***Academical Village***
***Community Development District***

***November 4, 2026***

# Academical Village
## Community Development District
***Agenda***

| | |
|---|---|
| Seat 1: Roy Pressman – (C.) | |
| Seat 4: Marc Crocquet – (V.C.) | |
| Seat 2: Toni Harrigan – (A.S.) | |
| Seat 3: Thomas Carlson – (A.S.) | |
| Seat 5: Stephanie Brown – (A.S.) | |

**Wednesday**
**November 4, 2026**
**11:00 a.m.**

**Nova Southeastern University, Campus Supporting Building (Room 154)**
**7501 S.W. 36th Street, Davie, Florida 33314**
**Join the meeting now**
**Meeting ID: 288 070 247 527 and Passcode: wu9bi7g9**
**1 872-240-4685 and Phone Conference ID: 959 805 382#**

1. Oath of Office for Newly Elected Supervisor(s) at Landowners Election – Seat #2, Seat #4, and Seat #5 **– Page 3**

2. Roll Call

3. Organizational Matters
   A. Consideration of **Resolution #2027-02** Canvassing and Certifying Results of Landowners Election **– Page 4**

   B. Consideration of **Resolution #2027-03** Electing Officers **– Page 6**

4. Approval of Minutes of October 7, 2026 **– Page 8**

5. Staff Reports
   A. Attorney

   B. Engineer

   C. Field Manager
      1) Monthly Report

      2) Consideration of Paving Companies Proposals for Median Pavers
         a. Epic Landscaping **– Page 19**

         b. Pavers Sealing Expert **– Page 22**

         c. F & K Martin Pavers, LLC **– Page 26**

   D. Manager – Reminder to Complete Annual Ethics Training by December 31, 2026

6. Financial Reports
   A. Approval of Check Register **– Page 29**

   B. Approval of Unaudited Financials **– Page 32**

7. Supervisors Requests and Audience Comments

8. Adjournment

***Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.academicalcdd.com***

# *Oath of Office*

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Academical Village Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Academical Village Community Development District, _____, Florida**.

**Signature** _____

**Mailing Address** _____

_____

**County of Residence:** _____

**Telephone #:** _____

**E-mail:** _____

**Date:** _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

_____
Notary Public State of Florida

_____
Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification_____

# RESOLUTION 2027-02

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

**WHEREAS**, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing ***three*** Supervisors of the District; and

**WHEREAS,** following proper publication of notice thereof, such landowners meeting was held on ***November 4, 2026*** at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

**WHEREAS**, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT;**

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

| | |
|---|---|
| _____ | _____ Votes |
| _____ | _____ Votes |
| _____ | _____ Votes |

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

| | |
|---|---|
| _____ | four (4) year term |
| _____ | four (4) year term |
| _____ | four (2) year term |

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

**PASSED AND ADOPTED THIS, ____DAY OF _____**

_____
Chairman / Vice Chairman

_____
Secretary / Assistant Secretary

# RESOLUTION 2027-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS,** pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Academical Village Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1**. The following persons are elected to the Academical Village Community Development District offices below, to wit:

| OFFICE | OFFICER | SEAT | SUPERVISOR TERM* |
|---|---|---|---|
| Chairman | | LO Seat | Term Expires: 11-202 |
| Vice Chairman | | LO Seat | Term Expires: 11-202 |
| Assistant Secretary | | LO Seat | Term Expires: 11-202 |
| Assistant Secretary | | LO Seat | Term Expires: 11-202 |
| Assistant Secretary | | LO Seat | Term Expires: 11-202 |
| Treasurer | Patti Powers | GMS - SF | N/A |
| Assistant Treasurer | Sharyn Henning | GMS - SF | N/A |
| Secretary | Paul Winkeljohn | GMS - SF | N/A |
| Assistant Secretary | _____ | GMS - SF | N/A |

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

**Section 2**. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

**Section 3**. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE _____ COMMUNITY DEVELOPMENT DISTRICT, THIS ___DAY OF _____, 2026.**

**ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

_____

Print name:_____

Chairman / Vice Chairman

_____

Print name:_____

Secretary / Assistant Secretary

# MINUTES OF MEETING
# ACADEMICAL VILLAGE
# COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Academical Village Community Development District was held on Wednesday, October 7, 2026, at 11:00 a.m. at 7501 SW 36th Street, Davie, Florida.

Present and constituting a quorum were:

| | |
|---|---|
| Roy Pressman | Chairman |
| Marc Crocquet | Vice Chairman |
| Thomas Carlson | Assistant Secretary |
| Stephanie Brown | Assistant Secretary (by phone) |
| Toni Harrigan | Assistant Secretary |

Also present were:

| | |
|---|---|
| Scott Cochran | District Counsel |
| Andrew Gill | District Manager |
| Jason Gitel | Governmental Management Services |
| Donalee Guerin | FDC Partners (by phone) |
| Randal Senit | Resident |
| Michael Miller | Guest (by phone) |

## FIRST ORDER OF BUSINESS — Roll Call

Mr. Gill called the meeting to order and stated we have a quorum.

## SECOND ORDER OF BUSINESS — Organizational Matters

### A. Acceptance of Resignation Letter from Mr. Blake Hunter

Mr. Gill: The next item on the agenda are a couple of organizational matters. We have in your packet on page 4 the resignation letter from the previous Supervisor Blake Hunter, and I'm just looking for a motion to accept that resignation.

| |
|---|
| On MOTION by Mr. Crocquet seconded by Mr. Carlson with all in favor, accepting the resignation letter from Mr. Blake Hunter was approved. |

**B. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat #2 (11/2026)**

**C. Oath of Office for Newly Appointed Supervisor(s)**

Mr. Gill: Now the Board currently has a vacant seat for seat #2, and it is up to the Board to select and appoint any new member that you would like to fill that unexpired term of office. Is there a motion or would anybody like to appoint someone to that seat, seat #2?

Mr. Pressman: Ok, can you pronounce your last name for me?

Ms. Harrigan: It's Harrigan.

Mr. Pressman: I would like to appoint Toni Harrigan for seat #2.

Mr. Gill: Ok, so we have a motion to appoint, is there a second?

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|---|
| On MOTION by Mr. Pressman seconded by Mr. Crocquet with all in favor, appointing Toni Harrigan to fill the unexpired term of office for seat #2 was approved. |

Mr. Gill: Ok, so Toni I have left in front of you an oath of office, so I will say "I" and then you state your name after for the record, and I'll read the rest and at the end you can say, I do, so "I".

Ms. Harrigan: Toni Harrigan.

Mr. Gill: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Academcial Village Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Academical Village Community Development District, Broward County, Florida.

Ms. Harrigan: I do.

Mr. Gill: Alright, so you can fill out that oath, and I will notarize it and we'll save it for our records. With this you are now a public official in the State of Florida and a Board member of the Academical Village Community Development District. There are some

rules and requirements that go along with being a public official, the biggest one and Scott will probably jump in with some other is that you cannot with other Board members regarding matters that may come before the Board outside of a duly advertised meeting. So, my office will send emails occasionally to all the Board members, just don't reply all to those, if you have specific questions about meetings, about matters that come before the meetings you can always reach out to me and if I need to I'll ask Scott or the engineer, or the field manager, but generally outside a Board meeting you all don't communicate about Board matters. There are couple of financial disclosures that are required, some forms, and my office will send those off to you. Additionally you're required to do some ethics training, not yet since you just joined the Board but, next calendar year you'll have to do 4 hours of ethics training and we'll send you a link for that. Board members as well, if you haven't completed those, I can reforward those links to you. Scott any other comments you want to make?

Mr. Cochran: Yes, if you're available for a few minutes after the meeting I can go over that stuff that way we can continue with the business if that's ok with everybody.

Mr. Gill: Perfect.

### D. Electing Officer(s) – Resolution

Mr. Gill: The next item on the agenda is a resolution. So this resolution because there's a new member of the Board you all have the option to redesignate the slate of officers. Currently, your officers are set as follows, chairman is Roy Pressman, vice chairman is Marc Crocquet, then you have Thomas Carlson as assistant secretary, and Stephanie Brown also as an assistant secretary, and Blake Hunter was also an assistant secretary. The treasurer is Patti Powers from my office, assistant treasurer is Sharyn Henning, secretary is Paul Winkeljohn, and myself, Andrew Gill as an assistant secretary. We can keep that the same or change the slate of officers and just add Toni Harrigan as an assistant secretary if you all decide that's what you want.

Mr. Cochran: And they would just be adding her as an assistant secretary.

Mr. Gill: Yes.

Mr. Pressman: Do we have to do a motion with no change?

Mr. Gill: Yes, correct.

Mr. Pressman: Ok, a motion with no change.

Mr. Gill: Ok, so this is a motion to keep the slate of officers the same and adding Toni Harrigan as an assistant secretary.

> On MOTION by Mr. Carlson seconded by Mr. Pressman with all in favor, electing officers, keeping the existing slate of officers the same and adding Toni Harrigan as an assistant secretary was approved.

## THIRD ORDER OF BUSINESS — Approval of Minutes of the July 1, 2026 Meeting

Mr. Gill: Let's jump down to item No. 3 this is the approval of the minutes of the July 1, 2026 meeting. Those minutes were included in your packet for your review. I do have a few minor edits from the District attorney, none of them are substantive, there are a few minor grammatical changes so I will add those to the record, it's 4 pages of just minor clerical edits. Are there any other edits from the Board on the minutes? Not hearing any I'll ask for a motion to approve those with the submitted changes for the attorney.

> On MOTION by Mr. Carlson seconded by Mr. Crocquet with all in favor, the Minutes of the July 1, 2026 meeting with the submitted changes were approved.

## FOURTH ORDER OF BUSINESS — Discussion of Upcoming Landowner's Election and Procedures

Mr. Gill: Next up is item No. 4, we had previously provided the landowners election procedures and I wanted to re-include this because you all do have a landowners election coming up November 4th, and we'll likely have a regular meeting afterwards. The landowners meeting does not need to be attended by Board members only those persons that are voting either in person landowners or by proxy. We send out the various proxies to the entities and the various individuals. Usually we send the proxy documents to Blake and then he forwarded it along to the landowners at the hospital, if that's ok I can forward those.

Ms. Brown: Yes.

Mr. Gill: Ok, and again, that's November 4, 2026 and directly following that meeting we usually will have the regular meeting to go over the results of that election and then any other matters that may come before the Board.

## FIFTH ORDER OF BUSINESS Staff Reports

Mr. Gill: Moving on staff reports, Scott anything?

### A. Attorney

Mr. Cochran: The only thing I was going to mention at the last meeting I went over the legislative update and at that time one of the items that had been passed by both Houses of the Legislature, but the Governor hadn't taken action on it yet and the Governor between the two vetoed that legislation, and that was the one on the sovereign immunity caps, so those are not going up, they're staying the same and all the other changes to the sovereign immunity statute that were proposed in that legislation were vetoed by the Governor. So, for the reason your liability premium should stay pretty level and not go up and obviously no increase or risk exposure from the District, so I just wanted to give an update on that. Then just to reiterate what Andrew said, you still have 2 ½ months left to finish your ethics training if you haven't already done that it's due by December 31st but, as he mentioned, if you get elected or appointed after March 31st then you don't have to do it in the current calendar year you would do it in the next calendar year.

Mr. Carlson: I did mine and I got a little certificate but, there's no real record of that so is that course on like the honor system basically?

Mr. Cochran: Basically it is, so when you do your Form 1 financial disclosure there's like a box that you check certifying that you completed the ethics training for the prior year, so for this calendar year when you do your Form 1 next year it's kind of like your tax return it looks back retroactively and you would just check that box certifying you did it and yes, it's all on the honor system.

Mr. Carlson: Ok.

Mr. Gill: Anything else Scott?

Mr. Cochran: That's it.

Mr. Gill: Ok, any questions for Scott?

Mr. Carlson: No.

### B. Engineer

Mr. Gill: If there are any questions for the District engineer I can relay those, he's always available.

### C. Field Manager

#### 1) Monthly Report

#### 2) Consideration of F&K Martins Pavers, LLC Proposal for Median Pavers

Mr. Gill: Ok, I turn it over to you Jason.

Mr. Gitel: Ok, just a quick landscaping situation with some crotons died again in an area, this is going to be our last time trying to get these repaired in this area, I believe there were some irrigation issues, so that's been fixed. So, there's 16 that were planted on the west median in this area and now we're just waiting to get the other 16 plants put in on this area so everything will look uniform, so that should be done here within the next week. Just a couple of maintenance issues we had a rain sensor repaired or replaced and then we're having some grass turn brown in this median because there was a flow issue so water was not getting to all the areas that was needed so they had the techno team come out and get that fixed for us so we are back in action on that. Then you have canal which is still being maintained by Southeast Land and Water Management, they continue to spray, get out debris if they see anything while they're here a few times a month as contracted, nothing else to report on that. One thing, GMS has a consultant and he does a lot of our landscaping and a few other field items, so we were just walking the property and we looked at those medians on the north side, so all of the plants on all these sides they've been run over, especially the ones on the end, so when the construction trucks make wide turns and then also we have just cars in general they make that turn, they run over the median, they kill the plants or they run into the curb, it looks really bad and things can't survive there it just gets killed and it's pretty bare. So, another issue is that cars continuing to do that is it can cause some issues with the curb whether it's like cracking the curb and then you have to repair the curb, so we thought an option would be putting pavers that would match the walkway in that area and I brought out a paving company that we've used in a lot of other locations just to do some measurements and kind of keep it so it would look nice to be uniform on the top median and the bottom median. She also gave us an option, saying if you want to do the middle

one as well just to have it fully uniformed you can do that as well. So, we don't have to go with everything but, this was the total for the entire project so that would be $7,537 for all four areas. If we wanted to do just the top and the bottom, that would be A and B so about $2,500 each is what it shows on here. This is the price if we did everything all together to this may adjust a little bit if we just decided to do these two areas, or just one area, so it's up to you guys.

Mr. Crocquet: What the square footage of the area?

Mr. Gitel: So, this is up here 450 square feet.

Mr. Crocquet: That's the total?

Mr. Gitel: That's the total yes, so here's A, B and C.

Mr. Carlson: The real issue is that the median sticks out and then the trucks when they make the turn hit the median, so are planning on taking and move the median back or are you just going to put pavers there so when they run over it nothing happens?

Mr. Gitel: Correct, and then we won't have to worry about plants anymore being planted there and running over them and having to keep replacing them or any curb damage because it will help relieve the pressure as well as things are over there.

Mr. Carlson: Are they giving us a price per square foot for pavers that we could check into?

Mr. Gitel: I mean this is all just inclusive, with labor and material, so it just says it includes all paver materials, delivery, excavation & grading/compaction so it's not really I guess per paver.

Mr. Carlson: Right so A is 10x15 feet.

Mr. Gitel: And we could probably do the math on it.

Mr. Carlson: Right, so I don't know if that's a good price or not, I couldn't tell you.

Mr. Gitel: Right, and we've used them on a lot of different locations, and I know there's two other vendors out there so I could at least go back and ask them.

Mr. Carlson: Yes, I think we should get some sort of a quote and I would say at least do the ends that are getting run over by the trucks or whatever.

Mr. Gitel: Sure A and B, ok. So, I guess at this point, getting the, well we have our meeting on November 4th.

Mr. Carlson: So, if you could get a price for the 4th that would be great.

Mr. Gitel: Ok, so I'll go back to the other two I know and we'll go back and see what they say.

Mr. Carlson: Ok, that makes sense.

Mr. Crocquet: With B and C when you do construction would that impact that?

Mr. Gitel: Ok. So, the B and C ones, so we didn't see a lot, there was some cracking on C, so that could have been just from one major incident but, again, if there was all of sudden there's a lot more traffic in this area and we're getting these curbs run over, it's like well do we do those projects then or do we just do it all at once.

Mr. Crocquet: Well, we could reroute or change something because of new construction occurring there.

Mr. Gitel: Reroute for the medians themselves?

Mr. Crocquet: Yes.

Mr. Gitel: I don't believe so would you think because this is the original bill, or this is on the engineering plans, I don't think we would need to move any curbs.

Mr. Gill: So, we'll get pricing for A through D, and we have two other paving companies we've used, I know that Jason has worked with a specific one quite a bit but, we'll get prices for the other two vendors for A through D and then you all can make the decision in November.

Mr. Carlson: Ok.

Mr. Gitel: That's it for me.

Mr. Gill: Ok.

**D. Manager**

1) **Final Approval of the FY2025-FY2026 Report Performance Measures and Standards**
2) **Consideration of FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.0694**

Mr. Gill: So, for District manager, before I go to these items if we're meeting in November, I was going to try to go over some questions from now until the next meeting but, since we're meeting in November I can hold off on that. So, under District manager I have in your packet two performance measures, I mentioned this last year that the state has required that we come up with these matrix that the CDD is attempting to meet and they include advertising all of our meetings, proposing a budget before June 15th and adopting by September 30th, all of those have been met so I'm just looking for a motion

to approve the fiscal year 2025-2026 report for performance measures and standards which is included in your packet, and then another motion to use the same standards for next year. Is there any indication Scott that this is going to change or we'll just have to do this every year?

Mr. Cochran: I haven't seen any indication that it's going to change so yes, just a reminder this was I think back in 2024 that the legislature adopted it and it's something that other types of government entities have had to do for a while but they extended it to Special Districts and CDDs at that time but, they didn't give any guidance on what kind of things you need to include so, this is pretty uniform across our District clients using this kind of a template. So, each year you have to adopt the performance standards and goals and then you have to publish a report on the District's website I think before December 1st of each year and then it just kind of goes like that but, there's been speculation as to are they going to give some guidance or do anything changes, as far as I know nothing like that is in the works yet, certainly nothing has been approved.

Mr. Gill: Ok.

Mr. Pressman: Ok, so I make a motion to accept the 2025-2026 and also use the same format standards for 2026-2027.

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| On MOTION by Mr. Pressman seconded by Mr. Crocquet with all in favor, Final Approval of the FY2025-FY2026 Report Performance Measures and Standards was approved. |

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| On MOTION by Mr. Pressman seconded by Mr. Crocquet with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.0694 was approved. |

## SIXTH ORDER OF BUSINESS Financial Reports

### A. Approval of Check Register

### B. Approval of Unaudited Financials

Mr. Gill: Moving on to financial reports, jumping to page 38 of your packet is the check register, that has been included for your review and approval. Are there any questions? Not hearing any, I would just be looking for a motion to approve.

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| On MOTION by Mr. Carlson seconded by Mr. Crocquet with all in favor, the Check Register was approved. |

Mr. Gill: Next up we have your unaudited financials, and this is through because the meeting is so early in the month, this is through August 31, 2026, so the next meeting we'll have your full projections for last fiscal year but, this is only through the end of August. If there are no questions, I'm just looking for a motion to approve the unaudited financials.

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| On MOTION by Mr. Carlson seconded by Mr. Crocquet with all in favor, the Unaudited Financials were approved. |

## SEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Gill: Next is Supervisor's requests and audience comments, anything for staff from the Supervisors?

Mr. Senit: I have an audience comment, I'm not sure if anyone else is aware but we're having a flooding issue out there basically on 36th Street right near the hospital. I have a photo from September 18th, and it happened several times this year and the water will run all the way back to the center of the roadway where the median is, so it covers up all the lanes, so it's pretty severe.

Mr. Gill: Ok, so if you get me that picture, we'll get it to Jason, we have a couple of vendors, this is happening across almost all of our Districts, the first step usually is to have the engineer look at it, I don't know what these grates are but have those cleaned and we have a couple of companies that come out to do that, usually that solves the problem immediately so we can start there and then move forward. Just to piggyback on that, we do have a couple line items in the budget that were not used last year, one of them was street sweeping, I think that was done in prior years so we do have some funds this current fiscal year for maintenance and flooding is an important one so we can use the line item that we currently have, have that looked at and then either before the November meeting we can probably have those cleaned out.

Mr. Senit: Ok.

Mr. Gill: So, we have Donalee and Michael Miller on the line, anything for us?

Ms. Guerin: No updates here.

Mr. Gill: Ok.

## EIGHTH ORDER OF BUSINESS Adjournment

Mr. Gill: Hearing no additional comments or requests, I'm just looking for a motion to adjourn.

> On MOTION by Mr. Pressman seconded by Mr. Crocquet with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

# ESTIMATE

Epic landscaping
6650 SW 189th Way Southwest Ranches FL 33332
info@epiclandscaping.com
(954) 680-9995

**Estimate #** 1015366-1
**Date** Wed Oct 07, 2026
**Total** $7,640.00

**Prepared For:**
Jason Gitel Academical Village
3476 S University Dr
Davie, Florida 33328
(314) 596-7525
jgitel@gmssf.com

**Service Location:**
Jason Gitel Academical Village
3476 S University Dr
Davie, Florida 33328

| Description | QTY | Price | Amount |
|---|---|---|---|
| **Plant removal, clean up, debris and disposal** | 1 | $195.00 | $195.00 |

| | | | |
|---|---|---|---|
| **Pavers installation 4 different areas**<br>– PAVER INSTALLATION<br><br>Furnish and install approximately 450 square feet of Tremron 4” x 8” concrete pavers in Autumn Blend at four designated planter/median end areas adjacent to the existing concrete curbs at 3476 S University Dr, Davie, FL 33328.<br><br>Approximate areas:<br>• Area A: 150 sq ft.<br>• Area B: 60 sq ft.<br>• Area C: 90 sq ft.<br>• Area D: 150 sq ft.<br><br>Includes material delivery, excavation and soil removal as required, subgrade preparation and compaction, compacted aggregate base, bedding sand, paver installation and cutting, edge restraints where required, joint sand, final compaction, and removal of construction debris generated by this work.<br><br>Final dimensions, paver thickness, installation pattern, and finished elevations are subject to field verification.<br><br>DISCLAIMERS AND EXCLUSIONS:<br>Irrigation capping is quoted separately and is not included in this item. Irrigation repairs, relocation, or rerouting are also excluded.<br><br>Tree root cutting or removal, stump removal, and grinding are not included. Roots interfering with excavation or base installation will require an additional charge and written approval before removal. Roots affecting tree health or stability may require an arborist evaluation and applicable approvals at an additional cost.<br><br>Applicable utility locating will be coordinated before excavation. The owner must disclose known private underground utilities, electrical or lighting wires, conduits, irrigation, drainage, and other buried systems. Repairs or relocation of concealed, unmarked, incorrectly marked, or previously damaged installations are excluded and may require additional charges.<br><br>Buried concrete, debris, unsuitable soil, or other unforeseen conditions requiring additional labor, equipment, excavation, disposal, or base material will be quoted separately.<br><br>Reasonable care will be taken to protect adjacent improvements. Repairs to pre-existing damage or concealed defects are excluded. Special access protection or restoration outside the installation footprint is not included unless expressly listed.<br><br>Paver sealing, sod, landscaping restoration, backfill outside the paver footprint, drainage modifications, and curb or sidewalk repairs are excluded. Future paver movement caused by root growth is excluded. | 1 | $6,975.00 | $6,975.00 |

| | | | |
|---|---|---|---|
| Permit fees, engineering, surveys, application fees, and additional work or site visits required by approving authorities are not included.<br><br>Any additional work requires an approved written change order before proceeding. | | | |
| **irrigation adjustments**<br>adjust irrigation heads to cover this area with existing irrigation, this includes cap heads. If we need to add more pvc pipes we will charge extra. | 1 | $470.00 | $470.00 |
| | | Sub total | $7,640.00 |
| | | Tip | $0.00 |
| | | Total | $7,640.00 |

**Terms:**
Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate.  If additional parts or labor are required you will be contacted immediately.

**Notes:**
AM

# Thank you for your business

**Clean-Up Team LLC**

+13059226049
cleanupteamusa@hotmail.com

# Estimate

| ADDRESS |
| --- |
| Jason Gitel<br>5385 N. Nob Hill Road<br>Sunrise, Florida 33351 |

| SHIP TO |
| --- |
| Jason Gitel<br>3476 S University Dr, Davie, FL 33328 |

| ESTIMATE # | DATE | |
| --- | --- | --- |
| 12095 | 10/21/2026 | |

| ACTIVITY | DESCRIPTION | AMOUNT |
| --- | --- | --- |
| **Notes** | Approx 450sf Planter Ends against Concrete Curb<br>Brick Styles: Tremron 4x8, Autumn Blend<br>Includes all paver materials, delivery, excavation & grading/compaction, labor, screening sand,<br>edge restraints, joint sand and trash removal from job site.<br>Sealer not included. Available upon request.<br>Sod not included, if needed. Available upon request.<br>Planter Ends:<br>A 10x15=150<br>B 4x15=60<br>C 6x15=90<br>D 10x15=150<br>Site: 3476 S University Dr, Davie, FL 33328<br>Excavation: If tree roots are invasive and need removal during excavation, additional fees may<br>apply. We do our best to estimate as accurately as possible so that no additional fees are incurred.<br>Should excavation require access over city sidewalks, any cracks or chipping of the sidewalk<br>that occur, shall be an | 0.00 |

| ACTIVITY | DESCRIPTION | AMOUNT |
| --- | --- | --- |
| | additional homeowner expense.<br>Pricing Changes: Should your material have a long wait time & incur a price increase from the supplier, you will be informed of the change in pricing & given the option to refund.<br>Color Variations: If adding to an existing project, paver colors will not match identically. Further, if installing pavers of two different thickness (1" or 2 3/8") it is possible to have<br>Page 1 of 3<br>shade variances between the two.<br>Landscaping: Sod, backfill & landscaping is not included.<br>Sprinklers: Contractor will not re-route sprinkler lines, only cap sprinklers if in the paver project area. If sprinkler lines are discovered under the project area and broken, additional<br>fees may apply to repair on site.<br>Paver Installation *<br>Planter Ends:<br>A 10x15=150<br>Includes all paver materials, delivery, excavation & grading/compaction, base rock, labor, screening<br>sand, edge restraints, joint sand and trash removal from job site.<br>Paver Installation *<br>Planter Ends:<br>B 4x15=60<br>Includes all paver materials, delivery, excavation & grading/compaction, base rock, labor, screening<br>sand, edge restraints, joint sand and trash removal from job site.<br>Paver Installation *<br>Planter Ends:<br>C 6x15=90<br>Includes all paver materials, delivery, excavation & grading/compaction, base rock, labor, screening<br>sand, edge restraints, joint sand and trash removal from job site.<br>Paver Installation *<br>Planter Ends:<br>D 10x15=150 | |

| ACTIVITY | DESCRIPTION | AMOUNT |
| --- | --- | --- |
| | Includes all paver materials, delivery, excavation & grading/compaction, base rock, labor, screening<br>sand, edge restraints, joint sand and trash removal from job site. | |
| **Pavers Installation** | New Area Installation<br>(Demolition, Preparation and Installation)<br>Approx 450 sq ft<br><br>DRIVEWAY DEMOLITION & PAVER INSTALLATION – APPROX. 450 SQ FT<br><br>Demolition and removal of existing concrete fundation , including both driveway approaches. Excavation, grading, base preparation and compaction, followed by installation of new concrete pavers, joint sanding, edge restraints, and final cleanup.<br><br>Includes: All labor, equipment, base materials, and debris disposal.<br><br>Excludes: Pavers, permits, engineering, and municipal fees, which are the owner's responsibility.<br><br>Note: Final square footage subject to field verification. Work subject to required permits and approvals.<br><br>Client understands that pavers, sand, and other materials may have natural variations in color, texture, and finish. Efflorescence (a natural white residue) may occur and is not considered a defect.<br><br>While care is taken to protect surrounding areas, Pavers Sealing Expert FL is not responsible for minor damage to landscaping, irrigation lines, or adjacent surfaces that are unavoidable during normal construction operations. | 12,500.00 |

| ACTIVITY | DESCRIPTION | AMOUNT |
| --- | --- | --- |
| | Workmanship warranty is limited to a period of 6 months from completion and covers installation defects only.<br>This warranty excludes:<br>• Damage due to misuse, heavy loads, or improper maintenance<br>• Acts of God (flooding, hurricanes, etc.)<br>• Soil movement or structural issues outside | |

| | |
| --- | --- |
| SUBTOTAL | 12,500.00 |
| TAX | 0.00 |
| TOTAL | **$12,500.00** |

Accepted By

Accepted Date

# ESTIMATE

**Prepared For**

Jason Gital
(314) 596-7525

**F & K MARTINS PAVERS LLC**

5370 NW 58TH TER
CORAL SPRINGS, FLORIDA 33067
Phone: (954) 683-2358
Email: martinspaving@hotmail.com
Web: www.fkmartinspavers.com

Estimate # 2445
Date 08/18/2026

| **Description** | **Total** |
|---|---|
| Paver Installation * | $0.00 |

Approx 450sf Planter Ends against Concrete Curb
Brick Styles: Tremron 4x8, Autumn Blend
Includes all paver materials, delivery, excavation & grading/compaction, labor, screening sand, edge restraints, joint sand and trash removal from job site.
Sealer not included. Available upon request.
Sod not included, if needed. Available upon request.

Planter Ends:

A 10x15=150
B 4x15=60
C 6x15=90
D 10x15=150

Site: 3440 SW 76 Ter, Davie, FL 33328

****NOTE: Pricing is only available as a bundled package. ****

Excavation: If tree roots are invasive and need removal during excavation, additional fees may apply. We do our best to estimate as accurately as possible so that no additional fees are incurred. Should excavation require access over city sidewalks, any cracks or chipping of the sidewalk that occur, shall be an additional homeowner expense.
Pricing Changes: Should your material have a long wait time & incur a price increase from the supplier, you will be informed of the change in pricing & given the option to refund.
Color Variations: If adding to an existing project, paver colors will not match identically. Further, if installing pavers of two different thickness (1" or 2 3/8") it is possible to have

shade variances between the two.
Landscaping: Sod, backfill & landscaping is not included.
Sprinklers: Contractor will not re-route sprinkler lines, only cap sprinklers if in the paver project area. If sprinkler lines are discovered under the project area and broken, additional fees may apply to repair on site.
Warranty: 1 Year on Workmanship

---

Paver Installation * $2,512.00

Planter Ends:

A 10x15=150

Includes all paver materials, delivery, excavation & grading/compaction, base rock, labor, screening sand, edge restraints, joint sand and trash removal from job site.

---

Paver Installation * $1,000.00

Planter Ends:

B 4x15=60

Includes all paver materials, delivery, excavation & grading/compaction, base rock, labor, screening sand, edge restraints, joint sand and trash removal from job site.

---

Paver Installation * $1,513.00

Planter Ends:

C 6x15=90

Includes all paver materials, delivery, excavation & grading/compaction, base rock, labor, screening sand, edge restraints, joint sand and trash removal from job site.

---

Paver Installation * $2,512.00

Planter Ends:

D 10x15=150

Includes all paver materials, delivery, excavation & grading/compaction, base rock, labor, screening sand, edge restraints, joint sand and trash removal from job site.

---

| | |
|---|---|
| **Subtotal** | $7,537.00 |
| **Total** | **$7,537.00** |

Like Us on Facebook: F & K Martins Pavers LLC
Review Us on Google & Yelp!
Find Us on Instagram: fk_martins_pavers_llc

We accept Check, Cash and Zelle at: 954-683-2358

Credit Cards are accepted with a 3.5% convenience fee.

**Ask us about price matching our competitors!**

**ESTIMATES ARE GOOD FOR 30 DAYS**

Jason Gital

# Academical Village
## COMMUNITY DEVELOPMENT DISTRICT

### Fiscal Year 2026
## Check Register

### 9/1/26 - 9/30/26

| *Date* | *check #'s* | | *Amount* |
|---|---|---|---|
| 9/1 - 9/30 | 555 - 562 | $ | 11,648.63 |
| | **TOTAL** | | **$11,648.63** |

*** CHECK DATES 09/01/2026 - 09/30/2026 *** ACADEMICAL VILLAGE CDD
BANK A ACADEMICAL - GF

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 9/03/26 | 00003 | 7/31/26 | 199993 | 202607 | 310-51300-31500 | | | * | 1,050.00 | | |
| | | | JUL 26 - GENERAL COUNSEL | | | | | | | | |
| | | | | | | | BILLING COCHRAN, P.A. | | | 1,050.00 | 000555 |
| 9/03/26 | 00005 | 8/25/26 | 9-435-48 | 202608 | 310-51300-42000 | | | * | 41.81 | | |
| | | | DELIVERIES THRU 8/18/26 | | | | | | | | |
| | | | | | | | FEDEX | | | 41.81 | 000556 |
| 9/03/26 | 00013 | 8/21/26 | 75410-36 | 202608 | 320-53800-43000 | | | * | 169.57 | | |
| | | | 3416 S UNIVERSITY DR #IRR | | | | | | | | |
| | | | | | | | FPL | | | 169.57 | 000557 |
| 9/03/26 | 00001 | 9/01/26 | 237 | 202609 | 310-51300-34000 | | | * | 3,510.92 | | |
| | | | SEP 26 - MGMT FEES | | | | | | | | |
| | | 9/01/26 | 237 | 202609 | 310-51300-31300 | | | * | 382.17 | | |
| | | | SEP 26 - DISSEMINATION | | | | | | | | |
| | | 9/01/26 | 237 | 202609 | 310-51300-49500 | | | * | 95.58 | | |
| | | | SEP 26 - WEBSITE ADMIN | | | | | | | | |
| | | 9/01/26 | 237 | 202609 | 310-51300-35100 | | | * | 47.75 | | |
| | | | SEP 26 - COMPUTER TIME | | | | | | | | |
| | | 9/01/26 | 237 | 202609 | 310-51300-42000 | | | * | 4.68 | | |
| | | | SEP 26 - POSTAGE | | | | | | | | |
| | | 9/01/26 | 237 | 202609 | 310-51300-42500 | | | * | .15 | | |
| | | | SEP 26 - COPIES | | | | | | | | |
| | | 9/01/26 | 238 | 202609 | 320-53800-34000 | | | * | 662.50 | | |
| | | | SEP 26 - FIELD SERVICES | | | | | | | | |
| | | | | | | | GMS-SF, LLC | | | 4,703.75 | 000558 |
| 9/03/26 | 00024 | 8/24/26 | 31150 | 202608 | 320-53800-46200 | | | * | 725.00 | | |
| | | | REPL PLANTS/MULCH | | | | | | | | |
| | | 8/28/26 | 31163 | 202608 | 320-53800-46500 | | | * | 390.00 | | |
| | | | AUG 26 - WET CHECK | | | | | | | | |
| | | 9/01/26 | 31225 | 202609 | 320-53800-46200 | | | * | 3,185.00 | | |
| | | | SEP 26 - LANDSCAPE SVC | | | | | | | | |
| | | | | | | | JLS LANDSCAPE SERVICES, INC. | | | 4,300.00 | 000559 |
| 9/03/26 | 00019 | 9/01/26 | 122803 | 202609 | 320-53800-46600 | | | * | 583.50 | | |
| | | | SEP 26 - RUST PREVENTION | | | | | | | | |
| | | | | | | | WIRX | | | 583.50 | 000560 |
| 9/17/26 | 00003 | 8/31/26 | 200438 | 202608 | 310-51300-31500 | | | * | 500.00 | | |
| | | | AUG 26 - GENERAL COUNSEL | | | | | | | | |
| | | | | | | | BILLING COCHRAN, P.A. | | | 500.00 | 000561 |
| 9/17/26 | 00026 | 9/15/26 | 2383 | 202609 | 320-53800-46625 | | | * | 300.00 | | |
| | | | SEP 26 - CANAL MAINT | | | | | | | | |
| | | | | | | | SOUTHEAST LAND AND WATER | | | 300.00 | 000562 |
| | | | | | | | TOTAL FOR BANK A | | 11,648.63 | | |

*** CHECK DATES 09/01/2026 - 09/30/2026 ***
ACADEMICAL VILLAGE CDD
BANK A ACADEMICAL - GF

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | TOTAL FOR REGISTER | | 11,648.63 | | |

# *Academical Village*

## *Community Development District*

### *Unaudited Financial Reporting*

*September 30, 2026*

# Table of Contents


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|---|---|
| 1 | Balance Sheet |
| 2 - 3 | General Fund |
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| 5 | Capital Project Fund Series 2020 |
| 6 - 7 | Month to Month |
| 8 | Long Term Debt Report |
| 9 | Assessment Receipt Schedule |

# Academical Village
## Community Development District
### Combined Balance Sheet
### September 30, 2026

| | General Fund | Debt Service Fund | Capital Project Fund | Totals Governmental Funds |
|---|---|---|---|---|
| **Assets:** | | | | |
| Cash: | | | | |
| Operating Account | $ 27,334 | $ - | $ - | $ 27,334 |
| Due from General Fund | - | - | - | - |
| Investments: | | | | |
| State Board of Administration (SBA) | 315,238 | - | - | 315,238 |
| Series 2020 | | | | |
| Reserve | - | 843,005 | - | 843,005 |
| Interest | - | - | - | - |
| Revenue | - | 636,783 | - | 636,783 |
| Acq & Construction | - | - | 411,606 | 411,606 |
| Prepaid Expenses | 31 | - | - | 31 |
| **Total Assets** | **$ 342,603** | **$ 1,479,788** | **$ 411,606** | **$ 2,233,998** |
| **Liabilities:** | | | | |
| Accounts Payable | $ 1,488 | $ - | $ - | $ 1,488 |
| **Total Liabilites** | **$ 1,488** | **$ -** | **$ -** | **$ 1,488** |
| **Fund Balance:** | | | | |
| Nonspendable: | | | | |
| Prepaid Items | $ 31 | $ - | $ - | $ 31 |
| Restricted for: | | | | |
| Debt Service | - | 1,479,788 | - | 1,479,788 |
| Capital Project | - | - | 411,606 | 411,606 |
| Assigned for: | | | | |
| Unassigned | 341,084 | - | - | 341,084 |
| **Total Fund Balances** | **$ 341,115** | **$ 1,479,788** | **$ 411,606** | **$ 2,232,509** |
| Total Liabilities & Fund Balance | $ 342,603 | $ 1,479,788 | $ 411,606 | $ 2,233,998 |

# Academical Village

## Community Development District

### General Fund

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

For The Period Ending September 30, 2026

| | Adopted Budget | Prorated Budget Thru 09/30/26 | Actual Thru 09/30/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Direct Assessments | $ 200,686 | $ 200,686 | $ 200,685 | $ (1) |
| Interest Income | 6,000 | 6,000 | 10,993 | 4,993 |
| **Total Revenues** | **$ 206,686** | **$ 206,686** | **$ 211,678** | **$ 4,992** |
| **Expenditures:** | | | | |
| ***General & Administrative:*** | | | | |
| Supervisor Fees | $ 5,000 | $ 5,000 | $ 1,200 | $ 3,800 |
| PR-FICA | 383 | 383 | 92 | 291 |
| Engineering | 5,000 | 5,000 | 3,720 | 1,280 |
| Attorney | 17,500 | 17,500 | 8,250 | 9,250 |
| Annual Audit | 4,900 | 4,900 | 4,100 | 800 |
| Arbitrage Rebate | 550 | 550 | 550 | - |
| Arbitrage-Yield Reduction | - | - | - | - |
| Dissemination Agent | 4,586 | 4,586 | 4,586 | - |
| Trustee Fees | 4,434 | 4,434 | 4,445 | (11) |
| Management Fees | 42,131 | 42,131 | 42,131 | - |
| Information Technology | 573 | 573 | 573 | - |
| Website Maintenance | 1,147 | 1,147 | 1,147 | - |
| Telephone | 50 | 50 | - | 50 |
| Postage & Delivery | 500 | 500 | 275 | 225 |
| Insurance General Liability | 8,879 | 8,879 | 7,895 | 984 |
| Printing & Binding | 750 | 750 | 7 | 743 |
| Legal Advertising | 1,500 | 1,500 | 665 | 835 |
| Property Taxes | - | - | - | - |
| Other Current Charges | 500 | 500 | 30 | 470 |
| Office Supplies | 250 | 250 | 0 | 250 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| **Total General & Administrative** | **$ 98,808** | **$ 98,808** | **$ 79,840** | **$ 18,967** |

# Academical Village

## Community Development District

### General Fund

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

For The Period Ending September 30, 2026

| | Adopted Budget | Prorated Budget Thru 09/30/26 | Actual Thru 09/30/26 | Variance |
|---|---|---|---|---|
| ***Operations & Maintenance*** | | | | |
| **Field Expenditures** | | | | |
| Field Management | $ 7,950 | $ 7,950 | $ 7,950 | $ - |
| Irrigation Maintenance | 10,000 | 10,000 | 7,596 | 2,404 |
| Rust/Stain Prevention | 9,000 | 9,000 | 6,447 | 2,553 |
| Landscape Maintenance | 50,000 | 50,000 | 40,660 | 9,340 |
| Electric - Street Lights & Irrigation Pumps | 12,000 | 12,000 | 2,020 | 9,980 |
| Drainage Basin Maintenance | 1,000 | 1,000 | - | 1,000 |
| Street Sweeper Service | 8,400 | 8,400 | - | 8,400 |
| Pressure Cleaning | 1,000 | 1,000 | 2,800 | (1,800) |
| Pump Maintenance | 1,600 | 1,600 | - | 1,600 |
| Pump R&R | 465 | 465 | - | 465 |
| Contingencies | 170 | 170 | - | 170 |
| Reserves (Signage/Markings) | 2,400 | 2,400 | - | 2,400 |
| Canal Water Maintenance | 3,893 | 3,893 | 3,600 | 293 |
| **Subtotal Field Expenditures** | **$ 107,878** | **$ 107,878** | **$ 71,074** | **$ 36,804** |
| **Total Expenditures** | **$ 206,686** | **$ 206,686** | **$ 150,914** | **$ 55,772** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ - | $ 0 | $ 60,764 | $ 60,764 |
| **Net Change in Fund Balance** | **$ -** | **$ 0** | **$ 60,764** | **$ 60,764** |
| **Fund Balance - Beginning** | $ - | | $ 280,350 | |
| **Fund Balance - Ending** | $ - | | $ 341,115 | |

# Academical Village

## Community Development District

### Debt Service Fund Series 2020

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

For The Period Ending September 30, 2026

| | Adopted Budget | Prorated Budget Thru 09/30/26 | Actual Thru 09/30/26 | Variance |
|---|---|---|---|---|
| **Revenues:** | | | | |
| Direct Assessments | $ 1,686,009 | $ 1,686,009 | $ 1,686,009 | $ - |
| Interest Income | 20,000 | 20,000 | 58,293 | 38,293 |
| **Total Revenues** | **$ 1,706,009** | **$ 1,706,009** | **$ 1,744,302** | **$ 38,293** |
| **Expenditures:** | | | | |
| Interest - 11/01 | $ 519,706 | $ 519,706 | 519,706 | $ - |
| Interest - 05/1 | 519,706 | 519,706 | 519,706 | - |
| Principal - 05/01 | 655,000 | 655,000 | 655,000 | - |
| **Total Expenditures** | **$ 1,694,413** | **$ 1,694,413** | **$ 1,694,413** | **$ -** |
| **Excess (Deficiency) of Revenues over Expenditures** | $ 11,596 | $ 11,596 | $ 49,890 | $ 38,293 |
| **Other Financing Sources/(Uses):** | | | | |
| Transfer In/(Out) | $ (20,000) | $ (20,000) | $ (30,478) | $ (10,478) |
| **Total Other Financing Sources/(Uses)** | $ (20,000) | $ (20,000) | $ (30,478) | $ (10,478) |
| **Net Change in Fund Balance** | **$ (8,404)** | **$ (8,404)** | **$ 19,412** | **$ 27,815** |
| **Fund Balance - Beginning** | $ 547,667 | | $ 1,460,376 | |
| **Fund Balance - Ending** | $ 539,263 | | $ 1,479,788 | |

# Academical Village

## Community Development District

### Capital Projects Fund Series 2020

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

For The Period Ending September 30, 2026

| | Adopted Budget | Prorated Budget Thru 09/30/26 | Actual Thru 09/30/26 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest Income | $ - | $ - | $ 14,113 | $ 14,113 |
| **Total Revenues** | **$ -** | **$ -** | **$ 14,113** | **$ 14,113** |
| **Expenditures:** | | | | |
| Capital Outlay - Improvements | $ - | $ - | $ 5,325 | $ (5,325) |
| **Total Expenditures** | **$ -** | **$ -** | **$ 5,325** | **$ (5,325)** |
| **Excess (Deficiency) of Revenues over Expenditures** | **$ -** | **$ -** | **$ 8,788** | **$ 8,788** |
| **Other Financing Sources/(Uses)** | | | | |
| Transfer In /(Out) | $ - | $ - | $ 30,478 | $ 30,478 |
| **Total Other Financing Sources (Uses)** | **$ -** | **$ -** | **$ 30,478** | **$ 30,478** |
| **Net Change in Fund Balance** | **$ -** | | **$ 39,266** | |
| **Fund Balance - Beginning** | $ - | | $ 372,341 | |
| **Fund Balance - Ending** | $ - | | $ 411,606 | |

# Academical Village
## Community Development District
### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenues:** | | | | | | | | | | | | | |
| Direct Assessments | $ - | $ 32,293 | $ 68,049 | $ - | $ - | $ - | $ 37,068 | $ 15,339 | $ 47,936 | $ - | $ - | $ - | $ 200,685 |
| Interest Income | 801 | 838 | 1,043 | 905 | 802 | 881 | 884 | 949 | 958 | 927 | 971 | 1,035 | 10,993 |
| **Total Revenues** | **$ 801** | **$ 33,131** | **$ 69,092** | **$ 905** | **$ 802** | **$ 881** | **$ 37,952** | **$ 16,288** | **$ 48,894** | **$ 927** | **$ 971** | **$ 1,035** | **$ 211,678** |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative:*** | | | | | | | | | | | | | |
| Supervisor Fees | $ - | $ 400 | $ - | $ - | $ - | $ - | $ 400 | $ - | $ - | $ 400 | $ - | $ - | $ 1,200 |
| PR-FICA | - | 31 | - | - | - | - | 31 | - | - | 31 | - | - | 92 |
| Engineering | - | - | - | 55 | - | 103 | 763 | - | - | 2,800 | - | - | 3,720 |
| Attorney | 600 | 630 | 500 | 500 | 500 | 760 | 1,500 | 510 | 700 | 1,050 | 500 | 500 | 8,250 |
| Annual Audit | - | - | - | 4,100 | - | - | - | - | - | - | - | - | 4,100 |
| Arbitrage Rebate | - | - | - | - | - | 550 | - | - | - | - | - | - | 550 |
| Arbitrage-Yield Reduction | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dissemination Agent | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 4,586 |
| Trustee Fees | - | - | - | - | - | 4,445 | - | - | - | - | - | - | 4,445 |
| Management Fees | 3,511 | 3,511 | 3,511 | 3,511 | 3,511 | 3,511 | 3,511 | 3,511 | 3,511 | 3,511 | 3,511 | 3,511 | 42,131 |
| Information Technology | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 573 |
| Website Maintenance | 96 | 96 | 96 | 96 | 96 | 96 | 96 | 96 | 96 | 96 | 96 | 96 | 1,147 |
| Telephone | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Postage & Delivery | 4 | 93 | 6 | 11 | 3 | 6 | 5 | 83 | 3 | 7 | 48 | 5 | 275 |
| Insurance General Liability | 7,895 | - | - | - | - | - | - | - | - | - | - | - | 7,895 |
| Printing & Binding | - | - | 2 | 0 | - | - | - | 4 | 1 | - | 0 | 0 | 7 |
| Legal Advertising | 149 | - | - | - | - | - | - | 328 | - | - | 188 | - | 665 |
| Property Taxes | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Other Current Charges | - | 15 | - | - | - | - | 15 | - | - | - | - | - | 30 |
| Office Supplies | - | - | - | 0 | - | - | - | 0 | - | - | - | - | 0 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| **Total General & Administrative** | **$ 12,860** | **$ 5,205** | **$ 4,544** | **$ 8,703** | **$ 4,539** | **$ 9,900** | **$ 6,750** | **$ 4,961** | **$ 4,741** | **$ 8,324** | **$ 4,772** | **$ 4,541** | **$ 79,840** |

# Academical Village

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Operations & Maintenance*** | | | | | | | | | | | | | |
| ***Field Expenditures*** | | | | | | | | | | | | | |
| Field Management | $ 663 | $ 663 | $ 663 | $ 663 | $ 663 | $ 663 | $ 663 | $ 663 | $ 663 | $ 663 | $ 663 | $ 663 | $ 7,950 |
| Irrigation Maintenance | 489 | 489 | 489 | 504 | 504 | 504 | 504 | 1,501 | 390 | 1,025 | 390 | 807 | 7,596 |
| Rust/Stain Prevention | 567 | 567 | 567 | 584 | 584 | 584 | 584 | 584 | 584 | 80 | 584 | 584 | 6,447 |
| Landscape Maintenance | 3,615 | 3,090 | 3,090 | 4,660 | 3,185 | 3,185 | 3,185 | 3,185 | 3,185 | 3,185 | 3,910 | 3,185 | 40,660 |
| Electric - Street Lights & Irrigation Pumps | 164 | 166 | 176 | 220 | 56 | 187 | 186 | 186 | 166 | 163 | 170 | 182 | 2,020 |
| Drainage Basin Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Street Sweeper Service | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Pressure Cleaning | - | - | - | - | - | - | 2,800 | - | - | - | - | - | 2,800 |
| Pump Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Pump R&R | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Contingencies | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Reserves (Signage/Markings) | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Canal Water Maintenance | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 3,600 |
| **Total Field Expenditures** | **$ 5,798** | **$ 5,274** | **$ 5,285** | **$ 6,930** | **$ 5,291** | **$ 5,421** | **$ 8,221** | **$ 6,418** | **$ 5,287** | **$ 5,415** | **$ 6,016** | **$ 5,719** | **$ 71,074** |
| **Total Expenditures** | **$ 18,658** | **$ 10,479** | **$ 9,829** | **$ 15,633** | **$ 9,831** | **$ 15,321** | **$ 14,971** | **$ 11,379** | **$ 10,027** | **$ 13,739** | **$ 10,788** | **$ 10,261** | **$ 150,914** |
| **Excess (Deficiency) of Revenues over Expe** | $ (17,856) | $ 22,652 | $ 59,263 | $ (14,728) | $ (9,028) | $ (14,440) | $ 22,982 | $ 4,909 | $ 38,867 | $ (12,812) | $ (9,817) | $ (9,226) | $ 60,764 |
| **Net Change in Fund Balance** | **$ (17,856)** | **$ 22,652** | **$ 59,263** | **$ (14,728)** | **$ (9,028)** | **$ (14,440)** | **$ 22,982** | **$ 4,909** | **$ 38,867** | **$ (12,812)** | **$ (9,817)** | **$ (9,226)** | **$ 60,764** |

# Academical Village

## Community Development District

## Long Term Debt Report

| Series 2020, Special Assessment Bonds | | |
|---|---|---|
| Bond Issue: | | |
| Original Issue Amount: | | $30,000,000 |
| Term 1: | $2,435,000.00 | |
| Interest Rate: | 2.88% | |
| Maturity Date: | May 1, 2025 | |
| Term 2: | $4,265,000.00 | |
| Interest Rate: | 3.25% | |
| Maturity Date: | May 1, 2031 | |
| Term 3: | $8,320,000.00 | |
| Interest Rate: | 3.63% | |
| Maturity Date: | May 1, 2040 | |
| Term 4: | $14,980,000.00 | |
| Interest Rate: | 4.00% | |
| Maturity Date: | May 1, 2051 | |
| Maturity Date: | May 1, 2051 | |
| Reserve Fund Definition | 50% of Maximum Annual Debt Service | |
| Reserve Fund Requirement | $843,005 | |
| Reserve Fund Balance | $843,005 | |
| Bonds Outstanding - 2/27/2020 | | $30,000,000 |
| Less: Principal Payment - 5/1/22 | | ($585,000) |
| Less: Principal Payment - 5/1/23 | | ($600,000) |
| Less: Principal Payment - 5/1/24 | | ($615,000) |
| Less: Principal Payment - 5/1/25 | | ($635,000) |
| Less: Principal Payment - 5/1/26 | | ($655,000) |
| **Current Bonds Outstanding** | | **$26,910,000** |

# Academical Village CDD

Direct Bill FY 2026 - Summary

| Owner | Due 11/1/25 Debt | Due 11/1/25 O&M | Debt Paid | O&M Paid | Balance Due Debt | Balance Due O&M |
|---|---|---|---|---|---|---|
| University Associates | $207,356.00 | $16,955.00 | $207,356.00 | $16,955.00 | $0.00 | $0.00 |
| Nova Southeast University | $171,227.00 | $15,339.00 | $171,227.00 | $15,339.00 | $0.00 | $0.00 |
| Mill Creek | $235,787.00 | $20,113.00 | $235,787.00 | $20,113.00 | $0.00 | $0.00 |
| HCA Hospital | $561,959.00 | $47,936.00 | $561,959.00 | $47,936.00 | $0.00 | $0.00 |
| | $1,176,329.00 | $100,343.00 | $1,176,329.00 | $100,343.00 | $0.00 | $0.00 |

| Owner | Due 5/1/26 Debt | Due 5/1/26 O&M | Debt Paid | O&M Paid | Balance Due Debt | Balance Due O&M |
|---|---|---|---|---|---|---|
| University Associates | $89,843 | $16,955.00 | $89,843.00 | $16,955.00 | $0.00 | $0.00 |
| Nova Southeast University | $74,189 | $15,339.00 | $74,189.00 | $15,339.00 | $0.00 | $0.00 |
| Mill Creek | $102,162 | $20,113.00 | $102,162.00 | $20,113.00 | $0.00 | $0.00 |
| HCA Hospital | $243,486 | $47,936.00 | $243,486.00 | $47,936.00 | $0.00 | $0.00 |
| | $509,680.00 | $100,343.00 | $509,680.00 | $100,343.00 | $0.00 | $0.00 |

| Owner | Total O&M | Total Debt |
|---|---|---|
| University Associates | $33,910.00 | $297,199.00 |
| Nova Southeast University | $30,678.00 | $245,416.00 |
| Mill Creek | $40,226.00 | $337,949.00 |
| HCA Hospital | $95,872.00 | $805,445.00 |
| | $200,686.00 | $1,686,009.00 |