

One Daytona Community Development District

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

<https://www.onedaytonacdd.org/>

The following is the proposed agenda for the Board of Supervisors' Rescheduled Meeting for the One Daytona Community Development District ("District"), to be held at **10:00 a.m. on Friday, August 15, 2025**, at the **International Motorsports Center, One Daytona Boulevard, Daytona Beach, FL 32114**. Questions or comments about the meeting or agenda may be addressed to Jane Gaarlandt at gaarlandtj@pfm.com or (407) 723-5900.

To attend the meeting, please use the below conference call information:

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

Access Code: **2539 895 0958**

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll call to confirm a quorum
- Public Comment Period *[limited to items on the agenda]*
- 1. **Consideration of the Minutes of the June 11, 2025, Board of Supervisors' Special Meeting**
- 2. **Consideration of Resolution 2025-04, Setting an Annual Meeting Schedule for Fiscal Year 2025/2026**
- 3. **Consideration of Resolution 2025-05, Adopting Goals, Objectives, and Performance Measures and Standards**

Business Matters

- 4. **Public Hearing on the Adoption of the District's Fiscal Year 2025/2026 O&M Budget**
 - a) **Public Comments and Testimony**
 - b) **Board Comments**
 - c) **Consideration of Resolution 2025-06, Adopting Fiscal Year 2025/2026 Budget and Appropriating Funds**
- 5. **Consideration of Fiscal Year 2025/2026 Budget Funding Agreement**
- 6. **Consideration of Proposal for Series 2018 Bonds Annual Arbitrage Calculations**
- 7. **Ratification of Funding Request Nos. 236 – 242**
- 8. **Review of District Financials *[no action required]***

Other Business

Staff Reports

- **District Counsel**
- **District Engineer**
- **District Manager**
 - **Next meeting: September 19, 2025**

Audience Comments and Supervisor Requests

Adjournment



One Daytona Community Development District

**Consideration of the Minutes of
the June 11, 2025,
Board of Supervisors' Special Meeting**

MINUTES OF MEETING

One Daytona Community Development District

Board of Supervisors' Special Meeting

Wednesday, June 11, 2025, at 10:00 a.m.

International Motorsports Center, One Daytona Boulevard, Daytona Beach, FL 32114

Present:

| | | |
|------------------|---------------------|-------------|
| Kevin Bowler | Chairman | |
| Glenn Ritchey | Vice Chair | (via phone) |
| Jeff Boerger | Assistant Secretary | |
| Kelly Dispenette | Assistant Secretary | |

Also present were:

| | | |
|----------------|--------------------------|-------------|
| Jane Gaarlandt | PFM Group Consulting LLC | |
| Kwame Jackson | PFM Group Consulting LLC | (via phone) |
| Audrey Ryan | PFM Group Consulting LLC | (via phone) |
| Mark Watts | Cobb Cole | (via phone) |
| Bobby Ball | ZevCohen | |

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order

Ms. Gaarlandt called the meeting of the Board of Supervisors of the One Daytona Community Development District to order at 10:00 a.m. and roll call was taken. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Cheryl Coxwell's Letter of Resignation from the Board of Supervisors

- **Nomination(s) for Vacant Seat 5**

In order to establish a quorum, Ms. Gaarlandt noted that Seat 5 was vacant and requested nominations. The term for Seat 5 will expire in November of 2026.

On MOTION by Mr. Boerger, seconded by Mr. Bowler, with all in favor, the Board nominated Ms. Dispenette for Seat 5.

Ms. Gaarlandt administered the Oath of Office to Ms. Dispenette.

On MOTION by Mr. Boerger, seconded by Mr. Bowler, with all in favor, the Board accepted Ms. Coxwell's Letter of Resignation from the Board of Supervisors.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowner's Election

The Board reviewed the election results.

On MOTION by Mr. Ritchey, seconded by Mr. Bowler, with all in favor, the Board approved Resolution 2025-01, Canvassing and Certifying the Results of the Landowner's Election.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Election of Officers

Ms. Gaarlandt reviewed the current slate of officers and noted this resolution is to reconfirm the officers of the District, with the newly elected Board member. However, the Board was free to make any changes they would like.

On MOTION by Mr. Bowler, seconded by Mr. Boerger, with all in favor, the Board approved Resolution 2025-02, Election of Officers, adding Ms. Dispenette as an Assistant Secretary, and keeping all other Officers the same.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of:

- a. The August 16, 2024, Special Board of Supervisors' Meeting
- b. The November 15, 2024, Landowners' Election Meeting

The Board reviewed the minutes.

Mr. Bowler reviewed a few items from the minutes and requested an update on the historical overview for the website.

District Counsel noted it will be ready for review by the next Board Meeting.

There was also discussion regarding the District's insurance. It was noted the insurance is in good standing, with no issues.

On MOTION by Mr. Bowler, seconded by Mr. Boerger, with all in favor, the Board approved the Minutes of the August 16, 2024, Special Board of Supervisors' Meeting.

On MOTION by Mr. Bowler, seconded by Ms. Dispenette, with all in favor, the Board approved the Minutes of the November 15, 2024, Landowners' Election Meeting.

SEVENTH ORDER OF BUSINESS

Review of Letter from Supervisor of Elections Regarding Qualified Electors

Ms. Gaarlandt reviewed the letter noting that once there are 250 registered voters in the District, the Board will begin the transition to resident seats. There are 128 registered voters in the District as of April 15, 2025, per the letter from Supervisor of Elections.

EIGHTH ORDER OF BUSINESS

Business Matters

Consideration of VGlobalTech Website Maintenance Proposed Fee Increase

The Board reviewed the fee increase from VGlobalTech. Ms. Gaarlandt noted the increase is reflected in the proposed budget.

On MOTION by Mr. Boerger, seconded by Ms. Dispenette, with all in favor, the Board approved the VGlobalTech Website Maintenance Proposed Fee Increase.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date Thereon

Mr. Bowler gave an overview of the preliminary budget and noted the recommendation for the public hearing is August 15, 2025. There is no change to the overall budget.

Ms. Gaarlandt reviewed several line items, including additional optional insurance. Crime insurance and volunteer workers compensation insurance totals \$1,350.00. She also gave an overview of the difference between the general liability insurance and the volunteer worker's compensation insurance.

Mr. Bowler noted his agreement with the insurance.

On MOTION by Mr. Bowler, seconded by Mr. Boerger, with all in favor, the Board approved Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date Thereon for August 15, 2025, at 10:00 a.m., at the same location.

There was brief discussion regarding the date for the public hearing and having quorum. Mr. Bowler will follow up with Ms. Gaarlandt.

TENTH ORDER OF BUSINESS

Consideration of Amendment to Financial Advisory Agreement for Re-amortization Services

Ms. Gaarlandt noted this is an update to the original agreement that was approved in 2019.

On MOTION by Ms. Dispenette, seconded by Mr. Boerger, with all in favor, the Board approved the Amendment to Financial Advisory Agreement for Re-amortization Services.

ELEVENTH ORDER OF BUSINESS

Ratification of Fiscal Year 2025 Insurance Proposal

Mr. Bowler gave an overview of the proposal and noted there were no gaps in the insurance.

On MOTION by Mr. Boerger, seconded by Ms. Dispenette, with all in favor, the Board ratified the Fiscal Year 2025 Insurance Proposal.

Ratification of Fiscal Year 2024 Auditor Engagement Letter

Mr. Bowler gave an overview of the engagement letter and noted this was already approved by the Chair.

On MOTION by Mr. Boerger, seconded by Ms. Disponette, with all in favor, the Board ratified the Fiscal Year 2024 Auditor Engagement Letter.

Review and Acceptance of the Fiscal Year 2024 Audit Report

Mr. Bowler gave an overview of the audit report.

Ms. Gaarlandt noted the report is accessible on the District's website.

On MOTION by Mr. Boerger, seconded by Mr. Ritchey, with all in favor, the Board accepted the Fiscal Year 2024 Audit Report.

Consideration of Funding Request Nos. 211 – 235

Mr. Bowler gave an overview of the funding requests.

On MOTION by Mr. Bowler, seconded by Mr. Boerger, with all in favor, the Board approved Funding Request Nos. 211 – 235.

TWELFTH ORDER OF BUSINESS

Review of District Financials

The Board reviewed the District financials. Mr. Bowler gave an overview.

Ms. Gaarlandt noted the financials were updated as of April 2025.

Ms. Ryan gave an overview of the year-to-date expenses.

No action was required by the Board.

THIRTEENTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Watts gave an overview of the Florida Sunshine laws, public record laws, and ethics laws for the new Board member. He also gave an overview of the required Form 1 and 4-hour annual Ethics Training.

District Engineer – Mr. Ball noted the yearly inspection was complete and there are only some drainage control structures that may need to be corrected. Overall, everything looked good.

District Manager – Ms. Gaarlandt will send all information needed to Ms. Disponette and provide her with a District email as well. She noted Ms. Disponette will be required to complete the Ethics Training next year, but she will resend links to the Board to complete the training. The next Board meeting is scheduled for August 15, 2025. The July 18th meeting will not be needed at this time.

Audience Comments – There were no audience comments.

Supervisor Requests – There were no Supervisor requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Bowler requested a motion to adjourn the meeting.

On MOTION by Mr. Boerger, seconded by Ms. Disponette, with all in favor, the One Daytona CDD June 11, 2025, Board of Supervisors' Meeting was adjourned at approximately 10:35 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chair



One Daytona Community Development District

**Consideration of Resolution 2025-04,
Setting an Annual Meeting Schedule
for Fiscal Year 2025/2026**

RESOLUTION 2025-04

A RESOLUTION OF THE ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the One Daytona Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the Volusia County, Florida; and

WHEREAS, the Board of Supervisors of the District ("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 Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT:

1. Regular meetings of the District's Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually a schedule of the District's regular meetings.
3. This Resolution shall take effect immediately upon adoption.

Adopted this 15th day of August 2025.

ATTEST:

**ONE DAYTONA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson

EXHIBIT A

The regular meetings of the Board of Supervisors of the One Daytona Community Development District for the Fiscal Year 2025-2026 shall be held at the International Motorsports Center, One Daytona Boulevard, Daytona Beach, FL 32114 at 10:00 a.m. unless otherwise indicated; as follows:

November 14, 2025

January 16, 2026

March 20, 2026

May 15, 2026

July 17, 2026

September 18, 2026



One Daytona Community Development District

**Consideration of Resolution 2025-05,
Adopting Goals, Objectives, and
Performance Measures and Standards**

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of August 2025.

ATTEST:

**ONE DAYTONA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
Goals, Objectives and Annual Reporting Form

**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 meetings per year to conduct CDD related business and discuss community needs.

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

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

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

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

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

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



One Daytona Community Development District

Public Hearing on the Adoption of the District's Fiscal Year 2025/2026 O&M Budget

- a) Public Comments and Testimony**
- b) Board Comments**
- c) Consideration of Resolution 2025-06,
Adopting Fiscal Year 2025/2026 Budget
and Appropriating Funds**

RESOLUTION 2025-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) proposed budgets for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 15, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board of Supervisors has reviewed the District Manager's 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 in Section 2 below.
- b. The District Manager's Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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.
- c. 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 One Daytona Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the One Daytona Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL ALL FUNDS \$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, 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 budgets for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 15TH DAY OF AUGUST, 2025.

ATTEST:

**ONE DAYTONA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A

One Daytona Community Development District
Approved Proposed Annual Operations & Maintenance Budget FY 2026

| | Adopted FY 2025 Budget | Approved Proposed FY 2026 Budget |
|----------------------------|---------------------------|--|
| <u>Revenues</u> | | |
| Developer Funding | \$ 110,330.00 | \$ 110,330.00 |
| Interest Income | - | - |
| Net Revenues | \$ 110,330.00 | \$ 110,330.00 |
| <u>Expenditures</u> | | |
| Public Official Insurance | \$ 3,550.00 | \$ 3,800.00 |
| Trustee Services | 4,500.00 | 4,500.00 |
| District Management | 32,500.00 | 32,500.00 |
| Engineering Fees | 20,000.00 | 20,000.00 |
| District Counsel | 23,000.00 | 21,500.00 |
| Arbitrage | 2,000.00 | 2,000.00 |
| Audit | 6,500.00 | 6,500.00 |
| Travel & Per Diem | 350.00 | 350.00 |
| Telephone | 50.00 | 50.00 |
| Postage/Shipping | 150.00 | 150.00 |
| Copies | 50.00 | 50.00 |
| Legal Advertising | 2,000.00 | 2,000.00 |
| Website Maintenance | 2,750.00 | 2,820.00 |
| Dues, Licenses, and Fees | 200.00 | 175.00 |
| General Insurance | 4,350.00 | 4,650.00 |
| Additional Insurance | - | 1,350.00 |
| Tax Preparation Fee | - | 25.00 |
| Contingency | 3,380.00 | 2,910.00 |
| Hurricane Clean up | 5,000.00 | 5,000.00 |
| Total Expenditures | \$ 110,330.00 | \$ 110,330.00 |

**One Daytona Community Development District FY
2026 Approved Proposed Debt Service Budget**

| | FY2026 Approved Proposed Series 2018 Budget |
|---------------------------|--|
| REVENUES: | |
| *Estimated TIF | \$ 737,308.86 |
| TOTAL REVENUES | <u>\$ 737,308.86</u> |
| EXPENDITURES: | |
| *Interest 11/01/2025 | \$ 183,213.99 |
| Principal 11/01/2025 | \$ 554,094.87 |
| TOTAL EXPENDITURES | <u>\$ 737,308.86</u> |
| EXCESS REVENUES | <u>\$ -</u> |

One Daytona Community Development District

Fiscal Year 2026

Budget Item Description

Revenues:

Developer Funding

Funding from the Developer.

Administrative Expenditures:

Public Officials' Liability (POL) Insurance

Supervisors' and Officers' liability insurance.

Trustee Services

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

District Management Fees

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

Engineering Fees

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

District Counsel

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

Arbitrage

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Audit

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

Travel & Per Diem

Travel to and from meetings as related to the District.

One Daytona Community Development District

Fiscal Year 2026

Telephone

Telephone and fax machine services.

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

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

Legal Advertising

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

Website Maintenance

Website maintenance fee.

Dues, Licenses & Fees

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

General Insurance

General liability insurance.

Additional Insurance

Additional liability insurance.

Tax Preparation Fee

The IRS requires the annual 1099 processing to be electronically filed. These are the fee association with the electronic filing using tax1099.com.

Contingency

Other expenses incurred throughout the year.

Hurricane Clean up

Funds set aside to assist with any cleanup needed from a hurricane or funds needed to pay a hurricane-related insurance deductible.



One Daytona Community Development District

Consideration of Fiscal Year 2025/2026 Budget Funding Agreement

**ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 FUNDING AGREEMENT**

This Agreement is made and entered into this 15th day of August, 2025, by and between:

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Daytona Beach, Florida (hereinafter, the "District"), and

DAYTONA BEACH PROPERTY HOLDINGS RETAIL, LLC, a landowner and/or developer of property located within the District (hereinafter "Developer").

Recitals

WHEREAS, the District was established by an ordinance adopted by the City Commission for Daytona Beach, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

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

WHEREAS, Developer presently owns and/or is developing a portion of the real property located within the District and described in Exhibit A (the "Property"), attached hereto and incorporated herein. The Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budgets for Fiscal Year 2025-2026 (which commences on October 1, 2025, and concludes on September 30, 2026); and

WHEREAS, these general fund budgets, which both parties recognize may be amended from time to time, are attached hereto and incorporated herein by reference as Exhibit B; and

WHEREAS, the District has the option of levying non ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the 2025-2026 Fiscal Year budget, or utilizing such other revenue sources as may be available to it; and

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

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

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

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

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budgets attached hereto as Exhibit B, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the District's budgets, as shown in Exhibit B, adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general fund checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

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

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

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

5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the

subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

6. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

7. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

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

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**ONE DAYTONA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Witness

**DAYTONA BEACH PROPERTY
HOLDINGS RETAIL, LLC**

By: _____
Its: _____

| | |
|-----------|---|
| Exhibit A | Property Description |
| Exhibit B | Fiscal Year 2025-2026 General Fund Budget |

Exhibit A
Property Description

EXHIBIT A
(Legal Description)

DESCRIPTION: PARCEL 1

A PORTION OF "AEROSPACE INDUSTRIAL PARK, SECTION ONE" AS RECORDED IN MAP BOOK 27, PAGE 58, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND "GENERAL ELECTRIC INDUSTRIAL PARK, SECTION ONE, PARCEL 7 REPLAT" AS RECORDED IN MAP BOOK 36, PAGE 138, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ALL OF GENERAL ELECTRIC COMPANY PRODUCTION FACILITY BLDG. NO. 6 AS RECORDED IN MAP BOOK 39, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND A PORTION OF LOTS 1 THROUGH 6, INCLUSIVE, BILTMORE HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 19, PAGE 149, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND A PORTION CENTRAL INDUSTRIAL PARK, UNRECORDED SUBDIVISION IN SECTION 15, TOWNSHIP 15 SOUTH, RANGE 32 EASE, ALL LYING WITHIN SECTION 14, SECTION 15 AND SECTION 23, TOWNSHIP 15 SOUTH, RANGE 32 EAST, CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BILTMORE HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 19, PAGE 149, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE ALONG THE WEST LINE OF LOTS 1 THROUGH 4, SAID BILTMORE HEIGHTS, N24°21'56"W, 1181.61 FEET TO THE SOUTH LINE OF THAT PROPERTY DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 5368, PAGE 3394, SAID PUBLIC RECORDS; THENCE S67°37'28"W ALONG SAID SOUTH LINE, 666.29 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FENTRESS BOULEVARD; THENCE N24°21'56"W ALONG SAID EASTERLY LINE, 100.00 FEET TO THE NORTH LINE OF SAID PARCEL 2; THENCE N67°37'28"E ALONG SAID NORTH LINE, 666.29 FEET TO THE WEST LINE OF LOT 4, SAID BILTMORE HEIGHTS; THENCE N24°21'56"W ALONG THE WEST LINE OF LOTS 4 THROUGH 6, SAID BILTMORE HEIGHTS, 614.83 FEET TO THE SOUTH LINE OF THAT PROPERTY DESCRIBED AS PARCEL 805 IN OFFICIAL RECORDS BOOK 4576, PAGE 3863, SAID PUBLIC RECORDS; THENCE N67°38'09"E ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF PARCEL 5, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4576, PAGE 3863, SAID PUBLIC RECORDS, 923.07 FEET TO THE EAST LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4576, PAGE 3863, SAID PUBLIC RECORDS; THENCE S24°33'18"E ALONG SAID EAST LINE, 1169.09 FEET TO THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3153, PAGE 858, SAID PUBLIC RECORDS; THENCE N65°37'00"E ALONG SAID SOUTH LINE, 359.61 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED AS PARCEL C IN OFFICIAL RECORDS BOOK 6430, PAGE 4715, SAID PUBLIC RECORDS, AND THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 80°38'56" AND A CHORD BEARING OF N23°53'36"E; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL C, EASTERLY ALONG THE ARC OF SAID CURVE, 36.60 FEET; THENCE N64°12'59"E ALONG SAID NORTHERLY BOUNDARY, 155.85 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 68.04 FEET, A CENTRAL ANGLE OF 40°53'09" AND A CHORD BEARING OF S80°55'32"E; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY BOUNDARY AND ALONG THE ARC OF SAID CURVE, 48.55 FEET TO THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3153, PAGE 858, SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE N65°37'00"E, 197.64 FEET TO THE WEST LINE OF THAT PROPERTY DESCRIBED AS PARCEL "D" IN OFFICIAL RECORDS BOOK 6430, PAGE 4715, SAID PUBLIC RECORDS; THENCE N24°27'52"W ALONG SAID WEST LINE, 530.80 FEET; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "D" THE FOLLOWING ELEVEN COURSES; N65°58'42"E, 41.80 FEET; THENCE S68°11'03"E, 66.94 FEET; THENCE S53°02'50"E, 31.06 FEET; THENCE S78°46'17"E, 71.92 FEET; THENCE S67°55'46"E, 77.85 FEET; THENCE S79°34'19"E, 102.61 FEET; THENCE N51°26'37"E, 74.25 FEET; THENCE S80°53'38"E, 110.85 FEET; THENCE S73°49'15"E, 78.42 FEET; THENCE S84°33'53"E, 40.35 FEET; THENCE N61°29'56"E, 48.48 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF GENERAL ELECTRIC COMPANY PRODUCTION FACILITY BLDG. NO. 6, AS RECORDED IN MAP BOOK 39, PAGE 118, SAID PUBLIC RECORDS; THENCE S24°24'22"E ALONG SAID NORTHERLY EXTENSION AND ALONG SAID EAST LINE AND ALONG THE EAST LINE OF GENERAL ELECTRIC COMPANY INDUSTRIAL PARK SECTION ONE PARCEL 7 REPLAT, AS RECORDED IN MAP BOOK 36, PAGE 138, SAID PUBLIC RECORDS, 1278.41 FEET TO THE SOUTH LINE OF SAID "GENERAL ELECTRIC INDUSTRIAL PARK, SECTION ONE, PARCEL 7 REPLAT"; THENCE ALONG SAID SOUTH LINE, N65°37'00"E, 301.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND CENTRAL ANGLE OF 90°00'00"; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, 39.27 FEET TO THE INTERSECTION OF SAID SOUTH LINE OF "GENERAL ELECTRIC INDUSTRIAL PARK, SECTION ONE, PARCEL 7 REPLAT" AND THE WESTERLY RIGHT OF WAY LINE OF MASON AVENUE EXTENSION, A 100 FOOT RIGHT OF WAY AS NOW LAID OUT AND IN USE, SAID INTERSECTION POINT ALSO LYING ON THE EASTERLY LINE OF SAID "AEROSPACE INDUSTRIAL PARK, SECTION ONE"; THENCE ALONG SAID EAST LINE OF "AEROSPACE INDUSTRIAL PARK, SECTION ONE" AND THE WESTERLY RIGHT OF WAY LINE OF MASON AVENUE EXTENSION, S24°23'00"E 908.60 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 92, ALSO KNOWN AS INTERNATIONAL SPEEDWAY BOULEVARD, A 200.00 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 79060-2514; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S67°43'22"W, 1359.52 FEET; THENCE N24°22'51"W, 28.02 FEET; THENCE S67°43'22"W, 211.18 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2992.93 FEET AND CENTRAL ANGLE OF 00°58'49"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 51.21 FEET; THENCE N25°26'00"W, 76.96 FEET; THENCE S64°34'00"W, 140.00 FEET; THENCE S25°26'00"E, 74.93 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2992.93 FEET AND A CENTRAL ANGLE OF 00°40'54", WITH A CHORD BEARING S63°42'52"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 35.61 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WEST ROAD, AN 80 FOOT RIGHT OF WAY PER SAID PLAT OF "AEROSPACE INDUSTRIAL PARK, SECTION ONE"; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 92, AND PROCEEDING ALONG SAID EASTERLY RIGHT OF WAY LINE OF WEST ROAD, N45°12'44"W, 555.32 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF WEST ROAD, S65°37'00"W, 85.59 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID WEST ROAD, SAID WESTERLY RIGHT OF WAY LINE ALSO BEING THE WEST LINE OF SAID PLAT OF "AEROSPACE INDUSTRIAL PARK, SECTION ONE"; THENCE ALONG SAID WEST LINE, N45°12'44"W, 760.00 FEET TO THE SOUTH LINE OF SAID LOT 1, BILTMORE HEIGHTS; THENCE ALONG SAID SOUTH LINE, S58°38'09"W, 289.30 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

PARCEL 2

A PORTION OF LOTS 6 THROUGH 12, INCLUSIVE, BILTMORE HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 19, PAGE 149, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALL LYING WITHIN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 32 EAST, CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, SAID BILTMORE HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 19, PAGE 149, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE ALONG THE WEST LINE OF SAID LOTS 1 THROUGH 6, N24°21'56"W, 1946.47 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED AS PARCEL 805 IN OFFICIAL RECORDS BOOK 4576, PAGE 3863, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE N24°21'56"W ALONG THE WEST LINE OF LOTS 6 THROUGH 9, SAID BILTMORE HEIGHTS, 1162.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N23°12'56"W ALONG THE WEST LINE OF LOTS 10 THROUGH 12, SAID BILTMORE HEIGHTS, 990.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE N67°41'28"E ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 142.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DUNN AVENUE AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 69°19'11" AND A CHORD BEARING OF S57°03'45"E; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 846.90 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S22°24'10"E, 771.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 47°33'49"; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, 664.11 FEET TO THE NORTH LINE OF THAT PROPERTY DESCRIBED AS PARCEL 5 IN OFFICIAL RECORDS BOOK 4576, PAGE 3863, SAID PUBLIC RECORDS; THENCE S67°38'15"W ALONG SAID NORTH LINE, 251.22 FEET TO THE WEST LINE OF SAID PARCEL 5; THENCE S22°21'45"E ALONG SAID WEST LINE, 135.91 FEET TO THE NORTH LINE OF SAID PARCEL 805; THENCE S67°38'09"W ALONG SAID NORTH LINE, 550.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

PARCEL 3

A PORTION OF LOTS 6 THROUGH 12, INCLUSIVE, BILTMORE HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 19, PAGE 149, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, ALL LYING WITHIN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 32 EAST, CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, SAID BILTMORE HEIGHTS SUBDIVISION, AS RECORDED IN MAP BOOK 19, PAGE 149, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE ALONG THE WEST LINE OF LOTS 1 THROUGH 9, SAID BILTMORE HEIGHTS, N24°21'56"W, 3109.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N23°12'56"W ALONG THE WEST LINE OF LOTS 10 THROUGH 12, SAID BILTMORE HEIGHTS, 990.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE N67°41'28"E ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 355.74 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF DUNN AVENUE; THENCE N67°41'28"E ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 750.29 FEET TO THE WEST LINE OF SECURITY FIRST BUSINESS PARK PHASE ONE, AS RECORDED IN MAP BOOK 39, PAGE 119, SAID PUBLIC RECORDS; THENCE S22°20'58"E ALONG SAID WEST LINE, 989.89 FEET TO THE NORTH LINE OF SAID LOT 9; THENCE N67°39'02"E ALONG SAID NORTH LINE, 689.63 FEET TO THE EAST LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4576, PAGE 3863, SAID PUBLIC RECORDS; THENCE S24°21'49"E ALONG SAID EAST LINE, 1135.09 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DUNN AVENUE; THENCE S67°35'35"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, 437.75 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 90°00'15"; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID DUNN AVENUE, 1099.61 FEET; THENCE N22°24'10"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 771.66 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 54°54'12"; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 766.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 188.89 ACRES, MORE OR LESS.

Exhibit B
Fiscal Year 2025-2026
General Fund Budget

One Daytona Community Development District
Approved Proposed Annual Operations & Maintenance Budget FY 2026

| | Adopted FY 2025 Budget | Approved Proposed FY 2026 Budget |
|----------------------------|---------------------------|--|
| <u>Revenues</u> | | |
| Developer Funding | \$ 110,330.00 | \$ 110,330.00 |
| Interest Income | - | - |
| Net Revenues | \$ 110,330.00 | \$ 110,330.00 |
| <u>Expenditures</u> | | |
| Public Official Insurance | \$ 3,550.00 | \$ 3,800.00 |
| Trustee Services | 4,500.00 | 4,500.00 |
| District Management | 32,500.00 | 32,500.00 |
| Engineering Fees | 20,000.00 | 20,000.00 |
| District Counsel | 23,000.00 | 21,500.00 |
| Arbitrage | 2,000.00 | 2,000.00 |
| Audit | 6,500.00 | 6,500.00 |
| Travel & Per Diem | 350.00 | 350.00 |
| Telephone | 50.00 | 50.00 |
| Postage/Shipping | 150.00 | 150.00 |
| Copies | 50.00 | 50.00 |
| Legal Advertising | 2,000.00 | 2,000.00 |
| Website Maintenance | 2,750.00 | 2,820.00 |
| Dues, Licenses, and Fees | 200.00 | 175.00 |
| General Insurance | 4,350.00 | 4,650.00 |
| Additional Insurance | - | 1,350.00 |
| Tax Preparation Fee | - | 25.00 |
| Contingency | 3,380.00 | 2,910.00 |
| Hurricane Clean up | 5,000.00 | 5,000.00 |
| Total Expenditures | \$ 110,330.00 | \$ 110,330.00 |



One Daytona Community Development District

Consideration of Proposal for Series 2018 Bonds Annual Arbitrage Calculations

Arbitrage Rebate Counselors, LLC
Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

August 6, 2025

One Daytona CDD
c/o Jane Gaardlandt, Sr. District Mgr.
PFM Group Consulting, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Re: Proposal – Annual Arbitrage Calculations – \$10,500,000 One Daytona Community Development District, Daytona Beach, Florida, Capital Improvement Bonds, Series of 2018 (the “2018 Bonds”)

Dear One Daytona CDD:

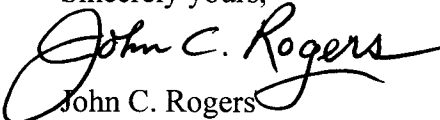
Arbitrage Rebate Counselors is pleased to provide you with this Proposal to perform Annual Arbitrage Calculations for above-referenced 2018 Bonds.

We understand that proceeds of the 2018 Bonds were used to finance the cost of the acquisition of certain public infrastructure improvements.

The Annual Arbitrage Calculations will cover the one-year period October 10, 2023 to October 10, 2024, and each one-year period thereafter ending on October 10th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) computing arbitrage liability, (4) preparing arbitrage opinion letter, and (5) assisting with arrangements for paying arbitrage due, if any.

Our fee to prepare each of the Annual Arbitrage Calculations for the 2018 Bonds is \$350. One Daytona CDD may terminate this contract at any time at its discretion.

Sincerely yours,

John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____



One Daytona Community Development District

**Ratification of Funding Request
Nos. 236 – 242**

**ONE DAYTONA
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 237

5/23/2025

| Item No. | Payee | Invoice No. | General Fund FY 2025 | |
|-------------|---|----------------|-------------------------|-----------------|
| 1 | Ormond Beach Observer Legal Advertising on 05/15/25 | 25-00047V | \$ | 48.88 |
| | | | Total | \$ 48.88 |

Secretary / Assistant Secretary

Chairman / Co-Chairman

**ONE DAYTONA
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 238

5/30/2025

| Item No. | Payee | Invoice No. | General Fund FY 2025 | |
|-------------|---|----------------|-------------------------|-----------------|
| 1 | Ormond Beach Observer Legal Advertising on 05/29/25 | 25-00056V | \$ | 48.88 |
| | | | Total | \$ 48.88 |

Secretary / Assistant Secretary

Chairman / Co-Chairman

One Daytona CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**ONE DAYTONA
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 239

6/6/2025

| Item No. | Payee | Invoice No. | General Fund FY 2025 |
|--------------|------------------------------------|----------------|-------------------------|
| 1 | PFM Group Consulting | | |
| | District Management Fee: June 2025 | DM-06-2025-44 | \$ 2,708.33 |
| 2 | VGlobalTech | | |
| | Monthly Website Fee: June 2025 | 7369 | \$ 125.00 |
| | | | |
| Total | | | \$ 2,833.33 |

Secretary / Assistant Secretary

Chairman / Co-Chairman

One Daytona CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**ONE DAYTONA
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 240

6/13/2025

| Item No. | Payee | Invoice No. | General Fund FY 2025 |
|--------------|--|----------------|-------------------------|
| 1 | Cobb Cole District Counsel Through 05/31/25 | 66679 | \$ 1,130.00 |
| 2 | Zev Cohen & Associates, Inc. Engineering Services Through 05/31/25 | 82137 | \$ 395.00 |
| Total | | | \$ 1,525.00 |

Secretary / Assistant Secretary

Chairman / Co-Chairman

**ONE DAYTONA
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 241
7/3/2025

| Invoice No | Supplier | Invoice Date | Property | Invoice Amount |
|-------------------|-----------------------------------|--------------|-----------------|----------------|
| OE-EXP-07-2025-27 | PFM Group Consulting LLC (ONEDAY) | 07/01/2025 | One Daytona CDD | 12.90 |
| 7435 | VGlobalTech (ONEDAY) | 06/30/2025 | One Daytona CDD | 300.00 |
| 7500 | VGlobalTech (ONEDAY) | 07/01/2025 | One Daytona CDD | 125.00 |
| Total: | | | | 437.90 |

Secretary / Assistant Secretary

Chairman / Co-Chairman

One Daytona CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**ONE DAYTONA
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 242
7/11/2025

| Invoice No | Supplier | Invoice Date | Property | Invoice Amount |
|---------------|--|--------------|-----------------|-----------------|
| 67959 | Cobb Cole (ONEDAY) | 07/02/2025 | One Daytona CDD | 308.00 |
| DM-07-2025-45 | PFM Group Consulting LLC (ONEDAY) | 07/01/2025 | One Daytona CDD | 2,708.33 |
| 82195 | Zev Cohen & Associates, Inc. (ONEDAY) | 07/09/2025 | One Daytona CDD | 787.50 |
| Total: | | | | 3,803.83 |

Secretary / Assistant Secretary

Chairman / Co-Chairman

One Daytona CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900



One Daytona Community Development District

Review of District Financials
[no action required]



One Daytona CDD

June 2025 Financial Package

June 30, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



One Daytona CDD
Statement of Financial Position
As of 6/30/2025

| | General Fund | Debt Service | Long Term Debt Group | Total |
|--|---------------------------|---------------------------|--------------------------------|--------------------------------|
| <u>Assets</u> | | | | |
| <u>Current Assets</u> | | | | |
| General Checking Account | \$ 3,540.57 | | | \$ 3,540.57 |
| Restricted Reserve | 3,156.44 | | | 3,156.44 |
| Accounts Receivable - Due from Developer | 1,525.00 | | | 1,525.00 |
| Revenue Series 2018 | | \$ 0.23 | | 0.23 |
| Redemption Account Series 2018 | | 5,003.66 | | 5,003.66 |
| Total Current Assets | <u>\$ 8,222.01</u> | <u>\$ 5,003.89</u> | <u>\$ -</u> | <u>\$ 13,225.90</u> |
| <u>Investments</u> | | | | |
| Amount Available in Debt Service Funds | | | \$ 5,003.89 | \$ 5,003.89 |
| Amount To Be Provided | | | 13,985,843.61 | 13,985,843.61 |
| Total Investments | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 13,990,847.50</u> | <u>\$ 13,990,847.50</u> |
| Total Assets | <u><u>\$ 8,222.01</u></u> | <u><u>\$ 5,003.89</u></u> | <u><u>\$ 13,990,847.50</u></u> | <u><u>\$ 14,004,073.40</u></u> |
| <u>Liabilities and Net Assets</u> | | | | |
| <u>Current Liabilities</u> | | | | |
| Accounts Payable | \$ 1,525.00 | | | \$ 1,525.00 |
| Deferred Revenue | 1,525.00 | | | 1,525.00 |
| Total Current Liabilities | <u>\$ 3,050.00</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 3,050.00</u> |
| <u>Long Term Liabilities</u> | | | | |
| Revenue Bonds Payable - Long-Term | | | \$ 13,990,847.50 | \$ 13,990,847.50 |
| Total Long Term Liabilities | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 13,990,847.50</u> | <u>\$ 13,990,847.50</u> |
| Total Liabilities | <u><u>\$ 3,050.00</u></u> | <u><u>\$ -</u></u> | <u><u>\$ 13,990,847.50</u></u> | <u><u>\$ 13,993,897.50</u></u> |
| <u>Net Assets</u> | | | | |
| Net Assets, Unrestricted | \$ (104,000.00) | | | \$ (104,000.00) |
| Net Assets - General Government | 110,456.38 | | | 110,456.38 |
| Current Year Net Assets - General Government | (1,284.37) | | | (1,284.37) |
| Net Assets, Unrestricted | | \$ 2,611.30 | | 2,611.30 |
| Current Year Net Assets, Unrestricted | | 2,392.59 | | 2,392.59 |
| Total Net Assets | <u><u>\$ 5,172.01</u></u> | <u><u>\$ 5,003.89</u></u> | <u><u>\$ -</u></u> | <u><u>\$ 10,175.90</u></u> |
| Total Liabilities and Net Assets | <u><u>\$ 8,222.01</u></u> | <u><u>\$ 5,003.89</u></u> | <u><u>\$ 13,990,847.50</u></u> | <u><u>\$ 14,004,073.40</u></u> |



One Daytona CDD
Statement of Activities
As of 6/30/2025

| | General Fund | Debt Service | Long Term Debt Group | Total |
|--|---------------------------|---------------------------|----------------------|----------------------------|
| <u>Revenues</u> | | | | |
| Developer Contributions | \$ 49,018.55 | | | \$ 49,018.55 |
| Ad Valorem and Real Property Tax Revenue | | \$ 737,308.86 | | 737,308.86 |
| Total Revenues | <u>\$ 49,018.55</u> | <u>\$ 737,308.86</u> | <u>\$ -</u> | <u>\$ 786,327.41</u> |
| <u>Expenses</u> | | | | |
| Public Official Insurance | \$ 3,351.00 | | | \$ 3,351.00 |
| Trustee Services | 4,246.25 | | | 4,246.25 |
| District Management | 24,374.97 | | | 24,374.97 |
| Engineering | 4,125.00 | | | 4,125.00 |
| District Counsel | 1,959.50 | | | 1,959.50 |
| Audit | 6,000.00 | | | 6,000.00 |
| Travel and Per Diem | 75.04 | | | 75.04 |
| Postage & Shipping | 1.38 | | | 1.38 |
| Legal Advertising | 414.41 | | | 414.41 |
| Web Site Maintenance | 1,725.00 | | | 1,725.00 |
| Dues, Licenses, and Fees | 175.00 | | | 175.00 |
| General - Insurance | 4,096.00 | | | 4,096.00 |
| Principal Payment | | \$ 554,094.87 | | 554,094.87 |
| Interest Payments | | 183,213.99 | | 183,213.99 |
| Total Expenses | <u>\$ 50,543.55</u> | <u>\$ 737,308.86</u> | <u>\$ -</u> | <u>\$ 787,852.41</u> |
| <u>Other Revenues (Expenses) & Gains (Losses)</u> | | | | |
| Interest Income | \$ 240.63 | | | \$ 240.63 |
| Interest Income | | \$ 2,392.59 | | 2,392.59 |
| Total Other Revenues (Expenses) & Gains (Losses) | <u>\$ 240.63</u> | <u>\$ 2,392.59</u> | <u>\$ -</u> | <u>\$ 2,633.22</u> |
| Change In Net Assets | \$ (1,284.37) | \$ 2,392.59 | \$ - | \$ 1,108.22 |
| Net Assets At Beginning Of Year | <u>\$ 6,456.38</u> | <u>\$ 2,611.30</u> | <u>\$ -</u> | <u>\$ 9,067.68</u> |
| Net Assets At End Of Year | <u>\$ 5,172.01</u> | <u>\$ 5,003.89</u> | <u>\$ -</u> | <u>\$ 10,175.90</u> |



One Daytona CDD
Budget to Actual
For the month ending 06/30/2025

| | Actual | Year To Date Budget | Variance | FY2025 Adopted Budget | Percentage Spent |
|---|----------------------|------------------------|-----------------------|--------------------------|---------------------|
| <u>Revenues</u> | | | | | |
| Developer Contributions | \$ 49,018.55 | \$ 82,747.50 | \$ (33,728.95) | \$ 110,330.00 | 44.43% |
| Net Revenues | \$ 49,018.55 | \$ 82,747.50 | \$ (33,728.95) | \$ 110,330.00 | 44.43% |
| <u>General & Administrative Expenses</u> | | | | | |
| Public Official Insurance | \$ 3,351.00 | \$ 2,662.50 | \$ 688.50 | \$ 3,550.00 | 94.39% |
| Trustee Services | 4,246.25 | 3,375.00 | 871.25 | 4,500.00 | 94.36% |
| District Management | 24,374.97 | 24,375.00 | (0.03) | 32,500.00 | 75.00% |
| Engineering | 4,125.00 | 15,000.00 | (10,875.00) | 20,000.00 | 20.63% |
| District Counsel | 1,959.50 | 17,250.00 | (15,290.50) | 23,000.00 | 8.52% |
| Arbitrage | - | 1,500.00 | (1,500.00) | 2,000.00 | 0.00% |
| Audit | 6,000.00 | 4,875.00 | 1,125.00 | 6,500.00 | 92.31% |
| Travel and Per Diem | 75.04 | 262.50 | (187.46) | 350.00 | 21.44% |
| Telephone | - | 37.50 | (37.50) | 50.00 | 0.00% |
| Postage & Shipping | 1.38 | 112.50 | (111.12) | 150.00 | 0.92% |
| Copies | - | 37.50 | (37.50) | 50.00 | 0.00% |
| Legal Advertising | 414.41 | 1,500.00 | (1,085.59) | 2,000.00 | 20.72% |
| Web Site Maintenance | 1,725.00 | 2,062.50 | (337.50) | 2,750.00 | 62.73% |
| Dues, Licenses, and Fees | 175.00 | 150.00 | 25.00 | 200.00 | 87.50% |
| General - Insurance | 4,096.00 | 3,262.50 | 833.50 | 4,350.00 | 94.16% |
| Contingency | - | 2,535.00 | (2,535.00) | 3,380.00 | 0.00% |
| Hurricane Cleanup | - | 3,750.00 | (3,750.00) | 5,000.00 | 0.00% |
| Total General & Administrative Expenses | \$ 50,543.55 | \$ 82,747.50 | \$ (32,203.95) | \$ 110,330.00 | 45.81% |
| Total Expenses | \$ 50,543.55 | \$ 82,747.50 | \$ (32,203.95) | \$ 110,330.00 | 45.81% |
| Income (Loss) from Operations | \$ (1,525.00) | \$ - | \$ (1,525.00) | \$ - | |
| <u>Other Income (Expense)</u> | | | | | |
| Interest Income | \$ 240.63 | \$ - | \$ 240.63 | \$ - | |
| Total Other Income (Expense) | \$ 240.63 | \$ - | \$ 240.63 | \$ - | |
| Net Income (Loss) | \$ (1,284.37) | \$ - | \$ (1,284.37) | \$ - | |