

***Kepler Road
Community Development District***

Agenda

July 8, 2024

AGENDA

Kepler Road
Community Development District

219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 1, 2024

Board of Supervisors
Kepler Road
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Kepler Road Community Development District will be held **Monday, July 8, 2024, at 11:00 AM the Gateway Center of the Arts, 880 Hwy 17, DeBary, FL 32713**. Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 8, 2024 Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2024-36 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds
5. Consideration of Fiscal Year 2024/2025 Developer Funding Agreement
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet & Income Statement
 - ii. Ratification of Funding Requests No. 3- 8
 - iii. Adoption of District Goals and Objectives
7. Other Business
8. Supervisors Requests
9. Adjournment

MINUTES

**MINUTES OF MEETING
KEPLER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Kepler Road Community Development District was held Monday, **April 8, 2024** at 11:00 a.m. at the Gateway Center for the Arts, 880 Highway 17, DeBary, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Duane “Rocky” Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy	District Counsel
Scott Fortier	District Engineer, Kelly, Collins & Gentry, Inc.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Iorio called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated that there were only Board members and staff present today.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 12,
2024 Landowners’ and Board of
Supervisors Meeting**

Mr. Flint presented the minutes from the February 12, 2024, Board of Supervisors meeting and Landowners’ meeting and asked for any comments or corrections to the minutes. Ms. Sandy had a few minor corrections to the minutes. The Board approved the minutes subject to the changes.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Minutes of the February 12, 2024, Board of Supervisors Meeting and Landowner Meeting, were approved subject to changes from counsel.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Imposition of Special Assessments

Mr. Flint stated this was for the imposition of special assessments. He asked for a motion to open the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Engineer’s Report

Mr. Flint stated the Engineer’s report was dated February 12th. Mr. Fortier noted an error on the number of units, and it was dated February 12th and other items to be made and the corrections to the report. The estimated costs remained the same for \$33,036,830.

Ms. Sandy noted the estimated costs were reasonable for the project of this size and scope. She noted there was no reason the district cannot proceed with this project.

ii. Presentation of Assessment Methodology

Mr. Flint presented the Assessment Methodology to include the development program consisting of 543 units with a mixture of townhomes of 50- and 60-foot single family homes with ERU factors of 519.52 . Table 2 is the estimated cost of \$33,036,830. Table 3 is conservative bond sizing based on improvements and sets a ceiling for purposes of imposing a master lien. This sets a par amount of \$48,900,000. Table 5 demonstrates the allocation of benefit. Table 6 shows the annual net and gross. Table 7 is the preliminary assessment roll.

Ms. Sandy asked if Mr. Tom Franklin had been sworn in before the meeting. Mr. Flint noted he had not been sworn in. At this time Mr. Flint provided the swearing in for Mr. Franklin. Mr. Franklin signed the oath. Mr. Flint noted they would go back and correct the previous motions. The previous motions were re-stated.

iii. Public Comment, Testimony and Board Discussion

Ms. Sandy asked for the record if the District lands are receiving special benefits for the master project. Mr. Flint answered yes. Ms. Sandy asked if the special assessments were reasonable and fairly allocated, and Mr. Flint answered yes. Ms. Sandy asked if it was legal, proper, and just that the cost of the project be levied against the land from the District, Mr. Flint answered yes. Ms. Sandy asked if the assessment costs will be equal to or in excess of the special assessments as levied, and Mr. Flint answered yes.

Mr. Flint stated there were no audience members present at the meeting to provide testimony.

iv. Consideration of Resolution 2024-34 Levying Special Assessments

Ms. Sandy presented Resolution 2024-34 levying special assessments. She summarized the payments, method of collection, allocation for securing bonds, and noted that this provides for true up.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-34 Levying Special Assessments, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-35
Approving Fiscal Year 2025 Proposed
Budget and Setting a Public Hearing**

Mr. Flint presented the proposed budget for Fiscal Year 2025 and noted that it is developer funded. He asked if the Board believed there would be maintenance expenses coming on October 1, 2024 through September 30, 2025. The Board noted they would be fine without maintenance expense and assessments. Mr. Flint recommended the public hearing be set for July 8, 2024, at 11:00 a.m. in the same location.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-35 Approving Fiscal Year 2025 Proposed Budget and Setting a Public Hearing for July 8, 2024, at 11:00 a.m., in the same location, was approved.

SIXTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Authorization to Issue Notice of Intent to Award and Enter Negotiations with Number-One Ranked Firm

A. Kelly, Collins & Gentry

B. Alliant Engineering, Inc.

Mr. Flint noted the Board had authorized staff to issue and RFQ for District engineering services. He noted they received two responses. The Board had approved the evaluation criteria which Mr. Flint reviewed. The Board ranked and assigned points for the criteria for each firm. The results were 95 for Kelly, Collins &Gentry and 75 for Alliant.

After discussion the Board reviewed the proposals and decided to award Kelly, Collins and Gentry as the #1 ranked firm.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Proposal for District Engineering Services and Authorization to Issue a Notice of Intent to Award and Enter Negotiations with Number-One Ranked Firm Kelly, Collins & Gentry, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated she had nothing further to report.

B. Engineer

Mr. Fortier gave an update on the general construction overview and noted it was underway.

C. District Manager’s Report

i. Check Register

Mr. Flint presented the check register from January 1, 2024- March 29, 2024, totally \$22,224.37. He added this included insurance policy, invoices, District Manager, and advertising cost.

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

ii. Balance Sheet & Income Statement

Mr. Flint stated the balance and income statements are through the end of February and were unaudited. He noted no action is required.

iii. Ratification of Funding Requests No. 2

Mr. Flint stated that funding request #2 is for \$14,829.88 and includes District Management, legal invoices, and Board compensation.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Request #2 for \$14,829.88, was ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comment, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comment, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

**RESOLUTION 2024-36
[FY 2025 APPROPRIATION RESOLUTION]**

THE ANNUAL APPROPRIATION RESOLUTION OF THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Kepler Road Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Kepler Road Community Development District for the Fiscal Year Ending September 30, 2025.”

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

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

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

PASSED AND ADOPTED THIS 8TH DAY OF JULY 2024.

ATTEST:

**KEPLER ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Kepler Road
Community Development District

Proposed Budget
FY2025



Table of Contents

1 General Fund

2-3 General Fund Narrative

Kepler Road
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Developer Contributions	\$ 104,844	\$ 54,642	\$ 26,005	\$ 80,647	\$ 124,678
Total Revenues	\$ 104,844	\$ 54,642	\$ 26,005	\$ 80,647	\$ 124,678
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 10,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 12,000
FICA Expenditures	\$ 765	\$ 77	\$ 77	\$ 153	\$ 918
Engineering	\$ 12,500	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Attorney	\$ 20,833	\$ 18,371	\$ 6,629	\$ 25,000	\$ 25,000
Management Fees	\$ 33,333	\$ 9,463	\$ 6,667	\$ 16,129	\$ 40,000
Information Technology	\$ 1,500	\$ 852	\$ 600	\$ 1,452	\$ 1,800
Website Maintenance	\$ 2,750	\$ 1,850	\$ 400	\$ 2,250	\$ 1,200
Telephone	\$ 250	\$ -	\$ 63	\$ 63	\$ 300
Postage & Delivery	\$ 833	\$ 96	\$ 104	\$ 200	\$ 1,000
Insurance	\$ 5,000	\$ 3,740	\$ -	\$ 3,740	\$ 5,000
Printing & Binding	\$ 833	\$ 23	\$ 77	\$ 100	\$ 1,000
Legal Advertising	\$ 12,500	\$ 11,451	\$ 3,549	\$ 15,000	\$ 15,000
Other Current Charges	\$ 2,500	\$ 204	\$ 296	\$ 500	\$ 5,000
Office Supplies	\$ 521	\$ 0	\$ 19	\$ 20	\$ 625
Travel Per Diem	\$ 550	\$ -	\$ 275	\$ 275	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 150	\$ -	\$ 150	\$ 175
Total Expenditures	\$ 104,844	\$ 47,276	\$ 26,005	\$ 73,281	\$ 124,678
Excess Revenues/(Expenditures)	\$ -	\$ 7,366	\$ -	\$ 7,366	\$ -

Kepler Road Community Development District General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

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

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Management Fees

The District will receive Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Kepler Road Community Development District General Fund Narrative

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

The District’s general liability and public official’s liability insurance coverages.

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

SECTION V

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2025

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2024, by and between:

Kepler Road Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, ("**District**"), and is located in the City of DeLand, Volusia County, Florida ("**County**"), and

TLC Trinity Gardens, LLC, a Florida limited liability company, and the owner and/or developer of property located within the boundaries of the District ("**Developer**," and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and 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/or is developing the 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, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

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

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

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

WHEREAS, the Developer 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 lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

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

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District's general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *Contractual Lien.* The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
- b. *Enforcement Action.* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *Uniform Method; Direct.* The District may 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, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among 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.

5. **AUTHORIZATION.** 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 of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** 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/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** 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.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among 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.

[SIGNATURES ON NEXT PAGE]

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

Attest:

**Kepler Road Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

TLC Trinity Gardens, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: FY 2025 Budget

SECTION VI

SECTION C

SECTION 1

Kepler Road
Community Development District

Unaudited Financial Reporting
May 31, 2024



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

Kepler Road

Community Development District

Combined Balance Sheet

May 31, 2024

*General
Fund*

Assets:

Cash:

Operating Account	\$	8,629
Due from Developer	\$	6,036
Due from Capital Project Fund	\$	1,282

Total Assets	\$	15,947
---------------------	-----------	---------------

Liabilities:

Accounts Payable	\$	8,581
------------------	----	-------

Total Liabilities	\$	8,581
--------------------------	-----------	--------------

Fund Balance:

Unassigned	\$	7,366
------------	----	-------

Total Fund Balances	\$	7,366
----------------------------	-----------	--------------

Total Liabilities & Fund Balance	\$	15,947
---------------------------------------------	-----------	---------------

Kepler Road
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Developer Contributions	\$ 104,844	\$ 54,642	\$ 54,642	\$ -
Total Revenues	\$ 104,844	\$ 54,642	\$ 54,642	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 10,000	\$ 6,667	\$ 1,000	\$ 5,667
FICA Expenditures	\$ 765	\$ 510	\$ 77	\$ 434
Engineering	\$ 12,500	\$ 8,333	\$ -	\$ 8,333
Attorney	\$ 20,833	\$ 13,889	\$ 18,371	\$ (4,482)
Management Fees	\$ 33,333	\$ 22,222	\$ 9,463	\$ 12,760
Information Technology	\$ 1,500	\$ 1,000	\$ 852	\$ 148
Website Maintenance	\$ 2,750	\$ 1,833	\$ 1,850	\$ (17)
Telephone	\$ 250	\$ 167	\$ -	\$ 167
Postage & Delivery	\$ 833	\$ 555	\$ 96	\$ 459
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing & Binding	\$ 833	\$ 555	\$ 23	\$ 533
Legal Advertising	\$ 12,500	\$ 8,333	\$ 11,451	\$ (3,118)
Other Current Charges	\$ 2,500	\$ 1,667	\$ 204	\$ 1,462
Office Supplies	\$ 522	\$ 348	\$ 0	\$ 348
Travel Per Diem	\$ 550	\$ 367	\$ -	\$ 367
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 150	\$ 25
Total Expenditures	\$ 104,844	\$ 71,621	\$ 47,276	\$ 24,345
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 7,366	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 7,366	

Kepler Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ 16,750	\$ -	\$ 20,211	\$ 5,543	\$ 6,103	\$ 6,036	\$ -	\$ -	\$ -	\$ -	\$ 54,642
Total Revenues	\$ -	\$ -	\$ 16,750	\$ -	\$ 20,211	\$ 5,543	\$ 6,103	\$ 6,036	\$ -	\$ -	\$ -	\$ -	\$ 54,642
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ 3,394	\$ 9,774	\$ 1,748	\$ 2,356	\$ 241	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,371
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ -	\$ -	\$ 1,129	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ 9,463
Information Technology	\$ -	\$ -	\$ 102	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 852
Website Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 1,850
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ 64	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 96
Insurance	\$ -	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,740
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 23
Legal Advertising	\$ -	\$ -	\$ 525	\$ 3,510	\$ -	\$ 7,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,451
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ 106	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ 204
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Total Expenditures	\$ -	\$ 3,394	\$ 11,680	\$ 7,074	\$ 8,558	\$ 9,582	\$ 4,595	\$ 2,392	\$ -	\$ -	\$ -	\$ -	\$ 47,276
Excess Revenues (Expenditures)	\$ -	\$ (3,394)	\$ 5,070	\$ (7,074)	\$ 11,653	\$ (4,040)	\$ 1,508	\$ 3,644	\$ -	\$ -	\$ -	\$ -	\$ 7,366

SECTION 2

Kepler Road
Community Development District

Funding Request #3
February 27, 2024

Bill to:

	Payee		General Fund FY2024
1	GMS- Central Florida, LLC Invoice # 2 - Management Fees - January 2024 Invoice # 3 - Management Fees February 2024	\$	1,816.67 1,816.67
2	Kutak Rock LLP Invoice # 3354311 - General Counsel January 2024	\$	1,747.50
			\$ 5,380.84
Total:			\$ 5,380.84

Please make check payable to:

Kepler Road Community Development District
219 E Livingston Street
Orlando, FL 32801

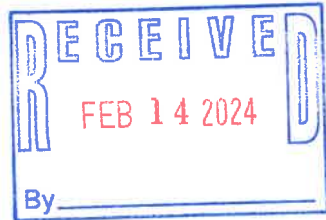
GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2
Invoice Date: 1/1/24
Due Date: 1/1/24
Case:
P.O. Number:

Bill To:
Kepler Road CDD

Description	Hours/Qty	Rate	Amount
Management Fees - January 2024 340		1,666.67	1,666.67
Information Technology - January 2024 351		150.00	150.00



Total	\$1,816.67
Payments/Credits	\$0.00
Balance Due	\$1,816.67

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763 |

Invoice

Invoice #: 3
Invoice Date: 2/1/24
Due Date: 2/1/24
Case:
P.O. Number:

Bill To:
Kepler Road CDD

Description	Hours/Qty	Rate	Amount
Management Fees - February 2024	310.513		
Information Technology - February 2024	340	1,666.67	1,666.67
	351	150.00	150.00

RECEIVED
FEB 14 2024
By _____

Total	\$1,816.67
Payments/Credits	\$0.00
Balance Due	\$1,816.67

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA 2
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

February 23, 2024

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

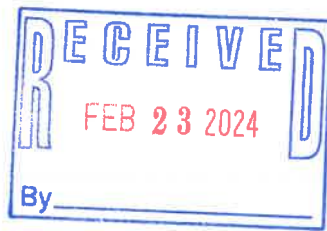
ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3354311

Client Matter No. 46323-1

Notification Email: eftgroup@kutakrock.com



Mr. George Flint
Kepler Road CDD
C/O Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3354311

46323-1

310.513.315

Re: General Counsel

For Professional Legal Services Rendered

01/04/24	D. Wilbourn	1.10	192.50	Organizational meeting follow-up Review Phase 1 plat Communications regarding publication invoices Confer regarding phase 1 plat Attend call regarding phase 1 plat; conduct follow-up regarding same Monitor legislative process relating to matters impacting special districts Confer with Fortier Attend call regarding tract designations for operation and maintenance Update development status chart Attend development status call Attend project status call; conduct follow-up regarding same
01/10/24	S. Sandy	1.40	462.00	
01/10/24	D. Wilbourn	0.60	105.00	
01/16/24	S. Sandy	0.10	33.00	
01/17/24	S. Sandy	1.20	396.00	
01/20/24	G. Lovett	0.70	175.00	
01/23/24	S. Sandy	0.20	66.00	
01/24/24	S. Sandy	0.50	165.00	
01/29/24	M. Rigoni	0.20	58.00	
01/31/24	M. Rigoni	0.10	29.00	
01/31/24	S. Sandy	0.20	66.00	
TOTAL HOURS		6.30		

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Kepler Road CDD
February 23, 2024
Client Matter No. 46323-1
Invoice No. 3354311
Page 2

TOTAL FOR SERVICES RENDERED \$1,747.50

TOTAL CURRENT AMOUNT DUE \$1,747.50

UNPAID INVOICES:

December 21, 2023	Invoice No. 3327882	3,393.99 Fr#2
January 30, 2024	Invoice No. 3342198	9,774.48 Fr#2

TOTAL DUE \$14,915.97

Kepler Road
Community Development District

Funding Request #4
March 28, 2024

Bill to:

		General Fund	Capital Project
	Payee	FY2024	FY2024
1	GMS- Central Florida, LLC Invoice # 4 - Management Fees - March 2024	\$ 1,925.06	
2	Kutak Rock LLP Invoice # 3368059 - General Counsel February 2024 Invoice # 3368061 - Bond Validation 2024	\$ 2,335.60	\$ 1,282.00
		\$ 4,260.66	\$ 1,282.00
		Total:	\$ 5,542.66

Please make check payable to:

Kepler Road Community Development District
219 E Livingston Street
Orlando, FL 32801

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**
Invoice #: 4
Invoice Date: 3/1/24
Due Date: 3/1/24
Case:
P.O. Number:
Bill To:Kepler Road CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - March 2024		1,666.67	1,666.67
Information Technology - March 2024		150.00	150.00
Office Supplies		0.30	0.30
Postage		30.54	30.54
Copies		17.55	17.55
American Express Statement Closing 2/2/24 -- City of Debary		60.00	60.00



Total	\$1,925.06
Payments/Credits	\$0.00
Balance Due	\$1,925.06

KUTAK ROCK LLP

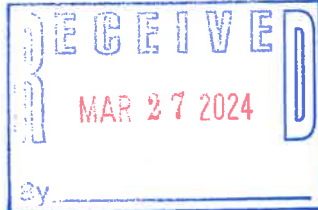
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 26, 2024



Mr. George Flint
Kepler Road CDD
C/O Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3368059

Client Matter No. 46323-1

Notification Email: eftgroup@kutakrock.com

Invoice No. 3368059

46323-1

Re: General Counsel

For Professional Legal Services Rendered

02/02/24	D. Wilbourn	0.30	52.50	Communications regarding submittal of special district form and fee
02/04/24	S. Sandy	0.50	165.00	Review draft agenda; confer with Brookes and Flint regarding same
02/04/24	L. Whelan	0.70	269.50	Monitor legislative process relating to matters impacting special districts
02/05/24	D. Wilbourn	1.60	280.00	Prepare for board meeting
02/06/24	D. Wilbourn	0.70	122.50	Review financing documents
02/09/24	S. Sandy	2.30	759.00	Prepare for board meeting
02/09/24	D. Wilbourn	0.70	122.50	Conduct property ownership due diligence
02/12/24	S. Sandy	1.70	561.00	Prepare for and attend initial landowner election and board meeting; conduct follow-up regarding same

TOTAL HOURS 8.50

KUTAK ROCK LLP

Kepler Road CDD

March 26, 2024

Client Matter No. 46323-1

Invoice No. 3368059

Page 2

TOTAL FOR SERVICES RENDERED \$2,332.00

DISBURSEMENTS

Freight and Postage 23.60

TOTAL DISBURSEMENTS 23.60

TOTAL CURRENT AMOUNT DUE \$2,355.60

KUTAK ROCK LLP

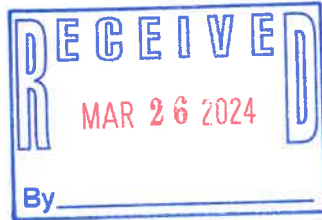
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 26, 2024



Mr. George Flint
Kepler Road CDD
C/O Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3368061
Client Matter No. 46323-2
Notification Email: eftgroup@kutakrock.com

Invoice No. 3368061
46323-2

Re: Bond Validation

For Professional Legal Services Rendered

02/06/24	S. Sandy	0.20	66.00	Confer regarding Master Assessment Methodology and Master Engineer's Report
02/09/24	S. Sandy	2.00	660.00	Review Master Trust Indenture, Master Assessment Methodology
02/13/24	D. Wilbourn	1.80	315.00	Prepare bond validation complaint; prepare 170.08 resolution and mailed and published notices
02/14/24	D. Wilbourn	1.00	175.00	Prepare bond validation documents
02/21/24	S. Sandy	0.20	66.00	Facilitate validation document preparation

TOTAL HOURS 5.20

TOTAL FOR SERVICES RENDERED \$1,282.00

TOTAL CURRENT AMOUNT DUE \$1,282.00

Kepler Road
Community Development District

Funding Request #5
April 11, 2024

Bill to:

	Payee		General Fund FY2024
1	GMS- Central Florida, LLC Invoice # 5 - Management Fees - April 2024	\$	1,940.64
2	Tribune Publishing Company, LLC DBA Orlando Sentinel Communications Invoice # 089765838000 - Legal Advertising 3/16/2024 Invoice # 090140228000 - Legal Advertising 3/22/2024	\$	2,081.00 \$ 2,081.00
			\$ 6,102.64
Total:			\$ 6,102.64

Please make check payable to:

Kepler Road Community Development District
219 E Livingston Street
Orlando, FL 32801

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

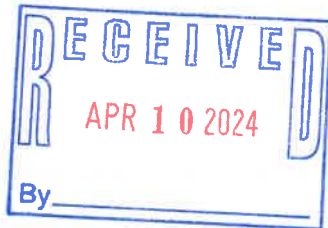
Invoice

Invoice #: 5
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:

Bill To:

Kepler Road CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2024		1,666.67	1,666.67
Information Technology - April 2024		150.00	150.00
Office Supplies		0.06	0.06
Postage		11.04	11.04
American Express Statement Closing 3/2/24 - Simply Stamps		52.87	52.87
American Express Statement Closing 3/2/24 - City of Debary Parks & Rec		60.00	60.00



Total	\$1,940.64
Payments/Credits	\$0.00
Balance Due	\$1,940.64

Invoice Details

Billed Account Name: Kepler Road Community Development District
 Billed Account Number: CU80172466
 Invoice Number: 089765838000
 Invoice Amount: \$2,081.00
 Billing Period: 03/11/24 - 03/17/24
 Due Date: 04/16/24

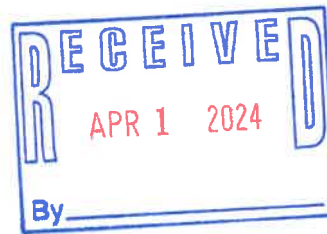


INVOICE

Page 1 of 2

Invoice Details

Date	Invoice Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
03/16/24	OSC89765838	Classified Listings, Display, Online Advertising 7601306				2,081.00



Invoice Total: \$2,081.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
2,081.00	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 03/11/24 - 03/17/24
 Billed Account Name: Kepler Road Community Development District
 Billed Account Number: CU80172466
 Invoice Number: 089765838000

Return Service Requested

4652000111 PRESORT PBPS001



KEPLER ROAD COMMUNITY DEVELOPMENT DIST
 BRITTANY BROOKES
 219 E LIVINGSTON ST
 ORLANDO FL 32801-1508

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

Orlando Sentinel
 PO Box 8023
 Willoughby, OH 44096



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

Kepler Road Community Development District - CU80172466
219 E Livingston St
Orlando, FL, 32801

Bill To:

Kepler Road Community Development District - CU80172466
219 E Livingston St
Orlando, FL, 32801

**State Of Florida
County Of Orange**

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Mar 16, 2024.

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



Rose Williams

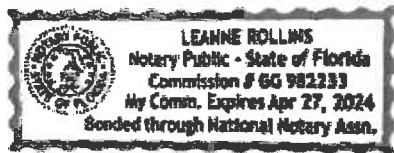
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 25 day of March, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7601306

TOUCHED BY TYPE 1

GOLFING FORE DIABETES

Saturday, April 6th 2024

Shingle Creek Golf Club
Orlando, FL

REGISTER NOW

www.orlandosentinel.com/health/2024/03/16/golfing-fore-diabetes/

Newsworthy Keepsakes
Get front page prints from a special date in your history.



Orlando Sentinel
STORE

Shop now at
orlandosentinel.com/page
or call (866) 545-3534

Offer valid through 3/24/24.

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of Kepler Road Community Development District ("District") will hold public hearings and regular meeting on 11:00 a.m. on April 8, 2024, at the Delaney Center of the Arts, 800 Highway 17, Delaney Florida 32718, to consider the adoption of an assessment roll, the imposition of special assessments to meet proposed infrastructure needs within the District, and to proceed for the City, Citrus, and installation of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's Master Engineer's Report dated February 12, 2024, ("Improvement Plan"). The public hearings are being conducted pursuant to Sections 170.07 and 197.3632, Florida Statutes. All persons interested may ascertain the description of the property to be assessed and the amount to be assessed to such piece or parcel of property at the District Manager's office located at 210 East Livingston Street, Orlando, Florida 32801 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for streets, water, sewer, and other infrastructure. The District's assessments will be levied against all parcels within the District, including the District, the infrastructure improvements are currently approved, but are not limited to, water, sewer, water distribution system, waste water system, stormwater management system, electrical service system, communication system, and other infrastructure improvements, such as recreation facilities, landscape, landscape and irrigation improvements, and other improvements, all as more specifically described in the Improvement Plan ("Improvements"), on the and available during normal business hours of the District Manager's Office.

The District's intent to impose assessments on benefited lands within the District is set forth in the District's Master Assessment Methodology, dated February 12, 2024 ("Assessment Plan"), which is on file and available during normal business hours in the District Manager's Office.

The purpose of any such assessment roll is to raise funds to fund the improvements. An assessment roll means that in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies minimum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis, and will be adjusted as an equalized residential unit ("ERU") basis of the time that such property is platted, site planned, or subjected to a declaration of condominium. Please contact the Assessment Director for more details.

The annual principal assessment levied against each parcel will be based on equivalent over thirty (30) years of the total cost allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$40,000,000 in debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per acre)	Maximum Principal (per acre)	Maximum Annual Installment (per acre)
Residential	0.44	\$40,740	\$1,364
Commercial/Industrial	1.00	\$40,740	\$1,364
Manufacturing	1.00	\$112,950	\$3,765

*Include collection fees and early payment discount allowances.

The assessments may be payable in whole at any time, or in some installments in part, or may be paid in not more than thirty (30) annual installments subsequent to the date of the assessment. These assessments shall be collected on the 1st day of "January" of each year by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All benefited property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 11:00 a.m. on April 8, 2024, at the Gateway Center of the Arts, 800 Highway 17, Delaney, Florida 32718, the Board will hold a regular public meeting to consider any other business that may lawfully be conducted by the District. The Board meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board's meeting and/or the public hearing may be conducted by telephone or video conference. If anyone wishes to appear at the meeting, they should contact the District Manager's Office at (407) 841-8204 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-655-8770 for aid in contacting the District Manager's Office.

KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT
RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THESE INFRASTRUCTURE IMPROVEMENTS; DEEMING COST TO BE INCURRED BY THE SPECIAL ASSESSMENTS; PROVIDING THE METHOD OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DETERMINED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING THAT SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

Whereas, the Board of Supervisors of the Kepler Road Community Development District (the "District") for the purpose of collecting, installing, plan, establish, construct or reconstruct, enlarge or extend, repair, operate, maintain or otherwise improve the infrastructure improvements (the "Improvements") described in the District's Master Engineer's Report, dated February 12, 2024, attached hereto as Exhibit A and incorporated herein by reference; and

Whereas, it is in the best interest of the District to pay the cost of the improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

Whereas, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Licenses, Florida Statutes, to impose, levy, plan, establish, accept, construct or reconstruct, enlarge or extend, repair, operate, and maintain the improvements and to impose, levy and collect the Assessments; and

Whereas, the District hereby determines that benefit will accrue to the property improved, the amount of these benefits, and that special assessments will be made in proportion to the benefits received and set forth in the Master Assessment Methodology, dated February 12, 2024, attached hereto as Exhibit B and incorporated herein by reference and set forth in the District Manager's Office Governmental Management Services - Central Florida, 210 East Livingston Street, Orlando, Florida 32801 (the "District Manager's Office"); and

Whereas, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT:

- Section 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- Section 2. Assessments shall be levied to defray a portion of the cost of the Improvements.
- Section 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Manager's Office. Exhibit B is also on file and available for public inspection at the same location.
- Section 4. The total estimated cost of the Improvements is \$33,000,000 (the "Estimated Cost").
- Section 5. The Assessments will defray approximately \$40,000,000, which includes the Estimated Cost, plus readily available cash, capital assets, debt service reserve, and contingencies.
- Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- Section 7. The Assessments shall be levied, within the District, on all lots and tracts adjoining and contiguous or located and abutting upon the Improvements or specially benefited thereby and further designated by the provisions of said Resolution provided by:
- Section 8. There is on file at the District Manager's Office, an annex that shall show the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- Section 9. Commencing with the year in which the Assessments are levied and continued, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as an ordinary tax and collected pursuant to Chapter 197, Florida Statutes, provided however, that in the event the ordinary non-ad valorem assessment method of collection of the Assessments is not available to the District in any year, it is determined by the District to be in the best interest, the Assessments may be collected in such a manner as may be determined by law.
- Section 10. The District Manager shall cause to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments for which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- Section 11. The Board shall accept a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against such property as improved.
- Section 12. The District Manager is hereby directed to cause this Resolution to be published twice (times) a week for two (2) consecutive weeks) in a newspaper of general circulation within Volusia County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or deemed to be in the best interests of the District.
- Section 13. This Resolution shall become effective upon its passage.

PAID BY ADVERTISER 1/20 11/21 11/22 11/23 11/24 11/25 11/26 11/27 11/28 11/29 11/30 12/1 12/2 12/3 12/4 12/5 12/6 12/7 12/8 12/9 12/10 12/11 12/12 12/13 12/14 12/15 12/16 12/17 12/18 12/19 12/20 12/21 12/22 12/23 12/24 12/25 12/26 12/27 12/28 12/29 12/30 1/1 1/2 1/3 1/4 1/5 1/6 1/7 1/8 1/9 1/10 1/11 1/12 1/13 1/14 1/15 1/16 1/17 1/18 1/19 1/20 1/21 1/22 1/23 1/24 1/25 1/26 1/27 1/28 1/29 1/30 2/1 2/2 2/3 2/4 2/5 2/6 2/7 2/8 2/9 2/10 2/11 2/12 2/13 2/14 2/15 2/16 2/17 2/18 2/19 2/20 2/21 2/22 2/23 2/24 2/25 2/26 2/27 2/28 2/29 2/30 3/1 3/2 3/3 3/4 3/5 3/6 3/7 3/8 3/9 3/10 3/11 3/12 3/13 3/14 3/15 3/16 3/17 3/18 3/19 3/20 3/21 3/22 3/23 3/24 3/25 3/26 3/27 3/28 3/29 3/30 4/1 4/2 4/3 4/4 4/5 4/6 4/7 4/8 4/9 4/10 4/11 4/12 4/13 4/14 4/15 4/16 4/17 4/18 4/19 4/20 4/21 4/22 4/23 4/24 4/25 4/26 4/27 4/28 4/29 4/30 5/1 5/2 5/3 5/4 5/5 5/6 5/7 5/8 5/9 5/10 5/11 5/12 5/13 5/14 5/15 5/16 5/17 5/18 5/19 5/20 5/21 5/22 5/23 5/24 5/25 5/26 5/27 5/28 5/29 5/30 6/1 6/2 6/3 6/4 6/5 6/6 6/7 6/8 6/9 6/10 6/11 6/12 6/13 6/14 6/15 6/16 6/17 6/18 6/19 6/20 6/21 6/22 6/23 6/24 6/25 6/26 6/27 6/28 6/29 6/30 7/1 7/2 7/3 7/4 7/5 7/6 7/7 7/8 7/9 7/10 7/11 7/12 7/13 7/14 7/15 7/16 7/17 7/18 7/19 7/20 7/21 7/22 7/23 7/24 7/25 7/26 7/27 7/28 7/29 7/30 8/1 8/2 8/3 8/4 8/5 8/6 8/7 8/8 8/9 8/10 8/11 8/12 8/13 8/14 8/15 8/16 8/17 8/18 8/19 8/20 8/21 8/22 8/23 8/24 8/25 8/26 8/27 8/28 8/29 8/30 9/1 9/2 9/3 9/4 9/5 9/6 9/7 9/8 9/9 9/10 9/11 9/12 9/13 9/14 9/15 9/16 9/17 9/18 9/19 9/20 9/21 9/22 9/23 9/24 9/25 9/26 9/27 9/28 9/29 9/30 10/1 10/2 10/3 10/4 10/5 10/6 10/7 10/8 10/9 10/10 10/11 10/12 10/13 10/14 10/15 10/16 10/17 10/18 10/19 10/20 10/21 10/22 10/23 10/24 10/25 10/26 10/27 10/28 10/29 10/30 11/1 11/2 11/3 11/4 11/5 11/6 11/7 11/8 11/9 11/10 11/11 11/12 11/13 11/14 11/15 11/16 11/17 11/18 11/19 11/20 11/21 11/22 11/23 11/24 11/25 11/26 11/27 11/28 11/29 11/30 12/1 12/2 12/3 12/4 12/5 12/6 12/7 12/8 12/9 12/10 12/11 12/12 12/13 12/14 12/15 12/16 12/17 12/18 12/19 12/20 12/21 12/22 12/23 12/24 12/25 12/26 12/27 12/28 12/29 12/30

Invoice Details

Billed Account Name: Kepler Road Community Development District
 Billed Account Number: CU80172466
 Invoice Number: 090140228000
 Invoice Amount: \$2,081.00
 Billing Period: 03/18/24 - 03/24/24
 Due Date: 04/23/24

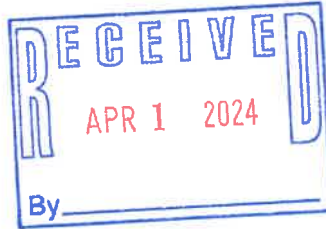


INVOICE

Page 1 of 2

Invoice Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
03/22/24	OSC90140228	Classified Listings, Display, Online Advertising 7601740				2,081.00



Invoice Total: \$2,081.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
4,162.00	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 03/18/24 - 03/24/24
 Billed Account Name: Kepler Road Community Development District
 Billed Account Number: CU80172466
 Invoice Number: 090140228000

Return Service Requested

716400005 PRESORT PBPS001

 KEPLER ROAD COMMUNITY DEVELOPMENT DIST
 BRITTANY BROOKES
 219 E LIVINGSTON ST
 ORLANDO FL 32801-1508

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

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

Kepler Road Community Development District - CU80172466
219 E Livingston St
Orlando, FL, 32801

Bill To:

Kepler Road Community Development District - CU80172466
219 E Livingston St
Orlando, FL, 32801

State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Mar 22, 2024.

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



Rose Williams

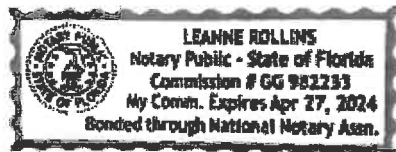
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 28 day of March, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



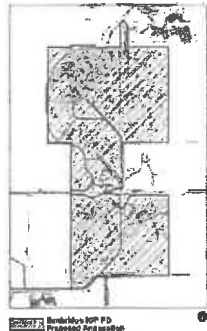
Name of Notary, Typed, Printed, or Stamped

7601740

NOTICE OF PROPOSED ENACTMENT

On Monday, April 1, 2024, the Orlando City Council will consider proposed Ordinance #2024-14, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORLANDO, FLORIDA, AMENDING TO THE CORPORATE LIMITS OF THE CITY CERTAIN LAND GENERALLY LOCATED ON THE NORTH AND SOUTH SIDES OF STATE ROAD 528 AT THE INNOVATION WAY/SUNBRIDGE INTERCHANGE AND COMPRISED OF APPROXIMATELY 6,273 ACRES OF LAND, PROVIDING FINDINGS, AMENDMENT OF THE CITY'S BOUNDARY DESCRIPTION, AN D FOR AMENDMENT OF THE CITY'S OFFICIAL MAPS; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.



A public hearing on this ordinance will be held during Council's regular meeting beginning at 7:00 p.m., in Council Chamber, 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. All pertinent information about meeting access and participation instructions will be available on orlando.gov/councilmeeting at least 3 days prior to the meeting. Additionally, interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment is available until the designated public comment portion of the item is closed. All items received are public record. The proposed ordinance may be inspected at the Office of the City Clerk located on the 2nd floor, Orlando City Hall, 400 S. Orange Ave., Orlando, Florida or online at orlando.gov. Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the Office of the City Clerk at 407.246.2251 or cityclerk@orlando.gov.

KEEPING OUR COMMUNITY INFORMED



We like to read notices in the Orlando Sentinel so that we can be prepared to attend public meetings about issues that impact our community.

Legal notices are published in the Orlando Sentinel on OrlandoSentinel.com and by PublicNotice@OrlandoSentinel.com. Notices also may be published in a newspaper of general circulation within Volusia County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notices as may be required by law or deemed to be in the best interests of the District.

Orlando Sentinel
 1200 N. Orange Ave., Orlando, FL 32801
 Phone: 407.246.2251

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of Kepler Road Community Development District ("District") will hold public hearings at a regular meeting at 7:00 a.m. on April 8, 2024, at the Gateway Center of the Arts, 680 Highway 17, Delray Beach, Florida 33435, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection, and enforcement of the special assessments. The items and areas to be improved are geographically depicted below and in the District's Assessor's Report, dated February 12, 2024, ("Assessment Report"). The public hearings are being conducted pursuant to Chapters 170, 195, and 197, Florida Statutes. All persons interested may ascertain the details of the property to be assessed and the amount to be assessed for each parcel or portion of property at the District Manager's Office located at 21 East Livingston Street, Orlando, Florida 32801 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are primarily expected to include, but are not limited to, sanitary sewer systems, water distribution systems, storm water systems, wastewater management systems, electrical power systems, communication systems, and other roadway improvements, parks and recreation facilities, landscape, drainage and irrigation improvements, and other improvements, all as more specifically described in the Improvement Plan ("Improvements"), or any and available design manual business forms at the District Manager's Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Assessor's Report, dated February 12, 2024 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure bonds issued to fund the improvements as described in more detail in the Assessment Report. The District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum indebtedness amounts for each land use category currently expected to be assessed. The method of allocating assessments for the improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis, and will be allocated on an equalized residential unit ("ERU") basis if the final land use primarily is public, as then planned, or designated as a destination of nonresidential use. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenue to retire all more than \$4,000,000 in bonds to be financed by the District, exclusive of fees and costs of collection or enforcement, should any for each parcel, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU	Maximum Principal	Maximum Annual Installment
	(per acre)	(per acre)	(per acre)
Residential	0.54	\$9,240.00	\$1,156.25
Special Purpose	1.00	\$94,200.00	\$8,000.00
Public Parks & P	1.20	\$112,560.00	\$9,483.00

*Includes collection fees and early payment discount allowance.

The assessments may be prepaid in whole or any part, or in some instances in part, or may be paid in full more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Volusia County ("County") tax roll by the County Tax Collector. Alternatively, the District may choose to create collect and enforce these assessments. An affected property owner has the right to appeal the rate of levies and the rates of the various collections with the District within twenty (20) days of the publication of the notice.

Also, at 7:00 a.m. on April 8, 2024, at the Gateway Center of the Arts, 680 Highway 17, Delray Beach, Florida 33435, the Board will hold a regular public hearing to consider any other business that may lawfully be conducted by the District. The Board's meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting, under the public hearing provisions, is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly arrange to have a verbatim record of the proceedings taken at the meeting and hearing, which includes the testimony and evidence upon which each appeal is to be based.

Any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Manager's Office at (407) 241-5234 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for assistance in contacting the District Manager's Office.

KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT RESOLUTION 2024-51

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS, INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THESE IMPROVEMENTS, PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE FINANCED BY THE SPECIAL ASSESSMENTS, PROVIDING THE MANNER BY WHICH SUCH SPECIAL ASSESSMENTS SHALL BE PAID, DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED, PROVIDING FOR AN ASSESSMENT PLAN, ADOPTING A PRELIMINARY ASSESSMENT ROLL, PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

Whereas, the Board of Supervisors (the "Board") of the Kepler Road Community Development District (the "District") hereby determines to undertake, design, plan, establish, construct or reconstruct, enlarge or extend, repair, replace, and maintain the infrastructure improvements (the "Improvements") described in the District's Assessor's Report, dated February 12, 2024, attached hereto as Exhibit A and incorporated herein by reference; and

Whereas, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 196, Florida Statutes (the "Assessments"); and

Whereas, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Special Purpose Districts, and Chapter 195, Volusia County, Florida Statutes, and Chapter 197, Tax Collections, Sales and Licenses, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, repair, replace, and maintain the Improvements and to impose, levy and collect the Assessments; and

Whereas, the District hereby determines that benefits will accrue to the property improved, the parcel of State Road 528, and that special assessments will be levied in proportion to the benefits received and both in the Assessor's Report, dated February 12, 2024, attached hereto as Exhibit B and incorporated herein by reference and on file at the Office of the District Manager, Community Development Services - District, Florida, LLC, 210 East Livingston Street, Orlando, Florida 32801 (the "District Manager's Office"); and

Whereas, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT:

- Section 1. Recites stated above are true and correct and by their reference are incorporated into and form a material part of this Resolution.
- Section 2. Assesses lands shall be levied to defray a portion of the cost of the Improvements.
- Section 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office, Exhibit B is a map of the lands to be improved at the same location.
- Section 4. The total estimated cost of the Improvements is \$25,035,833 (the "Estimated Cost").
- Section 5. The Assessments will defray approximately \$41,900,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a real services reserve, and contingency.
- Section 6. The manner in which the Assessments shall be expounded and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- Section 7. The Assessments shall be levied, within the District on all land and lands adjoining and contiguous or bordering and abutting upon the Improvements or specially benefited lands and further designated by the assessment district boundaries provided for.
- Section 8. There is on file, at the District Records Office, an assessment plan showing the areas to be assessed, with certain plans and specifications describing the Improvements and the published cost of the Improvements, all of which shall be open to inspection by the public.
- Section 9. Consenting with the plan in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as set forth herein and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event that uniform, not uniform assessment method of collecting the Assessments is not available to the District in any year, or determined by the District to be in the best interest, the Assessments may be collected as a covenant payment by law.
- Section 10. The District Manager has caused to be made a preliminary assessment roll. In accordance with the method of assessment described in Exhibit B hereto, which shows the land and lands assessed, the amount of benefit to the assessment applicant, such as lot or acres of land and the number of improved residential lots within the assessment area, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the names of property to be assessed or any other persons interested therein may appear before the Board and heard as to the propriety and advisability of the assessments, the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against such property as improved.
- Section 12. The District Manager hereby directed to cause this Resolution to be published once a week for two (2) consecutive weeks in a newspaper of general circulation within Volusia County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notices as may be required by law or deemed to be in the best interests of the District.
- Section 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 12th day of February 2024.



Kepler Road
Community Development District

Funding Request #6
May 16, 2024

Bill to:

	Payee		General Fund FY2024
1	Gannett Florida LocaliQ Invoice # 0006332242 - Legal Ads - March 2024	\$	3,254.40
1	GMS - Central Florida, LLC Invoice # 6 - Management Fees - May 2024	\$	1,923.49
2	Kutak Rock LLP Invoice # 3368059 - General Counsel March 2024	\$	241.00
		\$	5,177.89
Total:			\$ 5,177.89

Please make check payable to:

Kepler Road Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822



Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Kepler Road Community Development District		1381304	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006332242	Mar 1- Mar 31, 2024	April 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$3,254.40	

BILLING ACCOUNT NAME AND ADDRESS	<p>Kepler Road Community Development District 219 E Livingston ST Orlando, FL 32801-1508</p> <p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>
-----------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.	

Date	Description	Amount
3/1/24	Balance Forward	\$0.00

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
3/13/24	DTB Daytona Beach News-Journal	9943985	Notice of 170 Asses Hearing - Kepler Road		1	3.0000 x 20 in	\$3,254.40

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$3,254.40
Service Fee 3.99%	\$129.85
*Cash/Check/ACH Discount	-\$129.85
*Payment Amount by Cash/Check/ACH	\$3,254.40
Payment Amount by Credit Card	\$3,384.25

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Kepler Road Community Development District		1381304		0006332242		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$3,254.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,254.40
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$3,384.25
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0001381304000000000000063322420032544067175

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

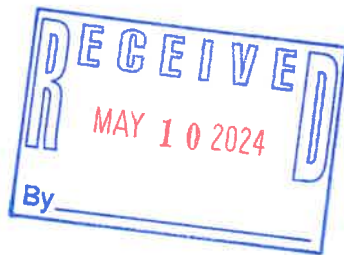
Invoice

Invoice #: 6
Invoice Date: 5/1/24
Due Date: 5/1/24
Case:
P.O. Number:

Bill To:

Kepler Road CDD
219 E. Livingston St.
Orlando, FL 32801

Description	310.513	Hours/Qty	Rate	Amount
Management Fees - May 2024	340		1,666.67	1,666.67
Information Technology - May 2024	351		150.00	150.00
Website Administration - May 2024	352		100.00	100.00
Office Supplies	510		0.09	0.09
Postage	420		1.48	1.48
Copies	425		5.25	5.25



Total	\$1,923.49
Payments/Credits	\$0.00
Balance Due	\$1,923.49

H

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654 2

Federal ID 47-0597598

April 30, 2024



Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3382849
Client Matter No. 46323-1
Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Kepler Road CDD
C/O Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3382849
46323-1

310,513.315

Re: General Counsel

For Professional Legal Services Rendered

03/17/24	G. Lovett	0.70	175.00	Monitor legislative process relating to matters impacting special districts
03/20/24	S. Sandy	0.20	66.00	Review Phase 1 plat
TOTAL HOURS		0.90		
TOTAL FOR SERVICES RENDERED				\$241.00
TOTAL CURRENT AMOUNT DUE				\$241.00

UNPAID INVOICES:

February 23, 2024	Invoice No. 3354311	1,747.50
March 26, 2024	Invoice No. 3368059	2,355.60
TOTAL DUE		\$4,344.10

H

Kepler Road
Community Development District

Funding Request #7
May 30, 2024

Bill to: Trinity Land Company, LLC

Payee	General Fund	FY2024
--------------	---------------------	---------------

1	Kutak Rock LLP	
	Invoice # 3396072 - General Counsel - April 2024	\$ 858.00

Total: \$ **858.00**

Please make check payable to:

Kepler Road Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 28, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3396072

Client Matter No. 46323-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Kepler Road CDD
C/O Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3396072
46323-1

Re: General Counsel

For Professional Legal Services Rendered

04/02/24	S. Sandy	0.70	231.00	Review draft agenda; prepare for board meeting
04/02/24	D. Wilbourn	0.30	52.50	Review and revise 170.08 master assessment resolution
04/04/24	M. Rigoni	0.20	58.00	Update development status chart and attend status call
04/08/24	S. Sandy	1.10	363.00	Prepare for and attend board meeting; conduct follow-up regarding same
04/16/24	D. Wilbourn	0.50	87.50	Prepare engineering services agreement
04/28/24	S. Sandy	0.20	66.00	Prepare FY 2024-2025 budget documents

TOTAL HOURS 3.00

TOTAL FOR SERVICES RENDERED \$858.00

TOTAL CURRENT AMOUNT DUE \$858.00

Kepler Road
Community Development District

Funding Request #8
June 13, 2024

Bill to: Trinity Land Company, LLC

Payee	General Fund
	FY2024

1	Governmental Management Services - CF, LLC		
	Invoice # 7 - Management Fees - June 2024	\$	1,916.67



Total: \$ **1,916.67**

Please make check payable to:

Kepler Road Community Development District
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 7**Invoice Date:** 6/1/24**Due Date:** 6/1/24**Case:****P.O. Number:****Bill To:**Kepler Road CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2024		1,666.67	1,666.67
Website Administration - June 2024		100.00	100.00
Information Technology - June 2024		150.00	150.00

Total \$1,916.67**Payments/Credits** \$0.00**Balance Due** \$1,916.67

RECEIVED 6/12/24

SECTION 3



Memorandum

To: Board of Supervisors

From: District Management

Date: July 8, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

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

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives and Annual Reporting Form

Kepler Road Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 2.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 2.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair: _____
Print Name: _____
Kepler Road Community Development District

Date: _____

District Manager: _____
Print Name: _____
Kepler Road Community Development District

Date: _____

SECTION 4

**BOARD OF SUPERVISORS MEETING DATES
KEPLER ROAD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

The Board of Supervisors of the Kepler Road Community Development District will hold their regular meetings for Fiscal Year 2025 on the 2nd Monday of each month, at the Gateway Center of the Arts, 880 Highway 17, DeBary, FL 32713 at 11:00 a.m., unless otherwise indicated as follows:

**October 14, 2024
November 11, 2024
December 9, 2024
January 13, 2025
February 10, 2025
March 10, 2025
April 14, 2025
May 12, 2025
June 9, 2025
July 14, 2025
August 11, 2025
September 8, 2025**

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager