

**AURORA OAKS
COMMUNITY DEVELOPMENT DISTRICT**

AUGUST 14, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Aurora Oaks Community Development District

Board of Supervisors:

Eric Davidson, Chairman
Peter Altman, Vice Chairman
Angie Grunwald, Assistant Secretary
Brian Howell, Assistant Secretary
VACANT, Assistant Secretary

Staff:

Brian Lamb, District Manager
Bryan Radcliff, District Manager
Vivek K. Babbar, District Counsel
J. David Tillman, District Engineer

Public Hearing & Regular Meeting Agenda Thursday, August 14, 2025 – 1:00 p.m.

The Public Hearing and Regular Meetings of Aurora Oaks Community Development District will be held at **The Courtyard Ocala by Marriott located at 3712 SW 38th Avenue, Ocala, FL 34474.**

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 266 926 229 179

Call in (audio only): +1 (646) 838-1601

Passcode: yD3uU7DJ

Phone Conference ID: 755 861 276#

1. Call to Order/Roll Call**2. Public Comment Period****3. Public Hearing on Adopting FY2026 Proposed Operations Budget**

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

1. Aurora Oaks Approved FY2026 Proposed Operating Budget

B. Staff Presentations

C. Public Comment

D. Consideration of Resolution 2025-03; Adopting the FY2026 Budget

**E. Consideration of Resolution 2025-04; Levying O&M Assessment for FY2026 Budget
(Partially Off-Roll and Partially On-Roll)**

F. Close Public Hearing on Adopting FY2026 Proposed Budget

4. Business Items

A. Consideration of Resolution 2025-05; Setting the FY2026 Meeting Schedule

**B. First Amendment to the Management Services Master Agreement Between Aurora Oaks
CDD & Inframark, LLC**

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 3712 SW 38th Avenue Ocala, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 266 926 229 179
Passcode: yD3uU7DJ

- C. Consideration of FY2026 Goals and Objectives**
- D. Consideration of Resolution 2025-06; Re-Designating the Officers**

5. Consent Agenda Items

- A. Approval of Meeting Minutes (*June 12, 2025 Regular Meeting Minutes*)**

- B. Acceptance of Financials**

- 1. May 2025**

- 2. June 2025**

- C. Acceptance of the Check Registers**

- 1. May 2025**

- 2. June 2025**

- D. Consideration of Operations and Maintenance Invoices**

- 1. May 2025**

- 2. June 2025**

6. Staff Reports

- A. District Counsel**

- B. District Engineer**

- C. District Manager**

7. Other Business, Updates, and Supervisor Comments

8. Adjournment

Third Order of Business

3A

Aurora Oaks
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved FY2026 Proposed Operations Budget

Prepared by:



Table of Contents

OPERATING BUDGET

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 4

SUPPORTING BUDGET SCHEDULES

2025-2024 Non-Ad Valorem Assessment Summary	5
---	---

Aurora Oaks
Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED 2025	% +/- Budget	ANNUAL BUDGET
	2025	\$ 610,962	\$ -	\$ 610,962	\$ 610,962	\$ 610,962
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	610,962	-	610,962	610,962	0%	610,962
Other Miscellaneous Revenues	-	-	-	-	0%	-
			-	-	0%	-
			-	-	0%	-
			-	-	0%	-
TOTAL REVENUES	\$ 610,962	\$ -	\$ 610,962	\$ 610,962	\$ 610,962	\$ 610,962
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ 9,600	\$ 600	\$ 9,000	\$ 9,600	0%	\$ 9,600
District Management	25,000	8,463	16,537	25,000	0%	25,000
Field Management	14,257	260	13,997	14,257	0%	14,257
Administration	-	-	-	-	0%	-
Recording Secretary	-	-	-	-	0%	-
Construction Accounting	-	-	-	-	0%	-
Financial/Revenue Collections	3,500	-	3,500	3,500	0%	3,500
Rental and Leases	-	-	-	-	0%	-
Data Storage	-	-	-	-	0%	-
Accounting Services	17,500	4,458	13,042	17,500	0%	17,500
Dissemination Agent/Reporting	2,500	-	2,500	2,500	0%	2,500
Website Admin Services	1,500	500	1,000	1,500	0%	1,500
District Engineer	12,500	-	12,500	12,500	0%	12,500
District Counsel	12,500	(8,476)	20,976	12,500	0%	12,500
Trustees Fees	4,000	-	4,000	4,000	0%	4,000
Auditing Services	5,200	-	5,200	5,200	0%	5,200
Postage, Phone, Faxes, Copies	150	7	143	150	0%	150
Mailings	-	-	-	-	0%	-
Legal Advertising	1,500	-	1,500	1,500	0%	1,500
Bank Fees	200	-	200	200	0%	200
Dues, Licenses & Fees	175	200	-	200	14%	175
Onsite Office Supplies	100	-	100	100	0%	100
Website ADA Compliance	1,800	-	1,800	1,800	0%	1,800
Disclosure Report	3,500	-	3,500	3,500	0%	3,500
Misc Admin	250	-	250	250	0%	250
Assessment Roll	5,000	-	5,000	5,000	0%	5,000
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Financial and Administrative	\$ 120,732	\$ 6,012	\$ 114,745	\$ 120,757	\$ 120,732	
Insurance						
General Liability	\$ 4,075	\$ -	\$ 4,075	\$ 4,075	0%	\$ 4,075
Public Officials Insurance	2,475	-	2,475	2,475	0%	2,475
Property & Casualty Insurance	28,215	5,000	23,215	28,215	0%	28,215
Deductible	-	-	-	-	0%	-

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2025	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL 2025	ANNUAL BUDGET	
					PROJECTED 2025	% +/- Budget
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
Total Insurance	\$ 34,765	\$ 5,000	\$ 29,765	\$ 34,765		\$ 34,765
Utility Services						
Electric Utility Services	\$ 18,810	\$ -	\$ 18,810	\$ 18,810	0%	\$ 18,810
Street Lights	94,050	-	\$ 94,050	\$ 94,050	0%	94,050
Amenity Internet	1,129	-	1,129.0000	1,129.0000	0%	1,129
Water/Waste	12,540	-	12,540	12,540	-	12,540
Gas	-	-	-	-	0%	-
					0%	-
Total Utility Services	\$ 126,529	\$ -	\$ 126,529	\$ 126,529		\$ 126,529
Amenity						
Pool Monitor	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Janitorial - Contract	9,405	-	9,405	9,405	0%	9,405
Janitorial - Supplies/Other	891	-	891	891	0%	891
Garbage Dumpster - Rental/Collection	6,270	-	6,270	6,270	0%	6,270
Amenity Pest Control	-	-	-	-	0%	-
Amenity R&M	12,540	-	12,540	12,540	0%	12,540
Amenity Camera R&M	-	-	-	-	0%	-
Amenity Furniture R&M	-	-	-	-	0%	-
Access Control R&M	2,376	-	2,376	2,376	0%	2,376
Key Card Distribution	-	-	-	-	0%	-
Dog Waste Station Service and Supplies	1,782	-	1,782	1,782	0%	1,782
Entrance Monuments, Gates, Walls R&M	6,270	-	6,270	6,270	0%	6,270
Sidewalk, Pavement, Signage R&M	7,524	-	7,524	7,524	0%	7,524
Pool Maintenance - Contract	14,257	-	14,257	14,257	0%	14,257
Pool Treatments & Other R&M	2,970	-	2,970	2,970	0%	2,970
Security Monitoring Services	-	-	-	-	0%	-
MISC	-	-	-	-	0%	-
Special Events	594	-	594	594	0%	594
Holiday Decorations	2,970	-	2,970	2,970	0%	2,970
Pool Permits	416	-	416	416	0%	416
Facility AC	1,188	-	1,188	1,188	0%	1,188
Playground Maintenance	2,508	-	2,508	2,508	0%	2,508
			-	-	0%	-
			-	-	0%	-
			-	-	0%	-
Total Amenity	\$ 71,961	\$ -	\$ 71,961	\$ 71,961		\$ 71,961
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$ 172,425	\$ -	\$ 172,425	\$ 172,425	0%	\$ 172,425
Landscaping - R&M	6,270	-	6,270	6,270	0%	6,270
Landscaping - Mulch	12,445	-	12,445	12,445	0%	12,445

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED 2025	% +/- Budget	ANNUAL BUDGET 2026
	2025					
Landscaping - Annuals	15,675	-	15,675	15,675	0%	15,675
Landscaping - Plant Replacement Program	18,810	-	18,810	18,810	0%	18,810
Irrigation Maintenance	9,405	-	9,405	9,405	0%	9,405
Aquatics - Contract	21,945	-	21,945	21,945	0%	21,945
Aquatics - Plant Replacement	-	-	-	-	0%	-
Waterway Management Program	-	-	-	-	0%	-
Debris Cleanup	-	-	-	-	0%	-
Wildlife Control	-	-	-	-	0%	-
				-	0%	-
				-	0%	-
				-	0%	-
Total Landscape and Pond Maintenance	\$ 256,975	\$ -	\$ 256,975	\$ 256,975	\$ 256,975	
TOTAL EXPENDITURES	\$ 610,962	\$ 11,012	\$ 599,975	\$ 610,987		\$ 610,962
Excess (deficiency) of revenues	\$ -	\$ (11,012)	\$ 10,987	\$ (25)		\$ -
Net change in fund balance	\$ -	\$ (11,012)	\$ 10,987	\$ (25)		\$ -
FUND BALANCE, BEGINNING (10/1/24)	\$ 7,062	\$ 7,062	\$ (3,950)	\$ 7,062		\$ 7,037
FUND BALANCE, ENDING	\$ 7,062	\$ (3,950)	\$ 7,037	\$ 7,037		\$ 7,037

**Aurora Oaks
Community Development District**

Exhibit "A"
Allocation of Fund Balances

RESERVE Fund ANALYSIS

Beginning Fund Balance	\$ 7,062
Less: Forecasted Surplus/(Deficit)	(25)
Estimated Funds Available	7,037

RESERVE FUND ANALYSIS

Beginning Fund Balance	\$ 7,037
Less: First Quarter Operating Reserve	(152,741) ⁽¹⁾
Less: Designated Reserves for Capital Projects	-
Less: Forecasted Surplus/(Deficit)	-
Estimated Remaining Undesignated Cash	(145,704)

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGR) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Aurora Oaks
Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION														
Assessment Area One														
Product	Units	General Fund									Total Assessments per Unit			Units
		2026	2025	Dollar Change	2026	2025	Dollar Change	2026	2025	Dollar Change	Percent Change			
Townhome	544	\$ 1,001.74	\$ 1,001.74	\$ -	\$ -	\$ -	\$ -	\$ 1,001.74	\$ 1,001.74	\$ -	0%	544		
SF 40'	46	\$ 1,138.34	\$ 1,138.34	\$ -	\$ -	\$ -	\$ -	\$ 1,138.34	\$ 1,138.34	\$ -	0%	46		
SF 50'	37	\$ 1,422.93	\$ 1,422.93	\$ -	\$ -	\$ -	\$ -	\$ 1,422.93	\$ 1,422.93	\$ -	0%	37		
	627													627

ASSESSMENT INCREASE ANALYSIS		ASSESSMENT TREND ANALYSIS - GENERAL FUND									
Product		Assessment Increase		Per Unit O&M % Increase	Per Unit O&M \$ Increase		FY2025	FY2024	FY2023	FY2022	FY2021
		Per Product	\$								
Townhome		\$ -	0%	\$ -			\$ 1,001.74	\$ 1,001.74	\$ -	\$ -	\$ -
SF 40'		\$ -	0%	\$ -			\$ 1,138.34	\$ 1,138.34	\$ -	\$ -	\$ -
SF 50'		\$ -	0%	\$ -			\$ 1,422.93	\$ 1,422.93	\$ -	\$ -	\$ -
Total		\$ -									

Assessment costs included

\$ 649,959.57	Total Gross Tax Collector Assessment Revenue
	Fund Balance
\$ 649,959.57	Total Gross Levy

On-Roll	
GF Assessments	DS Assessments
\$544,947.45	\$0.00
\$52,363.77	\$0.00
\$52,648.35	\$0.00
\$649,959.57	\$0.00
	\$610,962.00

Assessment Methodology						
Product	Units	EAU	Total EAU	Total Gross	O&M	O&M Per unit
Townhome	544	0.88	478.72	\$ 544,947.45	\$ 1,001.74	
SF 40'	46	1.00	46.00	\$ 52,363.77	\$ 1,138.34	
SF 50'	37	1.25	46.25	\$ 52,648.35	\$ 1,422.93	
	627	3.13	571	\$ 649,959.57	\$ 3,563.01	

	On-Roll Assessments			Off-Roll Assessments	
	Units	O&M	DS		
Townhome	544	\$ 544,947.45	\$ -		
SF 40'	46	\$ 52,363.77	\$ -		
SF 50'	37	\$ 52,648.35	\$ -		
Total		\$ 649,959.57	\$ -	Gross	
		\$ 610,962.00	\$ -		Net

Third Order of Business

3D

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Aurora Oaks Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Aurora

Oaks Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$610,962, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$610,962
<i>Total Reserve Fund [if Applicable]</i>	N/A
Total Debt Service Funds	\$N/A
Total All Funds*	\$610,962

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 14, 2025.

Attested By:

**Aurora Oaks
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Third Order of Business

3E

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Aurora Oaks Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Marion County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Direct Bill for Certain Debt Assessments.**

- i. The Debt Assessments on undeveloped and unplatte lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
2. 25% due no later than February 1, 2026
3. 25% due no later than May 1, 2026

iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.

iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. **Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 14, 2025.

Attested By:

**Aurora Oaks Community
Development District**

Print Name: _____
 Secretary/ Assistant Secretary

Print Name: _____
 Chair/ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Fourth Order of Business

4A

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING DATES, TIMES, AND LOCATIONS FOR
REGULAR MEETINGS OF THE BOARD OF SUPERVISORS
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025,
AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, Aurora Oaks Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

Section 1. The annual public meeting schedule of the Board for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “FY 2026”) attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Marion County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF AUGUST, 2025.

ATTEST:

**AURORA OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

EXHIBIT A

Notice of Meetings FISCAL YEAR 2025/2026 AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Aurora Oaks Community Development District shall be held at 1:00 p.m. at the Courtyard Ocala by Marriott, located at 712 SW 38th Avenue, Ocala, Florida 34474. The meeting dates are as follows:

October 9, 2025	1:00 p.m.*
November 13, 2025	1:00 p.m.
December 11, 2025	1:00 p.m.
January 8, 2026	1:00 p.m.
February 12, 2026	1:00 p.m.
March 12, 2026	1:00 p.m.
April 9, 2026	1:00 p.m.
May 14, 2026	1:00 p.m.
June 11, 2026	1:00 p.m.
July 9, 2026	1:00 p.m.
August 13, 2026	1:00 p.m.
September 10, 2026	1:00 p.m.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 at (813) 873-7300, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Inframark at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Inframark, District Management

Publish: _____ - _____, 2025

***Meeting date is subject to change due to the holiday.**

Fourth Order of Business

4B

**FIRST AMENDMENT TO THE MANAGEMENT
SERVICES MASTER AGREEMENT BETWEEN
AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
AND INFRAMARK, LLC**

THIS AMENDMENT is entered into and executed on the date hereinafter set forth by and between Aurora Oaks Community Development District (“DISTRICT”) and Inframark, LLC (“SERVICE COMPANY”).

WHEREAS, the SERVICE COMPANY and DISTRICT entered into a management services master agreement on January 3, 2023 (the “Agreement”), where SERVICE COMPANY would provide district management services to the DISTRICT, and

WHEREAS, the SERVICE COMPANY and DISTRICT now wish to amend the Agreement by adding field services and adjusting the compensation; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The scope of services set forth in Exhibit A of the Agreement are hereby amended to include the field services set forth in Schedule 1, which attached hereto;
2. The DISTRICT shall pay SERVICE COMPANY \$12,000.00 annually for the field services set forth in Schedule 1. SERVICE COMPANY shall provide monthly invoices to the DISTRICT.
3. Except as provided in this Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this Amendment and terms of the Agreement, the terms of this Amendment shall prevail.
4. This Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

(THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment as of this 14th day of August 2025.

Inframark, LLC

By: _____
Name: _____
(Print)
Title: Chris Tarase – President
Management Services

Aurora Oaks Community Development
District

By: _____
Name: _____
(Print)
Title: Eric Davidson, Chairperson

Schedule 1: Field Services

MANAGER shall provide the following field services for the DISTRICT:

- Perform a monthly inspection of District property and maintenance responsibilities
- Provide monthly inspection reports with pictures, analysis, and recommendations
- Notify District vendors about deficiencies in service
- Coordinate and work with the District Manager on all vendor contracts
- Monitor District vendors' progress in remedial work and provide the Board with a progress report
- Provide input to the District Manager for annual budgetary consideration.
- Use experience to obtain proposals for various projects
- Assist in drafting competitive procurement packages (such as instructions to proposers and scope of services) and conduct pre-application meetings with interested proposers
- Attendance at Board meetings or workshops as needed or requested
- Report any issues to the District Manager

Fourth Order of Business

4C

Memorandum

To: Board of Supervisors

From: District Management

Date: August 14, 2025

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 its 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 2026 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 and 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 its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Aurora Oaks Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor (“Board”) meetings per year to conduct District-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 each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District 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 District 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 or third party vendor.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

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

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

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's 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 District'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 District's website and transmitted to the State of Florida.

Achieved: Yes No

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Aurora Oaks Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Aurora Oaks Community Development District

Fourth Order of Business

4D

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF AURORA
OAKSCOMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Aurora Oaks Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Marion County, FL; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF AURORA OAKS COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown to wit:

Chairman
Vice-Chairman
Secretary
Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary
Assistant Secretary

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

PASSED AND ADOPTED THIS 14th DAY OF AUGUST, 2025.

ATTEST:

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairman / Vice-Chairman

Fifth Order of Business

5A

**MINUTES OF MEETING
AURORA OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Aurora Oaks Community Development District was held on Thursday June 12, 2025, and called to order at 1:02 p.m. at the Courtyard Ocala by Marriott, located at 3712 SW 38th Avenue, Ocala, Florida 34474.

Present and constituting a quorum were:

Eric Davidson	Chairperson
Peter Altman	Vice Chairperson
Brian Howell	Assistant Secretary (<i>via phone</i>)
Angie Grunwald	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Brian Lamb	District Manager (<i>via phone</i>)

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Adopting the Final Terms of the 2024 Bonds

Mr. Radcliff presented the Supplemental Assessment Resolution to the Board.

B. Resolution 2025-01; Supplemental Assessment Resolution - Final Terms of 2024 Bonds

On MOTION by Mr. Howell seconded by Mr. Davidson, with all in favor, Resolution 2025-01; Supplemental Assessment Resolution - Final Terms of 2024 Bonds, as presented was adopted. 4-0

C. Consideration of the Aurora Oaks FY2026 Proposed Budget

Mr. Radcliff presented the FY 26 Proposed Budget to the Board for review.

D. Consideration of Resolution 2025-02; Approving Proposed FY2026 Budget and Setting Public Hearing

On MOTION by Mr. Davidson seconded by Mr. Altman, with all in favor, Resolution 2025-02; Approving Proposed Fiscal Year 2026 Budget and Setting Public Hearing for Thursday August 14, 2025 at 1:00 pm at the Courtyard Ocala by Marriott, located at 3712 SW 38th Avenue, Ocala, Florida 34474, as discussed was adopted. 4-0

E. Consideration of Registered Voter Count

Mr. Radcliff announced to the Board that as of April 15, 2025 the District had zero (0) registered voters.

F. Ocala Landscape Management, Inc. Phase I Lawn Maintenance Contract

On MOTION by Ms. Grunwald seconded by Mr. Howell, with all in favor, *Ocala Landscape Management, Inc.* Phase I Lawn Maintenance Contract, as presented was approved. 4-0

G. Solar Lighting Service Agreement

On MOTION by Mr. Altman seconded by Ms. Grunwald, with all in favor, Outdoor Solar Lighting Service Agreement with *Gig Fiber LLC.*, pending review by the developer's counsel, was approved. 4-0

H. Streetleaf Lighting Design Technical Proposal

This item was not discussed.

FOURTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of Meeting Minutes
- B. Acceptance of Financials (April 2025)
- C. Acceptance of the Check Registers
- D. Consideration of Operations and Maintenance Report

On MOTION by Mr. Howell seconded by Mr. Davidson, with all in favor, the Consent Agenda, was approved. 4-0

FIFTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel
- B. District Engineer

There being no reports, the next item followed.

- C. District Manager

Mr. Radcliff proposed adding field services for the District. The Board requested a proposal for the next meeting. Mr. Radcliff also requested applicants seat 4 which is currently open on the Board.

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Altman seconded by Ms. Grunwald, with all
in favor the meeting was adjourned at 1:08 pm. 4-0

Brian Radcliff
District Manager

Eric Davidson
Chairperson

Fifth Order of Business

5B

AURORA OAKS Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS					
Cash - Operating Account	\$ 1,517	\$ -	\$ -	\$ -	\$ 1,517
Investments:					
Acquisition & Construction Account	- -		4,623	- -	4,623
Interest Account	- -	2,233	- -	- -	2,233
Reserve Fund	- -	269,536	- -	- -	269,536
Revenue Fund	- -	5,579	- -	- -	5,579
Prepaid Items	5,000	- -	- -	- -	5,000
Amount To Be Provided	- -	- -	- -	3,910,000	3,910,000
TOTAL ASSETS	\$ 6,517	\$ 277,348	\$ 4,623	\$ 3,910,000	\$ 4,198,488
LIABILITIES					
Accounts Payable	\$ 45,658	\$ -	\$ -	\$ -	\$ 45,658
Bonds Payable - Series 2022A-2	- -	- -	- -	3,910,000	3,910,000
TOTAL LIABILITIES	45,658	- -	- -	3,910,000	3,955,658
FUND BALANCES					
Nonspendable:					
Prepaid Items	5,000	- -	- -	- -	5,000
Restricted for:					
Debt Service	- -	277,348	- -	- -	277,348
Capital Projects	- -	- -	4,623	- -	4,623
Unassigned:	(44,141)	- -	- -	- -	(44,141)
TOTAL FUND BALANCES	(39,141)	277,348	4,623	- -	242,830
TOTAL LIABILITIES & FUND BALANCES	\$ 6,517	\$ 277,348	\$ 4,623	\$ 3,910,000	\$ 4,198,488

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
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	\$ 610,962	\$ -	\$ (610,962)	0.00%
Other Miscellaneous Revenues	-	2,053	2,053	0.00%
TOTAL REVENUES	610,962	2,053	(608,909)	0.34%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	9,600	600	9,000	6.25%
ProfServ-Field Management	14,257	260	13,997	1.82%
ProfServ-Trustee Fees	4,000	-	4,000	0.00%
Assessment Roll	5,000	3,750	1,250	75.00%
Disclosure Report	3,500	-	3,500	0.00%
District Counsel	12,500	(8,121)	20,621	-64.97%
District Engineer	12,500	-	12,500	0.00%
District Management	25,000	19,713	5,287	78.85%
Accounting Services	17,500	11,667	5,833	66.67%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	150	8	142	5.33%
Insurance - General Liability	4,075	-	4,075	0.00%
Public Officials Insurance	2,475	-	2,475	0.00%
Insurance -Property & Casualty	28,215	5,000	23,215	17.72%
Legal Advertising	1,500	172	1,328	11.47%
Misc-Special Recreation Exp	2,500	-	2,500	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	3,500	2,333	1,167	66.66%
Misc. Administrative Fees	250	-	250	0.00%
Website Administration	1,500	2,375	(875)	158.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	155,497	37,957	117,540	24.41%

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
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>Utility Services</u>				
Utility - Other	18,810	-	18,810	0.00%
Total Utility Services	18,810	-	18,810	0.00%
<u>Garbage/Solid Waste Services</u>				
Garbage Dumpster Expense	6,270	-	6,270	0.00%
Total Garbage/Solid Waste Services	6,270	-	6,270	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Wastewater Treatment	12,540	-	12,540	0.00%
Total Water-Sewer Comb Services	12,540	-	12,540	0.00%
<u>Landscape Services</u>				
Contracts-Landscape	172,425	10,300	162,125	5.97%
Landscape - Annuals	15,675	-	15,675	0.00%
Landscape - Mulch	12,445	-	12,445	0.00%
R&M Landscape	6,270	-	6,270	0.00%
Plant Replacement Program	18,810	-	18,810	0.00%
Total Landscape Services	225,625	10,300	215,325	4.57%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	9,405	-	9,405	0.00%
Contracts-Aquatic Control	21,945	-	21,945	0.00%
Contracts-Pools	14,257	-	14,257	0.00%
R&M-Pools	2,970	-	2,970	0.00%
Amenity Maintenance & Repairs	12,540	-	12,540	0.00%
Facility A/C & Heating Maintenance & Repair	1,188	-	1,188	0.00%
R&M-Monument, Entrance & Wall	6,270	-	6,270	0.00%
Sidewalk & Pavement Repair	7,524	-	7,524	0.00%
Irrigation Maintenance	9,405	-	9,405	0.00%
Access Control Maintenance & Repair	2,376	-	2,376	0.00%
Special Events	594	-	594	0.00%
Janitorial Supplies	891	-	891	0.00%
Dog Waste Station Supplies	1,782	-	1,782	0.00%
Pool Permits	416	-	416	0.00%
Total Other Physical Environment	91,563	-	91,563	0.00%

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
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>Road and Street Facilities</u>				
Utility - StreetLights	94,050	-	94,050	0.00%
Holiday Decoration	2,970	-	2,970	0.00%
Total Road and Street Facilities	97,020	-	97,020	0.00%
<u>Parks and Recreation</u>				
Playground Equipment and Maintenance	2,508	-	2,508	0.00%
Internet Services	1,129	-	1,129	0.00%
Total Parks and Recreation	3,637	-	3,637	0.00%
TOTAL EXPENDITURES	610,962	48,257	562,705	7.90%
Excess (deficiency) of revenues Over (under) expenditures				
	-	(46,204)	(46,204)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		7,063		
FUND BALANCE, ENDING		\$ (39,141)		

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Debt Service Fund (201)
(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>				
Interest - Investments	\$ -	\$ 7,794	\$ 7,794	0.00%
TOTAL REVENUES	-	7,794	7,794	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	107,063	(107,063)	0.00%
Total Debt Service	-	107,063	(107,063)	0.00%
TOTAL EXPENDITURES	-	107,063	(107,063)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(99,269)	(99,269)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	17	17	0.00%
Bond Proceeds	-	376,600	376,600	0.00%
TOTAL FINANCING SOURCES (USES)	-	376,617	376,617	0.00%
Net change in fund balance	\$ -	\$ 277,348	\$ 277,348	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 277,348		

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 17,402	\$ 17,402	0.00%
Special Assmnts- CDD Collected	-	232	232	0.00%
TOTAL REVENUES	-	17,634	17,634	0.00%
EXPENDITURES				
Administration				
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
Disclosure Report	-	3,500	(3,500)	0.00%
District Counsel	-	137,000	(137,000)	0.00%
District Management	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Total Administration	-	192,950	(192,950)	0.00%
Construction In Progress				
Construction in Progress	-	3,275,244	(3,275,244)	0.00%
Total Construction In Progress	-	3,275,244	(3,275,244)	0.00%
Debt Service				
Underwriters Discount	-	78,200	(78,200)	0.00%
Total Debt Service	-	78,200	(78,200)	0.00%
TOTAL EXPENDITURES	-	3,546,394	(3,546,394)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,528,760)	(3,528,760)	0.00%
OTHER FINANCING SOURCES (USES)				
Bond Proceeds	-	3,533,400	3,533,400	0.00%
Operating Transfers-Out	-	(17)	(17)	0.00%
TOTAL FINANCING SOURCES (USES)	-	3,533,383	3,533,383	0.00%
Net change in fund balance	\$ -	\$ 4,623	\$ 4,623	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				
FUND BALANCE, ENDING	\$	4,623		

Bank Account Statement

Aurora Oaks CDD

Bank Account No. 9407

Statement No. 05-25

Statement Date

05/31/2025

G/L Account No. 101001 Balance	1,516.73	Statement Balance	1,284.79
		Outstanding Deposits	231.94
Positive Adjustments	0.00		
Subtotal	1,516.73	Subtotal	1,516.73
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	1,516.73	Ending Balance	1,516.73

AURORA OAKS Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



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

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	DEBT SERVICE	CAPITAL	GENERAL
	FUND	FUND	PROJECTS	LONG-TERM
			DEBT FUND	TOTAL
ASSETS				
Cash - Operating Account	\$ 25,930	\$ -	\$ -	\$ 25,930
Investments:				
Acquisition & Construction Account	-	-	4,638	- 4,638
Interest Account	-	2,241	-	- 2,241
Reserve Fund	-	269,536	-	- 269,536
Revenue Fund	-	6,495	-	- 6,495
Prepaid Items	5,000	-	-	- 5,000
Amount To Be Provided	-	-	- 3,910,000	3,910,000
TOTAL ASSETS	\$ 30,930	\$ 278,272	\$ 4,638	\$ 3,910,000
				\$ 4,223,840
LIABILITIES				
Accounts Payable	\$ 50,827	\$ -	\$ -	\$ 50,827
Bonds Payable - Series 2022A-2	-	-	- 3,910,000	3,910,000
TOTAL LIABILITIES	50,827	-	- 3,910,000	3,960,827
FUND BALANCES				
Nonspendable:				
Prepaid Items	5,000	-	-	- 5,000
Restricted for:				
Debt Service	-	278,272	-	- 278,272
Capital Projects	-	-	4,638	- 4,638
Unassigned:	(24,897)	-	-	- (24,897)
TOTAL FUND BALANCES	(19,897)	278,272	4,638	- 263,013
TOTAL LIABILITIES & FUND BALANCES	\$ 30,930	\$ 278,272	\$ 4,638	\$ 3,910,000
				\$ 4,223,840

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

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	\$ 610,962	\$ 25,000	\$ (585,962)	4.09%
Other Miscellaneous Revenues	-	2,053	2,053	0.00%
TOTAL REVENUES	610,962	27,053	(583,909)	4.43%
EXPENDITURES				
Administration				
Supervisor Fees	9,600	1,200	8,400	12.50%
ProfServ-Field Management	14,257	260	13,997	1.82%
ProfServ-Trustee Fees	4,000	-	4,000	0.00%
Assessment Roll	5,000	4,167	833	83.34%
Disclosure Report	3,500	-	3,500	0.00%
District Counsel	12,500	(8,121)	20,621	-64.97%
District Engineer	12,500	-	12,500	0.00%
District Management	25,000	22,213	2,787	88.85%
Accounting Services	17,500	13,125	4,375	75.00%
Auditing Services	5,200	-	5,200	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	150	12	138	8.00%
Insurance - General Liability	4,075	-	4,075	0.00%
Public Officials Insurance	2,475	-	2,475	0.00%
Insurance -Property & Casualty	28,215	5,000	23,215	17.72%
Legal Advertising	1,500	172	1,328	11.47%
Misc-Special Recreation Exp	2,500	361	2,139	14.44%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	3,500	2,625	875	75.00%
Misc. Administrative Fees	250	-	250	0.00%
Website Administration	1,500	1,000	500	66.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	155,497	43,714	111,783	28.11%
Utility Services				
Utility - Other	18,810	-	18,810	0.00%
Total Utility Services	18,810	-	18,810	0.00%
Garbage/Solid Waste Services				
Garbage Dumpster Expense	6,270	-	6,270	0.00%
Total Garbage/Solid Waste Services	6,270	-	6,270	0.00%

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

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>Water-Sewer Comb Services</u>				
Utility - Wastewater Treatment	12,540	-	12,540	0.00%
Total Water-Sewer Comb Services	12,540	-	12,540	0.00%
<u>Landscape Services</u>				
Contracts-Landscape	172,425	10,300	162,125	5.97%
Landscape - Annuals	15,675	-	15,675	0.00%
Landscape - Mulch	12,445	-	12,445	0.00%
R&M Landscape	6,270	-	6,270	0.00%
Plant Replacement Program	18,810	-	18,810	0.00%
Total Landscape Services	225,625	10,300	215,325	4.57%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	9,405	-	9,405	0.00%
Contracts-Aquatic Control	21,945	-	21,945	0.00%
Contracts-Pools	14,257	-	14,257	0.00%
R&M-Pools	2,970	-	2,970	0.00%
Amenity Maintenance & Repairs	12,540	-	12,540	0.00%
Facility A/C & Heating Maintenance & Repair	1,188	-	1,188	0.00%
R&M-Monument, Entrance & Wall	6,270	-	6,270	0.00%
Sidewalk & Pavement Repair	7,524	-	7,524	0.00%
Irrigation Maintenance	9,405	-	9,405	0.00%
Access Control Maintenance & Repair	2,376	-	2,376	0.00%
Special Events	594	-	594	0.00%
Janitorial Supplies	891	-	891	0.00%
Dog Waste Station Supplies	1,782	-	1,782	0.00%
Pool Permits	416	-	416	0.00%
Total Other Physical Environment	91,563	-	91,563	0.00%
<u>Road and Street Facilities</u>				
Utility - StreetLights	94,050	-	94,050	0.00%
Holiday Decoration	2,970	-	2,970	0.00%
Total Road and Street Facilities	97,020	-	97,020	0.00%
<u>Parks and Recreation</u>				
Playground Equipment and Maintenance	2,508	-	2,508	0.00%
Internet Services	1,129	-	1,129	0.00%
Total Parks and Recreation	3,637	-	3,637	0.00%
TOTAL EXPENDITURES	610,962	54,014	556,948	8.84%
Excess (deficiency) of revenues	-	(26,961)	(26,961)	0.00%
Over (under) expenditures	-	(26,961)	(26,961)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		7,064		
FUND BALANCE, ENDING		\$ (19,897)		

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Debt Service Fund (201)
(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>				
Interest - Investments	\$ -	\$ 8,718	\$ 8,718	0.00%
TOTAL REVENUES	-	8,718	8,718	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	107,063	(107,063)	0.00%
Total Debt Service	-	107,063	(107,063)	0.00%
TOTAL EXPENDITURES	-	107,063	(107,063)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(98,345)	(98,345)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	17	17	0.00%
Bond Proceeds	-	376,600	376,600	0.00%
TOTAL FINANCING SOURCES (USES)	-	376,617	376,617	0.00%
Net change in fund balance	\$ -	\$ 278,272	\$ 278,272	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				
FUND BALANCE, ENDING		\$ 278,272		

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 17,417	\$ 17,417	0.00%
Special Assmnts- CDD Collected	-	232	232	0.00%
TOTAL REVENUES	-	17,649	17,649	0.00%
EXPENDITURES				
<u>Administration</u>				
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
Disclosure Report	-	3,500	(3,500)	0.00%
District Counsel	-	137,000	(137,000)	0.00%
District Management	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Total Administration	-	192,950	(192,950)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	3,275,244	(3,275,244)	0.00%
Total Construction In Progress	-	3,275,244	(3,275,244)	0.00%
<u>Debt Service</u>				
Underwriters Discount	-	78,200	(78,200)	0.00%
Total Debt Service	-	78,200	(78,200)	0.00%
TOTAL EXPENDITURES	-	3,546,394	(3,546,394)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,528,745)	(3,528,745)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	3,533,400	3,533,400	0.00%
Operating Transfers-Out	-	(17)	(17)	0.00%
TOTAL FINANCING SOURCES (USES)	-	3,533,383	3,533,383	0.00%
Net change in fund balance	\$ -	\$ 4,638	\$ 4,638	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				-
FUND BALANCE, ENDING			\$ 4,638	

Bank Account Statement

Aurora Oaks CDD

Bank Account No. 9407

Statement No. 06-25

Statement Date

06/30/2025

G/L Account No. 101001 Balance	25,929.79	Statement Balance	25,929.79
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	25,929.79	Subtotal	25,929.79
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	25,929.79	Ending Balance	25,929.79

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

Deposits

12/01/2024	JE000025	Misc-Special Recreation Exp Other	Rev Bank rec adj JE for Brance wire transfer reff no	231.94	231.94	0.00
12/19/2024	JE000041	Miscellaneous Revenues	Counter Deposit	2,052.52	2,052.52	0.00
06/25/2025	JE000084	Developer Contribution	Wire from Aurora Oaks Ocala Inc	25,000.00	25,000.00	0.00
Total Deposits				27,284.46	27,284.46	0.00

Checks

12/19/2024	JE000041	Other Miscellaneous Revenues	Counter Deposit	-2,052.52	-2,052.52	0.00
06/19/2025	Payment	1044	STRALEY ROBIN VERICKER	-355.00	-355.00	0.00
06/01/2025		JE000091	Misc-Special Recreation Exp	-231.94	-231.94	0.00
Total Checks				-2,639.46	-2,639.46	0.00

Adjustments

Total Adjustments

Outstanding Deposits

Total Outstanding Deposits

Fifth Order of Business

5C

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

Total Checks Paid	\$0.00
-------------------	--------

AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	--------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	1044	06/19/25	V00004	STRALEY ROBIN VERICKER	26584	legal - through 04/30/25	District Counsel	531146-51401	\$75.00
001	1044	06/19/25	V00004	STRALEY ROBIN VERICKER	26392	PROFESSIONAL SERVICES THROUGH MARCH 31, 2025	MARCH 2025 PROF LEGAL SVCS	531146-51401	\$280.00

Fund Total	\$355.00
-------------------	-----------------

Total Checks Paid	\$355.00
--------------------------	-----------------

Fifth Order of Business

5D

AURORA OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	4/21/2025	147929	\$0.69	\$0.69	Postage March 25
INFRAMARK LLC	5/2/2025	149097	\$1,458.33		Accounting Services
INFRAMARK LLC	5/2/2025	149097	\$2,083.33		District Mgmt Fees
INFRAMARK LLC	5/2/2025	149097	\$125.00		Website Maintenance/Admin
INFRAMARK LLC	5/2/2025	149097	\$291.67		Financial / Rev Collections May 25
INFRAMARK LLC	5/2/2025	149097	\$416.67		Assessment Roll May 25
INFRAMARK LLC	5/2/2025	149097	\$416.67	\$4,791.67	Assessment Roll Retro Billing March 25
INFRAMARK LLC	4/1/2025	147150	\$1,458.33		ACCOUNTING SERVICES April 2025
INFRAMARK LLC	4/1/2025	147150	\$458.33		Accounting Serv Retro Billing Nov 24
INFRAMARK LLC	4/1/2025	147150	\$458.33		Accounting Serv Retro Billing Dec 24
INFRAMARK LLC	4/1/2025	147150	\$458.33		Accounting Serv Retro Billing Jan 25
INFRAMARK LLC	4/1/2025	147150	\$1,458.33		Accounting Serv Retro Billing March 25
INFRAMARK LLC	4/1/2025	147150	\$2,083.33		District Management April 25
INFRAMARK LLC	4/1/2025	147150	\$2,083.33		District Management Retro Billing March 25
INFRAMARK LLC	4/1/2025	147150	\$125.00		Financial / Rev Collections April 25
INFRAMARK LLC	4/1/2025	147150	\$291.67		Financial / Rev Collections Retro Billing Nov 24
INFRAMARK LLC	4/1/2025	147150	\$291.67		Financial / Rev Collections Retro Billing Dec 24
INFRAMARK LLC	4/1/2025	147150	\$291.67		Financial / Rev Collections Retro Billing Jan 25
INFRAMARK LLC	4/1/2025	147150	\$291.67		Financial / Rev Collections Feb 25
INFRAMARK LLC	4/1/2025	147150	\$291.67		Financial / Rev Collections Retro Billing March 25
INFRAMARK LLC	4/1/2025	147150	\$416.67		Assessment Roll April 25
INFRAMARK LLC	4/1/2025	147150	\$416.67		Assessment Roll Retro Billing Nov 24
INFRAMARK LLC	4/1/2025	147150	\$416.67		Assessment Roll Retro Billing Dec 24
INFRAMARK LLC	4/1/2025	147150	\$416.67		Assessment Roll Retro Billing Jan 25
INFRAMARK LLC	4/1/2025	147150	\$416.67		Assessment Roll Retro Billing March 25
INFRAMARK LLC	4/1/2025	147150	\$416.67		Dissemination Services - Retro Billing Nov 24
INFRAMARK LLC	4/1/2025	147150	\$416.67		Dissemination Services - Retro Billing Nov 24
INFRAMARK LLC	4/1/2025	147150	\$416.67		Dissemination Services - Retro Billing Dec 24
INFRAMARK LLC	4/1/2025	147150	\$416.67		Dissemination Services - Jan 25
INFRAMARK LLC	4/1/2025	147150	\$416.67		Dissemination Services - Retro Billing Feb 25

AURORA OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	4/1/2025	147150	\$291.67		Financial / Rev Collections - April 25
INFRAMARK LLC	4/1/2025	147150	\$416.67	\$14,916.70	Dissemination Services - Retro Billing March 25
OCALA LANDSCAPE MANAGEMENT, INC.	6/1/2025	67052 MT	\$10,300.00	\$10,300.00	LANDSCAPE MAINT
Monthly Contract Subtotal			\$30,009.06	\$30,009.06	
Variable Contract					
STRALEY ROBIN VERICKER	5/16/2025	26584	\$75.00	\$75.00	Legal - Through 04/30/25
STRALEY ROBIN VERICKER	4/16/2025	26392	\$280.00	\$280.00	MARCH 2025 PROF LEGAL SVCS
Variable Contract Subtotal			\$355.00	\$355.00	
Regular Services					
INFRAMARK LLC	4/1/2025	147150	\$416.67	\$416.67	Assessment Roll Retro Billing Feb 25
Regular Services Subtotal			\$416.67	\$416.67	
TOTAL			\$30,780.73	\$30,780.73	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO
Aurora Oaks Community
Development District
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

INVOICE#
147929

DATE
4/21/2025

CUSTOMER ID
C5099

NET TERMS

PO#

DUE DATE

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.69		0.69
Subtotal					0.69

Subtotal	\$0.69
Tax	\$0.00
Total Due	\$0.69

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
Aurora Oaks Community Development District 2005 Pan Am Circle Suite 300 Tampa FL 33607 United States	149097	5/2/2025
	CUSTOMER ID	NET TERMS
	C5099	

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Financial & Revenue Collection	1	Ea	291.67		291.67
Assessment Roll	1	Ea	416.67		416.67
Assessment Roll (Retrobilling March 2025)	1	Ea	416.67		416.67
Subtotal					4,791.67

Subtotal	\$4,791.67
Tax	\$0.00
Total Due	\$4,791.67

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
Aurora Oaks Community Development District 2005 Pan Am Circle Suite 300 Tampa FL 33607 United States	147150	4/1/2025
	CUSTOMER ID	NET TERMS
	C5099	

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Accounting Services (Retrobilling Nov 2024)	1	Ea	458.33		458.33
Accounting Services (Retrobilling Dec 2024)	1	Ea	458.33		458.33
Accounting Services (Retrobilling Jan 2025)	1	Ea	458.33		458.33
Accounting Services (Retrobilling March 2025)	1	Ea	1,458.33		1,458.33
District Management	1	Ea	2,083.33		2,083.33
District Management (Retrobilling March 2025)	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Financial & Revenue Collection	1	Ea	291.67		291.67
Financial & Revenue Collection (Retrobilling Nov 2024)	1	Ea	291.67		291.67
Financial & Revenue Collection (Retrobilling Dec 2024)	1	Ea	291.67		291.67
Financial & Revenue Collection (Retrobilling Jan 2025)	1	Ea	291.67		291.67
Financial & Revenue Collection (Retrobilling Feb 2025)	1	Ea	291.67		291.67
Financial & Revenue Collection (Retrobilling March 2025)	1	Ea	291.67		291.67
Assessment Roll	1	Ea	416.67		416.67
Assessment Roll (Retrobilling Nov 2024)	1	Ea	416.67		416.67
Assessment Roll (Retrobilling Dec 2024)	1	Ea	416.67		416.67
Assessment Roll (Retrobilling Jan 2025)	1	Ea	416.67		416.67
Assessment Roll (Retrobilling Feb 2025)	1	Ea	416.67		416.67
Assessment Roll (Retrobilling March 2025)	1	Ea	416.67		416.67
Dissemination Services (Retrobilling Nov 2024)	1	Ea	416.67		416.67

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

147150

DATE

4/1/2025

CUSTOMER ID

C5099

NET TERMS**PO#****DUE DATE****BILL TO**

Aurora Oaks Community
Development District
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services (Retrobilling Nov 2024)	1	Ea	416.67		416.67
Dissemination Services (Retrobilling Dec 2024)	1	Ea	416.67		416.67
Dissemination Services (Retrobilling Jan 2025)	1	Ea	416.67		416.67
Dissemination Services (Retrobilling Feb 2025)	1	Ea	416.67		416.67
Dissemination Services (Retrobilling March 2025)	1	Ea	416.67		416.67
Subtotal					15,333.37

Subtotal	\$15,333.37
Tax	\$0.00
Total Due	\$15,333.37

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.

I N V O I C E

OCALA LANDSCAPE MANAGEMENT, INC.
 2755 SE 62nd Street
 Ocala, FL 34480
 352-368-1881

INVOICE: 67052 MT
 DATE: 06/01/25
 ACCOUNT: 1838
 ROUTE: 0
 LM
 LAWN MAINT.

BILL TO
 AURORA OAKS
 2005 Pan Am Circle Ste 300
 Tampa, FL 33607

SERVICE TO
 AURORA OAKS
 SW 59th Street
 OCALA, FL 34474

(813) 873-7300 x330

DESCRIPTION	TERMS: DUE ON RECEIPT	QTY	PRICE	AMOUNT
Mo. L.M.-incl. T&O Spray & + Irrig. Cks.			5,150.00	5,150.00
			SUBTOTAL	5,150.00
			PREVIOUS BALANCE	5,150.00
			TOTAL DUE	10,300.00

***** L - O - O - K *****

* WE NOW ACCEPT MASTERCARD AND VISA FOR PAYMENTS *
 THERE IS A 3% CONVENIENCE FEE FOR CREDIT CARD PAYMENTS

PLEASE CALL THE OFFICE @ 352.368.1881 TO MAKE A PAYMENT BY CREDIT CARD

Call us to schedule an irrigation/sprinkler system check.
 We are a licensed irrigation contractor and we specialize in design,
 installs, upgrades and repairs.

Call us for removing/replacing plants, trees &/or sod.

NEW LANDSCAPING * UPGRADES * RE-MULCHING * SOD REPLACEMENT * LOW VOLT LIGHTING

We can accommodate your every need, from landscape design to installation.
 We have two (2) landscape designers on staff that will be happy to
 discuss your needs. And remember there is NO CHARGE for our landscape
 design services if we install the plant material for you.

OCALA LANDSCAPE MANAGEMENT, INC.
 Thank You For Your Business
 Have a Nice Day!

Straley Robin Vericker

1510 W. Cleveland Street

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

Aurora Oaks CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

May 16, 2025
Client: 001609
Matter: 000001
Invoice #: 26584

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/29/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$75.00
		Total Professional Services	0.2	\$75.00
		Total Services		\$75.00
		Total Disbursements		\$0.00
		Total Current Charges		\$75.00
		Previous Balance		\$280.00
		PAY THIS AMOUNT		\$355.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26392	April 16, 2025	\$280.00	\$0.00	\$0.00	\$0.00	\$355.00
Total Remaining Balance Due						\$355.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$355.00	\$0.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

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

Aurora Oaks CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

April 16, 2025
Client: 001609
Matter: 000001
Invoice #: 26392

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/21/2025	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/26/2025	MS	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
		Total Professional Services	1.6	\$280.00
		Total Services		\$280.00
		Total Disbursements		\$0.00
		Total Current Charges		\$280.00
		PAY THIS AMOUNT		\$280.00

Please Include Invoice Number on all Correspondence

AURORA OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	6/7/2025	150839	\$1,458.33		Accounting Services - June 25
INFRAMARK LLC	6/7/2025	150839	\$2,083.33		District Management June 25
INFRAMARK LLC	6/7/2025	150839	\$125.00		Website Maintenance/Admin - June 25
INFRAMARK LLC	6/7/2025	150839	\$291.67		Financial / Rev Coll - June 25
INFRAMARK LLC	6/7/2025	150839	\$416.67		Assessment Roll - June 25
INFRAMARK LLC	6/7/2025	150839	\$416.67	\$4,791.67	Dissemination Services - June 25
INFRAMARK LLC	6/17/2025	151813	\$2.70	\$2.70	May 25 - Copies
OCALA LANDSCAPE MANAGEMENT, INC.	7/1/2025	67077 MT	\$15,450.00	\$15,450.00	Landscape Maintenance
Monthly Contract Subtotal					
			\$20,244.37	\$20,244.37	
Regular Services					
ANGIE GRUNWALD	6/12/2025	AG-061225	\$200.00	\$200.00	BOARD 6/12/25
JAMES B. HOWELL	6/12/2025	JH-061225	\$200.00	\$200.00	BOARD 6/12/25
PETER A. ALTMAN	6/12/2025	PA-061225	\$200.00	\$200.00	BOARD 6/12/25
Regular Services Subtotal					
			\$600.00	\$600.00	
TOTAL			\$20,844.37	\$20,844.37	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO
Aurora Oaks Community
Development District
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Services provided for the Month of: June 2025

INVOICE#

150839

DATE

6/1/2025

CUSTOMER ID

C5099

NET TERMS**PO#****DUE DATE**

6/1/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Financial & Revenue Collection	1	Ea	291.67		291.67
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
Subtotal					4,791.67

Subtotal	\$4,791.67
Tax	\$0.00
Total Due	\$4,791.67

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
Aurora Oaks Community Development District 2005 Pan Am Circle Suite 300 Tampa FL 33607 United States	151813	6/17/2025
	CUSTOMER ID	NET TERMS
	C5099	
	PO#	DUE DATE

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	5	Ea	0.15		0.75
Color Copies	5	Ea	0.39		1.95
Subtotal					2.70

Subtotal	\$2.70
Tax	\$0.00
Total Due	\$2.70

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.

I N V O I C E

OCALA LANDSCAPE MANAGEMENT, INC.
 2755 SE 62nd Street
 Ocala, FL 34480
 352-368-1881

INVOICE: 67077 MT
 DATE: 07/01/25
 ACCOUNT: 1838
 ROUTE: 0
 LM
 LAWN MAINT.

BILL TO
 AURORA OAKS
 2005 Pan Am Circle Ste 300
 Tampa, FL 33607

SERVICE TO
 AURORA OAKS
 SW 59th Street
 OCALA, FL 34474

(813) 873-7300 x330

DESCRIPTION	TERMS: DUE ON RECEIPT	QTY	PRICE	AMOUNT
Mo. L.M.-incl. T&O Spray & + Irrig. Cks.			5,150.00	5,150.00
			SUBTOTAL	5,150.00
			PREVIOUS BALANCE	10,300.00
			TOTAL DUE	15,450.00

***** L - O - O - K *****

* WE NOW ACCEPT MASTERCARD AND VISA FOR PAYMENTS *
 THERE IS A 3% CONVENIENCE FEE FOR CREDIT CARD PAYMENTS

PLEASE CALL THE OFFICE @ 352.368.1881 TO MAKE A PAYMENT BY CREDIT CARD

Call us to schedule an irrigation/sprinkler system check.
 We are a licensed irrigation contractor and we specialize in design,
 installs, upgrades and repairs.

Call us for removing/replacing plants, trees &/or sod.

NEW LANDSCAPING * UPGRADES * RE-MULCHING * SOD REPLACEMENT * LOW VOLT LIGHTING

We can accommodate your every need, from landscape design to installation.
 We have two (2) landscape designers on staff that will be happy to
 discuss your needs. And remember there is NO CHARGE for our landscape
 design services if we install the plant material for you.

OCALA LANDSCAPE MANAGEMENT, INC.
 Thank You For Your Business
 Have a Nice Day!

AURORA OAKS CDD

Meeting Date: Thursday, June 12, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eric Davidson	✓	Not Paid	\$200
Peter Altman	✓	Paid	\$200
Angie Grunwald	✓	Paid	\$200
Brian Howell	✓ (Home)	Paid	\$200
Gene Roberts	—	—	\$200

DMS Staff Signature:



Bryan Radcliff

AURORA OAKS CDD

Meeting Date: Thursday, June 12, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eric Davidson	✓	Not Paid	\$200
Peter Altman	✓	Paid	\$200
Angie Grunwald	✓	Paid	\$200
Brian Howell	✓ (Absent)	Paid	\$200
Gene Roberts	—	—	\$200

DMS Staff Signature:



Bryan Radcliff

AURORA OAKS CDD

Meeting Date: Thursday, June 12, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eric Davidson	✓	Not Paid	\$200
Peter Altman	✓	Paid	\$200
Angie Grunwald	✓	Paid	\$200
Brian Howell	✓ (Home)	Paid	\$200
Gene Roberts	—	—	\$200

DMS Staff Signature:



Bryan Radcliff