribed before me this 14th day of April, 2025, by Jody Bass, who (check one): [☒] is personally known to me, [☐] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [☐] produced other identification, to wit: _____. Affiant did take an oath.


Print Name: **Victoria E Lauteria**

Print Name: Victoria E Lauteria

Notary Public, State of Florida

Commission No.: HH276625

My Commission Expires: 06/19/2026



VICTORIA E. LAUTERIA
Notary Public
State of Florida
Comm# HH276625
Expires 6/19/2026

JOINDER AND INDEMNIFY AGREEMENT

Contractor, joins in the execution of this Affidavit for the purpose of adopting all representations of fact contained therein. Contractor understands that this Affidavit will be relied upon by Owner for all purposes relating to the Contract. Contractor agrees to indemnify, hold harmless and defend the Owner from, against and with respect to any and all loss, cost, damage and expense, including reasonable attorneys' fees, arising out of any claims by laborers, subcontractors or materialmen who might claim that they have not been paid for labor, services or material.

A Florida Corporation Company

By: [Signature]
Name: Jody Bass
Title: Vice President

(CORPORATE SEAL)[where applicable]

WAIVER AND RELEASE OF LIEN

UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 360,210.47, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 03/25/2025 to Double B Development and Kelly Park VB Development, LLC on the job of Wyld Oaks Infrastructure to the following property:

S of Kelly Park Rd & Effie Dr.
3620 W Kelly Park Rd.
Apopka, FL 32712, Orange County (description of property)

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on April 14, 2025.

Lienor RCS Construction Company, Inc.
Address 295 E SR 50, Suite 1,
Clermont, FL 34711

By: _____
Print Name: Jody Bass
Its: Vice President

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 14th day of April, 2025, by , as of said company, who has presented as identification or is personally known to me.



VICTORIA E. LAUTERIA
Notary Public
State of Florida
Comm# HH276625
Expires 6/19/2026

Signature of Notary Public
(Seal) Victoria E Lauteria

Victoria E Lauteria
Print, Type or Stamp Commission

The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights the need for researchers to be sensitive to the values and beliefs of the communities they are studying. This is particularly important in the field of education, where cultural differences can significantly impact learning outcomes.

The second part of the paper focuses on the methodology used in the study. It describes the process of selecting participants, collecting data, and analyzing the results. The authors emphasize the importance of using a mixed-methods approach to capture both quantitative and qualitative data.

The third part of the paper presents the findings of the study. It shows that there are significant differences in learning outcomes between different cultural groups. These findings have important implications for educators and policymakers, who need to take cultural differences into account when designing educational programs.

The final part of the paper discusses the limitations of the study and suggests areas for future research. The authors acknowledge that the study was limited to a specific population and time period, and they suggest that future research should explore the generalizability of the findings.

REQUISITION

The undersigned, an Authorized Officer of Golden Gem Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of June 1, 2024 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2024 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 43

(B) Name of Payee: Kutak Rock LLP

(C) Amount Payable: \$264.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund, Account and/or subaccount from which disbursement is to be made:

Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Phase 1 Project and each represents a Cost of the Phase 1 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**GOLDEN GEM COMMUNITY DEVELOPMENT
DISTRICT**



Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Phase 1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Trust Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer
Kevin M Roberson
Kimley-Horn and Associates, Inc

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 5, 2025

Mr. George Flint
Golden Gem CDD
c/o Governmental Management Services
219 East Livingston Street
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. 3565177

Client Matter No. 47123-4

Notification Email: eftgroup@kutakrock.com

Invoice No. 3565177
47123-4

Re: Series 2024 Construction

For Professional Legal Services Rendered

03/18/25	A. Willson	0.80	264.00	Confer with Edwards, Roberson, Barry, and Kaleita regarding project items; review items regarding same
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TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED \$264.00

TOTAL CURRENT AMOUNT DUE \$264.00

The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights the need for researchers to be sensitive to the values and beliefs of the communities they are studying. This is particularly important in the field of education, where cultural differences can significantly impact learning outcomes.

The second part of the paper focuses on the methodology used in the study. It describes the process of selecting participants, collecting data, and analyzing the results. The authors emphasize the importance of using a mixed-methods approach to gain a comprehensive understanding of the research topic.

The third part of the paper presents the findings of the study. It discusses the results of the quantitative data analysis and the insights gained from the qualitative interviews. The authors conclude that there are significant differences in learning outcomes between the two groups, and these differences can be attributed to cultural factors.

The final part of the paper offers recommendations for future research and practice. It suggests that educators should be aware of the cultural context of their students and tailor their teaching methods accordingly. Additionally, it calls for further research to explore the underlying mechanisms of the cultural differences observed in the study.

REQUISITION

The undersigned, an Authorized Officer of Golden Gem Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of June 1, 2024 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2024 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 44

(B) Name of Payee: RCS Construction Co. Inc.

(C) Amount Payable: \$9,187.35

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund, Account and/or subaccount from which disbursement is to be made:

Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Phase 1 Project and each represents a Cost of the Phase 1 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**GOLDEN GEM COMMUNITY DEVELOPMENT
DISTRICT**

Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Phase 1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Trust Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

Kevin M Roberson
Kimley-Horn and Associates, Inc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES 3

TO OWNER:
Golden Gem Community Development District
660 Beachland Blvd.
Vero Beach, FL 32963

PROJECT: Wyld Oaks - Mass Grading APPLICATION NO: 16

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM CONTRACTOR:
RCS CONSTRUCTION CO. INC.
295 E. HWY 50 SUITE 1
CLERMONT, FL 34711
CONTRACT FOR:

VIA ARCHITECT:

PERIOD TO: 4/25/25

PROJECT NOS:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 6,520,028.07
2. Net change by Change Orders	\$ 397,126.22
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 6,917,154.29
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 6,831,768.75
5. RETAINAGE:	\$341,588.44
a. 5 % of Completed Work (Column D + E on G703)	
b. 5 % of Stored Material (Column F on G703)	\$0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 341,588.44
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 6,490,180.31
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 6,398,030.31
8. CURRENT PAYMENT DUE	\$ 92,150.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 426,973.98

Total Completed and Stored To Date That is Eligible For CDD Payment	1,875,309.51
Total Retainage At 5%	93,765.48
Total Earned Which Is Eligible For CDD Payment, Less Retainage	1,781,544.03
Less Amount Previously Paid By CDD	1,772,356.68
Current Payment Due By CDD	9,187.35
Total Completed and Stored To Date - Eligible For KPVBD Payment	4,956,459.24
Total Retainage At 5%	247,822.96
Total Earned Which Is Eligible For KPVBD Payment, Less Retainage	4,708,636.28
Less Amount Previously Paid By KPVBD	4,625,673.63
Current Payment Due By KPVBD	82,962.65

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$397,126.22	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$397,126.22	\$0.00
NET CHANGES by Change Order	\$397,126.22	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: RCS CONSTRUCTION CO., INC.

By: [Signature] Date: _____

State of: FLORIDA County of: LAKE
Subscribed and sworn to before me this 25th day of, 2025
Notary Public: [Signature]
My Commission expires: 10/31/25



BREANNA ROZAR
Notary Public
State of Florida
Comm# HH192726
Expires 10/31/2025

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 92,150.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

Kevin Roberson, Kimley-Horn and Assoc.

By: [Signature] Date: 5-27-25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

DEVELOPER'S REPRESENTATIVE CERTIFICATE FOR PAYMENT

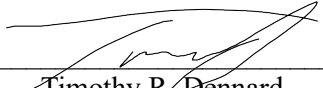
Wyld Oaks- Mass Grading Application #16

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Developer's Representative certifies to the Owner that to the best of the Developer's Representative's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... **\$92,150.00**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

DEVELOPER'S REPRESENTATIVE:

By:  Date: 05/29/25
Name: Timothy R. Dennard
Title: President

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

Page 2 of 3 Pages

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 16
APPLICATION DATE: 4/25/2025
PERIOD TO: 4/25/2025
ARCHITECT'S PROJECT NO:

Use Column I on Contracts where variable retainage for line items may apply.

A ITEM NO.	B DESCRIPTION OF WORK				C SCHEDULED VALUE		D WORK COMPLETED FROM PREVIOUS APPLICATION (D - E)		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN DORE)	G TOTAL COMPLETED AND STORED TO DATE (D+E-F)	% (G ÷ C)	H BALANCE TO FINISH (C - G)	I RETAINAGE Calculated at 5%	J % Eligible For Payment By CDD	K CDD Eligibility Total Completed And Stored To Date Eligible For Payment By CDD	L Total CDD Retainage @ 5%	M % Eligible For Payment By KPVB	N KPVB Eligibility Total Completed And Stored To Date Eligible For Payment By KPVB	O Total KPVB Retainage @ 5%
					Quantity	Unit	Price	Total												
	General Conditions, Mobilization, Survey																			
1.	MOBILIZATION	1	LS	\$250,000.00	\$250,000.00			\$250,000.00	\$0.00		\$250,000.00	100%	\$0.00	\$12,500.00	9.97%	\$24,925.00	\$1,246.25	90.03%	\$225,075.00	\$11,253.75
2.	ATTORNEY FEE	1	LS	\$95,000.00	\$95,000.00			\$95,000.00	\$0.00		\$95,000.00	100%	\$0.00	\$4,750.00	9.97%	\$9,471.50	\$473.58	90.03%	\$85,528.50	\$4,276.43
3.	GENERAL CONDITIONS	1	LS	\$21,457.44	\$21,457.44			\$21,457.44	\$0.00		\$21,457.44	100%	\$0.00	\$1,072.87	9.97%	\$2,139.31	\$106.97	90.03%	\$19,318.13	\$965.91
4.	PERFORMANCE BOND	1	LS	\$80,494.50	\$80,494.50			\$80,494.50	\$0.00		\$80,494.50	100%	\$0.00	\$4,024.73	9.97%	\$8,025.30	\$401.27	90.03%	\$72,469.20	\$3,623.46
5.	LAYOUT/ASBUILTS	1	LS	\$48,391.25	\$48,391.25			\$48,391.25	\$0.00		\$48,391.25	100%	\$0.00	\$2,419.56	9.97%	\$4,824.61	\$241.23	90.03%	\$43,566.64	\$2,178.33
6.	SWWWP	1	LS	\$10,003.75	\$10,003.75			\$10,003.75	\$0.00		\$10,003.75	100%	\$0.00	\$500.19	9.97%	\$997.37	\$49.87	90.03%	\$9,006.38	\$450.32
7.	SILT FENCE	1	LS	\$38,618.08	\$38,618.08			\$38,618.08	\$0.00		\$38,618.08	100%	\$0.00	\$1,930.90	9.97%	\$3,850.22	\$192.51	90.03%	\$34,767.86	\$1,738.39
8.	TREE PROTECTION	1	LS	\$19,718.90	\$19,718.90			\$19,718.90	\$0.00		\$19,718.90	100%	\$0.00	\$985.95	9.97%	\$1,965.97	\$98.30	90.03%	\$17,752.93	\$887.65
9.	CONSTRUCTION ENTRY	2	EA	\$12,461.65	\$24,923.30			\$24,923.30	\$0.00		\$24,923.30	100%	\$0.00	\$1,246.17	9.97%	\$2,484.85	\$124.24	90.03%	\$22,438.45	\$1,121.92
10.	CLEAR SITE/WYLD OAKS	1	LS	\$52,000.00	\$52,000.00			\$52,000.00	\$0.00		\$52,000.00	100%	\$0.00	\$2,600.00	9.97%	\$5,184.40	\$259.22	90.03%	\$46,815.60	\$2,340.78
11.	DEMO STRUCTURES - WYLD OAKS	1	LS	\$34,500.00	\$34,500.00			\$34,500.00	\$0.00		\$34,500.00	100%	\$0.00	\$1,725.00	9.97%	\$3,439.65	\$171.98	90.03%	\$31,060.35	\$1,553.02
12.	DEMO PAVEMENT	3658	SY	\$5.92	\$21,655.36			\$21,655.36	\$0.00		\$21,655.36	100%	\$0.00	\$1,082.77	9.97%	\$2,159.04	\$107.95	90.03%	\$19,496.32	\$974.82
13.	DEMO CONCRETE	960	SY	\$9.56	\$9,177.60			\$9,177.60	\$0.00		\$9,177.60	100%	\$0.00	\$458.88	9.97%	\$915.01	\$45.75	90.03%	\$8,262.59	\$413.13
14.	MASS GRADE	1273657	CY	\$2.42	\$3,082,249.94			\$3,079,808.00	\$0.00		\$3,079,808.00	100%	\$2,441.94	\$153,990.40	9.97%	\$307,056.86	\$15,352.84	90.03%	\$2,772,751.14	\$138,637.56
15.	DEMO GOLDEN GEM PROPERTY	1	LS	\$55,333.23	\$55,333.23			\$55,333.23	\$0.00		\$55,333.23	100%	\$0.00	\$2,766.66	9.97%	\$5,516.72	\$275.84	90.03%	\$49,816.51	\$2,490.83
16.	DOUBLE SILT FENCE FOR STOCK PILE AREA	3800	LF	\$4.35	\$16,530.00			\$0.00	\$0.00		\$0.00	0%	\$16,530.00	\$0.00	9.97%	\$0.00	\$0.00	90.03%	\$0.00	\$0.00
17.	HYDRO SEED STOCK PILE AREA	57000	SY	\$1.00	\$57,000.00			\$51,000.00	\$6,000.00		\$57,000.00	100%	\$0.00	\$2,850.00	9.97%	\$5,682.90	\$284.15	90.03%	\$51,317.10	\$2,565.86
18.	OVER EXCAVATE SOILS AREAS 5' IN DEPTH	47682	CY	\$5.52	\$263,204.64			\$263,204.64	\$0.00		\$263,204.64	100%	\$0.00	\$13,160.23	9.97%	\$26,241.50	\$1,312.08	90.03%	\$236,963.14	\$11,848.16
19.	GRADE SITE	1	LS	\$42,707.00	\$42,707.00			\$42,707.00	\$0.00		\$42,707.00	100%	\$0.00	\$2,135.35	9.97%	\$4,257.89	\$212.89	90.03%	\$38,449.11	\$1,922.46
20.	EROSION BLANKET	1	LS	\$25,851.20	\$25,851.20			\$25,851.20	\$0.00		\$25,851.20	100%	\$0.00	\$1,292.56	9.97%	\$2,577.36	\$128.87	90.03%	\$23,273.84	\$1,163.69
21.	WELL ABANDONMENT - WYLD/GOLDEN GEM	4	EA	\$9,700.00	\$38,800.00			\$38,800.00	\$0.00		\$38,800.00	100%	\$0.00	\$1,940.00	9.97%	\$3,868.36	\$193.42	90.03%	\$34,931.64	\$1,746.58
22.	CLEAR SITE/GOLDEN GEM	1	LS	\$51,000.00	\$51,000.00			\$51,000.00	\$0.00		\$51,000.00	100%	\$0.00	\$2,550.00	9.97%	\$5,084.70	\$254.24	90.03%	\$45,915.30	\$2,295.77
23.	SOD PONDS	67270	SY	\$4.81	\$323,568.70			\$323,568.70	\$0.00		\$323,568.70	100%	\$0.00	\$16,178.44	9.97%	\$32,259.80	\$1,612.99	90.03%	\$291,308.90	\$14,565.45
24.	POND LINER 30 MILL	20645	SF	\$3.57	\$73,702.65			\$73,702.65	\$0.00		\$73,702.65	100%	\$0.00	\$3,685.13	9.97%	\$7,348.15	\$367.41	90.03%	\$66,354.50	\$3,317.72
25.	HYDRO SEED BOTTOM OF PONDS	72900	SY	\$1.00	\$72,900.00			\$72,900.00	\$0.00		\$72,900.00	100%	\$0.00	\$3,645.00	9.97%	\$7,268.13	\$363.41	90.03%	\$65,631.87	\$3,281.59
26.	DEWATERING	1	LS	\$30,000.00	\$30,000.00			\$30,000.00	\$0.00		\$30,000.00	100%	\$0.00	\$1,500.00	9.97%	\$2,991.00	\$149.55	90.03%	\$27,009.00	\$1,350.45
27.	SEED/MULCH	1	LS	\$354,813.60	\$354,813.60			\$197,400.00	\$91,000.00		\$288,400.00	81%	\$66,413.60	\$14,420.00	9.97%	\$28,753.48	\$1,437.67	90.03%	\$259,646.52	\$12,982.33
28.	60" HDPE	1414	LF	\$274.81	\$388,581.34			\$388,581.34	\$0.00	\$0.00	\$388,581.34	100%	\$0.00	\$19,429.07	100%	\$388,581.34	\$19,429.07	0.00%	\$0.00	\$0.00

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

Page 3 of 3 Pages

Use Column I on Contracts where variable retainage for line items may apply.

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

WAIVER AND RELEASE OF LIEN

UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 92,150.00, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 04/25/2025 to Double B Development and Kelly Park VB Development, LLC on the job of Wyld Oaks Mass Grading Improvements to the following property:

S of Kelly Park Rd & Effie Dr.
3620 W Kelly Park Rd.
Apopka, FL 32712, Orange County (description of property)

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on May 29, 2025.

Lienor RCS Construction Company, Inc.
Address 295 E SR 50, Suite 1,
Clermont, FL 34711

By: Jody Bass
Print Name Jody Bass
Its: Vice President

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 29th day of May,
20 25, by , as of said company, who has presented as identification or is personally known to
me.



VICTORIA E. LAUTERIA
Notary Public
State of Florida
Comm# HH276625
Expires 6/19/2026

Signature of Notary Public
(Seal)

Victoria E. Lauteria

Victoria E Lauteria
Print, Type or Stamp Commission

PROGRESS PAYMENT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned authority, duly qualified and authorized in the State and County aforesaid to administer oaths and take acknowledgements, this day, personally appeared Jody Bass, who being by me first duly sworn, deposes and says:

1. The facts and matters contained and recited in the Affidavit are based upon personal knowledge of the Affiant.
2. Affiant is the Owner of RCS Construction Company, Inc., a North Dakota Corporation company (hereinafter the "Contractor")
3. Contractor and Kelly Park VB Development, LLC (hereinafter the "Owner") have executed, delivered and entered into that certain CONTRACT AND AGREEMENT dated December 4, 2023 (hereinafter the "contract").
4. Affiant now requests partial payment under the Contract. In Consideration of Owner providing such partial payment, Contractor hereby provides this Affidavit upon which Owner intends to rely.
5. Contractor is not aware of any Claims that would require an adjustment of the Contract Time or the Contract Price except for any Change Order Requests or Change Order Proposals previously submitted in writing to Owner prior to execution of this Affidavit.
6. Contractor releases any Claims for an adjustment to the Contract Time or the Contract Price except for those previously made in writing and delivered to Owner prior to execution of this Affidavit.
7. Affiant states that all bills for labor, services or materials furnished, delivered, installed or performed on the job site through the date of this Affidavit have been FULLY paid and that no lien for such may properly be filed, recorded or enforced. Waiver and Release of Lien upon Progress Payment forms for every such potential lienors are provided herewith through 04/25/2025.
8. Affiant states that, except as provided herein, all bills for labor, services or materials furnished, delivered, installed or performed on the job site through the date of this Affidavit have been FULLY paid and that no lien for such may properly be filed, recorded or enforced. Waiver and Release of Lien Upon Progress Payment forms for every such potential lienor are provided herewith, except as provided below:

Name of Lienor
Or Potential Lienor

Amount due for labor, services or
materials furnished, delivered,
Installed or performed

1. Florida Design Consultants

\$920.00

FURTHER AFFIANT SAYETH NOT.

RCS Construction Company, Inc.

Jody W Bass

, Affiant

Sworn to and subscribed before me this 29th day of May, 2025, by Jody Bass, who (check one): ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____. Affiant did take an oath.

Victoria E. Lauteria

Print Name: Victoria E Lauteria

Notary Public, State of Florida

Commission No.: HH276625

My Commission Expires: 06/19/2026



VICTORIA E. LAUTERIA
Notary Public
State of Florida
Comm# HH276625
Expires 6/19/2026

JOINDER AND INDEMNIFY AGREEMENT

Contractor, joins in the execution of this Affidavit for the purpose of adopting all representations of fact contained therein. Contractor understands that this Affidavit will be relied upon by Owner for all purposes relating to the Contract. Contractor agrees to indemnify, hold harmless and defend the Owner from, against and with respect to any and all loss, cost, damage and expense, including reasonable attorneys' fees, arising out of any claims by laborers, subcontractors or materialmen who might claim that they have not been paid for labor, services or material.

A Florida Corporation Company

By: _____

Name: Jody Bass

Title: Vice President

(CORPORATE SEAL)[where applicable]

REQUISITION

The undersigned, an Authorized Officer of Golden Gem Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of June 1, 2024 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2024 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 45

(B) Name of Payee: RCS Construction Co. Inc.

(C) Amount Payable: \$242,359.75

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund, Account and/or subaccount from which disbursement is to be made:

Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Phase 1 Project and each represents a Cost of the Phase 1 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**GOLDEN GEM COMMUNITY DEVELOPMENT
DISTRICT**

Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Phase 1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Trust Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

Kevin M Roberson
Kimley-Horn and Associates, Inc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES 5

TO OWNER:
Golden Gem Community Development District

PROJECT: Infrastructure - Wyld Oaks APPLICATION NO: 11

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

Vero Beach, FL 32963
FROM CONTRACTOR:
RCS CONSTRUCTION CO. INC.
295 E. HWY 50 SUITE 1
CLERMONT, FL 34711
CONTRACT FOR:

VIA ARCHITECT:

PERIOD TO: 4/25/25

PROJECT NOS:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 14,205,206.49
2. Net change by Change Orders	\$ 540,020.58
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 14,745,227.07
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 9,132,449.89
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	\$456,622.49
b. 5 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 456,622.49
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 8,675,827.40
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 8,275,499.19
8. CURRENT PAYMENT DUE	\$ 400,328.21 ***
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 6,069,399.67
Total Completed and Stored To Date Allocated To Cadence	\$1,515,936.53
Total Retainage At 5%	\$75,796.83
Total Allocated To Cadence, Less Retainage	\$1,440,139.70
Less Previous Balances Due By Cadence	\$1,372,083.91
Current Payment Due By Cadence	\$68,055.79
Total Completed and Stored To Date Allocated To CDD	\$7,428,908.46
Total Retainage At 5%	\$371,445.42
Total Allocated To CDD, Less Retainage	\$7,057,463.04
Less Previous Balances Due By CDD	\$6,815,103.28
Current Payment Due By CDD	\$242,359.75
Total Completed and Stored To Date Allocated To KPVBD	\$187,604.90
Total Retainage At 5%	\$9,380.25
Total Allocated To KPVBD, Less Retainage	\$178,224.66
Less Previous Balances Due By KPVBD	\$88,312.00
Current Payment Due By KPVBD	\$89,912.66

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$540,020.58	
Total approved this Month	\$0.00	
TOTALS	\$540,020.58	\$0.00
NET CHANGES by Change Order	\$540,020.58	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: RCS CONSTRUCTION CO., INC.

By: [Signature] Date: 4/25/2025
State of: FLORIDA County of: LAKE
Subscribed and sworn to before me this 20th day of January, 2025
Notary Public: [Signature]
My Commission expires: 10/31/25



BREANNA ROZAR
Notary Public
State of Florida
Commission #HH192726
Expires 10/31/2025

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 400,328.21

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER: Kevin Roberson, Kimley-Horn and Assoc.

By: [Signature] Date: 5-27-25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

DEVELOPER'S REPRESENTATIVE CERTIFICATE FOR PAYMENT


Wyld Oaks- Infrastructure Pay Application #11

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Developer's Representative certifies to the Owner that to the best of the Developer's Representative's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... **\$400,328.21**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

DEVELOPER'S REPRESENTATIVE:

By:  Date: 05/29/25
Name: Timothy R. Dennard
Title: President

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

Page 2 of 5 Pages

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 11
APPLICATION DATE: 4/25/2025
PERIOD TO: 4/25/2025
ARCHITECT'S PROJECT NO:

Use Column I on Contracts where variable retainage for line items may apply.

A		B		C		D		E		F		G		H		I		J		K		L		M		N		O		P		Q		R																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)	Considered "Shared Improvement"	Percent Eligible For Payment By Cadence	Total Completed And Stored To Date Eligible For Payment By Cadence	Total Cadence Retainage @ 5%	Percent Eligible For Payment By CDD	Total Completed And Stored To Date Eligible For Payment By CDD	Total CDD Retainage @ 5%	Total Completed And Stored To Date To Be Paid By KIPVBD	Total KIPVBD Retainage @ 5%																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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CONTINUATION SHEET

AIA DOCUMENT G703

Page 3 of 5 Pages

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 11
APPLICATION DATE: 4/25/2025
PERIOD TO: 4/25/2025
ARCHITECT'S PROJECT NO:

Use Column I on Contracts where variable retainage for line items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE				D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D.O.R.E.)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)	J Considered "Shared Improvement"	K Percent Eligible For Payment By Cadence	L Total Completed And Stored To Date Eligible For Payment By Cadence	M Total Cadence Retainage @ 5%	N Percent Eligible For Payment By CDD	O Total Completed And Stored To Date Eligible For Payment By CDD	P Total CDD Retainage @ 5%	Q Total Completed And Stored To Date To Be Paid By KPVHD	R Total KPVHD Retainage @ 5%
		Quantity	Unit	Price	Total	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD													
28.	72" RCP	1381	LF	\$747.54	\$1,032,352.74	\$1,032,352.74			\$1,032,352.74	100%	\$0.00	\$51,617.64	Yes	17.00%	\$175,499.97	\$8,775.00	83.00%	\$856,852.77	\$42,842.64	\$0.00
29.	TYPE "P" MANHOLE	4	EA	\$15,330.53	\$61,322.12	\$61,322.12			\$61,322.12	100%	\$0.00	\$3,066.11	Yes	17.00%	\$10,424.76	\$521.24	83.00%	\$50,897.36	\$2,544.87	\$0.00
31.	TYPE P-5 WITH "J" BOTTOMS	11	EA	\$12,400.26	\$136,402.86	\$136,402.86			\$136,402.86	100%	\$0.00	\$6,820.14	Yes	17.00%	\$23,188.49	\$1,159.42	83.00%	\$113,214.37	\$5,660.72	\$0.00
32.	TYPE P-5 INLETS	25	EA	\$6,492.88	\$162,322.00	\$162,322.00			\$162,322.00	100%	\$0.00	\$8,116.10	Yes	17.00%	\$27,594.74	\$1,379.74	83.00%	\$134,727.26	\$6,736.36	\$0.00
33.	TYPE P-6 WITH "J" BOTTOMS	8	EA	\$14,844.13	\$118,753.04	\$118,753.04			\$118,753.04	100%	\$0.00	\$5,937.65	Yes	17.00%	\$20,188.02	\$1,009.40	83.00%	\$98,565.02	\$4,928.25	\$0.00
34.	TYPE P-6 INLETS	4	EA	\$7,220.65	\$28,882.60	\$28,882.60			\$28,882.60	100%	\$0.00	\$1,444.13	Yes	17.00%	\$4,910.04	\$245.50	83.00%	\$23,972.56	\$1,198.63	\$0.00
35.	TYPE "J" BOTTOM WITH TYPE "A" MANHOLE	1	EA	\$33,164.59	\$33,164.59	\$33,164.59			\$33,164.59	100%	\$0.00	\$1,658.23	Yes	17.00%	\$5,637.98	\$281.90	83.00%	\$27,526.61	\$1,376.33	\$0.00
36.	BOX CULVERT 5'X10'	280	LF	\$1,319.81	\$369,546.80	\$369,546.80			\$369,546.80	100%	\$0.00	\$18,477.34	Yes	17.00%	\$62,822.96	\$3,141.15	83.00%	\$306,723.84	\$15,336.19	\$0.00
37.	TV LINES	1	LS	\$31,524.38	\$31,524.38	\$26,600.00			\$26,600.00	84%	\$4,924.38	\$1,330.00	Yes	17.00%	\$4,522.00	\$226.10	83.00%	\$22,078.00	\$1,103.90	\$0.00
38.	8" C-900	487	LF	\$50.94	\$24,807.78	\$24,807.78			\$24,807.78	100%	\$0.00	\$1,240.39	Yes	17.00%	\$4,217.32	\$210.87	83.00%	\$20,590.46	\$1,029.52	\$0.00
39.	16" DIP	2,581	LF	\$131.18	\$338,575.58	\$338,575.58			\$338,575.58	100%	\$0.00	\$16,928.78	Yes	17.00%	\$57,557.85	\$2,877.89	83.00%	\$281,017.73	\$14,050.89	\$0.00
40.	12" C-900	2,752	LF	\$87.96	\$242,065.92	\$242,065.92			\$242,065.92	100%	\$0.00	\$12,103.30	Yes	17.00%	\$41,151.21	\$2,057.56	83.00%	\$200,914.71	\$10,045.74	\$0.00
41.	6" C-900	816	LF	\$37.07	\$30,249.12	\$30,249.12			\$30,249.12	100%	\$0.00	\$1,512.46	Yes	17.00%	\$5,142.35	\$257.12	83.00%	\$25,106.77	\$1,255.34	\$0.00
42.	12" GATE VALVE	13	EA	\$4,796.85	\$62,359.05	\$62,359.05			\$62,359.05	100%	\$0.00	\$3,117.95	Yes	17.00%	\$10,601.04	\$530.05	83.00%	\$51,758.01	\$2,587.90	\$0.00
43.	6" GATE VALVE	13	EA	\$1,903.55	\$24,746.15	\$24,746.15			\$24,746.15	100%	\$0.00	\$1,237.31	Yes	17.00%	\$4,206.85	\$210.34	83.00%	\$20,539.30	\$1,026.97	\$0.00
44.	16" GATE VALVE	18	EA	\$8,950.47	\$161,108.46	\$161,108.46			\$161,108.46	100%	\$0.00	\$8,055.42	Yes	17.00%	\$27,388.44	\$1,369.42	83.00%	\$133,720.02	\$6,686.00	\$0.00
45.	8" GATE VALVE	17	EA	\$2,648.89	\$45,031.13	\$45,031.13			\$45,031.13	100%	\$0.00	\$2,251.56	Yes	17.00%	\$7,655.29	\$382.76	83.00%	\$37,375.84	\$1,868.79	\$0.00
46.	RELOCATE FHA	1	EA	\$3,474.50	\$3,474.50	\$0.00			\$0.00	0%	\$3,474.50	\$0.00	Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00
47.	FIRE HYDRANT ASSEMBLY	18	EA	\$6,239.51	\$112,311.18	\$112,311.18			\$112,311.18	100%	\$0.00	\$5,615.56	Yes	17.00%	\$19,092.90	\$954.65	83.00%	\$93,218.28	\$4,640.91	\$0.00
48.	ARV	1	EA	\$7,426.58	\$7,426.58	\$7,426.58			\$7,426.58	100%	\$0.00	\$371.33	Yes	17.00%	\$1,262.52	\$63.13	83.00%	\$6,164.06	\$308.20	\$0.00
49.	16"X12" WET TAP	1	EA	\$15,160.96	\$15,160.96	\$15,160.96			\$15,160.96	100%	\$0.00	\$758.05	Yes	17.00%	\$2,577.36	\$128.87	83.00%	\$12,583.60	\$629.18	\$0.00
50.	16"X16" WET TAP	1	EA	\$33,555.01	\$33,555.01	\$33,555.01			\$33,555.01	100%	\$0.00	\$1,677.75	Yes	17.00%	\$5,704.35	\$285.22	83.00%	\$27,850.66	\$1,392.53	\$0.00
51.	14" DIRECTIONAL DRILL	80	LF	\$173.41	\$13,872.80	\$13,872.80			\$13,872.80	100%	\$0.00	\$693.64	Yes	17.00%	\$2,358.38	\$117.92	83.00%	\$11,514.42	\$575.72	\$0.00
52.	JUMPER	2	EA	\$2,787.30	\$5,574.60	\$5,574.60			\$5,574.60	100%	\$0.00	\$278.73	Yes	17.00%	\$947.68	\$47.38	83.00%	\$4,626.92	\$231.35	\$0.00
53.	RESTORATION/MOT FOR OFFSITE WORK	1	LS	\$33,392.21	\$33,392.21	\$11,900.00	\$6,300.00		\$18,200.00	55%	\$15,192.21	\$910.00	Yes	17.00%	\$3,094.00	\$154.70	83.00%	\$15,106.00	\$755.30	\$0.00
54.	WATER FITTING	1	LS	\$122,471.75	\$122,471.75	\$122,471.75			\$122,471.75	100%	\$0.00	\$6,123.59	Yes	17.00%	\$20,820.20	\$1,041.01	83.00%	\$101,651.55	\$5,082.58	\$0.00
55.	TESTING	1	LS	\$11,475.00	\$11,475.00	\$9,500.00	\$1,975.00		\$11,475.00	100%	\$0.00	\$573.75	Yes	17.00%	\$1,950.75	\$97.54	83.00%	\$9,524.25	\$476.21	\$0.00
56.	8" REUSE	5,392	LF	\$49.11	\$264,801.12	\$264,801.12			\$264,801.12	100%	\$0.00	\$13,240.06	Yes	17.00%	\$45,016.19	\$2,250.81	83.00%	\$219,784.93	\$10,989.25	\$0.00
57.	8" GATE VALVE	17	EA	\$2,738.50	\$46,554.50	\$46,554.50			\$46,554.50	100%	\$0.00	\$2,327.73	Yes	17.00%	\$7,914.27	\$395.71	83.00%	\$38,640.24	\$1,932.01	\$0.00
58.	4" REUSE C-900	590	LF	\$30.67	\$18,095.30	\$18,095.30			\$18,095.30	100%	\$0.00	\$904.77	Yes	17.00%	\$3,076.20	\$153.81	83.00%	\$15,019.10	\$750.95	\$0.00
59.	4" GATE VALVE	14	EA	\$2,295.78	\$32,140.92	\$32,140.92			\$32,140.92	100%	\$0.00	\$1,607.05	Yes	17.00%	\$5,463.96	\$273.20	83.00%	\$26,676.96	\$1,333.85	\$0.00
60.	30"X8" WET TAP	2	EA	\$12,237.97	\$24,475.94	\$6,400.00	\$18,075.94		\$24,475.94	100%	\$0.00	\$1,223.80	Yes	17.00%	\$4,160.91	\$208.05	83.00%	\$20,315.03	\$1,015.75	\$0.00
61.	10" DIRECTIONAL DRILL	80	LF	\$136.25	\$10,900.00	\$2,400.00	\$8,500.00		\$10,900.00	100%	\$0.00	\$545.00	Yes	17.00%	\$1,853.00	\$92.65	83.00%	\$9,047.00	\$452.35	\$0.00
62.	REUSE JUMPER	2	EA	\$2,737.14	\$5,474.28	\$5,474.28			\$5,474.28	100%	\$0.00	\$273.71	Yes	17.00%	\$930.63	\$46.53	83.00%	\$4,543.65	\$227.18	\$0.00
63.	REUSE FITTINGS	1	LS	\$41,221.83	\$41,221.83	\$39,500.00	\$1,721.83		\$41,221.83	100%	\$0.00	\$2,061.09	Yes	17.00%	\$7,007.71	\$350.39	83.00%	\$34,214.12	\$1,710.71	\$0.00
64.	REUSE TESTING	1	LS	\$9,750.38	\$9,750.38	\$8,300.00	\$1,450.38		\$9,750.38	100%	\$0.00	\$487.52	Yes	17.00%	\$1,657.56	\$82.88	83.00%	\$8,092.82	\$404.64	\$0.00
65.	TYPE "D" CURB	1,487	LF	\$21.25	\$31,598.75	\$16,200.00	\$4,300.00		\$20,500.00	65%	\$11,098.75	\$1,025.00	Yes	17.00%	\$3,485.00	\$174.25	83.00%	\$17,015.00	\$850.75	\$0.00
66.	TYPE "F" CURB	17,785	LF	\$28.13	\$500,292.05	\$483,900.00			\$483,900.00	97%	\$16,392.05	\$24,195.00	Yes	17.00%	\$82,263.00	\$4,113.15	83.00%	\$401,637.00	\$20,081.85	\$0.00
67.	10' CONCRETE SIDEWALK	3,647	LF	\$61.44	\$224,071.68	\$0.00			\$0.00	0%	\$224,071.68	\$0.00	Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00
68.	10' HCR	11	EA	\$2,750.00	\$30,250.00	\$0.00			\$0.00	0%	\$30,250.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00
69.	5' SIDEWALK	6,562	LF	\$29.94	\$196,466.28	\$0.00			\$0.00	0%	\$196,466.28	\$0.00	Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00
70.	5' HCR	14	EA	\$1,481.25	\$20,737.50	\$0.00			\$0.00	0%	\$20,737.50	\$0.00	Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00
71.	12" STABILIZATION	25,301	SY	\$5.42	\$137,131.42	\$132,800.00			\$132,800.00	97%	\$4,331.42	\$6,640.00	Yes	17.00%	\$22,576.00	\$1,128.80	83.00%	\$110,224.00	\$5,511.20	\$0.00
72.	1" SP 12.5 1ST LIFT	21,349	SY	\$13.81	\$294,829.69	\$181,000.00	\$99,500.00		\$280,500.00	95%	\$14,329.69	\$14,025.00	Yes	17.00%	\$47,685.00	\$2,384.25	83.00%	\$232,815.00	\$11,640.75	\$0.00

AIA DOCUMENT G703

Page 4 of 5 Pages

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.

APPLICATION NO: 11
APPLICATION DATE: 4/25/2025
PERIOD TO: 4/25/2025
ARCHITECT'S PROJECT NO:

Use Column I on Contracts where variable retainage for line items may apply.

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE		WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN DORE)	TOTAL COMPLETED AND STORED TO DATE (D+E-F)	%	BALANCE TO FINISH (G - H)	RETAINAGE (IF VARIABLE RATE)	Considered "Shared Improvement"	Percent Eligible For Payment By Cadence	Total Completed And Stored To Date Eligible For Payment By Cadence	Total Cadence Retainage @ 5%	Percent Eligible For Payment By CDD	Total Completed And Stored To Date Eligible For Payment By CDD	Total CDD Retainage @ 5%	Total Completed And Stored To Date To Be Paid By KPVBD	Total KPVBD Retainage @ 5%
		Quantity	Unit	Price	Total														
73.	1" SP 9.5 ASPHALT WITHIN 6 MONTHS OF CFC	21,349	SY	\$17.63	\$376,382.87		\$0.00	0%	\$376,382.87		Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00	\$0.00
74.	1" SP 9.5 ASPHALT	21,349	SY	\$13.71	\$292,694.79	\$180,000.00	\$99,500.00	95%	\$13,194.79	\$13,975.00	Yes	17.00%	\$47,515.00	\$2,375.75	83.00%	\$231,985.00	\$11,599.25	\$0.00	\$0.00
75.	10" LIME ROCK	21,349	SY	\$24.71	\$527,533.79	\$500,340.00	\$5,500.00	96%	\$21,693.79	\$25,292.00	Yes	17.00%	\$85,992.80	\$4,299.64	83.00%	\$419,847.20	\$20,992.36	\$0.00	\$0.00
76.	STAMPED ASPHALT	1,680	SF	\$13.75	\$23,100.00	\$23,100.00		100%	\$0.00	\$1,155.00	Yes	17.00%	\$3,927.00	\$196.35	83.00%	\$19,173.00	\$958.65	\$0.00	\$0.00
78.	TEMP MARKING	1	LS	\$18,402.50	\$18,402.50	\$0.00		0%	\$18,402.50	\$0.00	Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00	\$0.00
79.	PERMENATE MARKINGS	1	LS	\$72,125.00	\$72,125.00	\$0.00		0%	\$72,125.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00	\$0.00
80.	DRY UTILITIES																		
81.	MOBILIZATION/GENERAL CONDITIONS	1	LS	\$45,120.00	\$45,120.00	\$43,100.00	\$4,200.00	105%	(\$2,180.00)	\$2,365.00	Yes	17.00%	\$8,041.00	\$402.05	33.30%	\$15,023.00	\$751.15	\$24,236.00	\$1,211.80
82.	PERFORMANCE BOND	1	LS	\$60,768.00	\$60,768.00	\$60,768.00		100%	\$0.00	\$3,038.40	Yes	17.00%	\$10,330.56	\$516.53	83.00%	\$50,437.44	\$2,521.87	\$0.00	\$0.00
83.	6" SCHEDULE 40 GREY	60,530	LF	\$25.17	\$1,523,540.10	\$121,900.00		8%	\$1,401,640.10	\$6,095.00	Yes	17.00%	\$20,723.00	\$1,036.15	5.12%	\$77,937.00	\$3,896.85	\$23,240.00	\$1,162.00
84.	CONCRETE DUCT BANK	5,490	LF	\$14.97	\$82,185.30	\$0.00		0%	\$82,185.30	\$0.00	Yes	17.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
83.	2" SCHEDULE 40 GREY	15,212	LF	\$15.10	\$229,701.20	\$86,700.00	\$87,120.00	76%	\$55,881.20	\$8,691.00	Yes	17.00%	\$29,549.40	\$1,477.47	23.38%	\$53,701.00	\$2,685.05	\$90,569.60	\$4,528.48
85.	2" FITTINGS	1	LS	\$26,884.00	\$26,884.00	\$6,500.00	\$13,900.00	76%	\$6,484.00	\$1,020.00	Yes	17.00%	\$3,468.00	\$173.40	20.07%	\$5,395.00	\$269.75	\$11,537.00	\$576.85
86.	4" SCHEDULE 40 GREY	51,000	LF	\$20.31	\$1,035,810.00	\$42,000.00		4%	\$993,810.00	\$2,100.00	Yes	17.00%	\$7,140.00	\$357.00	2.08%	\$21,580.00	\$1,079.00	\$13,280.00	\$664.00
87.	4" & 6" FITTINGS	1	LS	\$64,118.00	\$64,118.00	\$32,100.00	\$5,900.00	59%	\$26,118.00	\$1,900.00	Yes	17.00%	\$6,460.00	\$323.00	26.67%	\$17,098.00	\$854.90	\$14,442.00	\$722.10
88.	30" TALL LED SINGLE HEAD LIGHT	22	EA	\$12,274.00	\$270,028.00	\$0.00		0%	\$270,028.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
89.	30" TALL POLE WITH TWIN HEADS	24	EA	\$14,363.00	\$344,712.00	\$0.00		0%	\$344,712.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
90.	ADD BLACK DYETO CONCRETE POLES	46	EA	\$909.00	\$41,814.00	\$0.00		0%	\$41,814.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
91.	SPICE BOXES	52	EA	\$5,770.00	\$300,040.00	\$0.00		0%	\$300,040.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
92.	LAYOUT/AS-BUILTS	1	LS	\$17,410.00	\$17,410.00	\$14,500.00	\$2,910.00	100%	\$0.00	\$870.50	Yes	17.00%	\$2,959.70	\$147.99	23.84%	\$4,150.00	\$207.50	\$10,300.30	\$515.02
93.	HANDHOLES	15	EA	\$3,145.00	\$47,175.00	\$0.00		0%	\$47,175.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
94.	MAHOLES	4	EA	\$7,793.00	\$31,172.00	\$0.00		0%	\$31,172.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
95.	LANDSCAPE/IRRIGATION																		
96.	MOBILIZATION/GENERAL CONDITIONS	1	LS	\$29,560.00	\$29,560.00	\$19,800.00	\$7,500.00	92%	\$2,260.00	\$1,365.00	Yes	17.00%	\$4,641.00	\$232.05	83.00%	\$22,659.00	\$1,132.95	\$0.00	\$0.00
97.	PERFORMANCE BOND	1	LS	\$22,693.00	\$22,693.00	\$22,693.00		100%	\$0.00	\$1,134.65	Yes	17.00%	\$3,857.81	\$192.89	83.00%	\$18,835.19	\$941.76	\$0.00	\$0.00
98.	SURVEY/LAYOUT	1	LS	\$6,880.00	\$6,880.00	\$2,700.00		39%	\$4,180.00	\$135.00	Yes	17.00%	\$459.00	\$22.95	83.00%	\$2,241.00	\$112.05	\$0.00	\$0.00
99.	LANDSCAPE	1	LS	\$421,116.00	\$421,116.00	\$0.00		0%	\$421,116.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00	\$0.00
100.	IRRIGATION	1	LS	\$393,612.00	\$393,612.00	\$106,700.00	\$22,800.00	33%	\$264,112.00	\$6,475.00	Yes	17.00%	\$22,015.00	\$1,100.75	83.00%	\$107,485.00	\$5,374.25	\$0.00	\$0.00
101.	MAINTENANCE	1	LS	\$73,440.00	\$73,440.00	\$0.00		0%	\$73,440.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00	\$0.00
102.	SOD/GROUND COVERING	1	LS	\$141,212.00	\$141,212.00	\$0.00		0%	\$141,212.00	\$0.00	Yes	17.00%	\$0.00	\$0.00	83.00%	\$0.00	\$0.00	\$0.00	\$0.00
104.	Change Order #1 Fire Access Rd																		
105.	Install Fire Access Rd. 8" Lime Rock with Prime	9,111	SY	\$14.20	\$129,376.20	\$129,376.20		100%	\$0.00	\$6,468.81	No	0.00%	\$0.00	\$0.00	100.00%	\$129,376.20	\$6,468.81	\$0.00	\$0.00
106.	Install Two Extra Fire Hydrant Assembly	2	EA	\$6,400.00	\$12,800.00	\$12,800.00		100%	\$0.00	\$640.00	No	0.00%	\$0.00	\$0.00	100.00%	\$12,800.00	\$640.00	\$0.00	\$0.00
107.	Install Extra PVC with Fittings	1	LS	\$ 3,200.00	\$3,200.00	\$3,200.00		100%	\$0.00	\$160.00	No	0.00%	\$0.00	\$0.00	100.00%	\$3,200.00	\$160.00	\$0.00	\$0.00
108.	Extra Labor/Crew and Equipment to Facilitate Install	1	LS	\$69,800.00	\$69,800.00	\$69,800.00		100%	\$0.00	\$3,490.00	No	0.00%	\$0.00	\$0.00	100.00%	\$69,800.00	\$3,490.00	\$0.00	\$0.00
109.	Change Order #2																		
109.	Storm - D-24 Remove 54" HDPE	-16	LF	\$360.14	(\$5,762.24)	(\$5,762.24)		100%	\$0.00	(\$288.11)	Yes	17.00%	(\$979.58)	(\$48.98)	83.00%	(\$4,782.66)	(\$239.13)	\$0.00	\$0.00
110.	D-24 Add 36" HDPE	16	LF	\$114.98	\$1,839.68	\$1,839.68		100%	\$0.00	\$91.98	Yes	17.00%	\$312.75	\$15.64	83.00%	\$1,526.93	\$76.35	\$0.00	\$0.00
111.	Reuse - Delete 8"x4" Tee	-1	EA	\$281.00	(\$281.00)	(\$281.00)		100%	\$0.00	(\$14.05)	Yes	17.00%	(\$47.77)	(\$2.39)	83.00%	(\$233.23)	(\$11.66)	\$0.00	\$0.00
112.	Delete 8" Gate Valve	-1	EA	\$2,648.89	(\$2,648.89)	(\$2,648.89)		100%	\$0.00	(\$132.44)	Yes	17.00%	(\$450.31)	(\$22.52)	83.00%	(\$2,198.58)	(\$109.93)	\$0.00	\$0.00
113.	Add 4" PVC Reuse Pipe	70	LF	\$30.67	\$2,146.90	\$2,146.90		100%	\$0.00	\$107.35	Yes	17.00%	\$364.97	\$18.25	83.00%	\$1,781.93	\$89.10	\$0.00	\$0.00
114.	Add Storm Structure D-72	1	LS	\$41,180.00	\$41,180.00	\$41,180.00		100%	\$0.00	\$2,059.00	Yes	17.00%	\$7,000.60	\$350.03	83.00%	\$34,179.40	\$1,708.97	\$0.00	\$0.00
115.	Curb Minus - "F" Curb	-171	LF	\$28.13	(\$4,810.23)	(\$4,810.23)		100%	\$0.00	(\$240.51)	Yes	17.00%	(\$817.74)	(\$40.89)	83.00%	(\$5,992.49)	(\$399.62)	\$0.00	\$0.00
116.	Add Type "D" Curb	184	LF	\$26.58	\$4,890.72	\$4,890.72		100%	\$0.00	\$244.54	Yes	17.00%	\$831.42	\$41.57	83.00%	\$4,059.30	\$202.96	\$0.00	\$0.00
117.	Add 54"/60" HP	54	LF	\$360.14	\$19,447.56	\$19,447.56		100%	\$0.00	\$972.38	Yes	17.00%	\$3,306.09	\$165.30	83.00%	\$16,141.47	\$807.07	\$0.00	\$0.00
118.	Add 54"/60" Cap	1	LS	\$1,170.00	\$1,170.00	\$1,170.00		100%	\$0.00	\$58.50	Yes	17.00%	\$198.90	\$9.95	83.00%	\$971.10	\$48.56	\$0.00	\$0.00
119.	D-21 - Delete 18" HP	-38	LF	\$50.28	(\$1,910.64)	(\$1,910.64)		100%	\$0.00	(\$95.53)	Yes	17.00%	(\$324.81)	(\$16.24)	83.00%	(\$1,585.83)	(\$79.29)	\$0.00	\$0.00
120.	D-21 - Add 48" HP	125	LF	\$320.16	\$40,020.00	\$40,020.00		100%	\$0.00	\$2,001.00	Yes	17.00%	\$6,803.40	\$340.17	83.00%	\$33,216.60	\$1,660.83	\$0.00	\$0.00
121.	D-21 - Add 48" Cap	1	EA	\$770.00	\$770.00	\$770.00		100%	\$0.00	\$38.50	Yes	17.00%	\$130.90	\$6.55	83.00%	\$639.10	\$31.96	\$0.00	\$0.00
123.	D-21 - Add Core	1	EA	\$1,440.00	\$1,440.00	\$1,440.00		100%	\$0.00	\$72.00	Yes	17.00%	\$244.80	\$12.24	83.00%	\$1,195.20	\$59.76	\$0.00	\$0.00
124.	D-22 - 36" HP	16	LF	\$114.98	\$1,839.68	\$1,839.68		100%	\$0.00	\$91.98	Yes	17.00%	\$312.75	\$15.64	83.00%	\$1,526.93	\$76.35	\$0.00	\$0.00
125.	Add - 36" Cap	1	EA	\$620.00	\$620.00	\$620.00		100%	\$0.00	\$31.00	Yes	17.00%	\$105.40	\$5.27	83.00%	\$514.60	\$25.73	\$0.00	\$0.00
126.	Add - 36" Core	1	EA	\$580.00															

APPLICATION NO:	11
APPLICATION DATE:	4/25/2025
PERIOD TO:	4/25/2025
ARCHITECT'S PROJECT NO:	

ARCHITECT'S PROJECT NO: _____

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 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006-5233

WAIVER AND RELEASE OF LIEN

UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 400,328.21, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through 04/25/2025 to Double B Development and Kelly Park VB Development, LLC on the job of Wyld Oaks Infrastructure to the following property:

S of Kelly Park Rd & Effie Dr.
3620 W Kelly Park Rd.
Apopka, FL 32712, Orange County (description of property)

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on May 30, 2025.

Lienor RCS Construction Company, Inc.
Address 295 E SR 50, Suite 1,
Clermont, FL 34711
By: [Signature]
Print Name: Jody Bass
Its: Vice President

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30th day of May,
20 25, by , as of said company, who has presented as identification or is personally known to
me.



VICTORIA E. LAUTERIA
Notary Public
State of Florida
Comm# HH276625
Expires 6/19/2026

Signature of Notary Public
(Seal)

[Signature]

Victoria E Lauteria
Print, Type or Stamp Commission

PROGRESS PAYMENT AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned authority, duly qualified and authorized in the State and County aforesaid to administer oaths and take acknowledgements, this day, personally appeared Jody Bass, who being by me first duly sworn, deposes and says:

1. The facts and matters contained and recited in the Affidavit are based upon personal knowledge of the Affiant.
2. Affiant is the Owner of RCS Construction Company, Inc., a North Dakota Corporation company (hereinafter the "Contractor")
3. Contractor and Kelly Park VB Development, LLC (hereinafter the "Owner") have executed, delivered and entered into that certain CONTRACT AND AGREEMENT dated December 4, 2023 (hereinafter the "contract").
4. Affiant now requests partial payment under the Contract. In Consideration of Owner providing such partial payment, Contractor hereby provides this Affidavit upon which Owner intends to rely.
5. Contractor is not aware of any Claims that would require an adjustment of the Contract Time or the Contract Price except for any Change Order Requests or Change Order Proposals previously submitted in writing to Owner prior to execution of this Affidavit.
6. Contractor releases any Claims for an adjustment to the Contract Time or the Contract Price except for those previously made in writing and delivered to Owner prior to execution of this Affidavit.
7. Affiant states that all bills for labor, services or materials furnished, delivered, installed or performed on the job site through the date of this Affidavit have been FULLY paid and that no lien for such may properly be filed, recorded or enforced. Waiver and Release of Lien upon Progress Payment forms for every such potential lienors are provided herewith through 04/25/2025.
8. Affiant states that, except as provided herein, all bills for labor, services or materials furnished, delivered, installed or performed on the job site through the date of this Affidavit have been FULLY paid and that no lien for such may properly be filed, recorded or enforced. Waiver and Release of Lien Upon Progress Payment forms for every such potential lienor are provided herewith, except as provided below:

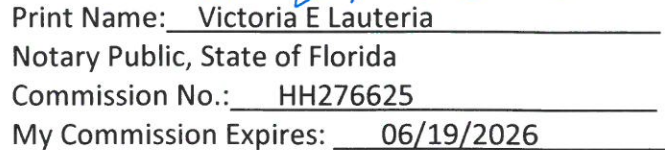
<u>Name of Lienor Or Potential Lienor</u>	<u>Amount due for labor, services or materials furnished, delivered, Installed or performed</u>
1. Acme Barricades	\$310.34
2. City Electric Supply Co	\$0.00
3. County Materials Corporation	\$9,431.64
4. Dixie Lime & Stone	\$0.00
5. Florida Cracker Underground	\$8,000.00
6. Florida Design Consultants	\$2,991.00
7. Formasters Concrete Specialists	\$27,500.00
8. Mac Tapping, Inc.	\$500.00
9. National Trench Safety	\$2,873.55
10. Newsome Land Clearing, LLC	\$49,252.81
11. Prime Masters, Inc.	\$2,538.78
12. R&M Trucking Solutions Group	\$5,092.10
13. Seminole Asphalt Paving, Inc.	\$125,674.48
14. Street Smart Rentals	\$1,389.93
15. Volusia General Contractors & Trinity Construction Products, Inc.	\$0.00

FURTHER AFFIANT SAYETH NOT.

RCS Construction Company, Inc.

_____, Affiant

Victor E. Lantieri



Page 3 of 3

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, uses and functions of information, and the ways in which it is created, communicated, evaluated and used. (p. 1)

The 'communication' field is defined as:

...the study of the nature, uses and functions of communication, and the ways in which it is created, communicated, evaluated and used. (p. 1)

These definitions are very broad and cover a wide range of topics. They are also very similar to each other, which suggests that the two fields are closely related.

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REQUISITION

The undersigned, an Authorized Officer of Golden Gem Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of June 1, 2024 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of June 1, 2024 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 46

(B) Name of Payee: Kutak Rock LLP

(C) Amount Payable: \$363.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

(E) Fund, Account and/or subaccount from which disbursement is to be made:

Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Phase 1 Project and each represents a Cost of the Phase 1 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**GOLDEN GEM COMMUNITY DEVELOPMENT
DISTRICT**

Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 1 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Phase 1 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Trust Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

Kevin M Roberson
Kimley-Horn and Associates, Inc

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3569894

Client Matter No. 47123-4

Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Golden Gem CDD
c/o Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3569894
47123-4

Re: Series 2024 Construction

For Professional Legal Services Rendered

04/01/25	A. Willson	1.10	363.00	Review and revise letter agreement with City regarding transportation credits; confer with Kaleita and Edwards regarding same
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TOTAL HOURS	1.10
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TOTAL FOR SERVICES RENDERED	\$363.00
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TOTAL CURRENT AMOUNT DUE	<u>\$363.00</u>
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SECTION IX

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Golden Gem Community Development District (the “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 Apopka, Orange County, Florida; 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; and

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Fiscal Year 2025/2026”), attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. 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.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of June, 2025.

ATTEST:

GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of Golden Gem Community Development District will hold their regular meetings for the Fiscal Year 2025/2026 at 10:30 AM on the second Wednesday of each month at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801, unless otherwise indicated as follows:

October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. 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 Office.

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

District Manager

SECTION X



Memorandum

To: Board of Supervisors

From: District Management

Date: June 11, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

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

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives and Annual Reporting Form

Golden Gem Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

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

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Print Name:_____

Golden Gem Community Development District

Date:_____

District Manager:_____

Print Name:_____

Golden Gem Community Development District

Date:_____

SECTION XI

SECTION B

SECTION 1



Revision #13 FM Reverse
Tap, Due to Gas Main
location

Infrastructure - Wyld Oaks
Date: 4/17/2025
Change Order -05

Kelly Park Roadway Work

CO #	General Description	Quantity	U/M	Unit Cost	Notes	Days	Total CO
	Revision 13						
1	Cut/Remove Pavement for Force Main Tap on Kelly Park Road	1	LS	\$2,600.00		0.5	\$ 2,780.00
2	Additional 10" Reuse Main	28	LF	\$74.90		1	\$ 2,097.20
3	Fittings	1	LS	\$1,820.00		1	\$ 1,820.00
4	MOT	1	LS	\$6,400.00		1	\$ 6,400.00
5	Layout/As-Built	1	LS	\$2,465.00		2	\$ 2,465.00
6	Relocate FHA	-1	LS	\$3,474.50		-1	\$ (3,474.50)
7	Patch Roadway	1	LS	\$4,200.00		2	\$ 4,200.00
8	Additional Coverage Builder Risk Until May 2025	1	LS	\$20,668.75		0	\$ 20,668.75

TOTAL CHANGE ORDERS TO DATE - FIVE

Total Days

6.5

\$

36,956.45

Revision #13 FM Reverse Tap, Due to Gas Main location

SECTION C

SECTION 1

Golden Gem
Community Development District

Unaudited Financial Reporting
May 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Series 2024 Debt Service Fund</u>
4	<u>Series 2024 Capital Projects Fund</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>

Golden Gem
Community Development District
Combined Balance Sheet
May 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 7,201	\$ -	\$ -	\$ 7,201
<u>Investments</u>				
<u>Series 2024</u>				
Revenue	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Sinking Fund	\$ -	\$ -	\$ -	\$ -
Prepayment	\$ -	\$ -	\$ -	\$ -
Reserve	\$ -	\$ 2,712,768	\$ -	\$ 2,712,768
Capitalized Interest	\$ -	\$ 1,287,752	\$ -	\$ 1,287,752
Acquisition & Construction	\$ -	\$ -	\$ 7,868,904	\$ 7,868,904
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from Developer	\$ -	\$ -	\$ -	\$ -
Due from Capital Projects Fund	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ -	\$ -	\$ -
Prepaid Expenditures	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 7,201	\$ 4,000,519	\$ 7,868,904	\$ 11,876,624
Liabilities:				
Accounts Payable	\$ 8,340	\$ -	\$ -	\$ 8,340
Accrued Expenses	\$ -	\$ -	\$ -	\$ -
Contracts Payable	\$ -	\$ -	\$ -	\$ -
Due to Capital	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 8,340	\$ -	\$ -	\$ 8,340
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned:				
Debt Service - Series 2024	\$ -	\$ 4,000,519	\$ -	\$ 4,000,519
Capital Projects Fund	\$ -	\$ -	\$ 7,868,904	\$ 7,868,904
Unassigned	\$ (1,139)	\$ -	\$ -	\$ (1,139)
Total Fund Balances	\$ (1,139)	\$ 4,000,519	\$ 7,868,904	\$ 11,868,284
Total Liabilities & Fund Balance	\$ 7,201	\$ 4,000,519	\$ 7,868,904	\$ 11,876,624

Golden Gem
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 153,628	\$ 86,713	\$ 86,713	\$ -
Total Revenues	\$ 153,628	\$ 86,713	\$ 86,713	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,600	\$ 5,400
FICA Expenditures	\$ 918	\$ 612	\$ 199	\$ 413
Engineering	\$ 15,000	\$ 10,000	\$ 2,495	\$ 7,505
Attorney	\$ 25,000	\$ 16,667	\$ 5,953	\$ 10,714
Annual Audit	\$ 5,000	\$ 5,000	\$ 4,600	\$ 400
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,333	\$ 3,333	\$ (0)
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 37,500	\$ 25,000	\$ 25,000	\$ -
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage & Delivery	\$ 1,000	\$ 667	\$ 96	\$ 571
Insurance	\$ 6,000	\$ 6,000	\$ 5,000	\$ 1,000
Printing & Binding	\$ 1,000	\$ 667	\$ 41	\$ 626
Legal Advertising	\$ 15,000	\$ 10,000	\$ 398	\$ 9,602
Contingency	\$ 5,000	\$ 3,333	\$ 327	\$ 3,007
Office Supplies	\$ 625	\$ 417	\$ 0	\$ 416
Travel Per Diem	\$ 660	\$ 440	\$ -	\$ 440
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Property Taxes	\$ -	\$ -	\$ 35,636	\$ (35,636)
Total Administrative Expenditures	\$ 143,628	\$ 92,510	\$ 87,852	\$ 4,658
Contingency	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Total Field Expenditures	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Total Expenditures	\$ 153,628	\$ 99,177	\$ 87,852	\$ 11,325
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (12,464)	\$ (1,139)	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ (1,139)	

Golden Gem

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budge	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 154,018	\$ 154,018
Total Revenues	\$ -	\$ -	\$ 154,018	\$ 154,018
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ 813,882	\$ (813,882)
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ 1,069,334	\$ (1,069,334)
Total Expenditures	\$ -	\$ -	\$ 1,883,216	\$ (1,883,216)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,729,197)	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (1,729,197)	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 5,729,717	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 4,000,519	\$ -

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Developer Advances	\$ -	\$ -	\$ -	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 431,262	\$ 431,262
Total Revenues	\$ -	\$ -	\$ 431,262	\$ 431,262
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Capital Outlay	\$ -	\$ -	\$ 10,182,781	\$ (10,182,781)
Capital Outlay - COI	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 10,182,781	\$ (10,182,781)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (9,751,519)	
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Bond Discount	\$ -	\$ -	\$ -	\$ -
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (9,751,519)	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 17,620,423	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 7,868,904	\$ -

Golden Gem
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Developer Contributions	\$ 12,088	\$ 3,968	\$ 45,818	\$ 4,107	\$ 6,540	\$ -	\$ 14,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,713
Total Revenues	\$ 12,088	\$ 3,968	\$ 45,818	\$ 4,107	\$ 6,540	\$ -	\$ 14,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,713
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expenditures	\$ -	\$ 61	\$ -	\$ -	\$ 77	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 975	\$ -	\$ 1,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,495
Attorney	\$ 438	\$ 315	\$ 1,672	\$ 316	\$ 589	\$ -	\$ 2,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,953
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 90	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 96
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 41
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398
Contingency	\$ 38	\$ 38	\$ 47	\$ 38	\$ 41	\$ 41	\$ 41	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ 327
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Property Tax	\$ -	\$ 35,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,636
Total Administrative Expenditure	\$ 9,444	\$ 40,642	\$ 5,510	\$ 4,145	\$ 6,473	\$ 3,963	\$ 13,836	\$ 3,839	\$ -	\$ -	\$ -	\$ -	\$ 87,852
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 9,444	\$ 40,642	\$ 5,510	\$ 4,145	\$ 6,473	\$ 3,963	\$ 13,836	\$ 3,839	\$ -	\$ -	\$ -	\$ -	\$ 87,852
Excess Revenues (Expenditures)	\$ 2,644	\$ (36,674)	\$ 40,309	\$ (39)	\$ 67	\$ (3,963)	\$ 356	\$ (3,839)	\$ -	\$ -	\$ -	\$ -	\$ (1,139)

Golden Gem

Community Development District

Long Term Debt Report

Series 2024 Special Assessment Revenue Bonds	
Interest Rate:	5.15% to 6.00%
Maturity Date:	11/1/2055
Optional Redemption Date:	On or After 5/1/2034
Reserve Fund Definition:	50% MADS After Release Conditions
Reserve Fund Requirement:	\$2,712,768
Reserve Fund Balance:	\$2,712,768
Bonds outstanding - 5/31/2024	\$36,550,000
Less: May 1, 2029 Principal	\$0
Current Bonds Outstanding	\$36,550,000

SECTION 2

Golden Gem
Community Development District

Funding Request #16
April 14, 2025

Bill to: Wyld Oaks Development

Payee		General Fund	
1	GMS- Central Florida, LLC Invoice # 17 - Management Fees April 2025	\$	3,791.67
2	Kutak Rock, LLP Invoice # 3540773 - General Counsel February 2025	\$	588.50
3	Grau & Associates Invoice # 27193	\$	4,600.00
		\$	8,980.17
Total:		\$	8,980.17

Please make check payable to:

Golden Gem Community Development District
4530 Eagle Falls Place
Tampa, FL 33619

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 28, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3540773

Client Matter No. 47123-1

Notification Email: eftgroup@kutakrock.com

Golden Gem CDD

c/o Governmental Management Services

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3540773

47123-1

Re: General Counsel

For Professional Legal Services Rendered

02/06/25	A. Willson	0.40	132.00	Review upcoming meeting agenda; confer with Edwards and Mossing regarding assessment items; review and revise use agreement; confer with Walda regarding easement
02/08/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/11/25	A. Willson	0.30	99.00	Review meeting agenda; prepare materials for board meeting
02/12/25	A. Willson	0.30	99.00	Attend board meeting; post meeting follow up
02/28/25	A. Willson	0.20	66.00	Confer with Mossing and Edwards regarding upcoming closing and estoppel letter; review item regarding same
TOTAL HOURS		1.70		

KUTAK ROCK LLP

Golden Gem CDD

March 28, 2025

Client Matter No. 47123-1

Invoice No. 3540773

Page 2

TOTAL FOR SERVICES RENDERED	\$588.50
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$588.50</u>
--------------------------	-----------------

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Golden Gem Community Development District
219 East Livingston Street
Orlando, FL 32801*

Invoice No. 27193
Date 04/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>4,600.00</u>
Current Amount Due	\$ <u><u>4,600.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,600.00	0.00	0.00	0.00	0.00	4,600.00

Payment due upon receipt.

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, sources, uses, and management of information, and the study of the communication of information. (p. 1)

The 'communication' field is defined as:

...the study of the nature, sources, uses, and management of communication, and the study of the communication of information. (p. 1)

These definitions are not mutually exclusive, and the two fields overlap significantly.

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Golden Gem
Community Development District

Funding Request #17
May 20, 2025

Bill to: Wyld Oaks Development

	Payee		General Fund
1	GMS- Central Florida, LLC Invoice # 18 - Management Fees May 2025	\$	3,797.79
2	Kutak Rock, LLP Invoice # 3565174 - General Counsel March 2025	\$	2,624.50
3	Orlando Sentinel Invoice # 114591382000	\$	170.75
4	Orlando Sentinel Invoice # 116220263000	\$	227.00
		\$	6,820.04

Total:	\$	6,820.04
---------------	----	-----------------

Please make check payable to:

Golden Gem Community Development District
4530 Eagle Falls Place
Tampa, FL 33619

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 18**Invoice Date:** 5/1/25**Due Date:** 5/1/25**Case:****P.O. Number:****Bill To:**

Golden Gem CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025		3,125.00	3,125.00
Website Administration - May 2025		100.00	100.00
Information Technology - May 2025		150.00	150.00
Dissemination Agent Services - May 2025		416.67	416.67
Office Supplies		0.30	0.30
Postage		4.62	4.62
Copies		1.20	1.20
Total			\$3,797.79
Payments/Credits			\$0.00
Balance Due			\$3,797.79

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 5, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3565174

Client Matter No. 47123-1

Notification Email: eftgroup@kutakrock.com

Golden Gem CDD

c/o Governmental Management Services

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3565174

47123-1

Re: General Counsel

For Professional Legal Services Rendered

03/07/25	A. Willson	0.30	99.00	Confer with Flint and Edward's regarding upcoming board meeting and ongoing district items
03/08/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
03/10/25	A. Willson	0.30	99.00	Confer with Kaleita regarding district items; review same
03/11/25	A. Willson	0.40	132.00	Confer with Kaleita regarding developer items; review same
03/13/25	J. Gillis	0.20	38.00	Review and revise partial release of assessment lien for Wyld Oaks Lot 8
03/13/25	M. Rigoni	0.20	61.00	Confer with Willson regarding sole utility easement and franchise implications
03/13/25	S. Sandy	0.30	99.00	Confer regarding right of way utilization utility agreements
03/13/25	A. Willson	2.60	858.00	Confer with Kaleita and Flint regarding district items; review same; confer with Murray and Edwards regarding estoppel letter and upcoming sale
03/18/25	J. Gillis	0.10	19.00	Review Capitol Conversations distribution list and update same

KUTAK ROCK LLP

Golden Gem CDD

May 5, 2025

Client Matter No. 47123-1

Invoice No. 3565174

Page 2

03/24/25	A. Willson	1.30	429.00	Confer with Walda, Edwards, and Mossing regarding upcoming multifamily closing; review and revise partial release of lien; review estoppel letter; confer with Kaleita regarding development items
03/25/25	A. Willson	1.20	396.00	Confer with Walda regarding partial release; review restrictive covenants for neighborhood area; confer with Edwards and Kaleita regarding same
03/26/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
03/27/25	A. Willson	0.40	132.00	Confer with Beninati regarding ongoing items
03/28/25	A. Willson	0.20	66.00	Confer with Edwards regarding auditor inquiry
TOTAL HOURS		8.40		
TOTAL FOR SERVICES RENDERED				\$2,624.50
TOTAL CURRENT AMOUNT DUE				<u>\$2,624.50</u>

Invoice Details

Billed Account Name: Golden Gem Cdd
Billed Account Number: CU80173779
Invoice Number: 114591382000
Invoice Amount: \$170.75
Billing Period: 03/31/25 - 04/06/25
Due Date: 05/06/25

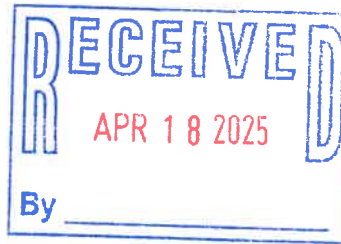


INVOICE

Page 1 of 2

Invoice Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
✓ 04/02/25 <i>js</i>	OSC114591382	Classified Listings, Online GG 040925 AC Notice 7793196				170.75



Invoice Total: \$170.75

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
170.75	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 03/31/25 - 04/06/25
Billed Account Name: Golden Gem Cdd
Billed Account Number: CU80173779
Invoice Number: 114591382000

Return Service Requested

4102000188 PRESORT 188 1 SP 0.690 P3C1



GOLDEN GEM CDD
STACIE VANDERBILT
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



All orders for (i) print, digital and/or preprint advertising ("Advertising Services") are subject to Publisher's Advertising Agreement Standard Terms and Conditions ("Ad Publication Terms and Conditions") available at <http://tribpub.com/ad-io-terms> and (ii) services other than or in addition to publication and/or insertion of advertisements (such as sponsored content creation, website development, advertising strategy design, and search engine optimization, collectively "Creation and Digital Services") are subject to Publisher's Terms and Conditions Content Creation and Digital Services ("Digital Services Terms and Conditions") and collectively with the Ad Publication Terms and Conditions, the "Standards Terms and Conditions") available at <http://tribpub.com/ad-io-terms>. The Standard Terms and Conditions may be updated from time to time. Your order will be subject to these invoice terms and conditions and the Standard Terms and Conditions as from time to time in effect on the date you place your order. By placing an order, you accept and agree to the Standard Terms and Conditions as from time to time in effect.

As used in these invoice terms and conditions, tronc, Inc. and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "TI" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

FINANCIAL RELATED TERMS

Payments and Disputes

Payment: All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

Agency Liability: Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

Credit: Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of \$2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

Pricing: For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

Invoice Disputes: Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

Late Payment and Collections: Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

No Set-Off

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

Taxes

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

Other Services

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Rate Changes & Postal Changes

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication.

If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

Orlando Sentinel

MEDIA GROUP

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

Golden Gem CDD - CU80173779
219 E Livingston St
Orlando, FL 32801

Bill To:

Golden Gem CDD - CU80173779
219 E Livingston St
Orlando, FL 32801

**State Of Florida
County Of Orange**

Before the undersigned authority personally
appeared

Rose Williams, who on oath says that he or
she is a duly authorized representative of the
ORLANDO SENTINEL, a DAILY
newspaper published in ORANGE County,
Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in
the issues of, or by publication on the
newspaper's website, if authorized on Apr
02, 2025.

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

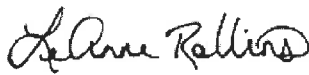


Signature of Affiant

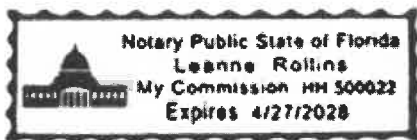
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 3 day of April, 2025,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7793196

**NOTICE OF MEETING GOLDEN GEM
COMMUNITY DEVELOPMENT DISTRICT
AUDIT COMMITTEE**

The Golden Gem Community Development District Audit Committee will meet on Wednesday, April 9, 2025 at 10:30 AM at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

7793196

4/2/2025

7793196

Invoice Details

Billed Account Name: Golden Gem Cdd
Billed Account Number: CU80173779
Invoice Number: 116220263000
Invoice Amount: \$227.00
Billing Period: 04/28/25 - 05/04/25
Due Date: 06/03/25



INVOICE

Page 1 of 2

Invoice Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
✓ 04/30/25	OSC116220263	Classified Listings, Online GG AuditRFP Notice 7807850				227.00

RECEIVED

MAY 12 2025

GMS-CF, LLC

Invoice Total: \$227.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
397.75	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 04/28/25 - 05/04/25
Billed Account Name: Golden Gem Cdd
Billed Account Number: CU80173779
Invoice Number: 116220263000

Return Service Requested

7926000175



GOLDEN GEM CDD
STACIE VANDERBILT
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



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Bill To:

Golden Gem CDD - CU80173779
219 E Livingston St
Orlando, FL 32801

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11120-Advertisement for Bid
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Apr 30, 2025.

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



Signature of Affiant

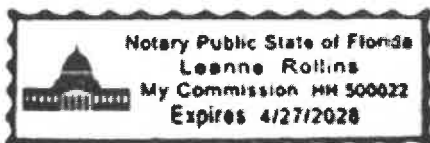
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 1 day of May, 2025,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7807850

**GOLDEN GEM
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL
AUDIT SERVICES**

The Golden Gem Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2025, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Orange County and has a general administrative operating fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

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

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "Auditing Services - Golden Gem Community Development District." Proposals must be received by Friday, May 30, 2025, 2:00 P.M., at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

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

7807850

4/30/2025

7807850

SECTION 3



April 18, 2025

George Flint, District Manager
Golden Gem CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2025. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2025**, there are **0** **registered voter(s)** in the
Golden Gem CDD.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley Street
Orlando, FL 32806
soemapping@ocfelections.gov