Academical Village
Community Development District

October 7, 2026

Academical Village
Community Development District
Agenda

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

Wednesday
October 7, 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. Roll Call

2. Organizational Matters
   A. Acceptance of Resignation Letter from Mr. Blake Hunter **– Page 4**

   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) **– Page 5**

   D. Electing Officer(s) – Resolution **– Page 6**

3. Approval of Minutes of July 1, 2026 **– Page 8**

4. Discussion of Upcoming Landowner's Election and Procedures **– Page 19**

5. Staff Reports
   A. Attorney

   B. Engineer

   C. Field Manager
      1) Monthly Report **– Page 22**

      2) Consideration of F&K Martins Pavers, LLC Proposal for Median Pavers **– Page 26**

   D. Manager
      1) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards **– Page 29**

      2) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.0694 **– Page 33**

6. Financial Reports
   A. Approval of Check Register **– Page 38**

   B. Approval of Unaudited Financials **– Page 42**

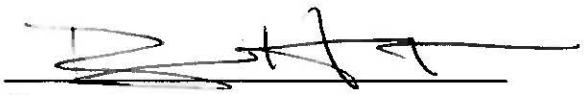
7. Supervisors Requests and Audience Comments

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

____August 26, 2026_____
Date

I, __Blake Hunter_____, wish to resign from the __Academical Village___ CDD Board of Supervisors, effective: _August 28, 2026_.



Signature

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 202___

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		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE 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 ACADEMICAL VILLAGE 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, July 1, 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
Blake Hunter	Assistant Secretary (by phone)
Stephanie Brown	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Andrew Gill	District Manager
Jason Gitel	Governmental Management Services
Jeremy Morales	University Associates
Irene Brandon	University Associates (by phone)
Michael Miller	Guest (by phone)
Donaley Guerin	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 — Approval of Minutes of the March 5, 2025 and April 1, 2026 Meetings

Mr. Gill: The next item on your agenda is item No. 2 this is approval of two separate minutes, the minutes of the March 5, 2025 meeting and the minutes of the April 1, 2026 meeting. Those minutes were included in your packet for your review. I had received a couple of minor edits from the that I will be inputting, they were just a

few clarifying edits. Are there any additional additions, deletions or corrections from the Board?

Mr. Pressman: No.

Mr. Gill: Ok, hearing none, I'll start with the March 5, 2025 minutes, I'm just looking for a motion to approve those.

> On MOTION by Mr. Carlson seconded by Mr. Pressman with all in favor, the Minutes of the March 5, 2025 meeting were approved.

Mr. Gill: Next up is the minutes of the April 1, 2026 meeting, are there any additions, deletions or corrections? If none, I'm just looking for a motion to approve.

> On MOTION by Mr. Carlson seconded by Mr. Crocquet with all in favor, the Minutes of the April 1, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Gill: Next up is the public hearing, and this is item No. 3, this is the public hearing to adopt your fiscal year 2027 budget. First I'll just need a motion to open that public hearing.

> On MOTION by Mr. Crocquet seconded by Mr. Pressman with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Mr. Gill: Ok, the public hearing is now open. So, we'll first start with public comment and discussion, as I said before this public hearing is to adopt the proposed budget that was approved at your April 1st meeting. No changes were made to the budget since that meeting, so this would be the budget that was approved being adopted. We do have a few members of the public present in person, and also on the

phone. Are there any members of the public that would like to speak or if you have questions regarding the budget which the Board will be adopting today?

Mr. Miller: No.

Mr. Gill: Ok, hearing none I'll move down to resolution #2026-02 that starts on page 42 of your packet. What this resolution does is, it's the annual appropriations resolution for Academical Village Community Development District relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027; authorizing budget amendments; and providing an effective date. Again, as I said, this takes your approved proposed budget that was approved on April 1st and turns it into your adopted budget. If there are no questions, I'm just looking for a motion to adopt resolution #2026-02.

> On MOTION by Mr. Carlson seconded by Mr. Crocquet with all in favor, Resolution #2026-02 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution # 2026-03 Levy of Non Ad Valorem Assessments

Mr. Gill: The next resolution starts on page 45, this is resolution #2026-03, this is a resolution of the Board of Supervisors of the Academical Village Community Development District making a determination of benefit and imposing Non Ad Valorem Special Assessments for fiscal year 2027; providing for the collection and enforcement of special assessments; certifying an assessment roll; providing for amendments to the assessment roll; providing a severability clause; and providing an effective date. Again, this resolution allows the District to levy the assessments as set forth in the budget. Anything to add on this one Scott?

Mr. Cochran: No, I mean this just levies the assessments to fund the O&M budget.

Mr. Gill: Ok, so if there are no questions from the Board, I'm just looking for a motion to adopt resolution #2026-03.

> On MOTION by Mr. Crocquet seconded by Ms. Brown with all in favor, Resolution #2026-03 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Gill: Next is conclusion of the public hearing, so I'm just looking for a motion to close.

> On MOTION by Mr. Crocquet seconded by Ms. Brown with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Ratification of Interlocal Agreement for Uniform Collection of Non Ad Valorem Assessments

Mr. Gill: Now that we are out of the public hearing, I'll go back to the agenda, this is item No. 4, we have ratification of the interlocal agreement for the uniform collection of Non Ad Valorem Assessments. Again, this is required by all of my Districts and is an agreement between the District and the Tax Collector for the levying of assessments and being put on the tax roll. Again, this needed to be signed earlier so this was signed as of October 30, 2025, so I'm just looking for a motion to ratify this from the Board.

> On MOTION by Mr. Pressman seconded by Mr. Carlson with all in favor, ratifying the Interlocal Agreement for Uniform Collection of Non Ad Valorem Assessments was approved.

FIFTH ORDER OF BUSINESS Staff Reports

Mr. Gill: Moving down to staff reports, Scott, I believe you have a couple of things for us today.

A. Attorney

1) Memorandum – Legislative Update

2) Discussion of Opinion of Title for NSU Conveyances

Mr. Cochran: Yes, first I just want to introduce Tim from our office, he's a student in law school and he's interning with us, so I just wanted him to see how these meetings are done. So, the first item that we have is our annual legislative update in you agenda books which is on page 60. It was a busy year as far as legislation that impacts Special Districts and CDDs. Some of these apply more to residential Districts, I'll just focus on the ones that would be applicable to you all here. The first one is a change to the

sovereign immunity caps, now this the only one in the book that I haven't checked this morning but, at least as of yesterday, the Governor had yet to sign this one. It was presented to him for signature on June 15th but, he hasn't yet signed it but, it did passed both houses, so we're just waiting for him to take action on that but, what does for a long time now, the sovereign immunity caps have been $200,000 per person, or $300,000 aggregate per incident, they are now increasing effective October 1st, so the beginning of government fiscal years to go from $200,000 to $350,000 per person, and $300,000 to $500,000 per incident. The other thing that the bill does is it authorizes local government agencies to settle claims in excess of those caps as long as they are within the limits of any applicable insurance coverage. The other thing it does is it kind of streamlines the pre-suit process for claims against Districts, and other local governments. There used to be a requirement that the claimant provide notice within 3 years of the accrual of the cause of action and that's been cut in half now, it's just going to be 18 months, so they won't have as long to give that pre-suit notice to the government agency. The other thing it does is it reduces the Statute of Limitations for most claims, negligence claims and things like that to 2 years, making it consistent with the Statute of Limitations against non-government entities. The other thing it does is the agencies used to have 6 months to evaluate claims and investigate them before denying them or accepting them, or whatever, that process has been shortened to 4 months. So, it streamlines the process, increases the caps, it might result in an increase in insurance premiums for liability policies for government agencies and obviously will make addressing hazards a little more important. Another one is, and I'm skipping over a few but, on #4 on page 3, deals with cybersecurity, they are setting up a state service that is going to provide grant opportunities to kind of shore up cybersecurity for local governments, they're also going to negotiate some of their own contracts on a state level and allow the local governments to kind of piggyback on those agreements, governments will still have to pay for the services but, it will allow them to take advantage of those types of contracts. For this District, for most Districts, our records are public records, there's not a lot of sensitive information or cybersecurity concerns but, to the extent that there are security related things or other things on that's something that the management can look into as far as cybersecurity. One that doesn't

apply I believe since this Board is all still landowner seats I believe but, for CDDs that are resident Board members, for the first time legislature has introduced a process to allow for the recall of members of the Board of Supervisors. So, up to this point the only way a Board member could lose their seat is by voluntarily resigning or by the Governor removing them, now they've created like a multi-step process for a qualified elector within the District to initiate a recall process for one of the Board members. I'm not going to go into details since I don't think it's applicable here, but it involves two different petitions, signature verifications, a referendum requiring a majority vote, all kinds of stuff, so it won't be easy but, it does provide that option. Number 5 at the bottom of page 4 of the memo deals with contracting, and one of the things it does is it requires contractors to pay their subcontractors and suppliers within 45 days of receiving payment or in accordance with their contractual terms, it authorizes disciplinary actions against those vendors for noncompliance. The other thing it does is it provides that vendors or contractors that default on contracts or fail to pay their subcontractors or demonstrate repeated poor performance can be suspended or barred from public contracting for up to 5 years, so it's giving some teeth to unscrupulous contractors. Number 6 on page 5 doesn't directly govern CDD powers per se but, it is affecting the permitting process and zoning and development process, so it's kind of the environment that these CDDs get created in, it's going to require the applications fees for development permits and orders imposed by counties and municipalities have to be tied directly to the actual costs of the application processing and review, and it has to be publicly listed it can't be based on construction value or project costs so it preventing scaling fee structures and just tying it to those administrative expenses, so that was that one. Then the last one, number 7, doesn't really I don't think applies to this District but, it applies to local governments broadly and basically says that if they're accepting payment of any kind of fees or other types of charges they do have to provide an electronic payment option and if they're going to provide that electronic payment option they also have to make a platform on their website available for the payment. So, I don't thinks we collect anything beyond assessments, I don't think there's any other fees or things that this District collects but, it applies to all local governments not just Districts, so it will make everyone basically provide an online payment thing through the

website, so that's if for the legislation update. We have summaries of all them there if you're curious about them and actual bills we can provide those to management and they can give them to you. Other than that, the next item I have is just a discussion of opinion of title for the NSU conveyances. So, we talked a little bit about those NSU conveyances at the last meeting, and it's something where before the District would accept conveyance of property we recommend strongly that we do an opinion of title and NSU is not offering to cover that so it's something the District might have to cover so at the last meeting we discussed bringing back a proposal for what it would cost to get an opinion of title for the deed and the easement that were going to be conveyed for NSU and so one of the attorneys in our office reached out to another firm that we've used to do this kind of stuff for other Districts in the past, and it was very reasonable with that and so she quoted us a fee of $2,500 for the opinion of title that would cover both that deed and easement, so if that's something that the District would like to proceed with I would just ask for a motion to approve not to exceed $2,500 for the opinion of title on the NSU conveyances but if you have any questions I'd be happy to answer them.

Mr. Carlson: Did we have a prior bid or is this the only one?

Mr. Cochran: This is the only one that we obtained, there hasn't been a prior on that we're aware of, so it's just something that when we are going to accept a conveyance we ought to know what we're getting and not have anything lurking out there that we're not aware of but, if you would like me to see if I can get a few other quotes I can do that, or if you want you could still authorize a not to exceed if you want and if we get other ones that come in higher we would use this one, and if we get other ones that come in lower, we can work with management to decide which one makes the most sense, but it's up to you guys.

> On MOTION by Mr. Crocquet seconded by Mr. Pressman with all in favor, authorizing District staff to proceed with the Opinion of Title on the NSU conveyances not to exceed $2,500 was approved.

Mr. Cochran: Then the only other thing I would mention, today is July 1st, so your Form 1s, if you haven't already done them, they're due today just make sure you get those out, there's a grace period but get them done, it doesn't take long. The other reminder is that the 4 hours ethics training is due by December 31st so you still have several months to knock that out, but it is an annual requirement so it renews every year, and that's all I have.

Mr. Gill: Thank you Scott. Any questions for the attorney?

Mr. Pressman: Yes, because I did one of the courses for the 4 hours ethics training, but there was nothing other than getting a certificate, there was no documentation, so that's all legit and it doesn't have to be reported to the state in any way?

Mr. Cochran: So, it gets reported when you do your Form 1, there's a box on the application that you check to verify it and it certifies that you did it.

Mr. Pressman: Right, so it's like on the honor system.

Mr. Cochran: Yes, it's on the honor system that you've complied with the ethics training but, there's no quizzes, there's no further verification at this time.

Mr. Pressman: Ok.

Mr. Gill: You can also email me, some of the Supervisors will email me as soon as they complete it saying, I've just done my ethics training.

Mr. Cochran: Right, so you don't have to provide them with proof or anything like that.

Mr. Gill: Ok, thank you Scott.

B. Engineer

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

C. Field Manager

Mr. Gill: I'll jump down to field manager Jason, do you have anything for us?

Mr. Gitel: Yes, real quick, and my report is on page 67, there isn't too much right now, just continue to maintain the canals. We did get since the last meeting had the walls pressure washed, I can definitely see a difference, I don't know if you've had a

chance to just drive by and take a look you can see how much a difference it did make on the wall, I did not get a picture of the side wall so I apologize on the outer side near the sidewalk but, by driving by it looks good in my opinion, so that was completed, and then we've been having issues with this for a while, I think we finally figured out what we needed to do to get this down, it's the little area as you come in off of SW 34th Manor, off University, there crotons are just not surviving, so it's just a little eyesore there but, we're getting that taken care of in the next couple of weeks and we'll have it back to normal so everything looks uniform, and that's pretty much it right now, nothing else too exciting.

Mr. Gill: Thank you Jason.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Gill: Moving to District manager, I'll jump down to our proposed fiscal year 2027 meeting schedule. We currently meet the first Wednesday, or we've scheduled the first Wednesday of every month at 11:00 a.m. in this location, that's what we've currently proposed. Again, we advertise every Wednesday of the month just in case we have to meet but this District only meets a few times per year unless something comes up. Do those dates and times work for the Board, keeping the meetings as scheduled?

Mr. Pressman: Yes, so nothing for August or September right?

Mr. Gill: We would advertise August and September just in case but, we generally don't meet.

Mr. Pressman: Ok.

Mr. Cochran: And this just covers next fiscal year's schedule, so there's probably been advertised meetings for this August and September.

Mr. Gill: Right but we generally don't meet after this. So, if this looks good I'm just looking for a motion from the Board approving the proposed fiscal year 2027 meeting schedule which is at 11:00 a.m. at Nova Southeastern University, Campus Supporting Building, Room 154, 7501 SW 36th Street, Davie, Florida 33314, set on the first Wednesday of each month at listed in the notice and authorizing my office to advertise, just looking for a motion.

On MOTION by Mr. Crocquet seconded by Mr. Carlson with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule and authorizing staff to advertise was approved.

2) **Form 1 Financial Disclosure Due July 1, 2026**
3) **Reminder to Complete Annual Ethics Training by December 31, 2026**
4) **Number of Registered Voters in the District – 87**

Mr. Gill: Next, I'm required by law to state the number of registered voters located within the District, that number is 87 and that is as of April 16, 2026 you all have 87 registered voters within the District. Any questions for me before I move on to the financials?

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register
B. Approval of Unaudited Financials

Mr. Gill: Not hearing any, we have the financial reports which start on page 73, we have your check register, if there are no questions on the check register I'm just looking for a motion to approve.

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

Mr. Gill: Next are your unaudited financials, I'm just looking for a motion to approve those.

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

SEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Gill: Next up is audience comments and Supervisor's requests. We do have a few members of the public present on TEAMS, I see we have Donaley present, we also have a Michael Miller, and Irene Brandon, anything for the Board?

Mr. Guerin: This is Donaley, I don't have anything.

Ms. Brandon: This is Irene, I don't have anything. I just wanted to update everyone if they are not aware that HCA is expanding and we've created an agreement to use our available parcels, a portion of A and B for the staging area for construction and just making the CDD aware of that.

Mr. Gill: Ok, thank you Irene.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Gill: If there are no further questions or comments, I'm just looking for a motion to adjourn from the Board.

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

Secretary /Assistant Secretary

Chairman / Vice Chairman

SAMPLE

Academical Village
Community Development District
Landowners Meeting Agenda

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

Nova Southeastern University
Campus Support Building
7501 SW 36 Street
Davie, Florida 33314

1. Call to Order
2. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
3. Determination of Number of Voting Units Represented
4. Nominations for the Position of Supervisors
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Adjournment

SAMPLE OFFICIAL BALLOT
ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 4, 2026

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

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

Description	**Acreage**
_____	_____
_____	_____
_____	_____

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

or

Attach Proxy.

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

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
2		
4		
5		

Date: _____ Signed: _____

Printed Name: _____

LANDOWNER PROXY
ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 4, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ **("Proxy Holder")** for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Academical Village Community Development District to be held at Nova Southeastern University, Campus Support Building (Room 154) 7501 SW 36th Street, Davie, FL 33314 on November 4, 2026 at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
_____	_____	_____
_____	_____	
_____	_____	

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

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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

Academical Village CDD

Field Report

October 2026 Meeting

Landscaping

- One of two west median Croton sections planted



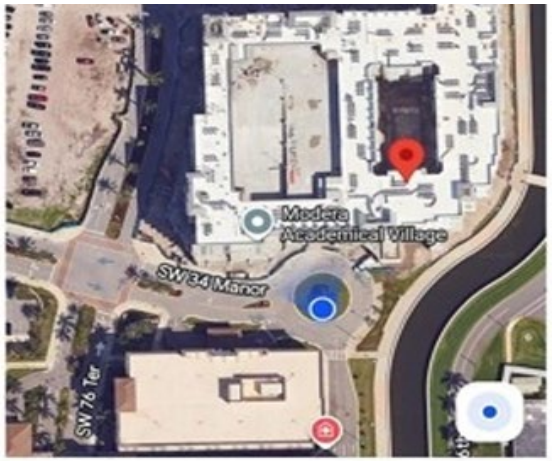


Landscaping

- Two repairs were made with JLS. Rain sensor and low flow issue at East Median













Landscaping

- Two repairs were made with JLS. Rain sensor and low flow issue at East Median





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**


A
SW
University Park Plaza
C
B
University S
Lower Division
Bag
Modera
Academica
D

Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

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

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Andrew J. Gill
District Manager
GMS-SF

ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT
2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Andrew J. Gill
District Manager
GMS-SF

Academical Village Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

---

1. **Community Communication and Engagement**

Goal 1.1: Public Meetings Compliance
The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

November 05, 2025 - Held
April 01, 2026 – Held
July 01, 2025 - Held
Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance
All meetings were properly noticed on the District's website and via local newspaper, in compliance with Florida Statutes.
Result: Standard achieved.

Goal 1.3: Access to Records Compliance
Monthly website reviews were performed, and minutes and public records remain current and available.
Result: Standard achieved.

---

2. **Infrastructure and Facilities Maintenance**

Goal 2.1: Field/District Management Site Inspections
Management conducted site inspections per the District Management Services Agreement.
Result: Standard achieved.

Goal 2.2: District Engineer Inspections
The District Engineer completed an annual infrastructure inspection and submitted a report.
Result: Standard achieved.

---

3. **Financial Transparency and Accountability**

Andrew J. Gill
District Manager
GMS-SF

Goal 3.1: Annual Budget Preparation
The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.
Result: Standard achieved.

Goal 3.2: Financial Reports
The District website includes the latest annual audit, current budget, and financials as required.
Result: Standard achieved.

Goal 3.3: Annual Financial Audit
The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.
Result: Standard achieved.

Overall Determination
The Academical Village Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Chair/Vice Chair: _____ Date: _____
Print Name: _____
Academical Village Community Development District

District Manager: _____ Date: _____
Print Name: _____
Academical Village Community Development District

Andrew J. Gill
District Manager
GMS-SF

Memorandum

To: Academical Village Board of Supervisors

From: District Management

Date: September 11, 2026

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 2026 legislative session. Starting on October 1, 2026, 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, 2027), 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 2027 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

Academical Village Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

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 meetings in accordance with Florida Statutes, 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 per Florida 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: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: 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:_____ Date:_____
Print Name:_____
Academical Village Community Development District

District Manager:_____ Date:_____
Print Name:_____
Academical Village Community Development District

Academical Village
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

6/1/26 - 8/31/26

Date	*check #'s*		*Amount*
6/1 - 6/30	533 - 539	$	327,346.73
7/1 - 7/31	540 - 546		9,526.64
8/1 - 8/31	547 - 554		- 62,949.08
	TOTAL		**$399,822.45**

*** CHECK DATES 06/01/2026 - 08/31/2026 *** ACADEMICAL VILLAGE CDD
BANK A ACADEMICAL - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/04/26	00017	6/04/26	NSU	202605	300-20700-10100			*	74,189.00		
			NSU-DEBT PORTION								
							ACADEMICAL VILLAGE CDD C/O US BANK			74,189.00	000533
6/04/26	00001	6/01/26	228	202606	310-51300-34000			*	3,510.92		
			JUN 26 - MGMT FEES								
		6/01/26	228	202606	310-51300-31300			*	382.17		
			JUN 26 - DISSEMINATION								
		6/01/26	228	202606	310-51300-49500			*	95.58		
			JUN 26 - WEBSITE ADMIN								
		6/01/26	228	202606	310-51300-35100			*	47.75		
			JUN 26 - COMPUTER TIME								
		6/01/26	228	202606	310-51300-42000			*	2.96		
			JUN 26 - POSTAGE								
		6/01/26	228	202606	310-51300-42500			*	1.35		
			JUN 26 - COPIES								
		6/01/26	229	202606	320-53800-34000			*	662.50		
			JUN 26 - FIELD SERVICES								
							GMS-SF, LLC			4,703.23	000534
6/04/26	00024	6/01/26	30065	202606	320-53800-46200			*	3,185.00		
			JUN 26 - LANDSCAPE SVC								
		6/02/26	30252	202605	320-53800-46500			*	390.00		
			MAY 26 - WET CHECK								
							JLS LANDSCAPE SERVICES, INC.			3,575.00	000535
6/04/26	00019	6/01/26	121752	202606	320-53800-46600			*	583.50		
			JUN 26 - RUST PREVENTION								
							WIRX			583.50	000536
6/18/26	00017	6/18/26	DAVIE ME	202606	300-20700-10100			*	243,486.00		
			DAVIE MED-DEBT PORTION								
							ACADEMICAL VILLAGE CDD C/O US BANK			243,486.00	000537
6/18/26	00003	5/31/26	199016	202605	310-51300-31500			*	510.00		
			MAY 26 - GENERAL COUNSEL								
							BILLING COCHRAN, P.A.			510.00	000538
6/18/26	00026	6/11/26	2112	202606	320-53800-46625			*	300.00		
			JUN 26 - CANAL MAINT								
							SOUTHEAST LAND AND WATER			300.00	000539
7/01/26	00013	6/22/26	75410-36	202606	320-53800-43000			*	165.75		
			3416 S UNIVERSITY DR #IRR								
							FPL			165.75	000540

*** CHECK DATES 06/01/2026 - 08/31/2026 *** 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 #
7/01/26	00024	7/01/26	30465	202607	320-53800-46200		*	3,185.00		
			JUL 26 - LANDSCAPE SVC							
						JLS LANDSCAPE SERVICES, INC.			3,185.00	000541
7/10/26	00003	6/30/26	199496	202606	310-51300-31500		*	700.00		
			JUN 26 - GENERAL COUNSEL							
						BILLING COCHRAN, P.A.			700.00	000542
7/10/26	00001	7/01/26	231	202607	310-51300-34000		*	3,510.92		
			JUL 26 - MGMT FEES							
		7/01/26	231	202607	310-51300-31300		*	382.17		
			JUL 26 - DISSEMINATION							
		7/01/26	231	202607	310-51300-49500		*	95.58		
			JUL 26 - WEBSITE ADMIN							
		7/01/26	231	202607	310-51300-35100		*	47.75		
			JUL 26 - COMPUTER TIME							
		7/01/26	231	202607	310-51300-42000		*	7.40		
			JUL 26 - POSTAGE							
		7/01/26	232	202607	320-53800-34000		*	662.50		
			JUL 26 - FIELD SERVICES							
						GMS-SF, LLC			4,706.32	000543
7/10/26	00024	7/01/26	30623	202606	320-53800-46500		*	390.00		
			JUN 26 - WET CHECK							
						JLS LANDSCAPE SERVICES, INC.			390.00	000544
7/10/26	00019	7/01/26	122112	202607	320-53800-46600		*	79.57		
			JUL 26 - RUST PREVENTION							
						WIRX			79.57	000545
7/15/26	00026	7/14/26	2198	202607	320-53800-46625		*	300.00		
			JUL 26 - CANAL MAINT							
						SOUTHEAST LAND AND WATER			300.00	000546
8/04/26	00013	7/22/26	75410-36	202607	320-53800-43000		*	162.70		
			3416 S UNIVERSITY DR #IRR							
						FPL			162.70	000547
8/04/26	00024	7/22/26	30798	202607	320-53800-46500		*	634.89		
			IRRIGATION RPLC GASKET							
		8/01/26	30924	202608	320-53800-46200		*	3,185.00		
			AUG 26 - LANDSCAPE SVC							
						JLS LANDSCAPE SERVICES, INC.			3,819.89	000548
8/04/26	00019	8/01/26	122446	202608	320-53800-46600		*	583.50		
			AUG 26 - RUST PREVENTION							
						WIRX			583.50	000549

*** CHECK DATES 06/01/2026 - 08/31/2026 *** 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 #
8/17/26	00023	8/17/26	08172026	202608	300-15100-10000			*	50,000.00		
			TXFER FUNDS TO SBA 101210								
							ACADEMICAL VILLAGE CDD			50,000.00	000550
8/20/26	00010	7/29/26	9342	202607	310-51300-31100			*	2,800.00		
			2026 ENGINEER'S REPORT								
							ALVAREZ ENGINEERS, INC.			2,800.00	000551
8/20/26	00001	8/01/26	234	202608	310-51300-34000			*	3,510.92		
			AUG 26 - MGMT FEES								
		8/01/26	234	202608	310-51300-31300			*	382.17		
			AUG 26 - DISSEMINATION								
		8/01/26	234	202608	310-51300-49500			*	95.58		
			AUG 26 - WEBSITE ADMIN								
		8/01/26	234	202608	310-51300-35100			*	47.75		
			AUG 26 - COMPUTER TIME								
		8/01/26	234	202608	310-51300-42000			*	5.96		
			AUG 26 - POSTAGE								
		8/01/26	234	202608	310-51300-42500			*	.30		
			AUG 26 - COPIES								
		8/01/26	234	202608	310-51300-48000			*	187.81		
			TRIBUNE 105709								
		8/01/26	235	202608	320-53800-34000			*	662.50		
			AUG 26 - FIELD SERVICES								
							GMS-SF, LLC			4,892.99	000552
8/20/26	00024	8/07/26	30991	202607	320-53800-46500			*	390.00		
			JUL 26 - WET CHECK								
							JLS LANDSCAPE SERVICES, INC.			390.00	000553
8/20/26	00026	8/04/26	2276	202608	320-53800-46625			*	300.00		
			AUG 26 - CANAL MAINT								
							SOUTHEAST LAND AND WATER			300.00	000554

TOTAL FOR BANK A 399,822.45

TOTAL FOR REGISTER 399,822.45

Academical Village

Community Development District

Unaudited Financial Reporting

August 31, 2026

Table of Contents

1	Balance Sheet
2 - 3	General Fund
4	Debt Service Fund Series 2020
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
August 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 38,962	$ -	$ -	$ 38,962
Due from General Fund	-	-	-	-
Investments:				
State Board of Administration (SBA)	314,224	-	-	314,224
Series 2020				
Reserve	-	843,005	-	843,005
Interest	-	-	-	-
Revenue	-	634,899	-	634,899
Acq & Construction	-	-	407,893	407,893
Prepaid Expenses	31	-	-	31
Total Assets	**$ 353,217**	**$ 1,477,903**	**$ 407,893**	**$ 2,239,013**
Liabilities:				
Accounts Payable	$ 2,876	$ -	$ -	$ 2,876
Total Liabilites	**$ 2,876**	**$ -**	**$ -**	**$ 2,876**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 31	$ -	$ -	$ 31
Restricted for:				
Debt Service	-	1,477,903	-	1,477,903
Capital Project	-	-	407,893	407,893
Assigned for:				
Unassigned	350,310	-	-	350,310
Total Fund Balances	**$ 350,340**	**$ 1,477,903**	**$ 407,893**	**$ 2,236,137**
Total Liabilities & Fund Balance	$ 353,217	$ 1,477,903	$ 407,893	$ 2,239,013

Academical Village

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Direct Assessments	$ 200,686	$ 200,686	$ 200,685	$ (1)
Interest Income	6,000	6,000	9,958	3,958
Total Revenues	**$ 206,686**	**$ 206,686**	**$ 210,643**	**$ 3,957**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 5,000	$ 4,583	$ 1,200	$ 3,383
PR-FICA	383	351	92	259
Engineering	5,000	5,000	3,720	1,280
Attorney	17,500	16,042	7,750	8,292
Annual Audit	4,900	4,900	4,100	800
Arbitrage Rebate	550	550	550	-
Arbitrage-Yield Reduction	-	-	-	-
Dissemination Agent	4,586	4,204	4,204	-
Trustee Fees	4,434	4,434	4,445	(11)
Management Fees	42,131	38,620	38,620	-
Information Technology	573	525	525	-
Website Maintenance	1,147	1,051	1,051	-
Telephone	50	46	-	46
Postage & Delivery	500	458	270	188
Insurance General Liability	8,879	8,879	7,895	984
Printing & Binding	750	688	7	680
Legal Advertising	1,500	1,375	665	710
Property Taxes	-	-	-	-
Other Current Charges	500	458	30	428
Office Supplies	250	229	0	229
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 98,808**	**$ 92,568**	**$ 75,299**	**$ 17,269**

Academical Village

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 7,950	$ 7,288	$ 7,288	$ -
Irrigation Maintenance	10,000	9,167	6,789	2,377
Rust/Stain Prevention	9,000	8,250	5,864	2,386
Landscape Maintenance	50,000	45,833	37,475	8,358
Electric - Street Lights & Irrigation Pumps	12,000	11,000	1,839	9,161
Drainage Basin Maintenance	1,000	917	-	917
Street Sweeper Service	8,400	7,700	-	7,700
Pressure Cleaning	1,000	917	2,800	(1,883)
Pump Maintenance	1,600	1,467	-	1,467
Pump R&R	465	426	-	426
Contingencies	170	156	-	156
Reserves (Signage/Markings)	2,400	2,200	-	2,200
Canal Water Maintenance	3,893	3,569	3,300	269
Subtotal Field Expenditures	**$ 107,878**	**$ 98,888**	**$ 65,354**	**$ 33,534**
Total Expenditures	**$ 206,686**	**$ 191,457**	**$ 140,653**	**$ 50,803**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 15,229	$ 69,990	$ 54,760
Net Change in Fund Balance	**$ -**	**$ 15,229**	**$ 69,990**	**$ 54,760**
Fund Balance - Beginning	$ -		$ 280,350	
Fund Balance - Ending	$ -		$ 350,340	

Academical Village

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Direct Assessments	$ 1,686,009	$ 1,686,009	$ 1,686,009	$ -
Interest Income	20,000	20,000	53,905	33,905
Total Revenues	**$ 1,706,009**	**$ 1,706,009**	**$ 1,739,914**	**$ 33,905**
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	$ 45,502	$ 33,905
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ (20,000)	$ (18,333)	$ (27,975)	$ (9,641)
Total Other Financing Sources/(Uses)	$ (20,000)	$ (18,333)	$ (27,975)	$ (9,641)
Net Change in Fund Balance	**$ (8,404)**	**$ (6,737)**	**$ 17,527**	**$ 24,264**
Fund Balance - Beginning	$ 547,667		$ 1,460,376	
Fund Balance - Ending	$ 539,263		$ 1,477,903	

Academical Village

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 12,903	$ 12,903
Total Revenues	**$ -**	**$ -**	**$ 12,903**	**$ 12,903**
Expenditures:				
Capital Outlay - Improvements	$ -	$ -	$ 5,325	$ (5,325)
Total Expenditures	**$ -**	**$ -**	**$ 5,325**	**$ (5,325)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 7,578**	**$ 7,578**
Other Financing Sources/(Uses)				
Transfer In /(Out)	$ -	$ -	$ 27,975	$ 27,975
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 27,975**	**$ 27,975**
Net Change in Fund Balance	**$ -**		**$ 35,552**	
Fund Balance - Beginning	$ -		$ 372,341	
Fund Balance - Ending	$ -		$ 407,893	

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	-	9,958
Total Revenues	**$ 801**	**$ 33,131**	**$ 69,092**	**$ 905**	**$ 802**	**$ 881**	**$ 37,952**	**$ 16,288**	**$ 48,894**	**$ 927**	**$ 971**	**$ -**	**$ 210,643**
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	-	7,750
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	-	4,204
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	-	38,620
Information Technology	48	48	48	48	48	48	48	48	48	48	48	-	525
Website Maintenance	96	96	96	96	96	96	96	96	96	96	96	-	1,051
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	93	6	11	3	6	5	83	3	7	48	-	270
Insurance General Liability	7,895	-	-	-	-	-	-	-	-	-	-	-	7,895
Printing & Binding	-	-	2	0	-	-	-	4	1	-	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**	**$ -**	**$ 75,299**

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	$ -	$ 7,288
Irrigation Maintenance	489	489	489	504	504	504	504	1,501	390	1,025	390	-	6,789
Rust/Stain Prevention	567	567	567	584	584	584	584	584	584	80	584	-	5,864
Landscape Maintenance	3,615	3,090	3,090	4,660	3,185	3,185	3,185	3,185	3,185	3,185	3,910	-	37,475
Electric - Street Lights & Irrigation Pumps	164	166	176	220	56	187	186	186	166	163	170	-	1,839
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	-	3,300
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**	**$ -**	**$ 65,354**
Total Expenditures	**$ 18,658**	**$ 10,479**	**$ 9,829**	**$ 15,633**	**$ 9,831**	**$ 15,321**	**$ 14,971**	**$ 11,379**	**$ 10,027**	**$ 13,739**	**$ 10,788**	**$ -**	**$ 140,653**
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)	$ -	$ 69,990
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)**	**$ -**	**$ 69,990**

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