

# Walkers Green Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; 407-723-5900

[walkersgreencdd.com](http://walkersgreencdd.com)

The following is the proposed agenda for the Board of Supervisors Meeting for the Walkers Green Community Development District, scheduled to be held **Tuesday, August 1, 2023 at 10:00 a.m. at the Cobb Cole Center, 149 Ridgewood Avenue, Daytona Beach, Florida 32114**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Jane Gaarlandt at [gaarlandtj@pfm.com](mailto:gaarlandtj@pfm.com) or (407) 723-5900. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: **1-844-621-3956**

Access Code: **790 393 986 #**

## **PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Roll Call to Confirm Quorum
- Public Comment Period *[for any member of the public desiring to speak on any proposition before the Board]*
- 1. **Consideration of Minutes of the May 2, 2023 Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2023-04, Setting an Annual Meeting Schedule for Fiscal Year 2023/2024**

### **Business Matters**

- 3. **Public Hearing on the Adoption of the District's Fiscal Year 2023/2024 Budget**
  - o Public Comments and Testimony
  - o Board Comments
- A. **Consideration of Resolution 2023-05, Adopting Fiscal Year 2023/2024 Budget and Appropriating Funds**
- 4. **Consideration of Fiscal Year 2023/2024 Budget Funding Agreement**
- 5. **Review and Acceptance of FY 2022 Audited Financial Statements**
- 6. **Consideration of Funding Request Nos. 83 - 85**
- 7. **Ratification of Funding Request Nos. 78 - 82**
- 8. **Review of Monthly Financials**

### **Other Business**

- 9. **Staff Reports**
  - District Counsel
  - District Engineer
  - District Manager

**Supervisor Requests and Audience Comments**

### **Adjournment**



**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Minutes of the May 2, 2023  
Board of Supervisors' Meeting

## **MINUTES OF MEETING**

### **WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors' Meeting**

**Tuesday, May 2, 2023 at 10:00 a.m.**

**Cobb Cole Center**

**149 Ridgewood Avenue**

**Daytona Beach, Florida 32114**

Board Members present at roll call:

Randy Hudak	Board Member
Trey Paytas	Board Member
Jim Jones	Board Member
James Mather	Board Member

Also Present:

Jane Gaarlandt	PFM Group Consulting, LLC
Amy Champagne	PFM Group Consulting, LLC (via phone)
Kwame Jackson	PFM Group Consulting, LLC (via phone)

### **FIRST ORDER OF BUSINESS**

#### **Roll Call to Confirm Quorum**

The meeting was called to order at 10:02 a.m. Those in attendance are outlined above. Physical quorum was reached.

### **SECOND ORDER OF BUSINESS**

#### **Public Comment Period**

There were no members of the public present.

### **THIRD ORDER OF BUSINESS**

#### **Consideration of Minutes of the November 1, 2022 Landowner's Meeting and Board of Supervisors' Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Jones, seconded by Mr. Paytas, with all in favor, the Board approved the November 1, 2022 Landowner's Meeting and Board of Supervisors' Meeting.
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**FOURTH ORDER OF BUSINESS****Review of Letter from Supervisor  
of Elections, Volusia County**

Ms. Gaarlandt noted that there are 0 registered voters in the District. No further action was required by the Board.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2023-03, Approving Fiscal Year 2023/2024 Proposed Annual Budget, and Setting a Public Hearing Date for Final Adoption**  
[Suggested Date: August 1, 2023]

ON MOTION by Mr. Jones, seconded by Mr. Paytas, with all in favor, the Board approved Resolution 2023-03, Approving Fiscal Year 2023/2024 Proposed Annual Budget, and Setting a Public Hearing Date for Final Adoption for August 1, 2023 at 10:00 a.m. at the current location.

**SIXTH ORDER OF BUSINESS****Consideration of Funding Request  
No. 74**

ON MOTION by Mr. Paytas, seconded by Mr. Mather, with all in favor, the Board approved Funding Request No. 74.

**SEVENTH ORDER OF BUSINESS****Ratification of Funding Requests  
Nos. 67 - 73 & 75 - 77**

The Board reviewed the funding requests.

ON MOTION by Mr. Paytas, seconded by Mr. Mather, with all in favor, the Board ratified funding request Nos. 67 - 73 & 75 - 77.

**EIGHTH ORDER OF BUSINESS****Review of Monthly Financials**

The Board reviewed the District Financials. There was no further action required from the Board.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

District Counsel – No report.

District Engineer – Not present.

District Manager – Ms. Gaarlandt reminded the Board they will need to submit their Form 1 by July 1<sup>st</sup>.

## **TENTH ORDER OF BUSINESS**

### **Supervisor Requests and Audience Comments**

There were no additional requests or comments.

## **ELEVENTH ORDER OF BUSINESS**

### **Adjournment**

Ms. Gaarlandt requested a motion to adjourn the meeting.

ON MOTION by Mr. Paytas, seconded by Mr. Mather, with all in favor, the May 2, 2023 Board of Supervisor's Meeting for the Walkers Green Community Development District was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2023-04,  
Setting an Annual Meeting Schedule  
for Fiscal Year 2023/2024

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR  
2023-2024; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Walkers Green Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within the City of Daytona Beach, Florida; and

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

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

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023-2024 annual meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE WALKERS GREEN COMMUNITY  
DEVELOPMENT DISTRICT:**

**SECTION 1.** The Fiscal Year 2023-2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 1<sup>st</sup> day of August, 2023.

ATTEST:

**WALKERS GREEN COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2023-2024 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024**

The Board of Supervisors of the Walkers Green Community Development District will hold their regular meetings for the Fiscal Year 2023-2024 at the Cobb Cole Center, 149 Ridgewood Avenue, Daytona Beach, Florida 32114 at 10:00 a.m., unless otherwise indicated, as follows:

October 3, 2023  
November 7, 2023  
December 5, 2023  
January 2, 2024  
February 6, 2024  
March 5, 2024  
April 2, 2024  
May 7, 2024  
June 4, 2024  
July 2, 2024  
August 6, 2024  
September 3, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from PFM Group Consulting LLC or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager



# **WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**

## **Public Hearing on the Adoption of the District's Fiscal Year 2023/2024 Budget**

- Public Comments and Testimony
  - Board Comments
- A. Consideration of Resolution 2023-05, Adopting Fiscal Year 2023/2024 Budget and Appropriating Funds

## RESOLUTION 2023-05

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Walkers Green Community Development District (the “District”) was established by Ordinance No. 2020-273, adopted by the City Commission of The City of Daytona Beach, Florida, effective as of September 9, 2020; and

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors of the Walkers Green Community Development District (the “Board”) the proposed budget for the Fiscal Year 2023-2024 which concludes September 30, 2024; and

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

**WHEREAS**, the District Manager posted the Proposed Budgets on the District’s website at least two days before the public hearing; and

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

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budgets, a copy of which are on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference;

provided, however, that the comparative figures contained in the Adopted Budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Walkers Green Community Development District for the Fiscal Year Ending September 30, 2024".
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024 the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND (FISCAL YEAR 2023/2024) \$\_\_\_\_\_

## **SECTION 3. BUDGET AMENDMENTS**

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 1<sup>st</sup> DAY OF AUGUST 2023.**

ATTEST:

**WALKERS GREEN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2023-2024 General Fund Budget

**Exhibit A**  
**FY2023-2024 General Fund Budget**

**Walkers Green CDD**  
FY 2024 Proposed O&M Budget

	Year To Date				
	Actuals Through 06/30/2023	Anticipated July - Sept	Anticipated FY 2023 Totals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
<b><u>Revenues</u></b>					
Developer Contributions	\$25,000.00	\$25,000.00	\$50,000.00	\$118,295.00	\$118,295.00
<b>Net Revenues</b>	<b>\$25,000.00</b>	<b>\$25,000.00</b>	<b>\$50,000.00</b>	<b>\$118,295.00</b>	<b>\$118,295.00</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Public Officials' Insurance	2,419.00	\$0.00	2,419.00	2,600.00	2,750.00
Trustee Services	0.00	\$0.00	0.00	6,000.00	6,000.00
Management	18,749.97	\$6,250.03	25,000.00	25,000.00	25,000.00
Engineering	325.21	\$3,750.00	4,075.21	15,000.00	15,000.00
Disclosure Agent	0.00	\$0.00	0.00	5,000.00	5,000.00
Assessment Administration	0.00	\$0.00	0.00	7,500.00	7,500.00
District Counsel	7,812.01	\$5,000.00	12,812.01	20,000.00	20,000.00
Audit	4,750.00	\$1,250.00	6,000.00	6,000.00	5,000.00
Travel and Per Diem	155.63	\$125.00	280.63	500.00	500.00
Telephone	0.00	\$50.00	50.00	200.00	200.00
Postage & Shipping	13.99	\$75.00	88.99	300.00	300.00
Copies	0.00	\$125.00	125.00	500.00	500.00
Legal Advertising	932.13	\$750.00	1,682.13	3,000.00	3,000.00
Miscellaneous	0.00	\$1,250.00	1,250.00	5,000.00	5,850.00
Web Site Maintenance	2,180.00	\$940.00	3,120.00	3,120.00	3,120.00
Dues, Licenses, and Fees	175.00	\$0.00	175.00	175.00	175.00
Electric	0.00	\$250.00	250.00	1,000.00	1,000.00
Landscaping	0.00	\$2,500.00	2,500.00	10,000.00	10,000.00
Irrigation	0.00	\$250.00	250.00	1,000.00	1,000.00
General Insurance	2,956.00	\$0.00	2,956.00	3,400.00	3,400.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$40,468.94</b>	<b>\$22,565.03</b>	<b>\$63,033.97</b>	<b>\$118,295.00</b>	<b>\$118,295.00</b>
<b>Total Expenses</b>	<b>\$40,468.94</b>	<b>\$22,565.03</b>	<b>\$63,033.97</b>	<b>\$118,295.00</b>	<b>\$118,295.00</b>
<b>Net Income (Loss)</b>	<b>(\$15,468.94)</b>	<b>\$2,434.97</b>	<b>(\$13,033.97)</b>	<b>\$0.00</b>	<b>\$0.00</b>

Walkers Green Community Development District  
O & M Budget Item Description

**Revenues:**

**Developer Contributions:**

Funding from the developer.

**General & Administrative Expenses:**

**Supervisor Fees:**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

**Public Officials' Insurance:**

Supervisors' and Officers' liability insurance.

**Trustee Services:**

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

**Management:**

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These Services are further outlined in Exhibit "A" of the Management Agreement.

**Engineering:**

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

**Disclosure Agent**

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

**Assessment Administration:**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

**District Counsel:**

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Walkers Green Community Development District  
O & M Budget Item Description

**Audit:**

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

**Travel & Per Diem**

Travel to and from meetings as related to the District.

**Telephone:**

Telephone and fax machine services.

**Postage & Shipping:**

Mail, overnight deliveries, correspondence, etc.

**Copies:**

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

**Legal Advertising:**

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

**Miscellaneous:**

Other administrative and grounds expenses incurred throughout the year.

**Website Maintenance:**

Website maintenance fee.

**Dues, Licenses, and Fees:**

The District is required to pay an annual fee to the Department of Economic Opportunity.

**Electric:**

Electricity to maintain district property.

**Landscaping**

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

**Irrigation**

Inspection and repair of irrigation system.

**General Insurance:**

General liability insurance.



**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Fiscal Year 2023/2024  
Budget Funding Agreement

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022-2023 BUDGET FUNDING AGREEMENT**

**THIS AGREEMENT** (“Agreement”) is made and entered into this 1<sup>st</sup> day of August, 2023, by and between:

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817(the "District"), and

**WALKERS GREEN DEVELOPMENT, LLC**, a Florida Limited Partnership, with a mailing address of 1215 Gessner Road, Houston, TX 77055.

**RECITALS**

**WHEREAS**, the District was established by Ordinance No. 2020-273, adopted by the City Commission of the City of Daytona Beach, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently owns and is developing portions of all real property described in **Exhibit A**, attached hereto and incorporated herein by reference (“Property”) within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for the fiscal year 2023-2024, which concludes on September 30, 2024 (“Budget”); and

**WHEREAS**, the Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

**WHEREAS**, Developer agrees that the District activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

**WHEREAS**, Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

**WHEREAS**, Developer and the District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

**SECTION 2.** Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the District's Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by Developer, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise. These payments are made by Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

**SECTION 3.** The District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the execution of this Agreement. If Developer fails to pay sums due according to the terms of this Agreement, at the District Manager's direction, the District may bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when Developer has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder.

**SECTION 4.** This Section provides for alternative methods of collection. In the event Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides Developer with written notice of the delinquency to the address identified in this

Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

**A.** In the alternative or in addition to the collection method set forth in Section 2 above, the District may enforce the collection of funds due under this Agreement by action against Developer in the appropriate judicial forum in and for Polk County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**B.** The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative, or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Polk County property appraiser. Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

**SECTION 5.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**SECTION 6.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**SECTION 7.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

**SECTION 8.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Sections 3 and 4 above.

**SECTION 9.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agrees to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then unfunded portion of the applicable adopted Budget to fund any budgeted expenses that may arise during the remainder of the applicable fiscal year. Upon confirmation of the deposit of said funds into escrow, and evidence of an assignment to, and assumption by the purchaser, of this Agreement, Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated. Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

**SECTION 10.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to, for the purposes of venue, the exclusive jurisdiction of the courts of Polk County, Florida.

**SECTION 11.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**SECTION 12.** Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

**SECTION 13.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 14.** This Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

*[Signatures on next page]*

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

**WALKERS GREEN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

WITNESS:

**WALKERS GREEN DEVELOPMENT,  
LLC**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Property Description

**Exhibit B:** Fiscal Year 2023-2024 General Fund Budget

**Exhibit A**  
**Property Description**

**LEGAL DESCRIPTION  
WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**

A PORTION OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT EAST ¼ CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA; THENCE ALONG EAST WEST CENTER LINE OF SAID SECTION 12, RUN SOUTH 89°58'14" EAST, A DISTANCE OF 2264.74 FEET POINT OF BEGINNING; THENCE NORTH 89°58'14" WEST ALONG SAID EAST WEST CENTER LINE OF SECTION 12, A DISTANCE OF 2,119.23 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF INTERSTATE 95 AND A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 7,639.53 FEET, A CENTRAL ANGLE OF 25°01'20" AND A CHORD DISTANCE OF 3,309.89 FEET WHICH BEARS NORTH 39°07'49" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY OF INTERSTATE 95, A DISTANCE OF 3,336.34 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY OF INTERSTATE 95 NORTH 26°37'09" WEST, A DISTANCE OF 2,662.59 FEET; THENCE DEPARTING EASTERLY RIGHT OF WAY OF INTERSTATE 95 NORTH 64°28'27" EAST, A DISTANCE OF 446.34 FEET; THENCE SOUTH 26°26'49" EAST, A DISTANCE OF 266.98 FEET; THENCE NORTH 25°23'09" EAST, A DISTANCE OF 365.04 FEET; THENCE NORTH 27°59'48" WEST, A DISTANCE OF 36.81 FEET; THENCE NORTH 64°28'27" EAST, A DISTANCE OF 1,900.45 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,782.83 FEET, A CENTRAL ANGLE OF 03°39'46" AND A CHORD DISTANCE OF 177.87 FEET WHICH BEARS SOUTH 22°53'07" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD A DISTANCE OF 177.90 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD SOUTH 21°03'14" EAST, A DISTANCE OF 960.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3,928.32 FEET, A CENTRAL ANGLE OF 26°35'45" AND A CHORD DISTANCE OF 1,807.14 FEET WHICH BEARS SOUTH 34°21'07" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD A DISTANCE OF 1,823.47 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD SOUTH 47°38'59" EAST, A DISTANCE OF 776.26 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD SOUTH 42°21'10" WEST, A DISTANCE OF 659.34 FEET; THENCE SOUTH 47°38'59" EAST, A DISTANCE OF 660.00 FEET; THENCE NORTH 42°21'10" EAST, A DISTANCE OF 659.34 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD; THENCE ALONG SAID WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD SOUTH 47°38'59" EAST, A DISTANCE OF 120.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD SOUTH 42°21'10" WEST, A DISTANCE OF 989.34 FEET; THENCE SOUTH 47°38'59" EAST, A DISTANCE OF 330.00 FEET; THENCE NORTH 42°21'10" EAST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 47°38'59" EAST, A DISTANCE OF 330.00 FEET; THENCE NORTH 42°21'10" EAST, A DISTANCE OF 329.34 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD; THENCE ALONG WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD SOUTH 47°38'59" EAST, A DISTANCE OF 342.66 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2,764.79 FEET, A CENTRAL ANGLE OF 25°39'26" AND A CHORD DISTANCE OF 1,227.76 FEET WHICH BEARS SOUTH



34°49'16" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD A DISTANCE OF 1,238.08 FEET; THENCE DEPARTING WESTERLY RIGHT OF WAY OF WILLIAMSON BOULEVARD NORTH 89°58'14" WEST, A DISTANCE OF 1,374.78 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 6,814.66 FEET, A CENTRAL ANGLE OF 02°51'47" AND A CHORD DISTANCE OF 340.49 FEET WHICH BEARS SOUTH 24°09'36" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.53 FEET; THENCE SOUTH 25°35'29" EAST, A DISTANCE OF 542.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 390.89 ACRES (17,027,263 SQUARE FEET), MORE OR LESS.

**Exhibit B**

**FY2023-2024 General Fund Budget**

**Walkers Green CDD**  
FY 2024 Proposed O&M Budget

	Year To Date				
	Actuals Through 06/30/2023	Anticipated July - Sept	Anticipated FY 2023 Totals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
<b><u>Revenues</u></b>					
Developer Contributions	\$25,000.00	\$25,000.00	\$50,000.00	\$118,295.00	\$118,295.00
<b>Net Revenues</b>	<b>\$25,000.00</b>	<b>\$25,000.00</b>	<b>\$50,000.00</b>	<b>\$118,295.00</b>	<b>\$118,295.00</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00
Public Officials' Insurance	2,419.00	\$0.00	2,419.00	2,600.00	2,750.00
Trustee Services	0.00	\$0.00	0.00	6,000.00	6,000.00
Management	18,749.97	\$6,250.03	25,000.00	25,000.00	25,000.00
Engineering	325.21	\$3,750.00	4,075.21	15,000.00	15,000.00
Disclosure Agent	0.00	\$0.00	0.00	5,000.00	5,000.00
Assessment Administration	0.00	\$0.00	0.00	7,500.00	7,500.00
District Counsel	7,812.01	\$5,000.00	12,812.01	20,000.00	20,000.00
Audit	4,750.00	\$1,250.00	6,000.00	6,000.00	5,000.00
Travel and Per Diem	155.63	\$125.00	280.63	500.00	500.00
Telephone	0.00	\$50.00	50.00	200.00	200.00
Postage & Shipping	13.99	\$75.00	88.99	300.00	300.00
Copies	0.00	\$125.00	125.00	500.00	500.00
Legal Advertising	932.13	\$750.00	1,682.13	3,000.00	3,000.00
Miscellaneous	0.00	\$1,250.00	1,250.00	5,000.00	5,850.00
Web Site Maintenance	2,180.00	\$940.00	3,120.00	3,120.00	3,120.00
Dues, Licenses, and Fees	175.00	\$0.00	175.00	175.00	175.00
Electric	0.00	\$250.00	250.00	1,000.00	1,000.00
Landscaping	0.00	\$2,500.00	2,500.00	10,000.00	10,000.00
Irrigation	0.00	\$250.00	250.00	1,000.00	1,000.00
General Insurance	2,956.00	\$0.00	2,956.00	3,400.00	3,400.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$40,468.94</b>	<b>\$22,565.03</b>	<b>\$63,033.97</b>	<b>\$118,295.00</b>	<b>\$118,295.00</b>
<b>Total Expenses</b>	<b>\$40,468.94</b>	<b>\$22,565.03</b>	<b>\$63,033.97</b>	<b>\$118,295.00</b>	<b>\$118,295.00</b>
<b>Net Income (Loss)</b>	<b>(\$15,468.94)</b>	<b>\$2,434.97</b>	<b>(\$13,033.97)</b>	<b>\$0.00</b>	<b>\$0.00</b>

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Review and Acceptance of FY 2022  
Audited Financial Statements

**WALKERS GREEN COMMUNITY DEVELOPMENT  
DISTRICT**

**FINANCIAL STATEMENTS**

**SEPTEMBER 30, 2022**

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT  
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SEPTEMBER 30, 2022**

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## **INDEPENDENT AUDITORS' REPORT**

To the Board of Supervisors,  
Walkers Green Community Development District:

### ***Opinions***

We have audited the financial statements of the governmental activities and each major fund of the Walkers Green Community Development District (the District), as of and for the year ended September 30, 2022 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position and the respective budgetary comparison for the general and special revenue fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### ***Basis for Opinions***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditors' Responsibilities for the Audits of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing audits in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audits in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audits, significant audit findings, and certain internal control-related matters that we identified during the audits.

### ***Required Supplementary Information***

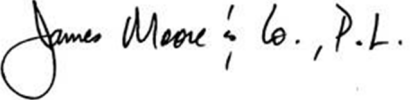
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 19, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Daytona Beach, Florida  
May 19, 2023

James Moore & Co., P.L.

## **Walkers Green Community Development District Management's Discussion and Analysis**

As management of the Walkers Green Community Development District (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2022.

### **Financial Highlights**

- The assets of the Walkers Green Community Development District exceeded its liabilities at the close of the 2022 fiscal year by \$22,235 (net position), all of which is unrestricted.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-wide financial statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave). The governmental activities of the District include general government. The government-wide financial statements can be found on pages 9-10 of this report.

#### Fund financial statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are governmental funds.

#### Governmental funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing

so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one individual governmental funds, the General Fund. The General Fund is reported as a major fund.

Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the major funds.

The District adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget. The basic governmental fund financial statements can be found on pages 11-14 of this report.

#### Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 15-19 of this report.

#### **Government-wide Financial Analysis**

The following is a summary of the District's governmental activities net position for each of the past two years:

	<u>2022</u>	<u>2021</u>	<u>Change</u>
<b>ASSETS</b>			
Current and other assets	\$ 22,934	\$ 6,298	\$ 16,636
Total assets	<u>\$ 22,934</u>	<u>\$ 6,298</u>	<u>\$ 16,636</u>
<b>LIABILITIES</b>			
Current liabilities	\$ 699	\$ 2,466	\$ (1,767)
Total liabilities	<u>\$ 699</u>	<u>\$ 2,466</u>	<u>\$ (1,767)</u>
<b>NET POSITION</b>			
Unrestricted	\$ 22,235	\$ 3,832	\$ 18,403
Total net position	<u>\$ 22,235</u>	<u>\$ 3,832</u>	<u>\$ 18,403</u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by \$22,235 at the close of the 2022 fiscal year. The full amount of the District's net position, \$22,235, reflects its unrestricted funds at year-end.

The following is a summary of the changes in the District's governmental activities net position for each of the past two years:

	<u>2022</u>	<u>2021</u>	<u>Change</u>
<b>Revenues:</b>			
Program revenues:			
Grants and contributions	\$ 75,000	\$ 50,862	\$ 24,138
Total revenues	<u>\$ 75,000</u>	<u>\$ 50,862</u>	<u>\$ 24,138</u>
<b>Expenses:</b>			
General government	\$ 56,597	\$ 44,084	\$ 12,513
Total expenses	<u>\$ 56,597</u>	<u>\$ 44,084</u>	<u>\$ 12,513</u>
Change in net position	\$ 18,403	\$ 6,778	\$ 11,625
Net position, beginning	6,778	-	6,778
Net position, ending	<u>\$ 25,181</u>	<u>\$ 6,778</u>	<u>\$ 18,403</u>

#### Governmental activities

Governmental activities increased the District's net position by \$18,403. This amount is primarily attributable to the District being in the first year of operations.

- The District's total revenues related to governmental activities increased by approximately \$24,000 from the prior year of \$51,000. The factor that contributed to an increase in revenues are an increase in developer contributions as the District began full operations in 2022.
- Expenses related to governmental activities increased by approximately \$13,000 from the prior year. This is related to an increase across all activity as the District began full operations in 2022.

#### Governmental funds

As of the end of the fiscal year 2022, the District's governmental funds reported combined ending fund balances of \$22,235, an increase of approximately \$18,403 in comparison with the prior year.

#### **Capital Asset and Debt Administration**

The District did not have any capital assets or long-term liabilities for the current or prior years.

#### **Other Factors**

Walkers Green Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Budgeted developer contributions and user fee revenues for fiscal year 2022 were established to provide for the operations of the district as well as the necessary debt service requirements.

**Requests for Information**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Walkers Green Community Development District's management company at 3501 Quadrangle Blvd Suite 270, Orlando, Florida 32817.

## **BASIC FINANCIAL STATEMENTS**

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2022**

	<u><b>Governmental Activities</b></u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 22,934
Total assets	<u>\$ 22,934</u>
<b>LIABILITIES</b>	
Accounts payable and accrued liabilities	\$ 699
Total liabilities	<u>\$ 699</u>
<b>NET POSITION</b>	
Unrestricted	\$ 22,235
Total net position	<u>\$ 22,235</u>

The accompanying notes to financial statements are an integral part of this statement.

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense)</u> <u>Revenue and</u> <u>Changes</u> <u>in Net Position</u>
		<u>Charges for</u> <u>Services</u>	<u>Operating</u> <u>Grants and</u> <u>Contributions</u>	<u>Capital</u> <u>Grants and</u> <u>Contributions</u>	<u>Governmental</u> <u>Activities</u>
Governmental activities:					
General government	\$ 56,597	\$ -	\$ 75,000	\$ -	\$ 18,403
Total governmental activities	<u>\$ 56,597</u>	<u>\$ -</u>	<u>\$ 75,000</u>	<u>\$ -</u>	<u>18,403</u>
General revenues:					
Interest income					-
Change in net position					18,403
Net position - beginning of year					3,832
Net position - ending of year					<u>\$ 22,235</u>

The accompanying notes to financial statements are an integral part of this statement.



**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	<u>General Fund</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$     22,934
Total assets	<u>\$     22,934</u>
<b>LIABILITIES</b>	
Accounts payable and accrued liabilities	\$           699
<b>FUND BALANCES</b>	
Unassigned	22,235
Total liabilities and fund balances	<u>\$     22,934</u>

The accompanying notes to financial statements are an integral part of this statement.

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT  
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

<b>Fund balances - total governmental funds</b>	\$ 22,235
No reconciling items in current year	
<b>Net position of governmental activities</b>	<u><u>\$ 22,235</u></u>

The accompanying notes to financial statements are an integral part of this statement.

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2022**

	<b>General Fund</b>
<b>Revenues</b>	
Developer contributions	\$ 75,000
Total revenues	<u>75,000</u>
<b>Expenditures</b>	
Current:	
General government	<u>56,597</u>
Total expenditures	<u>56,597</u>
<b>Net change in fund balances</b>	<u>18,403</u>
<b>Fund balances, beginning of year</b>	3,832
<b>Fund balances, end of year</b>	<u><u>\$ 22,235</u></u>

The accompanying notes to financial statements are an integral part of this statement.

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

<b>Net change in fund balances - total governmental funds</b>	\$ 18,403
No reconciling items in current year	
<b>Change in net position of governmental activities</b>	<u>\$ 18,403</u>

The accompanying notes to financial statements are an integral part of this statement.

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2022**

**(1) Summary of Significant Accounting Policies:**

The financial statements of the Walkers Green Community Development District (the District), have been prepared in conformance with accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted body for promulgating governmental accounting and financial reporting principles and the District has adopted the GASB Codification. The following is a summary of the District's significant accounting policies:

(a) **Reporting entity**—The Walkers Green Community Development District (the "District") was established on September 9, 2020 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by the District of Daytona Beach. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure

The District was established for the purposes of financing and managing the acquisition, construction, maintenance, and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a Board of Supervisors (the Board), which is comprised of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. Certain Board members are affiliated with Masroc Land, L.P. (the Developer).

The Board has the final responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, financing improvements, and other key matters of the District.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

(b) **Government-wide and fund financial statements**—The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report aggregated information for the overall government for all of the activities of the primary government. These statements do not report fiduciary funds or fiduciary component units such as retirement trust funds. Those activities are reported only in fund financial statements. The effect of interfund activity has been removed from these statements.

Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which are financed wholly or partially by fees charged to external parties for goods or services and are reported in enterprise funds. However, at September 30, 2022, the District did not have any significant business-type activities. Therefore, no business-type activities are reported.

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2022**

(1) **Summary of Significant Accounting Policies:** (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Indirect costs are included in the program expense reported for individual functions and activities. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for each governmental fund. Major individual governmental funds are reported as separate columns in the fund financial statements.

(c) **Measurement focus, basis of accounting, and financial statement presentation**—The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period except for grant revenues which are considered earned when expenditures are incurred. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Developer contributions, user fee revenue, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District. Certain grant funds have been received in advance and are considered unearned revenue until such time as they are expended as part of the infrastructure construction project.

The District reports the following major governmental fund:

**General Fund**—The General Fund is the principal fund of the District which accounts for all financial transactions not accounted for in other funds. The majority of current operating expenditures of the District are financed through revenues received by the General Fund.

As a general rule, the effect of the District's interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as program revenues include 1) charges to customers for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments (when applicable). Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2022**

(1) **Summary of Significant Accounting Policies:** (Continued)

(d) **Budgets and budgetary accounting**—The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the Board. The budgets are compared to actual expenditures. In instances where budgeted appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts. The legal level of control is at the fund level.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- 1) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- 2) A public hearing is conducted to obtain comments.
- 3) Prior to October 1, the budget is legally adopted by the District Board.
- 4) All budget changes must be approved by the District Board.
- 5) Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

(e) **Deposits and investments**—The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

(f) **Fund equity**—In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Those classifications are as follows:

*Nonspendable* – The nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

*Restricted* – Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation (i.e., when the government assesses, levies, charges, or otherwise mandates payment of resources (from external resource providers) and includes a legally enforceable requirement that those resources be used only for the specific purposes stipulated in the legislation

*Committed* – Fund balance amounts that can only be used for specific purposes pursuant to constraints imposed by ordinance of the District Board are reported as committed fund balance.

*Assigned* – Fund balance amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed, are reported as assigned fund balance, except for stabilization arrangements.

*Unassigned* – Unassigned fund balance is the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund.

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2022**

(1) **Summary of Significant Accounting Policies:** (Continued)

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, then unassigned resources as needed.

(g) **Net position flow assumption**—Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to determine amounts reported as restricted and unrestricted net position, it is the District's policy to consider restricted net position to have been used before unrestricted net position is applied.

(h) **Impact fees**—The District has not adopted any ordinances or resolutions to levy impact fees in accordance with Section 163.31801, Florida Statutes.

(i) **Use of estimates**—Management uses estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenue and expenses. Actual results could vary from the estimates assumed in preparing the financial statements.

(2) **Reconciliation of Government-Wide and Fund Financial Statements:**

(a) **Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position**—Following the governmental fund balance sheet is a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. A detailed explanation of these differences is provided in this reconciliation.

(b) **Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities**—Following the governmental fund statement of revenues, expenditures, and changes in fund balances, there is a reconciliation between net changes in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. A detailed explanation of these differences is provided in this reconciliation.

(3) **Deposits and Investments:**

The District's cash and cash equivalents consist of legally authorized demand deposits in accordance with Section 218.415, Florida Statutes. The institutions in which these deposits are kept are certified as Qualified Public Depositories under the Florida Public Deposits Act. Therefore, in addition to applicable Federal Depositary Insurance Corporation (FDIC) insurance, these balances on deposit at September 30, 2022, are insured or collateralized through the Bureau of Collateral Management, Florida Department of Financial Services. The District was exposed to no significant custodial credit or other risk related to its cash and investment activities.

(4) **Risk Management:**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters, all of which is satisfactorily insured by limited risk, high deductible commercial general liability insurance. Commercial insurance policies are also obtained for other risks of loss, including employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.



**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2022**

**(5) Management Company:**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs. For the period ended September 30, 2022, the District paid the management company \$25,000 and had a payable to the management company for \$3 at year end.

**(6) Related Party Transactions:**

The Developer contributed \$75,000 during the year for operations and maintenance costs in connection with an agreement to fund certain expenditures as they are incurred. Approximately \$- is due from the Developer at September 30, 2022.

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, Masroc Land, L.P., the loss of which could have a material adverse effect on the District's operations.

**(7) Interlocal Agreement:**

In 2016, the District entered into agreements with the City of Daytona Beach (the City) and Volusia County (the County) to received funding for the construction, operation, and maintenance of a phased high quality, mixed-use retail and entertainment development to be known as "Walkers Green." Estimated construction costs for the development total \$16,328,486. There has been no construction or issuance of debt in relation to the agreement as of yearend.

## **REQUIRED SUPPLEMENTARY INFORMATION**

**WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2022**

	<b>Budgeted Amounts</b>			<b>Variance with Final Budget - Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>	<b>Actual</b>	
<b>Revenues</b>				
Developer contributions	\$ 122,175	\$ 122,175	\$ 75,000	\$ (47,175)
Total revenues	122,175	122,175	75,000	(47,175)
<b>Expenditures</b>				
Current:				
General government	122,175	122,175	56,597	65,578
Total general government	122,175	122,175	56,597	65,578
Total expenditures	122,175	122,175	56,597	65,578
<b>Excess (deficiency) of revenues over (under) expenditures</b>	-	-	18,403	18,403
<b>Net change in fund balances</b>	-	-	18,403	18,403
<b>Fund balances, beginning of year</b>	3,832	3,832	3,832	-
<b>Fund balances, end of year</b>	<u>\$ 3,832</u>	<u>\$ 3,832</u>	<u>\$ 22,235</u>	<u>\$ 18,403</u>

The accompanying notes to financial statements are an integral part of this schedule.

## **OTHER REPORTS**

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT  
AUDITING STANDARDS***

To the Board of Supervisors,  
Walkers Green Community Development District:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Walkers Green Community Development District (the District), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated May 19, 2023.

***Report on Internal Control over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency* in internal control exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the District's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses.

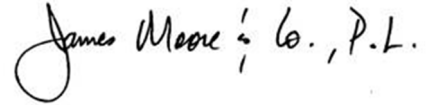
***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Daytona Beach, Florida  
May 19, 2023

A handwritten signature in black ink that reads "James Moore & Co., P.L.". The signature is written in a cursive style with a large initial "J" and a stylized "M".

**INDEPENDENT AUDITORS' MANAGEMENT LETTER REQUIRED  
BY CHAPTER 10.550, RULES OF THE STATE OF FLORIDA  
OFFICE OF THE AUDITOR GENERAL**

To the Board of Supervisors,  
Walkers Green Community Development District:

**Report on the Financial Statements**

We have audited the basic financial statements of Walkers Green Community Development District (the District), as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 19, 2023.

**Auditors' Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, and Chapter 10.550, Rules of the State of Florida Office of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditors' Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated May 19, 2023, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings and recommendations.

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority for the primary government of the reporting entity is disclosed in Note 1 of the basic financial statements.

## **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the District, did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

## **Special District Component Units**

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

## **Specific Special District Information – Walkers Green Community Development District**

The following items have been provided to us to comply with state reporting requirements and have not been audited by us. We did not audit the following information within this section, nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on this data.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Walkers Green Community Development District reported the following unaudited data:

- a) The total number of district employees compensated in the last pay period of the district's fiscal year: 0.
- b) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year: 3.
- c) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0.
- d) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$29,998.
- e) Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:
  - a. No such projects noted.
- f) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as follows: there were no amendments between the original and final total district expenditure budget.



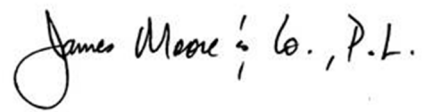
### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, District Board, management, others within the District, and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Daytona Beach, Florida  
May 19, 2023

A handwritten signature in black ink that reads "James Moore & Co., P.L." The signature is written in a cursive, flowing style.



## INDEPENDENT ACCOUNTANTS' EXAMINATION REPORT

To the Board of Supervisors,  
Walkers Green Community Development District:

We have examined the Walkers Green Community Development District's (the District) compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies* (the Statute), for the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to obtain reasonable assurance by evaluating the District's investment policies against the Statute to determine the District's compliance and performing other procedures to obtain sufficient appropriate audit evidence to express an opinion that conveys the results of our evaluation based on our examination.

Our examination was conducted in accordance with attestation standards for a direct examination established by the American Institute of Certified Public Accountants. Those standards require that we obtain reasonable assurance by evaluating the District's investment policies against the Statute and performing procedures to obtain sufficient appropriate evidence to express an opinion that conveys the result of our measurement or evaluation of the District's compliance for the year ended September 30, 2022. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of risks of material noncompliance with those requirements, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our examination engagement.

In our opinion, the District complied with the aforementioned requirements for the year ended September 30, 2022, in all material respects.

Daytona Beach, Florida  
May 19, 2023

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Funding Request Nos. 83 - 85

# WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT

## Funding Request No. 083

6/19/2023

Item No.	Vendor	Invoice Number	General Fund FY 2023
1	<b>James Moore</b> Audit FY 2022	782054	\$ 4,750.00
2	<b>PFM Group Consulting</b> Billable Expenses: May 2023 District Management Fee: Jun 2023 Postage: May 2023	125189 DM-06-2023-54 OE-EXP-06-2023-43	\$ 85.12 \$ 2,083.33 \$ 1.20
3	<b>Zev Cohen &amp; Associates Inc.</b> Engineering Services Through 05/31/2023	77750	\$ 325.21
Subtotal			\$ 7,244.86
<b>TOTAL</b>			<b>\$ 7,244.86</b>

Board Member

Please Return To:  
Walkers Green CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817-8329



5931 NW 1st Place, Gainesville, Florida 32607-2063

DAB: 386-257-4100 \* DED: 386-738-3300 \* GNV: 352-378-1331 \* TLH: 850-386-6184 \* OCF: 352-369-1120

Walkers Green Community Development District  
3501 Quadrangle Blvd Ste 270  
Orlando, FL 32817-8329

Date: 5/31/2023

Invoice Number: 782054

Client Number: 203784.1

**RECEIVED**

*By Amy Champagne at 3:50 pm, Jun 13, 2023*

Professional services rendered in connection with the audit of the financial statements for the year ended September 30, 2022 - final billing.

Invoice Total: \$4,750.00  
Prior Balance: \$0.00  
Current Amount Due: \$4,750.00

Current Due	31 - 60 Days	61 - 90 Days	91 - 120 Days	Over 120 Days	Balance
\$4,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,750.00

PAY ONLINE AT [JMCO.COM/MAKE-A-PAYMENT/](http://JMCO.COM/MAKE-A-PAYMENT/) OR MAIL CHECKS TO JAMES MOORE & CO PL, 5931 NW 1ST PL, GAINESVILLE, FL 32607-2063

NET DUE AND PAYABLE UPON RECEIPT. A FINANCE CHARGE OF 1 1/2% PER MONTH WILL BE ADDED ON PAST DUE AMOUNTS, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%.



Date	Invoice Number
June 7, 2023	125189
Payment Terms	Due Date
Upon Receipt	June 7, 2023

**RECEIVED**  
By ryana at 9:12 am, Jun 09, 2023

Bill To:
Walkers Green Community Development District c/o PFM Group Consulting District Accounting 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: Billable Expenses

Expenses	\$85.12
<b>Total Amount Due</b>	<b><u>\$85.12</u></b>



Date	Invoice Number
June 7, 2023	125189
Payment Terms	Due Date
Upon Receipt	June 7, 2023

**Expense Supporting Detail**

Category	Worker	Transaction Date	Amount Billed
Gas (Rental Car)	Jane Gaarlandt	05/02/23	\$9.26
			Gas (Rental Car) <u>\$9.26</u>
Rental Car	Jane Gaarlandt	05/02/23	\$75.86
			Rental Car <u>\$75.86</u>
<b>Total Expenses:</b>			<b>\$85.12</b>

Walters Green 30%  
Finley Woods 70%

\*\* ICR RECEIPT \*\*

7-ELEVEN  
7405 RED BUG LAKE RD  
OVIEDO FL 32765  
4075425410  
STORE#: 32736  
THANKS

D# 6 RUL  
8.903 GAL @ 3.469 /GAL 30.88  
CREDIT PREPAY 30.88

SUBTOTAL 30.88  
TOTAL DUE 30.88  
VISA 30.88

APPROVAL#: 27324D AUTH CODE: 0

APPROVAL TIME: 111342

AID: A0000000031010

ENTRY: INSERT

ARQC 8A22E366568B42F

STORE # 32736

REF# : 34392560388

30% = \$ 9.26

70% = \$ 21.62

MEMBER ID: \*\*\*\*\*0005

\*\*\* MEMBER TRANSACTION \*\*\*

TRN2068402 05/03/2023 3:17 pm



Walkers Green 25%  
Finley Woods 25%  
Wynnmore East 25%  
Lakewood Ranch 25%



Rental Agreement # 9MG7Q2

### Renter Information

**Renter Name**

JANE GAARLANDT

**Renter Address**

OVIDO, FL 32765  
USA

### Vehicle Information

**A4**

License #: AK73PL

State/Province: FL

Unit #: 8DXR85

Vehicle #: PN010153

**Vehicle Class Driven**

Full Size Elite 4 door/Automatic/Air

**Vehicle Class Charged**

Premium 4 door/Automatic/Air

**Odometer Mileage/Kilometers**

Starting: 5288 Ending: 6123

Total: 835

**Fuel**

Starting: FULL Ending: FULL

### Trip Information

**Pickup**

Tuesday, May 2, 2023

**FERN PARK**

6205 S US HWY 17 92  
FERN PARK, FL 32730  
USA

**Return**

8:29 AM Friday, May 5, 2023 1:50 PM

**FERN PARK**

6205 S US HWY 17 92  
FERN PARK, FL 32730  
USA

### Renter Charges

<b>Rental Rate</b>	Time & Distance 4 Day at \$68.38 / Day	\$273.52
<b>Mileage</b>	Unlimited Mileage	Included
<b>Taxes and Fees</b>	Sc Rec - FI Surchg Recov (\$2.00 / Day)	\$8.00
	Sales Tax (7.00%)	\$19.86
	Vehicle License Fee Recovery (\$0.50 / Day)	\$2.00
	FI Waste Tire & Battery Fee (\$0.02 / Day)	\$0.08

**Total**

\$303.46

(Subject to audit)

25% = \$75.865

Amount charged on May 5, 2023 to VISA (0774)

(\$303.46)

**Amount Due**

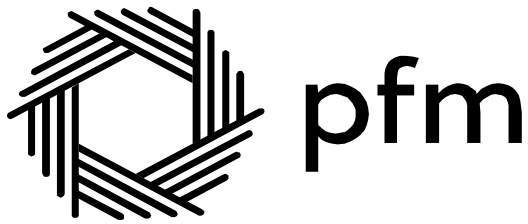
\$0.00

Thank you for renting  
with Enterprise Rent-A-  
Car

**We appreciate your business!**

This email was automatically generated  
from an unattended mailbox, so please  
do not reply to this e-mail.

If you have any questions about your  
rental, please view our Frequently  
Asked Questions or send us a secured  
message by visiting our [Support Center](#)



Date	Invoice Number
June 6, 2023	DM-06-2023-54
Payment Terms	Due Date
Upon Receipt	June 6, 2023

**RECEIVED**

**By ryana at 10:24 am, Jun 09, 2023**

**Bill To:**

Walkers Green Community Development District  
c/o PFM Group Consulting District Accounting  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817  
United States of America

**Company Address:**

1735 Market Street  
42nd Floor  
Philadelphia, PA 19103  
+1 (215) 5676100

**Remittance Options:**

Via Mail:

PFM Group Consulting LLC  
PO Box 65126  
Baltimore, MD 21264-5126  
United States of America

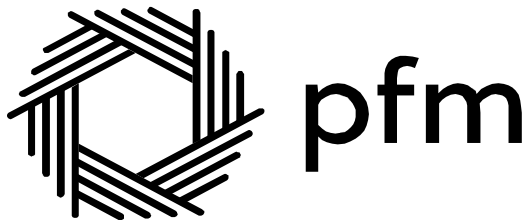
**RE:** District Management Fee: June 2023

Professional Fees

\$2,083.33

**Total Amount Due**

**\$2,083.33**



Date	Invoice Number
June 9, 2023	OE-EXP-06-2023-43
Payment Terms	Due Date
Upon Receipt	June 9, 2023

**RECEIVED**  
*By ryana at 2:01 pm, Jun 09, 2023*

Bill To:
Walkers Green Community Development District c/o PFM Group Consulting District Accounting 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

**Remittance Options:**

Via Mail:

PFM Group Consulting LLC  
PO Box 65126  
Baltimore, MD 21264-5126  
United States of America

**RE:** May 2023 Postage \$1.20

Expenses	\$1.20
<b>Total Amount Due</b>	<b><u>\$1.20</u></b>

**Zev Cohen & Associates Inc.**

300 Interchange Boulevard  
Suite C  
Ormond Beach, FL 32174  
386-677-2482

**RECEIVED**

*By Amy Champagne at 8:21 am, Jun 15, 2023*

Jane Gaarlandt - WG  
Walkers Green CDD c/o Bd. of Supervisors  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817

Invoice number 77750  
Date 06/09/2023

Project **ZC17083CDD Walkers Green -  
Community District Development**

For Services Rendered Through May 31, 2023

**ENGINEERING**

Professional Fees

**Department Director**

Randy Hudak

Documents

Meeting

	Hours	Rate	Billed Amount
	0.50	155.00	77.50
	1.50	155.00	232.50
Subtotal	2.00		310.00

**REIMBURSABLES**

Reimbursables

**Miles**

	Units	Rate	Billed Amount
	26.00	0.585	15.21
Invoice total			<b>325.21</b>

Approved by:

Randy Hudak  
Director of Engineering

*Thank You for Choosing ZCA*

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 084**

6/30/2023

Item No.	Vendor	Invoice Number	General Fund FY 2023
<b>1</b>	<b>Cobb Cole</b> District Counsel Through 05/19/2023	37159	\$ 195.00
Subtotal			\$ 195.00
<b>TOTAL</b>			<b>\$ 195.00</b>

\_\_\_\_\_  
Board Member

Please Return To:  
Walkers Green CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817-8329

# Cobb Cole, P.A.

Post Office Box 2491  
Daytona Beach, FL 32115-2491  
US  
Invoices@cobbcole.com  
www.cobbcole.com  
O: 3862558171

## INVOICE

Number	37159
Issue Date	6/20/2023
Due Date	7/20/2023
Matter	48177 - General Work in Progress
Email	CHAMPAGNEA@pfm.com

### Bill To:

48177 - Walkers Green CDD  
c/o PFM  
12051 Corporate Boulevard  
Orlando, FL 32817

**RECEIVED**  
By A Ryan at 9:18 am, Jun 29, 2023

### Time Entries

Time Entries	Billed By	Hours	Sub
Review/analyze A104 5/19/2023 Reviewed and approved final draft of annual audit.	Mark A Watts	0.50	\$195.00
		<b>0.50</b>	<b>\$195.00</b>

Total (USD)	\$195.00
Paid	\$0.00
Balance	\$195.00
I-35781 Previous Balance	\$300.00
Total Outstanding	\$495.00

### Terms & Conditions

Your remaining prepaid credit: 0.00

### Timekeeper Totals

Name	Rate	Hours	Total
Mark A Watts	\$390.00	0.50	\$195.00

### Trust Account Balance

Date	Item	Amount	Balance
6/21/2023	Current Balance		\$0.00

**Walkers Green**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 085**

7/3/2023

Item No.	Vendor	Invoice Number	General Fund
1	Developer Funding Request	--	\$ 25,000.00

**TOTAL            \$ 25,000.00**

\_\_\_\_\_  
Board Member

Please Return To:  
Walkers Green CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd, Ste 270  
Orlando, FL 32817

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Funding Request Nos. 78 - 82



**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 078**

4/27/2023

Item No.	Vendor	Invoice Number	General Fund FY 2023
1	<b>Ormond Beach Observer</b> Legal Advertising on 04/20/23	23-00056V	\$ 55.25
<b>TOTAL</b>			<b>\$ 55.25</b>

  
\_\_\_\_\_  
Board Member

Please Return To:  
Walkers Green CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817-8329

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 079**

5/5/2023

Item No.	Vendor	Invoice Number	General Fund FY 2023
<b>1</b>	<b>Cobb Cole</b>		
	District Counsel Through 07/31/2022	25582	\$ 24.00
	District Counsel Through 11/30/2022	29790	\$ 316.60
<b>2</b>	<b>PFM Group Consulting</b>		
	Postage: March 2023	OE-EXP-04-2023-26	\$ 0.60
<b>TOTAL</b>			<b>\$ 341.20</b>

  
\_\_\_\_\_  
Board Member

Please Return To:  
Walkers Green CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817-8329

# WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT

## Funding Request No. 080

5/25/2023

Item No.	Vendor	Invoice Number	General Fund FY 2023
1	<b>Cobb Cole</b> District Counsel Through 04/30/2023	35781	\$ 300.00
2	<b>PFM Group Consulting</b> District Management Fee: May 2023	DM-05-2023-53	\$ 2,083.33
<b>TOTAL</b>			<b>\$ 2,383.33</b>

  
\_\_\_\_\_  
Board Member

Please Return To:  
Walkers Green CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817-8329

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 081**

6/6/2023

Item No.	Vendor	Invoice Number	General Fund FY 2023
<b>1</b>	<b>VGlobalTech</b>		
	Quarter 4 ADA Audit	4601	\$ 300.00
	Monthly Website Fee: May 2023	5046	\$ 160.00
Subtotal			\$ 460.00
<b>TOTAL</b>			<b>\$ 460.00</b>

  
\_\_\_\_\_  
Board Member

Please Return To:  
Walkers Green CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817-8329

# WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT

## Funding Request No. 082

6/7/2023

Item No.	Vendor	Invoice Number	General Fund FY 2023
1	<b>PFM Group Consulting</b> Postage: Apr 2023	OE-EXP-05-2023-53	\$ 1.80
2	<b>VGlobalTech</b> Monthly Website Fee: Feb 2023 Monthly Website Fee: Mar 2022 Monthly Website Fee: Apr 2023 Quarter 3 ADA Audit Quarter 1 ADA Audit	4729 4842 4954 4275 4848	\$ 160.00 \$ 160.00 \$ 160.00 \$ 300.00 \$ 300.00

Subtotal \$ 1,081.80

**TOTAL \$ 1,081.80**

  
\_\_\_\_\_  
Board Member

Please Return To:  
Walkers Green CDD  
c/o PFM Group Consulting  
3501 Quadrangle Blvd. Ste. 270  
Orlando, FL 32817-8329

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Review of Monthly Financials

**Walkers Green CDD**  
Statement of Financial Position  
As of 6/30/2023

**General Fund**

**Assets**

**Current Assets**

General Checking Account	\$14,206.25
Total Current Assets	<u>\$14,206.25</u>

**Total Assets**

\$14,206.25

**Liabilities and Net Assets**

**Current Liabilities**

Accounts Payable	\$7,439.86
Total Current Liabilities	<u>\$7,439.86</u>

**Total Liabilities**

\$7,439.86

**Net Assets**

Net Assets - General Government	\$22,235.33
Current Year Net Assets - General Government	(15,468.94)

**Total Net Assets**

\$6,766.39

**Total Liabilities and Net Assets**

\$14,206.25

**Walkers Green CDD**  
**Statement of Activities**  
**As of 6/30/2023**

**General Fund**

**Revenues**

Developer Contributions	\$25,000.00
Total Revenues	<hr/> \$25,000.00

**Expenses**

Public Officials Insurance	\$2,419.00
Management	18,749.97
Engineering	325.21
District Counsel	7,812.01
Audit	4,750.00
Travel and Per Diem	155.63
Postage & Shipping	13.99
Legal Advertising	932.13
Web Site Maintenance	2,180.00
Dues, Licenses, and Fees	175.00
General Liability Insurance	2,956.00
Total Expenses	<hr/> \$40,468.94

**Other Revenues (Expenses) & Gains (Losses)**

Total Other Revenues (Expenses) & Gains (Losses)	<hr/> \$0.00
--	--------------

<b>Change In Net Assets</b>	(\$15,468.94)
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<b>Net Assets At Beginning Of Year</b>	<hr/> \$22,235.33
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<b>Net Assets At End Of Year</b>	<hr/> <hr/> \$6,766.39
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**Walkers Green CDD**  
 Budget to Actual  
 For the Period ending 6/30/2023

	Actual	Year to Date Budget	Variance	Adopted FY 2023 Budget
<b><u>Revenues</u></b>				
Developer Contributions	\$25,000.00	\$88,721.25	(\$63,721.25)	\$118,295.00
<b>Net Revenues</b>	<b>\$25,000.00</b>	<b>\$88,721.25</b>	<b>(\$63,721.25)</b>	<b>\$118,295.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$0.00	\$2,250.00	(\$2,250.00)	\$3,000.00
Public Officials' Insurance	2,419.00	1,950.00	469.00	2,600.00
Trustee Services	0.00	4,500.00	(4,500.00)	6,000.00
Management	18,749.97	18,750.00	(0.03)	25,000.00
Engineering	325.21	11,250.00	(10,924.79)	15,000.00
Dissemination Agent	0.00	3,750.00	(3,750.00)	5,000.00
Assessment Administration	0.00	5,625.00	(5,625.00)	7,500.00
District Counsel	7,812.01	15,000.00	(7,187.99)	20,000.00
Audit	4,750.00	4,500.00	250.00	6,000.00
Travel and Per Diem	155.63	375.00	(219.37)	500.00
Telephone	0.00	150.00	(150.00)	200.00
Postage & Shipping	13.99	225.00	(211.01)	300.00
Copies	0.00	375.00	(375.00)	500.00
Legal Advertising	932.13	2,250.00	(1,317.87)	3,000.00
Miscellaneous	0.00	3,750.00	(3,750.00)	5,000.00
Web Site Maintenance	2,180.00	2,340.00	(160.00)	3,120.00
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00
Electric	0.00	750.00	(750.00)	1,000.00
Landscaping	0.00	7,500.00	(7,500.00)	10,000.00
Irrigation	0.00	750.00	(750.00)	1,000.00
General Insurance	2,956.00	2,550.00	406.00	3,400.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$40,468.94</b>	<b>\$88,721.25</b>	<b>(\$48,252.31)</b>	<b>\$118,295.00</b>
<b>Total Expenses</b>	<b>\$40,468.94</b>	<b>\$88,721.25</b>	<b>(\$48,252.31)</b>	<b>\$118,295.00</b>
<b>Net Income (Loss)</b>	<b>(\$15,468.94)</b>	<b>\$0.00</b>	<b>(\$15,468.94)</b>	<b>\$0.00</b>

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports

**WALKERS GREEN  
COMMUNITY DEVELOPMENT DISTRICT**

Supervisor Requests and Audience Comments