Four Seasons at Crystal Springs Community Development District

November 22, 2024

AGENDA PACKAGE

<u>Teams Meeting Information</u>
Meeting ID: 223 426 097 526 Passcode: YK4L8y
<u>Join the meeting now</u>

Four Seasons at Crystal Springs Community Development District Board of Supervisors

□ Vacant, Chairperson	☐ Brian K. Lamb, District Manager
☐ Jack Koehler, Vice Chairperson	☐ Straley Robin Vericker, District Counse
□ Eric Davidson, Secretary	☐ Tonja Stewart, District Engineer
□ Ryan Sampson, Assistant Secretary	

Agenda for Regular Meeting

Friday, November 22, 2024 – 11:00 a.m.

<u>Teams Meeting Information</u> Call In Number: 223 426 097 526 Passcode: YK4L8y

Join the meeting now

All cellular phones and pagers must be turned off during the meeting.

- 1. Call to Order/Roll Call
- 2. Public Comment on Agenda Items
- 3. Business Items
 - A. Consideration of Resolution 2025-01; Authorizing Dissolution of the District
 - B. General Matters of the District
- 4. Consent Agenda
 - A. Consideration of Board of Supervisors' Minutes of the August 18, 2023 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures as of July 2023 September 2024
 - C. Review of Financial Reports for July 2023- September 2024
 - D. Approval of Resignation of Board of Supervisors
 - i. Jack Koehler, Seat 2, Expiring 11/2024
- 5. Organizational Matters
 - A. Consideration of Supervisor to Fill Unexpired Vacant Seats 1, 2, and 3, Expiring 11/2024
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Consideration of Resolution 2025-02; Designation of Officers
- 6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. Board of Supervisors' Requests and Comments
- 8. Adjournment

District Office:

Inframark, Community Management Services 210 North University Drive, Suite 702 Coral Springs, Florida 33071 954-603-0033 Cascades Clubhouse 5459 Cotillion Blvd,

Meeting Location:

Brooksville, Florida 34601

Third Order of Business

3A.

RESOLUTION NO. 2025-01

A RESOLUTION AUTHORIZING THE DISSOLUTION OF THE FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.046(10), FLORIDA STATUTES AND AUTHORIZING AND DIRECTING THE DISTRICT COUNSEL, DISTRICT MANAGER, CHAIR, AND VICE-CHAIR TO SUBMIT A PETITION TO DISSOLVE THE DISTRICT.

WHEREAS, the Four Seasons at Crystal Springs Community Development District (the "**District**") is a local unit of special-purpose government established by Ordinance No. 2007-21 of the Hernando County (the "**County**") Board of County Commission pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District has not constructed any capital improvements, has no operating and maintenance responsibilities, has not levied any non-ad valorem special assessments or issued any non-ad valorem bonds, and has no outstanding financial or contractual obligations;

WHEREAS, the Board of Supervisors of the District (the "Board") has determined it is in the best interests of the property owners within the District to submit a petition to the County to pass a non-emergency ordinance to dissolve the District (the "Petition") pursuant to section 190.046(10), Florida Statutes; and

WHEREAS, the landowners of property located within the boundaries of the District, concur that the dissolution of the District is in its best interests, and have agreed to fund the costs to dissolve the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

<u>Section 1.</u> <u>Incorporation of Recitals</u>. The above recitals are true and correct and incorporated herein as a material part of this resolution.

Section 2. Authorization to Dissolve the District. The District Counsel, District Manager, Chair, and Vice-Chair are authorized and directed to submit the Petition to dissolve the District and take any action in any proceeding held in connection with preparing and obtaining the approval of the Petition from the County. Such parties and any other member of the Board are authorized to execute and deliver all other documents necessary or related thereto, and to take all such further and additional actions as are required to carry out the intent of the foregoing. Upon the dissolution of the District, the District Counsel is authorized and directed to record a notice of dissolution in the County's public records.

<u>Section 3.</u> <u>Effective Date.</u> This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on November 22, 2024.

Attest:	Four Seasons at Crystal Springs Community Development District				
	Community Development District				
Secretary /Assistant Secretary	Chair / Vice Chair of the Board of Supervisors				

Fourth Order of Business

4A

MINUTES OF MEETING FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT

1	Tl	1
2	The continued Public Hearing and regu	alar meeting of the Board of Supervisors of the
3	Four Seasons at Crystal Springs Community D	Development District was held on Friday, August
4	18, 2023, at 1:00 p.m. at The Cascades Clubho	ouse at 5459 Cotillion Blvd Brooksville, FL 34601
5		
6	Present and constituting a quorum were	2.
7 8	Jack Koehler	Vice Chairperson
9	Eric Davidson	Assistant Secretary
10	Ryan Sampson	Assistant Secretary Assistant Secretary
11	Kyan Sampson	Assistant Secretary
12	Also present was:	
13	The present was.	
14	Gene Roberts	District Manager
15		6
16	The following is a summary of the dis-	cussions and actions taken.
17	3 3	
18	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
19	Mr. Roberts called the meeting to order, and a	quorum was established.
20		
21	SECOND ORDER OF BUSINESS	Public Comments
22	There being no public comments, the next order	
23	,	
24	THIRD ORDER OF BUSINESS	Recess to Public Hearings
25	Mr. Roberts requested the Board recess to Pub	lic Hearings.
26		
27	FOURTH ORDER OF BUSINESS	Public Hearing on Adopting Fiscal Year
28		2024 Final Budget
29	A. Open Public Hearing on Adopting	ng Fiscal Year 2024 Final Budget
30		
31	On MOTION by Mr. Sampson	seconded by Mr. Koehler with all
32	in favor, Public Hearing on	Adopting Fiscal Year 2024 Final
33	Budget, was opened. 3-0	
34		-
35	B. Staff Presentations	
36	Mr. Roberts discussed the second	he proposed budget stating some of the line items
37	have changed, but the bi	udget total remains the same for 2024.
		auget total remains the same for 2024.
38	C. Public Comments	1
39	There being none, the next item follow	
40	D. Consideration of Resolution 2023	3-02, Adopting Final Fiscal Year 2024 Budget
41		

42	On MOTION by Mr. Koehler seconded by Mr. Sampson with all
43	in favor, Resolution 2023-02, Adopting Final Fiscal Year 2024
44	Budget, was adopted. 3-0
45	
46	E. Consideration of Developer Funding Agreement for Fiscal Year 2024
47	
48	On MOTION by Mr. Sampson seconded by Mr. Koehler with all
49	in favor, Developer Funding Agreement for Fiscal Year 2024, was
50	approved. 3-0
51	
52	F. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
53	
54	On MOTION by Mr. Koehler seconded by Mr. Sampson with all
55	in favor, Public Hearing on Adopting Fiscal Year 2024 Final
56	Budget, was closed. 3-0
57	
58	FIFTH ORDER OF BUSINESS Return to Regular Meeting
59	Mr. Roberts requested the Board return to regular meeting.
60	
61	SIXTH ORDER OF BUSINESS Business Items
62	A. Consideration of Resolution 2023-03, Setting the Fiscal Year 2024 Meeting
63	Schedule
64	
65	On MOTION by Mr. Sampson seconded by Mr. Koehler with all
66	in favor, Resolution 2023-03, Setting the Fiscal Year 2024
67	Meeting Schedule, was adopted. 3-0
68	
69	B. General Matters of the District
70	There being none, the next order of business followed.
71 72	SEVENTH ORDER OF BUSINESS Consent Agenda
73	SEVENTH ORDER OF BUSINESS Consent Agenda A. Consideration of Board of Supervisors' Continued Meeting Minutes
74	June 09, 2023
75	B. Consideration of Operation and Maintenance Expenditure May– June 2023
76	C. Review of Financial Statements Month Ending June 30, 2023
77	or here of I manetal statements from Enamy value ou, 2020
78	On MOTION by Mr. Sampson seconded by Mr. Koehler with all
79	in favor, Consent Agenda, was approved. 3-0
80	m in er, come in rigorium, was upprevente c
81	EIGHTH ORDER OF BUSINESS Staff Reports
82	A. District Manager
83	B. District Counsel
84	C. District Engineer
85	There being no reports, the next order of business followed.
86	

87 88	NINTH ORDER OF BUSINESS	Board of Supervisors' Requests and Comments
89	There being none, the next order of busines	s followed.
90		
91	TENTH ORDER OF BUSINESS	Adjournment
92		
93	On MOTION by Mr. Koehle	er seconded by Mr. Davidson, with
94	all in favor, the meeting was	s adjourned.
95		
96		
97		
98		
99	· 	
100	Gene Roberts	Jack Koehler
101	District Manager	Vice Chairperson
102		

4B

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	98297	\$625.00		DISTRICT INVOICE JULY 2023
Monthly Contract Subtotal		\$625.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
TIMES PUBLISHING COM	119373 072623	\$184.20		BUDGET NOTICE
Regular Services Subtotal		\$184.20		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$809.20		

Approved (with any necessary revisions noted):					
Signature:					

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



BILL TO

Four Seasons at Crystal Springs CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: July 2023

INVOICE# #98297 CUSTOMER ID C2299 PO# DATE
7/19/2023
NET TERMS
Net 30
DUE DATE

8/18/2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	500.00		500.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					625.00

\$625.00	Subtotal
\$0.00	Tax
\$625.00	Total Due

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Tampa Bay Times tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

Advertising Run Dates		Advertiser Name		
07/19/23 - 07/26/23	FOUR SEASO	FOUR SEASONS AT CRYSTAL SPRINGS CDD		
Billing Date	Sale	Sales Rep Customer Acc		
07/26/2023	Deirdre Bonett		119373	
Total Amount	Due	ie Ad Number		
\$184.20			0000297148	

ADVERTISING INVOICE Agenda Page 15

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/19/23	07/26/23	0000297148	Times	Legals CLS	Budget Notice	2	2x54 L	\$180.20
07/19/23	07/26/23	0000297148	Tampabay.com	Legals CLS	Budget Notice AffidavitMaterial	2	2x54 L	\$0.00 \$4.00
			!					

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times tampabay.com

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name			
07/19/23 - 07/26/23	FOUR SEASONS AT CRYSTAL SPRINGS CDD			
Billing Date	Sales Rep Customer Account			
07/26/2023	Deirdre Bonett	Deirdre Bonett		
Total Amount Due		Ad Number		
\$184.20		0000297148		

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

FOUR SEASONS AT CRYSTAL SPRINGS CDD ATTN: MERITUS DISTRICTS 2005 PAN AM CIRCLE #300 TAMPA, FL 33607

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter RE: Budget Notice was published in said newspaper by print in the issues of: 7/19/23, 7/26/23 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .07/26/2023

Signature of Notary Public

Personally known

or produced identification

Type of identification produced



Notice of Public Hearing and Board of Supervisors Meeting of the Four Seasons at Crystal Springs Community Development District

The Board of Supervisors (the "Board") of the Four Seasons at Crystal Springs Community Development District (the "District") will hold a public hearing and a meeting on Friday August 11, 2023, at 1:00 p.m. at the Cascades Clubhouse located at 5459 Cotillion Blvd., Brooksville, FL

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting fourseasonsatcrystal springscdd.com, or may be obtained by contacting the District Manager's office via email at gene.roberts@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Gene Roberts District Manager

}ss

Run Date: July 19, 2022 Run Date: July 26, 2022

0000297148

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	100113	\$626.89		DISTRICT INVOICE AUGUST 2023
Monthly Contract Subtotal		\$626.89		
Variable Contract				
JACK NELSON KOEHLER	JK 081823	\$200.00		SUPERVISOR FEE 08/18/23
RYAN SAMPSON	RS 081823	\$200.00		SUPERVISOR FEE 08/18/23
Variable Contract Subtotal		\$400.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STRALEY ROBIN VERICKER	23532	\$370.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
Regular Services Subtotal		\$370.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$1,396.89		

Approved (with any necessary revisions noted):						
Signature:						

Title (Check one):

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[] Chariman [] Vice Chariman [] Assistant Secretary



BILL TO

Four Seasons at Crystal Springs CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: August 2023

#100113

CUSTOMER ID

C2299

PO#

DATE
8/28/2023
NET TERMS
Net 30
DUE DATE

9/27/2023

INVOICE

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	500.00		500.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Postage	3	Ea	0.63		1.89
Subtotal					626.89

Subtotal	\$626.89
Tax	\$0.00
Total Due	\$626.89

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

MEETING DATE: August 18, 2023

DMS Staff Signature

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Bill Conerly		Salary Waived	\$0.00
Jack Koehler	N.	Salary Accepted	\$200.00
Eric Davidson		Salary Waived	\$0.00
Ryan Sampson	/	Salary Accepted	\$200.00
Seat 3-Vacant			

JK 081823

MEETING DATE: August 18, 2023
DMS Staff Signature

Seat 3-Vacant

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT	
Bill Conerly		Salary Waived	\$0.00	
Jack Koehler	N.	Salary Accepted	\$200.00	
Eric Davidson		Salary Waived	\$0.00	
Ryan Sampson		Salary Accepted	\$200.00	

RS 081823

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Four Seasons at Crystal Springs c/o MERITUS DISTRICTS 2005 PAN AM CIRCLE, SUITE 300 TAMPA, FL 33607 August 29, 2023

Client: Matter: 001352 000001

Invoice #:

23532

1

Page:

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/26/2023	LB	PREPARE RESOLUTION ADOPTING FY 2023-2024 BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$128.00
8/3/2023	VKB	REVIEW AND REVISE FORM OF BUDGET FUNDING AGREEMENT AND RESOLUTION ADOPTING FINAL BUDGET.	0.6	\$210.00
8/3/2023	LB	FINALIZE RESOLUTION AND BUDGET FUNDING AGREEMENT FOR FY 2023-2024 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$32.00
		Total Professional Services	1.6	\$370.00

August 20 23 Client: 001352 Matter: 000001 Invoice #: 23532

Page: 2

Total Services \$370.00 Total Disbursements \$0.00

 Total Current Charges
 \$370.00

 Previous Balance
 \$950.50

 Less Payments
 (\$704.50)

 PAY THIS AMOUNT
 \$616.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices
Agenda Page 24

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23100	May 11, 2023	\$128.00	\$0.00	\$0.00	\$0.00	\$498.00
23251	June 13, 2023	\$118.00	\$0.00	\$0.00	\$0.00	\$488.00
			Total	Remaining Bal	ance Due	\$616.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$370.00	\$0.00	\$118.00	\$128.00

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Cardenard		#0.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
DEPARTMENT OF ECONOMIC OPPORT	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
Regular Services Subtotal		\$175.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$175.00		

Approved (with any necessary revisions noted):								
Signature:								

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Agenda Page 26

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023	2			Invoice No: 89031				
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023:				
				\$175.00				

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000628

Four Seasons at Crystal Springs Community Development District

Mr. Brian K. Lamb 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

STEP 4: Make a copy of this document for your records.



OCT 0 5 2023

2. Telephone:	813-873-7300 Ext:
3. Fax:	813-873-7070
4. Email:	brian.lamb@inframark.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	FourSeasonsAtCrystalSpringsCDD.com
8. County(ies):	Hernando
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	04/04/2008
11. Creation Document on File:	04/04/2008
12. Date Established:	11/06/2007
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Hernando County
15. Creation Document(s):	County Ordinance 2007-21
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
STEP 2: Sign and date to certify accura	cy and completeness.
By signing and dating below, I do hereb	y certify that the profile above (changes noted if necessary) is accurate and complete:
Registered Agent's Signature:	Date 10/30/23
STEP 3: Pay the annual state fee or cer	tify eligibility for zero annual fee.
a. Pay the Annual Fee: Pay the annua	If fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable
to the Florida Department of Economic 9	Opportunity.
b. Or, Certify Eligibility for the Zero F	ee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to
the best of my knowledge and belief, BC	OTH of the following statements and those on any submissions to the Department are true, correct,
complete, and made in good faith. I und	erstand that any information I give may be verified.
1 This special district is not a comp	conent unit of a general purpose local government as determined by the special district and its Certified
Public Accountant; and,	
2 This special district is in complian	nce with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida
	and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a
	and has included an income statement with this document verifying \$3,000 or less in revenues for the
current fiscal year.	
Department Use Only: Approved:	Denied: Reason:

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget

Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STRALEY ROBIN VERICKER	24626	\$150.00		PROFESSIONAL SERVICE - APRIL 30,2024
Regular Services Subtotal		\$150.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$150.00		

Approved (with any necessary revisions noted):								
Signature:								

Title (Check one):

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[] Chariman [] Vice Chariman [] Assistant Secretary

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Four Seasons at Crystal Springs

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

May 17, 2024

Client: Matter:

001352 000001 24626

Page:

Invoice #:

1

RE: General

For Professional Services Rendered Through April 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
4/15/2024	VKB	REVIEW AND REVISE RESOLUTION REGARDING ADOTPING PRELIMANRY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$70.00
4/15/2024	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2024-2025; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$48.00
4/29/2024	LB	REVIEW CORRESPONDENCE FROM A. SANTIAGO RE FY 2024-2025 BUDGET; PREPARE CORRESPONDENCE TO A. SANTIAGO TRANSMITTING RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING AND RESOLUTION SETTING LANDOWNER'S ELECTION.	0.2	\$32.00
		Total Professional Services	0.7	\$150.00

May 12 dage 30
Client: 001352
Matter: 000001
Invoice #: 24626

Page: 2

Total Services \$150.00
Total Disbursements \$0.00

 Total Current Charges
 \$150.00

 Previous Balance
 \$674.00

 Less Payments
 (\$674.00)

 PAY THIS AMOUNT
 \$150.00

Please Include Invoice Number on all Correspondence

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	6/3/2024	126170	\$125.00		JUNE 2024 WEBSITE MAINT
INFRAMARK LLC	6/3/2024		\$500.00	\$625.00	JUNE 2024 DISTRICT MGMNT
INFRAMARK LLC	5/7/2024	124783	\$125.00		MAY 2024 WEBSITE MAINT
INFRAMARK LLC	5/7/2024		\$500.00	\$625.00	MAY 2024 DISTRICT MGMNT
Monthly Contract Subtotal			\$1,250.00	\$1,250.00	
Regular Services					
STRALEY ROBIN VERICKER	6/18/2024	24779	\$187.50	\$187.50	PROFESSIONAL SERVICES
Regular Services Subtotal			\$187.50	\$187.50	
TOTAL			\$1,437.50	\$1,437.50	

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Four Seasons at Crystal Springs

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

June 18, 2024

Client: Matter:

Invoice #:

001352 000001 24779

1

Page:

RE: General

For Professional Services Rendered Through May 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
LANDOWNER ELECTION AND S		REVIEW AND REVISE RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE LANDOWNER ELECTION INSTRUCTIONS, PROXY, BALLOT.	0.5	\$187.50
		Total Professional Service	es 0.5	\$187.50
		Total Services	\$187.50	
		Total Disbursements	\$0.00	
		Total Current Charges		\$187.50
		Previous Balance		\$150.00
		Less Payments		(\$150.00)
		PAY THIS AMOUNT		\$187.50



BILL TO

Four Seasons at Crystal Springs CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: May 2024

INVOICE# #124783 CUSTOMER ID C2299 PO# DATE
5/7/2024

NET TERMS
Net 30

DUE DATE

6/6/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	125.00		125.00
District Management	1	Ea	500.00		500.00
Subtotal					625.00

\$625.00	Subtotal
\$0.00	Tax
\$625.00	Total Due

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196



BILL TO

Four Seasons at Crystal Springs CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: June 2024

#126170

CUSTOMER ID

C2299

PO#

DATE
6/3/2024
NET TERMS
Net 30
DUE DATE

7/3/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	125.00		125.00
District Management	1	Ea	500.00		500.00
Subtotal					625.00

\$625.00	Subtotal
\$0.00	Tax
\$625.00	Total Due

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196



BILL TO

Harvest Ridge Community Development District 2005 Pan Am Cir Tampa FL 33607-2359 United States #126199

CUSTOMER ID

C3190

PO#

DATE
6/3/2024
NET TERMS
Net 30
DUE DATE

7/3/2024

INVOICE

Services provided for the Month of: June 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Subtotal					2,000.01

Subtotal	\$2,000.01
Tax	\$0.00
Total Due	\$2,000.01

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196



Bill To:

Harvest Ridge CDD c/o Inframark C/O Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.

Zephyrhills, FL 33541

INVOICE

INVOICE #	INVOICE DATE
TM 730967	7/5/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: August 4, 2024

Invoice Amount: \$237.50

Description Current Amount

Irrigation inspection 6/19/24 APPROVE

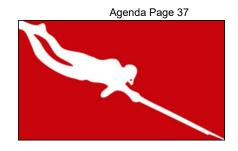
Irrigation Repairs \$237.50



IN COMMERCIAL LANDSCAPING

INVOICE

Spearem Enterprises, LLC 7842 Land O' Lakes Blvd. #335 Land O' Lakes, FL 34638 spearem.jmb@gmail.com +1 (813) 997-8101



Bill to

harvest ridge 2005 pan am circle Inframark tampa, FL 34668-4437 United States Ship to

harvest ridge 2005 pan am circle Inframark tampa, FL 34668-4437 United States

Invoice details

Invoice no.: 6092 Terms: Net 15

Invoice date: 07/02/2024 Due date: 07/17/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	perimeter fencing repairs 2 times in June 2024 one on 6/15 and another on 6/19 also another visit on July 1 the fencing is being intentionally broken to allow passage.	3	\$125.00	\$375.00
			passage.			

Note to customer

Thank You! We Appreciate Your Business.

Total

\$375.00

Cypress Creek Aquatics, Inc.

12231 Main St Unit 1196 San Antonio, FL 33576



Date	Invoice #
7/1/2024	1348

Bill To

Harvest Ridge CDD
c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Description	1	Rate	Amount
Quantity	July Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup		490.00	
			Total	\$490.00

INVOICE

Spearem Enterprises, LLC 7842 Land O' Lakes Blvd. #335 Land O' Lakes, FL 34638 spearem.jmb@gmail.com +1 (813) 997-8101



Harvest Ridge CDD

Bill to

Harvest Ridge CDD

Meritus

2005 Pan Am Circle Ste 300 | Tampa, FL

33607

United States

Ship to

Harvest Ridge CDD

Meritus

2005 Pan Am Circle Ste 300 | Tampa, FL

33607

United States

Invoice details

Invoice no.: 6086 Terms: Net 15

Invoice date: 06/20/2024 Due date: 07/05/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	fence repair along Lane rd	1	\$125.00	\$125.00

Note to customer

Thank You! We Appreciate Your Business.

Total

\$125.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Harvest Ridge Community Development District

Inframark

210 N. University Drive, Suite 702

Coral Springs, FL 33071

June 18, 2024

Client: Matter: 001605 000001

Invoice #:

24816

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
5/6/2024	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$75.00
5/6/2024	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FISCAL YEAR 2024-2025; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
5/13/2024	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.2	\$75.00
5/14/2024	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.2	\$75.00
5/22/2024	LB	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2024-2025; PREPARE DRAFT PUBLICATION AD RE SAME.	0.5	\$87.50
		Total Professional Services	1.4	\$365.00

DISBURSEMENTS

Date	Description of Disbursements		Amount
5/31/2024	Photocopies		\$1.95
		Total Disbursements	\$1.95

June 18en2024age 41 Client: 001605 Matter: 000001 Invoice #: 24816

Page: 2

Total Services \$365.00 Total Disbursements \$1.95

 Total Current Charges
 \$366.95

 Previous Balance
 \$387.50

 Less Payments
 (\$35.00)

 PAY THIS AMOUNT
 \$719.45

Please Include Invoice Number on all Correspondence

Outstanding Invoices
Agenda Page 42

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total	
24662	May 17, 2024	\$352.50	\$0.00	\$0.00	\$0.00	\$719.45	
			Total	Remaining Bal	ance Due	\$719.45	

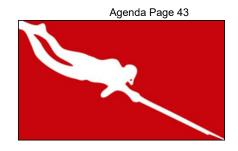
AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$366.95	\$352.50	\$0.00	\$0.00

INVOICE

Spearem Enterprises, LLC 7842 Land O' Lakes Blvd. #335 Land O' Lakes, FL 34638

spearem.jmb@gmail.com +1 (813) 997-8101



harvest ridge

Bill to harvest ridge 2005 pan am circle Inframark tampa, FL 34668-4437 United States

Ship to harvest ridge 2005 pan am circle Inframark tampa, FL 34668-4437 United States

Invoice details

Invoice no.: 6080 Terms: Net 15

Invoice date: 06/16/2024 Due date: 07/01/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	Pressure washed and removed rust on the entire fence along Allen rd and spot washed rust Staines along lane rd also repaired 3 sections of fencing	1	\$525.00	\$525.00
			Total			\$525.00

Note to customer

Thank You! We Appreciate Your Business.



Bill To:

Harvest Ridge CDD c/o Inframark C/O Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Name: Harvest Ridge CDD

Address: 4700 Allen Rd.

Zephyrhills, FL 33541

INVOICE

INVOICE #	INVOICE DATE
TM 711634	6/4/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 4, 2024

Invoice Amount: \$447.50

Description Current Amount

Irrigation inspection and repairs on 5/16/24

Irrigation Repairs \$447.50



IN COMMERCIAL LANDSCAPING

FOUR SEASONS CRYSTAL SPRINGS CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	8/2/2024	130487	\$125.00		DISTRICT INVOICE AUG 2024
INFRAMARK LLC	8/2/2024	130487	\$500.00	\$625.00	DISTRICT INVOICE AUG 2024
INFRAMARK LLC	7/31/2024	#128851	\$125.00		JULY 2024 WEBSITE MAINT
INFRAMARK LLC	7/31/2024	#128851	\$500.00	\$625.00	JULY 2024 DISTRICT MGMNT
INFRAMARK LLC	7/31/2024	#129872	\$1.92	\$1.92	JUNE 2024 POSTAGE MGMNT
STRALEY ROBIN VERICKER	8/13/2024	25090	\$140.00	\$140.00	PROFESSIONAL SERVICES THRU JULY 2024
Monthly Contract Subtotal			\$1,391.92	\$1,391.92	
Regular Services					
TIMES PUBLISHING COM	7/21/2024	352765 072124	\$110.00	\$110.00	AD SERVICES
Regular Services Subtotal			\$110.00	\$110.00	
TOTAL			\$1,501.92	\$1,501.92	

FOUR SEASONS CRYSTAL SPRINGS CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	9/5/2024	132399	\$125.00		SEPT. 2024
INFRAMARK LLC	9/5/2024	132399	\$500.00	\$625.00	SEPT. 2024
Monthly Contract Subtotal			\$625.00	\$625.00	
TOTAL			\$625.00	\$625.00	



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Four Seasons at Crystal Springs CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: September 2024

INVOICE# #132399 CUSTOMER ID C2299 DATE
9/5/2024
NET TERMS
Net 30
DUE DATE

10/5/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	125.00		125.00
District Management	1	Ea	500.00		500.00
Subtotal					625.00

\$625.00	Subtotal
\$0.00	Tax
\$625.00	Total Due

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

4C.

Four Seasons at Crystal Springs Community Development District

Financial Statements (Unaudited)

Period Ending July 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of July 31, 2023 (In Whole Numbers)

ACCOUNT DESCRIPTION	 TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 223
TOTAL ASSETS	\$ 223
LIABILITIES	
Accounts Payable	\$ 12,527
TOTAL LIABILITIES	12,527
FUND BALANCES Unassigned:	(12,304)
TOTAL FUND BALANCES	(12,304)
TOTAL LIABILITIES & FUND BALANCES	\$ 223

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ΑI	NNUAL DOPTED UDGET	R TO DATE ACTUAL	IANCE (\$) /(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Developer Contribution	\$	18,988	\$ 24,400	\$ 5,412	128.50%
TOTAL REVENUES		18,988	24,400	5,412	128.50%
EXPENDITURES					
<u>Administration</u>					
Supervisor Fees		-	200	(200)	0.00%
District Counsel		500	246	254	49.20%
District Engineer		500	-	500	0.00%
District Manager		6,000	5,000	1,000	83.33%
Website Compliance		2,900	1,616	1,284	55.72%
Postage and Freight		25	19	6	76.00%
Public Officials Insurance		2,819	2,694	125	95.57%
Legal Advertising		675	196	479	29.04%
Bank Fees		250	-	250	0.00%
ADA Vendor		544	-	544	0.00%
Website Administration		1,153	1,250	(97)	108.41%
Dues, Licenses, Subscriptions		175	175	-	100.00%
Total Administration		15,541	11,396	4,145	73.33%
Other Physical Environment					
Insurance -Property & Casualty		3,447	3,294	153	95.56%
Total Other Physical Environment		3,447	3,294	153	95.56%
TOTAL EXPENDITURES		18,988	14,690	4,298	77.36%
Excess (deficiency) of revenues					
Over (under) expenditures		-	 9,710	 9,710	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)			(22,014)		
FUND BALANCE, ENDING			\$ (12,304)		

FOUR SEASONS CRYSTAL SPRINGS CDD

Bank Reconciliation

Bank Account No. 6724 TRUIST-GF Operating

 Statement No.
 07_23

 Statement Date
 7/31/2023

223.44	Statement Balance	223.44	G/L Balance (LCY)
0.00	Outstanding Deposits	223.44	G/L Balance
	_	0.00	Positive Adjustments
223.44	Subtotal		-
0.00	Outstanding Checks	223.44	Subtotal
0.00	Differences	0.00	Negative Adjustments
			-
223.44	Ending Balance	223.44	Ending G/L Balance

Difference 0.00

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/13/2023	Payment	1199	EGIS INSURANCE	5988	5,988.00	0.00
7/13/2023	Payment	1200	INFRAMARK LLC	6300.41	6,300.41	0.00
7/13/2023	Payment	1201	JACK NELSON KOEHLER	200	200.00	0.00
7/13/2023	Payment	1202	STRALEY ROBIN VERICKER	704.5	704.50	0.00
Total Check	ks			13,192.91	13,192.91	0.00

Four Seasons at Crystal Springs Community Development District

Financial Statements (Unaudited)

Period Ending August 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of August 31, 2023 (In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 223
TOTAL ASSETS	\$ 223
<u>LIABILITIES</u>	
Accounts Payable	\$ 14,109
TOTAL LIABILITIES	14,109
FUND BALANCES	
Unassigned:	(13,886)
TOTAL FUND BALANCES	(13,886)
TOTAL LIABILITIES & FUND BALANCES	\$ 223

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	AD	NNUAL OOPTED UDGET	R TO DATE	IANCE (\$) /(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Developer Contribution	\$	18,988	\$ 24,400	\$ 5,412	128.50%
TOTAL REVENUES		18,988	24,400	5,412	128.50%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees		-	600	(600)	0.00%
District Counsel		500	616	(116)	123.20%
District Engineer		500	-	500	0.00%
District Manager		6,000	5,500	500	91.67%
Website Compliance		2,900	1,616	1,284	55.72%
Postage and Freight		25	21	4	84.00%
Public Officials Insurance		2,819	2,694	125	95.57%
Legal Advertising		675	380	295	56.30%
Bank Fees		250	-	250	0.00%
ADA Vendor		544	-	544	0.00%
Website Administration		1,153	1,375	(222)	119.25%
Dues, Licenses, Subscriptions		175	175	-	100.00%
Total Administration		15,541	12,977	2,564	83.50%
Other Physical Environment					
Insurance -Property & Casualty		3,447	3,294	153	95.56%
Total Other Physical Environment		3,447	 3,294	 153	95.56%
TOTAL EXPENDITURES		18,988	16,271	2,717	85.69%
Excess (deficiency) of revenues					
Over (under) expenditures		-	8,129	8,129	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)			(22,015)		
FUND BALANCE, ENDING			\$ (13,886)		

FOUR SEASONS CRYSTAL SPRINGS CDD

Bank Reconciliation

Bank Account No. 6724 TRUIST-GF Operating

 Statement No.
 08_23

 Statement Date
 8/31/2023

G/L Balance (LCY)	223.44	Statement Balance	223.44
G/L Balance	223.44	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	223.44
Subtotal	223.44	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	223.44	Ending Balance	223.44

Difference 0.00

Posting	Document	Document		Cleared
Date	Type	No.	Description	Amount Amount Difference

Four Seasons at Crystal Springs Community Development District

Financial Statements (Unaudited)

Period Ending October 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	1	TOTAL
<u>ASSETS</u>		
Cash - Operating Account	\$	289
TOTAL ASSETS	\$	289
<u>LIABILITIES</u>		
Accounts Payable	\$	17,658
TOTAL LIABILITIES		17,658

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	 TOTAL
FUND BALANCES	
Unassigned:	(17,369)
TOTAL FUND BALANCES	(17,369)
TOTAL LIABILITIES & FUND BALANCES	\$ 289

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	AD	NNUAL OOPTED UDGET	R TO DATE	VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>							
Developer Contribution	\$	18,988	\$ -	\$	(18,988)	0.00%	
TOTAL REVENUES		18,988	-		(18,988)	0.00%	
<u>EXPENDITURES</u>							
<u>Administration</u>							
Supervisor Fees		800	-		800	0.00%	
District Counsel		500	-		500	0.00%	
District Engineer		500	-		500	0.00%	
District Manager		6,000	-		6,000	0.00%	
Website Compliance		1,500	-		1,500	0.00%	
Email Hosting Vendor		544	-		544	0.00%	
Postage and Freight		25	-		25	0.00%	
Public Officials Insurance		3,100	2,802		298	90.39%	
Legal Advertising		675	-		675	0.00%	
Bank Fees		250	-		250	0.00%	
Website Administration		1,128	-		1,128	0.00%	
Dues, Licenses, Subscriptions		175	175			100.00%	
Total Administration		15,197	2,977		12,220	19.59%	
Other Physical Environment							
Insurance -Property & Casualty		3,791	3,426		365	90.37%	
Total Other Physical Environment		3,791	 3,426		365	90.37%	
TOTAL EXPENDITURES		18,988	6,403		12,585	33.72%	
Excess (deficiency) of revenues							
Over (under) expenditures		-	 (6,403)		(6,403)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)			(10,966)				
FUND BALANCE, ENDING			\$ (17,369)				

FOUR SEASONS CRYSTAL SPRINGS CDD

Bank Reconciliation

Bank Account No. 6724 TRUIST-GF Operating

 Statement No.
 10-23

 Statement Date
 10/31/2023

e (LCY) 289.10	G/L Balance (LCY)	Statement Balance	289.10
Balance 289.10	G/L Balance	Outstanding Deposits	0.00
stments 0.00	Positive Adjustments		
	_	Subtotal	289.10
Subtotal 289.10	Subtotal	Outstanding Checks	0.00
stments 0.00	Negative Adjustments	Differences	0.00
	_		
3alance 289.10	Ending G/L Balance	Ending Balance	289.10

Difference 0.00

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
10/5/2023	Payment	1203	ADA SITE COMPLIANCE		1,615.93	1,615.93	0.00
10/5/2023	Payment	1204	INFRAMARK LLC		1,262.30	1,262.30	0.00
10/5/2023	Payment	1205	JACK NELSON KOEHLER		200.00	200.00	0.00
10/5/2023	Payment	1206	STRALEY ROBIN VERICKER	STRALEY ROBIN VERICKER		128.00	0.00
10/5/2023	Payment	1207	TIMES PUBLISHING COM	TIMES PUBLISHING COM		184.20	0.00
10/5/2023		JE000007	WIRE - Dev Funding		3,574.09	3,574.09	0.00
10/12/2023	Payment	1208	STRALEY ROBIN VERICKER		118.00	118.00	0.00
Total Check	(S				7,082.52	7,082.52	0.00
Deposits							
10/5/2023		JE000007	WIRE - Dev Funding	G/L	3,574.09	3,574.09	0.00
Total Depos	sits				3,574.09	3,574.09	0.00

Four Seasons at Crystal Springs Community Development District

Financial Statements (Unaudited)

Period Ending December 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of December 31, 2023 (In Whole Numbers)

ACCOUNT DESCRIPTION	 TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 418
TOTAL ASSETS	\$ 418
LIABILITIES	
Accounts Payable	\$ 16,459
TOTAL LIABILITIES	16,459
FUND BALANCES Unassigned:	(16,041)
TOTAL FUND BALANCES	(16,041)
TOTAL LIABILITIES & FUND BALANCES	\$ 418

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	AD	ANNUAL ADOPTED BUDGET		ADOPTED		ADOPTED		ADOPTED		ADOPTED		ADOPTED		ADOPTED		ADOPTED		ADOPTED		ADOPTED Y		YEAR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES																										
Developer Contribution	\$	18,988	\$	3,206	\$	(15,782)	16.88%																			
TOTAL REVENUES		18,988		3,206		(15,782)	16.88%																			
<u>EXPENDITURES</u>																										
<u>Administration</u>																										
Supervisor Fees		800		-		800	0.00%																			
District Counsel		500		-		500	0.00%																			
District Engineer		500		=		500	0.00%																			
District Manager		6,000		1,500		4,500	25.00%																			
Website Compliance		1,500		-		1,500	0.00%																			
Email Hosting Vendor		544		-		544	0.00%																			
Postage and Freight		25		3		22	12.00%																			
Public Officials Insurance		3,100		2,802		298	90.39%																			
Legal Advertising		675		-		675	0.00%																			
Bank Fees		250		=		250	0.00%																			
Website Administration		1,128		375		753	33.24%																			
Dues, Licenses, Subscriptions		175		175		<u>-</u>	100.00%																			
Total Administration		15,197		4,855		10,342	31.95%																			
Other Physical Environment																										
Insurance -Property & Casualty		3,791		3,426		365	90.37%																			
Total Other Physical Environment		3,791		3,426		365	90.37%																			
TOTAL EXPENDITURES		18,988		8,281		10,707	43.61%																			
Excess (deficiency) of revenues																										
Over (under) expenditures		-		(5,075)		(5,075)	0.00%																			
FUND BALANCE, BEGINNING (OCT 1, 2023)				(10,966)																						
FUND BALANCE, ENDING			\$	(16,041)																						

FOUR SEASONS CRYSTAL SPRINGS CDD

Bank Reconciliation

Bank Account No. 6724 TRUIST-GF Operating

 Statement No.
 12-23

 Statement Date
 12/31/2023

tatement Balance 618.4	Stateme	418.44	G/L Balance (LCY)
tanding Deposits 0.0	Outstandin	418.44	G/L Balance
		0.00	Positive Adjustments
Subtotal 618.4			-
standing Checks 200.0	Outstandi	418.44	Subtotal
Differences 0.0	Ε	0.00	Negative Adjustments
			-
Ending Balance 418.4	Endi	418.44	Ending G/L Balance

Difference 0.00

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/13/2023 12/13/2023	•	1209 1210	INFRAMARK LLC JACK NELSON KOEHLER	2501.89 200	2,501.89 200.00	0.00 0.00
Total Checl	ks			2,701.89	2,701.89	0.00
Outstandir	ng Checks					
12/13/2023	Payment	1211	RYAN SAMPSON	200.00	0.00	200.00
Tota	al Outstanding	Checks		200.00		200.00

Four Seasons at Crystal Springs Community Development District

Financial Statements (Unaudited)

Period Ending January 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of January 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	 TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 418
TOTAL ASSETS	\$ 418
<u>LIABILITIES</u>	
Accounts Payable	\$ 17,086
TOTAL LIABILITIES	17,086
FUND BALANCES Unassigned:	(16,668)
TOTAL FUND BALANCES	(16,668)
TOTAL LIABILITIES & FUND BALANCES	\$ 418

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>								
Developer Contribution	\$	18,988	\$	3,206	\$	(15,782)	16.88%	
TOTAL REVENUES		18,988		3,206		(15,782)	16.88%	
<u>EXPENDITURES</u>								
<u>Administration</u>								
Supervisor Fees		800		-		800	0.00%	
District Counsel		500		-		500	0.00%	
District Engineer		500		-		500	0.00%	
District Manager		6,000		2,000		4,000	33.33%	
Website Compliance		1,500		-		1,500	0.00%	
Email Hosting Vendor		544		-		544	0.00%	
Postage and Freight		25		5		20	20.00%	
Public Officials Insurance		3,100		2,802		298	90.39%	
Legal Advertising		675		-		675	0.00%	
Bank Fees		250		-		250	0.00%	
Website Administration		1,128		500		628	44.33%	
Dues, Licenses, Subscriptions		175		175		-	100.00%	
Total Administration		15,197		5,482		9,715	36.07%	
Other Physical Environment								
Insurance -Property & Casualty		3,791		3,426		365	90.37%	
Total Other Physical Environment		3,791		3,426		365	90.37%	
TOTAL EXPENDITURES		18,988		8,908		10,080	46.91%	
Excess (deficiency) of revenues								
Over (under) expenditures		-	1	(5,702)		(5,702)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)				(10,966)		_		
FUND BALANCE, ENDING			\$	(16,668)				

FOUR SEASONS CRYSTAL SPRINGS CDD

Bank Reconciliation

Bank Account No. 6724 TRUIST-GF Operating

 Statement No.
 01-24

 Statement Date
 1/31/2024

G/L Balance (LCY)	418.44	Statement Balance	418.44
G/L Balance	418.44	Outstanding Deposits	0.00
Positive Adjustments	0.00		
-		Subtotal	418.44
Subtotal	418.44	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
-			
Ending G/L Balance	418.44	Ending Balance	418.44

Difference 0.00

Posting Docu Date Type		Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/13/2023 Payn	ment	1211	RYAN SAMPSON	200	200.00	0.00
Total Checks				200.00	200.00	0.00

Four Seasons at Crystal Springs Community Development District

Financial Statements (Unaudited)

Period Ending March 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	 TOTAL	
<u>ASSETS</u>		
Cash - Operating Account	\$ 418	
TOTAL ASSETS	\$ 418	
LIABILITIES		
Accounts Payable	\$ 18,336	
TOTAL LIABILITIES	18,336	
FUND BALANCES		
Unassigned:	(17,918)	
TOTAL FUND BALANCES	(17,918)	
TOTAL LIABILITIES & FUND BALANCES	\$ 418	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Developer Contribution	\$	18,988	\$	3,206	\$	(15,782)	16.88%
TOTAL REVENUES		18,988		3,206		(15,782)	16.88%
EXPENDITURES							
<u>Administration</u>							
Supervisor Fees		800		-		800	0.00%
District Counsel		500		-		500	0.00%
District Engineer		500		-		500	0.00%
District Manager		6,000		3,000		3,000	50.00%
Website Compliance		1,500		-		1,500	0.00%
Email Hosting Vendor		544		-		544	0.00%
Postage and Freight		25		5		20	20.00%
Public Officials Insurance		3,100		2,802		298	90.39%
Legal Advertising		675		-		675	0.00%
Bank Fees		250		-		250	0.00%
Website Administration		1,128		750		378	66.49%
Dues, Licenses, Subscriptions		175		175		-	100.00%
Total Administration		15,197		6,732		8,465	44.30%
Other Physical Environment							
Insurance -Property & Casualty		3,791		3,426		365	90.37%
Total Other Physical Environment		3,791		3,426		365	90.37%
TOTAL EXPENDITURES		18,988		10,158		8,830	53.50%
- (1.6 ·							
Excess (deficiency) of revenues Over (under) expenditures		-		(6,952)		(6,952)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				(10,966)			
FUND BALANCE, ENDING			\$	(17,918)			

Fourseasons Crystal Spring CDD

Bank Account Statement: Bank Account No.: 6724, Statement No.: 24-03

Currency Code

Statement Date	03/31/24	Statement Balance	418.44
Balance Last Statement	418.44	Outstanding Bank Transactions	0.00
Statement Ending Balance	418.44	Subtotal	418.44
		Outstanding Checks	0.00
G/L Balance at 03/31/24	418.44	Bank Account Balance	418.44

Transaction Date	Туре	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	24-03						
03/31/24	Bank Account Ledger		Autogenerated		0	0.00	0.00
	Entry		blank entry				
					Total	0.00	0.00

Outsta	ndina	Pav	ments

Posting Date	Document Type	Document No.	Description		Statement Amount
	Quantity	0		Total	
Outstanding C	hecks				_
Posting Date	Document Type	Check No.	Description		Statement Amount

Quantity	0	Total

Four Seasons at Crystal Springs Community Development District

Financial Statements (Unaudited)

Period Ending May 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of May 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	_ <u>T</u>	OTAL
<u>ASSETS</u>		
Cash - Operating Account	\$	7,944
TOTAL ASSETS	\$	7,944
LIABILITIES		
Accounts Payable	\$	7,953
TOTAL LIABILITIES		7,953
FUND BALANCES		
Unassigned:		(9)
TOTAL FUND BALANCES		(9)
TOTAL LIABILITIES & FUND BALANCES	\$	7,944

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ΑI	NNUAL DOPTED UDGET	PTED YEAR TO DATE VARIANCE (\$)		,	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Developer Contribution	\$	18,988	\$	22,194	\$	3,206	116.88%
TOTAL REVENUES		18,988		22,194		3,206	116.88%
EXPENDITURES							
<u>Administration</u>							
Supervisor Fees		800		-		800	0.00%
District Counsel		500		454		46	90.80%
District Engineer		500		-		500	0.00%
District Manager		6,000		3,500		2,500	58.33%
Website Compliance		1,500		-		1,500	0.00%
Email Hosting Vendor		544		-		544	0.00%
Postage and Freight		25		5		20	20.00%
Public Officials Insurance		3,100		2,802		298	90.39%
Legal Advertising		675		-		675	0.00%
Bank Fees		250		-		250	0.00%
Website Administration		1,128		875		253	77.57%
Dues, Licenses, Subscriptions		175		175			100.00%
Total Administration		15,197		7,811		7,386	51.40%
Other Physical Environment							
Insurance -Property & Casualty		3,791		3,426		365	90.37%
Total Other Physical Environment		3,791		3,426		365	90.37%
TOTAL EXPENDITURES		18,988		11,237		7,751	59.18%
		,		,		- 1,	33330,73
Excess (deficiency) of revenues							
Over (under) expenditures		-		10,957		10,957	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				(10,966)			
FUND BALANCE, ENDING			\$	(9)			

Fourseasons Crystal Spring CDD

Bank Account Statement: Bank Account No.: 6724, Statement No.: 05-24

Currency Code

Statement Date	05/31/24	Statement Balance	7,944.46
Balance Last Statement	19,406.44	Outstanding Bank Transactions	0.00
Statement Ending Balance	7,944.46	Subtotal	7,944.46
		Outstanding Checks	0.00
G/L Balance at 05/31/24	7,944.46	Bank Account Balance	7,944.46

Transaction Date	Туре	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	04-25						
05/02/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	18,988.00	18,988.00
05/02/24	Bank Account Ledger Entry	1212	Check for Vendor V00006		1	-6,228.00	-6,228.00
05/02/24	Bank Account Ledger Entry	1213	Check for Vendor V00011		1	-674.00	-674.00
05/02/24	Bank Account Ledger Entry	1214	Check for Vendor V00020		1	-3,784.98	-3,784.98
05/02/24	Bank Account Ledger Entry	JE000013	Change period of deposit BD0001		1	-18,988.00	-18,988.00
05/16/24	Bank Account Ledger Entry	1215	Check for Vendor V00020		1	-625.00	-625.00
05/22/24	Bank Account Ledger Entry	1216	Check for Vendor V00011		1	-150.00	-150.00
					Total	-11.461.98	-11.461.98

Four Seasons at Crystal Springs Community Development District

Financial Statements (Unaudited)

Period Ending July 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of July 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL	
<u>ASSETS</u>		
Cash - Operating Account	\$	7,944
TOTAL ASSETS	\$	7,944
LIABILITIES		
Accounts Payable	\$	10,891
TOTAL LIABILITIES		10,891
FUND BALANCES		
Unassigned:		(2,947)
TOTAL FUND BALANCES		(2,947)
TOTAL LIABILITIES & FUND BALANCES	\$	7,944

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	Al	NNUAL DOPTED SUDGET	TED YEAR TO DATE VARIANCE (\$)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES						
Developer Contribution	\$	18,988	\$	22,194	\$ 3,206	116.88%
TOTAL REVENUES		18,988		22,194	3,206	116.88%
<u>EXPENDITURES</u>						
<u>Administration</u>						
Supervisor Fees		800		-	800	0.00%
District Counsel		500		642	(142)	128.40%
District Engineer		500		-	500	0.00%
District Manager		6,000		4,500	1,500	75.00%
Website Compliance		1,500		-	1,500	0.00%
Email Hosting Vendor		544		-	544	0.00%
Postage and Freight		25		5	20	20.00%
Public Officials Insurance		3,100		2,802	298	90.39%
Legal Advertising		675		-	675	0.00%
Bank Fees		250		-	250	0.00%
Website Administration		1,128		2,625	(1,497)	232.71%
Dues, Licenses, Subscriptions		175		175	_	100.00%
Total Administration		15,197		10,749	4,448	70.73%
Other Physical Environment						
Insurance -Property & Casualty		3,791		3,426	365	90.37%
Total Other Physical Environment		3,791		3,426	365	90.37%
TOTAL EXPENDITURES		18,988		14,175	4,813	74.65%
		,		· · · · · · · · · · · · · · · · · · ·	<u> </u>	
Excess (deficiency) of revenues						
Over (under) expenditures		-		8,019	 8,019	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				(10,966)		
FUND BALANCE, ENDING			\$	(2,947)		

Fourseasons Crystal Spring CDD

 Bank Account No.
 6724

 Statement No.
 07-24

 Statement Date
 07/31/24

7,944.46	Statement Balance	7,944.46	GL Balance (LCY)
0.00	Outstanding Deposits	7,944.46	GL Balance
7,944.46	Subtotal	0.00	Positive Adjustments
0.00	Outstanding Checks	704446	
		7,944.46	Subtotal
7,944.46	Ending Balance	0.00	Negative Adjustments
		7,944.46	Ending G/L Balance

Document				Cleared	
Posting Date Type	Document No.	Description	Amount	Amount	Difference

Four Seasons at Crystal Springs Community Development District

Financial Statements (Unaudited)

Period Ending August 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of August 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL		
<u>ASSETS</u>			
Cash - Operating Account	\$	3,645	
TOTAL ASSETS	\$	3,645	
LIABILITIES			
Accounts Payable	\$	8,093	
TOTAL LIABILITIES		8,093	
FUND BALANCES			
Unassigned:		(4,448)	
TOTAL FUND BALANCES		(4,448)	
TOTAL LIABILITIES & FUND BALANCES	\$	3,645	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	Α	ANNUAL DOPTED BUDGET	AR TO DATE ACTUAL	IIANCE (\$) /(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Developer Contribution	\$	18,988	\$ 22,194	\$ 3,206	116.88%
TOTAL REVENUES		18,988	 22,194	3,206	116.88%
<u>EXPENDITURES</u>		·	·	·	
Administration					
Supervisor Fees		800	-	800	0.00%
District Counsel		500	782	(282)	156.40%
District Engineer		500	=	500	0.00%
District Manager		6,000	5,500	500	91.67%
Website Compliance		1,500	-	1,500	0.00%
Email Hosting Vendor		544	-	544	0.00%
Postage and Freight		25	7	18	28.00%
Public Officials Insurance		3,100	2,802	298	90.39%
Legal Advertising		675	110	565	16.30%
Bank Fees		250	-	250	0.00%
Website Administration		1,128	2,875	(1,747)	254.88%
Dues, Licenses, Subscriptions		175	 175	=_	100.00%
Total Administration		15,197	12,251	2,946	80.61%
Other Physical Environment					
Insurance -Property & Casualty		3,791	3,426	365	90.37%
Total Other Physical Environment		3,791	3,426	365	90.37%
TOTAL EXPENDITURES		18,988	15,677	3,311	82.56%
Excess (deficiency) of revenues Over (under) expenditures		-	6,517	6,517	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			(10,965)		
FUND BALANCE, ENDING			\$ (4,448)		

Fourseasons Crystal Spring CDD

 Bank Account No.
 6724

 Statement No.
 08-24

 Statement Date
 08/31/2024

6,694.46	Statement Balance	3,645.04	GL Balance (LCY)
0.00	Outstanding Deposits	3,645.04	GL Balance
6,694.46	Subtotal	0.00	Positive Adjustments
-3,049.42	Outstanding Checks	2.645.04	Subtotal
		3,645.04	Subtotai
3,645.04	Ending Balance	0.00	Negative Adjustments
		3,645.04	Ending G/L Balance

D Posting Date T	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
						0.00
08/20/2024 P	Payment	1217	Check for Vendor V00020	-1,250.00	-1,250.00	0.00
Total Checks				-1,250.00	-1,250.00	0.00
A.P						
Adjustments						
Total Adjustmer	nts					
Outstanding Ch	necks					
08/29/2024 P	Payment	1222	Check for Vendor V00012			-1,500.00
08/29/2024 P		1223	Check for Vendor V00020			-1,251.92
08/29/2024 P	Payment	1224	Check for Vendor V00011			-187.50
08/29/2024 P	Payment	1225	Check for Vendor V00009			-110.00
Total Outstandi	ing Checks					-3,049.42

Outstanding Deposits

Total Outstanding Deposits

Four Seasons at Crystal Springs Community Development District

Financial Statements (Unaudited)

Period Ending September 30, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of September 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	 OTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 3,645
TOTAL ASSETS	\$ 3,645
<u>LIABILITIES</u>	
Accounts Payable	\$ 8,093
TOTAL LIABILITIES	8,093
FUND BALANCES	
Unassigned:	(4,448)
TOTAL FUND BALANCES	(4,448)
TOTAL LIABILITIES & FUND BALANCES	\$ 3,645

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	Al	NNUAL DOPTED BUDGET	R TO DATE	VARIAI FAV(U	NCE (\$) NFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Developer Contribution	\$	18,988	\$ 22,194	\$	3,206	116.88%
TOTAL REVENUES		18,988	22,194		3,206	116.88%
EXPENDITURES						
<u>Administration</u>						
Supervisor Fees		800	-		800	0.00%
District Counsel		500	782		(282)	156.40%
District Engineer		500	-		500	0.00%
District Manager		6,000	5,500		500	91.67%
Website Compliance		1,500	-		1,500	0.00%
Email Hosting Vendor		544	-		544	0.00%
Postage and Freight		25	7		18	28.00%
Public Officials Insurance		3,100	2,802		298	90.39%
Legal Advertising		675	110		565	16.30%
Bank Fees		250	-		250	0.00%
Website Administration		1,128	2,875		(1,747)	254.88%
Dues, Licenses, Subscriptions		175	175		<u>-</u>	100.00%
Total Administration		15,197	12,251		2,946	80.61%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment Insurance -Property & Casualty	3,791	3,426	365	90.37%
Total Other Physical Environment	3,791	3,426	365	90.37%
TOTAL EXPENDITURES	18,988	15,677	3,311	82.56%
Excess (deficiency) of revenues Over (under) expenditures		6,517	6,517	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(10,965)		
FUND BALANCE, ENDING		\$ (4,448)		

Fourseasons Crystal Spring CDD

 Bank Account No.
 6724

 Statement No.
 09-24

 Statement Date
 09/30/2024

3,645.04	Statement Balance	3,645.04	GL Balance (LCY)
0.00	Outstanding Deposits	3,645.04	GL Balance
3,645.04	Subtotal	0.00	Positive Adjustments
0.00	Outstanding Checks	3.645.04	Subtotal
		3,043.04	Subtotal
3,645.04	Ending Balance	0.00	Negative Adjustments
		3,645.04	Ending G/L Balance

Docume Posting Date Type	nt Document No.	Description	Amount	Cleared Amount	Difference
Deposits					
					0.00
Total Deposits					0.00
Checks					
					0.00
08/29/2024 Payment	1222	Check for Vendor V00012	-1,500.00	-1,500.00	0.00
08/29/2024 Payment	1223	Check for Vendor V00020	-1,251.92	-1,251.92	0.00
08/29/2024 Payment	1224	Check for Vendor V00011	-187.50	-187.50	0.00
08/29/2024 Payment	1225	Check for Vendor V00009	-110.00	-110.00	0.00
Total Checks			-3,049.42	-3,049.42	0.00

Adjustments

Total Adjustments

Outstanding Deposits

Total Outstanding Deposits

4Di

May 21, 2023

Board of Supervisors Four Seasons at Crystal Springs Community Development District C/O Inframark, Community Management Services Coral Springs, FL 33071

RE: Board Resignation

Dear Board of Supervisors,

Please accept this letter as notice of my resignation from the Four Seasons at Crystal River Community Development Distrcit Board of Supervisors effective the earlier of the naming of my replacement or December 31, 2024.

Due to personal reasons, I am no longer able to able to make the time commitment necessary to fulfill my duties as a member of the board. It has been a privilege to serve and I look forward to working with the board and staff in the selection of a successor.

Sincerely,

Jack Koehler, CCIM

813-541-4156

Fifth Order of Business

5C

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS ELECTING THE OFFICERS OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Four Seasons at Crystal Spring Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statues, being situated entirely within unincorporated Hernando County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to elect the Officers of the District per F.S. 190.006(6).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT:

The following persons are elected to the offices shown, to wit:

ATTEST:		FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT
PAS	SED AND ADOPTED THIS 22 nd	DAY OF NOVEMBER, 2024.
2.	This Resolution shall become eff	ective immediately upon its adoption.
		Assistant Secretary
		Assistant Secretary
		Assistant Secretary
	Mark Vega	Assistant Secretary
	Angel Montagna	Assistant Treasurer
	Leah Popelka	Assistant Treasurer
	Eric Davidson	Treasurer
	Brian K. Lamb	Secretary
		Vice-Chairman
		Chairman

1.

Secretary/ Assistant Secretary	Chair/ Vice Chair
Print Name:	Print Name: