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 Auditor Selection Committee Meeting and Board of Supervisors' Rescheduled Meeting for the One Daytona Community Development District ("District"), to be held at **10:00 a.m. on Friday, August 21, 2026,** 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**

AUDITOR SELECTION COMMITTEE MEETING AGENDA

- **Roll Call to Confirm Quorum**
- **Review of Auditing Services Proposals**
    1. **Grau & Associates**
    2. **McIntosh CPA**
    3. **Richie Tandoc PA**
- **Ranking of Auditing Services Proposals**
- **Adjournment**

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 Frank Kelleher's Letter of Resignation from the Board of Supervisors**
    - **Nomination(s) for Vacant Seat 4 (Term Expires 11/2028)**
    - **Administration of Oath of Office to Newly Appointed Board Member**
2. **Consideration of Resolution 2026-03, Election of Officers**
3. **Consideration of Minutes:**
    - **June 5, 2026, Board of Supervisors' Rescheduled Meeting**
    - **June 10, 2026, Board of Supervisors' Continued Meeting**
    - **June 10, 2026, Auditor Selection Committee Meeting**
4. **Consideration of Resolution 2026-04, Setting an Annual Meeting Schedule for Fiscal Year 2026-2027**
5. **Consideration of Resolution 2026-05, Adopting Goals, Objectives, and Performance Measures and Standards for Fiscal Year 2026-2027**

Business Matters

6. **Public Hearing on the Adoption of the District's Fiscal Year 2026-2027 O&M Budget**

a. **Public Comments and Testimony**
b. **Board Comments**
c. **Consideration of Resolution 2026-06, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds**

7. **Consideration of Fiscal Year 2026-2027 Budget Funding Agreement**
8. **Review and Acceptance of the Fiscal Year 2025 Audit Report**
9. **Consideration of Recommendation of the Auditor Selection Committee**
10. **Review and Acceptance of the Annual Engineer's Report**
11. **Ratification of Funding Request Nos. 265 – 273**
12. **Review of District Financials** *[no action required]*

<u>Other Business</u>

13. **Staff Reports**
    - **District Counsel**
        - **Update on One Daytona CDD Memo**
    - **District Engineer**
    - **District Manager**
        - **Next meeting September 18, 2026**

14. **Audience Comments and Supervisor Requests**

<u>Adjournment</u>

One Daytona
Community Development District

AUDITOR SELECTION COMMITTEE MEETING

One Daytona
Community Development District

Review of Auditing Services Proposals

One Daytona
Community Development District

Grau & Associates

Proposal to Provide Financial Auditing Services:

ONE DAYTONA
Community Development District

Due Date: July 31, 2026
5:00PM

Submitted to:
One Daytona
Community Development District
c/o District Manager
3501 Quadrangle Blvd, Suite 270
Orlando, Florida 32817

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

July 31, 2026

One Daytona Community Development District
c/o District Manager
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the One Daytona Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you with an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team
Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs
Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships
We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation
We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates

Antonio J. Grau

Firm Qualifications

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team

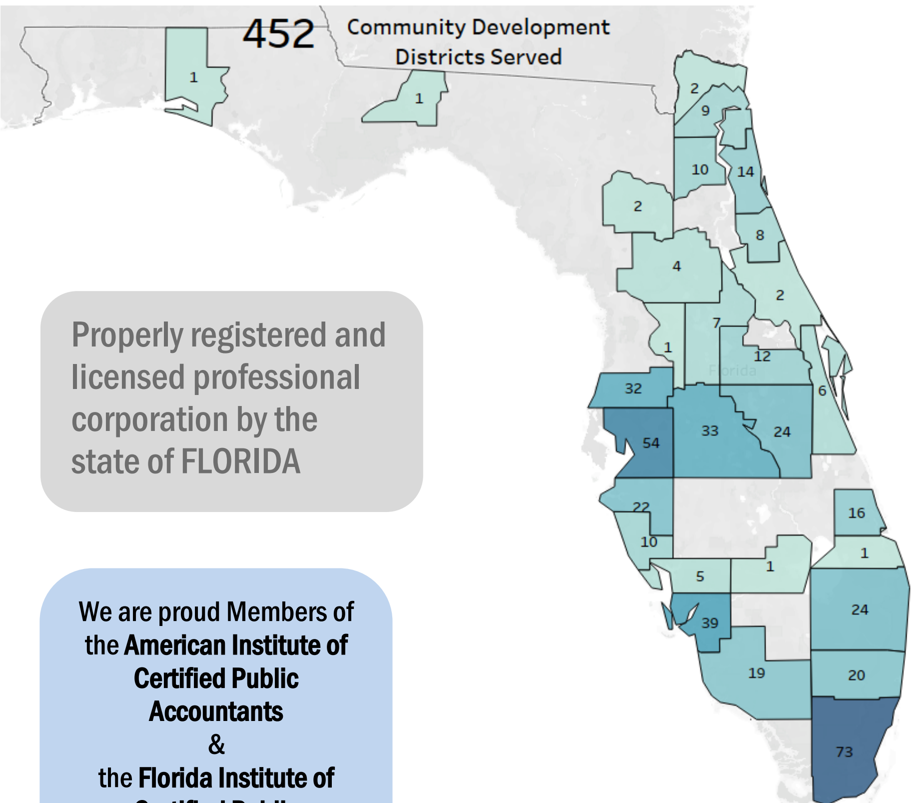
2005

Year founded

3
Partners

11
Professional Staff

2
Administrative Professionals



Services Provided

- Financial Auditing
- Compliance Auditing
- Accounting
- Attestation
- Arbitrage Services
- Management Consulting

Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls

⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality

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Professional Groups

AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

FICPA Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

PGP
PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
2504 W. KATHLEEN STREET
TAMPA, FLORIDA 33607
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies),* or *fail.* Grau & Associates has received a peer review rating of *pass.*

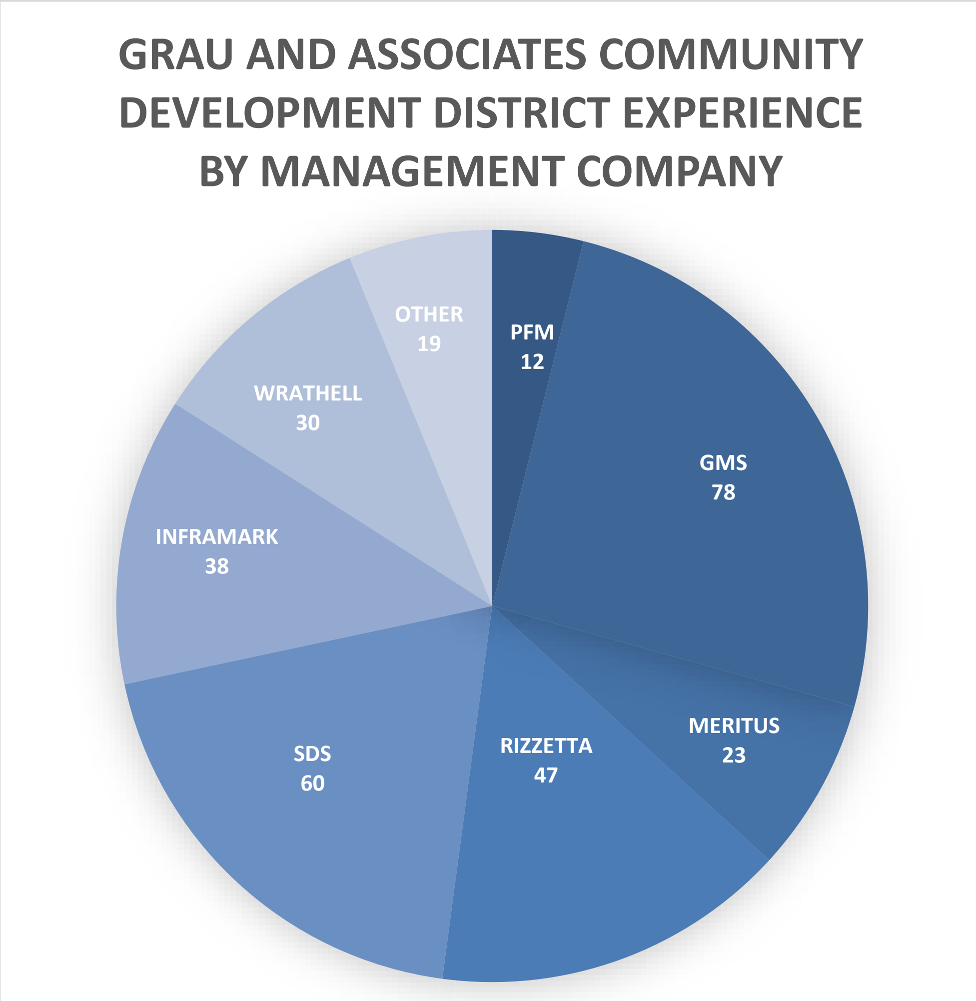
Prida Guida & Perez

Prida Guida & Perez, P.A.

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 58 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)
Years Performing Audits: 10+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."
Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."
Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony 'J. Grau, CPA
Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I, II, IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member
Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education *(over the last two years)*

Course	Hours
Government Accounting and Auditing	24
Accounting, Auditing and Other	58
Total Hours	82 (*includes of 4 hours of Ethics CPE)*

Ben Steets, CPA, *Partner*

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served *(partial list)*

(>300) Various Special Districts
Careersource Polk
Central Broward Water Control District
Dunes Community Development District
Greater Naples Fire Rescue District
Key Marco Community Development District
Lake Worth Drainage District
Mae Volen Senior Center
Port of the Islands Community Improvement District
San Carlos Park Fire and Rescue Service District
Sanibel Fire and Rescue District
South Broward Drainage District
South Trail Fire and Rescue District
Town of Highland Beach
Town of Lauderdale-By-The-Sea
Verona Walk Community Development District
West Villages Improvement District
Winding Cypress Community Development District

Professional Education (*over the last two years*)

Course	Hours
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	116 (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

References

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to <u>commit all firm resources</u> to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***<u>exceed those expectations</u>***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **<u>We will deliver our reports in accordance with your requirements.</u>**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:

<u>Phase I - Preliminary Planning</u>

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- Read minutes of meetings;
- Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- Obtain an understanding of fraud detection and prevention systems;
- Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2028 are as follows:

Year Ended September 30,	Fee
2026	$5,400
2027	$5,600
2028	$5,800
TOTAL (2026-2028)	**$16,800**

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing One Daytona Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

One Daytona
Community Development District

McIntosh CPA

Independent Audit Service Proposal

INTOSH CPA
INTEGRITY•INSIGHT•ASSURANCE

2385 NW Executive Center Dr.
Boca Raton, FL 33431
rmcintoshcpa.com

Prepared for One Daytona Community Development District

Prepared By:
McIntosh CPA

July 31, 2026

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Transmittal Letter

July 31, 2026

Board of Supervisors
One Daytona Community Development District
Orange County, FL

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the One Daytona Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency.

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

McIntoshCPA

Racquel McIntosh, CPA
President

Statement of Understanding and Scope of Work

The One Daytona Community Development District requires independent audit services for the fiscal years ending September 30, 2026, with an option for two additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General's Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District's financial records, internal controls, and compliance with applicable laws and regulations.

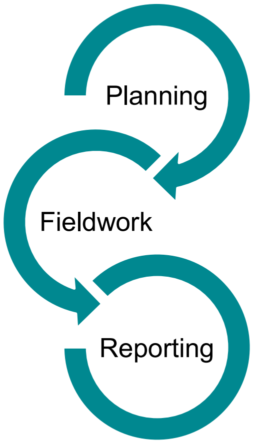
AUDIT TIMELINE

We recognize the importance of adhering to the District's annual audit deadline of June 1st and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor's reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

Audit confirmations – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office's *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings over 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year's audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071

561-981-6282

mcintoshcpa@outlook.com

Racquel Mcintosh, CPA

2385 NW Executive Center Dr. Suite 100, Boca Raton FL

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA
CSDA
FASD
FICPA
FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

RACQUEL MCINTOSH

CPA

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

Experience

- Oct 2023- Present
  McIntosh CPA
  Founder & President

- 2005 - 2023
  Grau & Associates

Audit Staff	2005 - 2009
Audit Senior	2009 -2011
Audit Manager	2011 - 2014,
Audit Partner	2014 - 2023

- Continuing Professional Education
  Over the last two(2) years

	Hours
Government Accounting & Auditing	37.5
Accounting, Auditing & Other (Incl Ethics)	42.5
Total hours	**80**

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

LIST OF SPECIAL DISTRICTS AUDITED

COMMUNITY DEVELOPMENT

- OVER 200

WATER CONTROL/DRAINAGE

- Central Broward Water Control District
- East Central Regional Water Reclamation Facility
- Old Plantation Water Control District
- Pinellas Park Water Management District
- Pinetree Water Control District (Broward and Palm Beach)
- Ranger Drainage District
- South Central Regional Wastewater Treatment & Disposal Plant

FIRE RESCUE

- San Carlos Park Fire Protection & Rescue District
- Sanibel Fire & Rescue District
- South Trail Fire & Rescue District

OTHER

- Boca Raton Airport Authority
- Greater Boca Raton Beach & Park District
- Indian Trail Improvement District
- Spring Lake Improvement District

Schedule of Fees

Below are the all-inclusive fees for the District's annual financial statement audit

Fiscal Year	Proposed Fee
2026	$5,000
2027	$5,200
2028	$5,400

The above fees are based on the District not issuing Bonds in any of the fiscal years. If Bonds are issued, then fees will be renegotiated.

Appendix

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ACCOUNTANCY

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

RACQUEL MCINTOSH CPA, P.A.

MCINTOSH CPA
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON FL 33431

LICENSE NUMBER: AD71848

EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida

Woman & Minority Business Certification

McIntosh CPA

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/05/2026 to 04/05/2028

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

One Daytona
Community Development District

Richie Tandoc

Proposal
To Serve

ONE DAYTONA
COMMUNITY DEVELOPMENT DISTRICT

In Response to Request for Proposals for:

Annual Audit Services

Due by: 5:00 pm, July 31, 2026

Richie Tandoc, P.A.
Certified Public Accountant & Consultant

Contact:

Richie C. Tandoc, Audit & Assurance Partner
Email: richie@rtandoc-cpa.com

13453 SW 105th Avenue
Miami, Florida 33176
Tel. (305) 720-2502, ext. 101

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Letter of Transmittal / Executive Summary

Richie Tandoc, P.A.
Certified Public Accountant & Consultant
13453 SW 105th Ave, Miami, Florida 33176 / T. (305) 720-2502

July 27, 2026

Jane Gaarlandt
District Manager
One Daytona Community Development District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

RE: Proposal to Provide Annual Audit Services

Dear Ms. Gaarlandt:

Richie Tandoc, P.A. is pleased to have the opportunity to submit a proposal to provide annual audit services to One Daytona Community Development District (the "District") for the fiscal year ending September 30, 2026, with the option to renew annually for the fiscal years ending September 30, 2027 and 2028.

Richie Tandoc, P.A. is committed to providing value-added and quality services to the District, combining the responsive personal contact associated with a smaller firm and the sophisticated professional resources of a larger firm. As leaders in servicing governmental and non-profit entities, Richie Tandoc, P.A. is fully qualified to provide audit services to the District. We strive to exceed the expectations of our clients, with a commitment to total quality service. Translating our experience and resources into effective and efficient value-added services to the District is our highest priority, which is why we believe we are best suited to be part of your professional team.

The task that the District faces in selecting a firm to provide audit services is not an easy one. Our goal in this proposal is to present those characteristics that distinguish us as the team best suited to serve the District.

Understanding of the Work and Ability to Perform

Based on the team's knowledge and experience gained in serving governmental and non-profit entities for over three decades, more specifically the experience that we've gained having been auditors for governmental organizations similar in size to the District, the team at Richie Tandoc, P.A. has a clear understanding and ability to provide the scope of services requested, as more thoroughly described throughout this proposal.

Committed to Serving Governmental and Non-Profit Entities

Although the Firm of Richie Tandoc, P.A. officially began operating as a CPA firm in 2025, the team members at Richie Tandoc, P.A. have been serving governmental and non-profit entities for over 30 years (previously as part of PAAST, P.L. and SKJ&T, LLP). Richie Tandoc, P.A. strives to maintain its objectives in the rendering of services of the highest quality with local firm attentiveness to all of its governmental and non-profit clients.

Richie Tandoc, P.A.'s professionals, from entry-level accountants, to the managers, and to the partner, are trained to understand the issues and meet the needs of governmental and non-profit entities.

Our professionals bring a comprehensive understanding of the issues that face governmental and non-profit entities as well as "bench strength" at all levels, allowing us to respond swiftly and effectively to your evolving needs.

Your proposed engagement team consists of the following supervisory professionals:

- Richie Tandoc, Client Service and Engagement Partner – has 33 years of experience auditing governmental and non-profit organizations;
- Jenny Orantes, Audit Senior Manager – has 25 years of experience auditing governmental and non-profit organizations; and
- Danae Garcia, Audit Supervisor – has 23 years of experience auditing governmental and non-profit organizations.

With this team, the District can be assured that we are committed to performing the audit services within the timeframe required in the request for proposals.

Responsiveness

Richie Tandoc, P.A. takes pride in responding to the needs of its clients. This responsiveness is not only demonstrated by committing to performing our services within the timeframe required, but in responding to other requests as well. Our ability to be responsive will be enhanced by the open communications and excellent working relationship that we hope to develop with the District.

We look forward to hearing from you and to working with the District. As a Partner of Richie Tandoc, P.A., I am the District's primary contact and I am duly authorized to make representations for, and bind, the Firm. I can be reached directly at (305) 720-2502, ext. 101 or at richie@rtandoc-cpa.com.

Sincerely,

Richie Tandoc, P.A.

Richie C. Tandoc
Audit & Assurance Partner

Proposal Requirements

Firm Background

Richie Tandoc, P.A. (the "Firm") was originally founded and incorporated on March 1, 2017, but was originally a member/owner of SKJ&T, LLP and PAAST, P.L. certified public accounting firms, for over two decades. Effective July 16, 2025, Richie Tandoc, P.A. separated from PAAST, P.L. and began operating full-time as its own certified public accounting firm. In addition, all of the governmental audit professionals from PAAST, P.L. have joined Richie Tandoc, P.A. As such, the Firm will continue to provide professional services to its governmental and non-profit clients, including accounting/bookkeeping, auditing, consulting, and other assurance and advisory services.

The Firm's audit and assurance practice (which consists of accounting, compilations, reviews, audits, consulting and other advisory services) is composed 70% of engagements in the governmental and non-profit industries, and 30% in the commercial industry, including investments, construction, manufacturing, distribution, import/export, retail, and services fields.

Richie Tandoc, P.A. is a member of the American Institute of Certified Public Accountants Private Companies Division for CPA firms. Richie Tandoc and all eligible employees are members of the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants, and are in good standing with such Institutes. In addition, two of the members on the assigned engagement team are Certified Fraud Examiners, and are members of the Association of Certified Fraud Examiners.

Size and Organizational Structure of the Firm

Richie Tandoc, P.A. is considered a local CPA firm, and consists of the following owner/partner:

	Years of Experience
Richie Tandoc, Audit & Assurance Partner	33

In addition to the Partner above, the Firm consists of 7 other audit professionals composed of the following:

	Number of Personnel
Audit Professionals:	
Managers/Supervisors	3
Staff	4
Total	7

Experience in Auditing Governmental and Non-Profit Entities

Our audit professionals have substantial experience in auditing governmental and non-profit entities in accordance with auditing standards generally accepted in the United States of America, *Audits of Not-for-profit Organizations*, *Government Auditing Standards*, OMB Uniform Guidance (i.e. Federal Single Audits), Chapter, 10.550 and 10.650, *Rules of the Auditor General* (i.e. State Single Audits) and the preparation of financial statements in accordance with such standards, and FASB and GASB pronouncements, statements and interpretations, where applicable. In addition, Richie Tandoc, P.A. is a member of the AICPA's Not-for-Profit Section the Government Finance Officers Association and the Florida Government Finance Officers Association.

The following is a select list of governmental and non-profit audits that the proposed audit team at Richie Tandoc, P.A. have worked on in the last five years (special districts and special purpose governments are highlighted in red):

Governmental and Non-Profit Financial Statement and Single Audits

- Alzheimer's Association SE Fl. Chapter, Inc.
- Bayfront Park Management Trust
- Bacardi Family Foundation, Inc.
- Boynton Beach Community Red. Agency
- Broward Housing Solutions, Inc.
- Catholic Charities Legal Services, Inc.
- City of Hialeah, Florida
- City of Miami, Florida
- City of Miami Midtown CRA
- City of Miami Omni CRA
- City of Miami SE Overtown Park West CRA
- Coconut Grove Business Improvement District
- CubaNet News, Inc.
- First Call For Help of Broward, Inc.
- Florida Rising, Inc. / Florida New Majority, Inc.
- Florida Rising Together, Inc. / Florida New Majority Education Fund, Inc.
- Kristi House, Inc.
- Foundation For Human Rights in Cuba, Inc.
- Lincoln Road Business Improvement District
- Miami Homes for All, Inc.
- Miami-Dade County Aviation Department
- Miami-Dade County General Segment
- Miami-Dade County Industrial Dev. Authority
- Miami-Dade Expressway Authority
- Miami-Dade Transit
- Miami Sports & Exhibition Authority
- Miami Workers Center, Inc.
- Ophthalmology Research Foundation, Inc.
- Outreach Aid to the Americas, Inc.
- School Board of Miami-Dade County
- Two Ridges Community Development District
- Virginia Key Beach Park Trust
- Washington Avenue Business Imp. District
- West Villages Improvement District
- Wynwood Business Improvement District

Proposed Engagement Team

In order to fulfill our commitment to the District, we have structured the proposed engagement team to be responsive to your needs, consisting of professionals with the skills and experience in dealing with the issues you face. Below are the resumes of the proposed engagement team members.

Richie Tandoc, CPA, CFE

Client Service & Engagement Partner

Responsibilities

Richie will serve as the primary contact for management to ensure open and effective channels of communication. His responsibilities include keeping abreast of important developments concerning issues that would directly affect the District; coordinating the total services to be provided through continuous communication with members of the engagement team; determining the content of the reports to be issued; ascertaining that professional standards have been complied with throughout the engagement; and directing and controlling the efforts of all personnel on the engagement.

Resume

Richie is a Certified Public Accountant and Certified Fraud Examiner with over 33 years of experience providing audit services to governmental and non-profit clients.

Richie specializes in providing services specifically to: non-profit organizations, including charitable, religious and educational organizations and foundations, community

Education:

- *Bachelor of Accounting*, Florida International University
- *Master of Accounting*, Florida International University

social welfare organizations, and business leagues; and governmental organizations, including state and local governments, special districts, and special-purpose governmental organizations. He also specializes in performing Federal and State Single Audits for governmental and non-profit organizations in accordance with *Government Auditing Standards*, OMB Uniform Guidance and Chapter, 10.650 and 10.550, *Rules of the Auditor General*, respectively.

Richie stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Richie is compliant with the Yellow Book requirements for CPE.

Prior to starting Richie Tandoc, P.A., Richie was a Partner with SKJ&T, LLP/PAAST P.L. for 22 years, and prior to that, he was a Senior Manager with KPMG for 8 years. During his time at KPMG, Richie completed a 2-year audit rotation in KPMG's London, England office.

Professional and Business Affiliations:

- Certified Public Accountant, Florida
- Certified Fraud Examiner, ACFE
- *Member*, Association of Certified Fraud Examiners
- *Member*, American Institute of CPAs
- *Member*, Government Finance Officers Association
- *Member*, Florida Government Finance Officers Association
- *Alumni*, Florida International University
- *Member and Co-Chair*, United Way of Miami-Dade County Agency Audit Committee
- *Member*, United Way of Miami-Dade County Community Impact Committee
- *Former Board Member*, Early Learning Coalition of Miami-Dade/Monroe
- *Former Member*, Early Learning Coalition of Miami-Dade/Monroe Finance Committee
- *Member*, FICPA Audit Committee

Richie has provided services to a wide range of governmental clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Coral Springs; City of Hialeah; City of Miami; City of Miami Community Redevelopment Agencies; City of Pompano Beach; Coconut Grove Business Improvement District; Florida Department of Environmental Protection; Lincoln Road Business Improvement District; Miami-Dade County; Miami-Dade Expressway Authority; Miami-Dade County Industrial Dev. Authority; School Board of Miami-Dade County; School District of Palm Beach County; Two Ridges Community Development District; Washington Avenue Business Improvement District; West Villages Improvement District; and Wynwood Business Improvement District.

Jenny Orantes, CFE

Engagement Senior Manager

Responsibilities

Jenny will be responsible for developing and coordinating the overall audit work plan under the direction of the client service partner. Her responsibilities also include supervising staff personnel, coordinating the day-to-day audit fieldwork with the Supervisor, and performing an in-depth review of all pertinent work papers and reports.

Jenny will also be responsible for coordinating the completion of the audit and the preparation of the reports; and for bringing to the attention of the client service partner any technical and sensitive issues, and potential solutions to such.

Resume

Jenny is a Certified Fraud Examiner with over 25 years of experience providing audit services to governmental and non-profit clients. Prior to the joining Richie Tandoc, P.A., she spent her entire public accounting career at SKJ&T/PAAST, P.L., rising to the level of Senior Manager.

She has substantial experience in auditing governmental and non-profit entities in accordance with *Government Auditing Standards*, auditing federal and state grants in accordance with OMB Circular A-133/Uniform Guidance and *Rules of the Auditor General* of the State of Florida.

Jenny stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Jenny is compliant with the Yellow Book requirements for CPE.

Jenny has provided services to a wide range of government clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Coral Springs; City of Miami Community Redevelopment Agencies; Coconut Grove Business Improvement District; Florida Department of Environmental Protection; Miami-Dade County; Miami-Dade County Aviation Department; Miami Beach Housing Authority; School Board of Miami-Dade County; School District of Palm Beach County; and Wynwood Business Improvement District.

Education:

- *Bachelor of Accounting*, Florida International University
- *Master of Accounting*, Florida International University

Professional and Business Affiliations:

- Certified Fraud Examiner, ACFE
- *Member*, Association of Certified Fraud Examiners
- *Associate Member*, American Institute of CPAs
- *Associate Member*, Florida Institute of CPAs
- *Member*, Gov't Finance Officers Association
- *Member*, Florida Gov't Finance Officers Association
- *Alumni*, Florida International University
- *Former Member*, United Way of Miami-Dade County Agency Audit Committee

Danae Garcia

Engagement Supervisor

Responsibilities

Danae will assist in the planning of the audit; allocate audit tasks to staff and direct the day-to-day performance of the plan; will be under the supervision of the client service partner and senior manager; supervise audit staff and oversee daily progress of the engagement; communicate with the senior manager regarding the progress of the audit; review all workpapers and reports; and identify any technical issues to be discussed with the senior manager.

Resume

Danae has over 23 years of experience providing audit services to governmental and non-profit clients. Prior to the joining Richie Tandoc, P.A, she spent her entire public accounting career at SKJ&T/PAAST, P.L., rising to the level of Supervisor. She has substantial experience in auditing governmental and non-profit entities in accordance with *Government Auditing Standards*, auditing federal and state grants in accordance with OMB Circular A-133/Uniform Guidance and *Rules of the Auditor General* of the State of Florida.

Danae stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Danae is compliant with the Yellow Book requirements for CPE.

Education and Professional Affiliations:

- *Bachelor of Accounting*, Florida International University
- Currently studying for the Certified Fraud Examiners exam
- *Associate Member*, AICPA
- *Associate Member*, FICPA
- *Alumni*, Florida Int'l University

Danae has provided services to a wide range of government clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Miami; City of Miami Community Redevelopment Agencies; Coconut Grove Business Improvement District; Lincoln Road Business Improvement District; Miami-Dade County; Miami-Dade County Industrial Dev. Authority; School Board of Miami-Dade County; School District of Palm Beach County; Two Ridges Community Development District; Virginia Key Beach Park Trust; Washington Avenue Business Improvement District; West Villages Improvement District; and Wynwood Business Improvement District.

Experience in Auditing Special Districts

Our professionals have substantial experience in auditing governmental entities in accordance with auditing standards generally accepted in the United States of America, *Audits of Not-for-profit Organizations*, *Government Auditing Standards*, OMB Uniform Guidance (i.e. Federal Single Audits), Chapter, 10.650 and 10.550, *Rules of the Auditor General* (i.e. State Single Audits) and the preparation of financial statements in accordance with such standards, and FASB and GASB pronouncements, statements and interpretations, where applicable.

More specifically, we have significant experience in auditing special districts and other special purpose governmental entities, similar to the District. The following is a select list of special districts that the proposed team members have provided audit services to in the last year:

Boynton Beach Community Redevelopment Agency	
Services Conducted:	Financial statement audit
Principal Contact:	Vicki Hill, Finance Director 100 E. Ocean Ave, Boynton Beach, FL 33435 (561) 600-9092 HillV@bbfl.us

City of Miami Community Redevelopment Agencies (3 Special Districts)	
Services Conducted:	Financial statement audit, Federal single audit, and agreed-upon procedures
Principal Contact:	Miguel Valentin, Finance Officer 819 NW 2nd Ave, 3rd Floor, Miami, FL 33136 (305) 679-6810 mavalentin@miamigov.com

Coconut Grove Business Improvement District	
Services Conducted:	Financial statement audit
Principal Contact:	Mark Burns, Executive Director 3250 Mary St. #305, Coconut Grove, FL 33133 (305) 461-5506 mark@grovebid.com

Lincoln Road Business Improvement District	
Services Conducted:	Financial statement audit
Principal Contact:	Anabel Llopis, Executive Director 1620 Drexel Ave, Suite 100, Miami Beach, FL 33139 (305) 600-0219 anabel@lincolnrd.com

Miami-Dade County Industrial Development Authority	
Services Conducted:	Financial statement audit
Principal Contact:	Amanda Llovet, CFO 80 SW 8th St, Suite 2801, Miami, FL 33130 (305) 579-0070 allovet@mdcida.org

Two Ridges Community Development District	
Services Conducted:	Financial statement audit
Principal Contact:	Jeff Walker, CFO (Special District Services, Inc.) 2501A Burns Rd, Palm Beach Gardens, FL 33410 (561) 579-630-4922 JWalker@sdsinc.org

West Villages Improvement District	
Services Conducted:	Financial statement audit and state single audit
Principal Contact:	Jeff Walker, CFO (Special District Services, Inc.) 2501A Burns Rd, Palm Beach Gardens, FL 33410 (561) 579-630-4922 JWalker@sdsinc.org

Washington Avenue Business Improvement District	
Services Conducted:	Financial statement audit
Principal Contact:	Troy Wright, Executive Director 1234 Washington Ave, #204, Miami Beach, FL 33139 (305) 916-0779 twright@washavemb.com

Understanding of and Ability to Furnish the Scope of Work

Richie Tandoc, P.A. has the ability and capability to perform the services required in the RFP, based on the proposed team members' experience in auditing similar entities, and our knowledge of and expertise in state and local government accounting and auditing. We understand the scope of work includes an audit of the District's basic financial statements, in accordance with:

- Rules of the Auditor General of the State of Florida, Chapters 10.550;
- Section 218.415, Florida Statutes, *Local Government Investment Policies*;
- Audits of State and Local Governments, issued by the AICPA;
- Generally Accepted Auditing Standards;
- Government Auditing Standards, issued by the Comptroller General of the United States;
- Generally Accepted Governmental Accounting Standards; and
- Any other applicable federal, state, local regulations or professional guidance not specifically listed above, which may be adopted by these organizations in the future.

Our understanding of the reports to be issued for the District, include:

- Report on the fair presentation of the basic financial statements (independent auditor's report);
- Report on internal control over financial reporting and on compliance and other matters based on an audit of the financial statements (Yellow Book report);
- Management letter in accordance with "Rules of the Auditor General"; and
- Report on compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies*.

As previously mentioned, although the Firm has only recently begun operations as its own CPA firm, all of the government audit professionals at the Firm have been together since their days at SKJ&T, LLP / PAAST, P.L. The three members on the proposed team have been working together since 2003, and have been providing audit services to our governmental clients since then, and will continue to do so under Richie Tandoc, P.A.

Proposed Fees

Richie Tandoc, P.A.'s policy is to estimate fees at amounts that are highly competitive, but will also enable us to respond to your needs and provide the quality of service that the District requires. In general, our fees are based on the level of experience and training of the individuals assigned to the engagement.

Our proposed fees below also include the availability of the members of the engagement team to assist the District in answering any accounting, auditing, and/or financial reporting technical questions, or any other questions within the scope of the audit engagement, during the engagement and throughout the year. We do not charge extra for these kinds of technical questions. However, questions or services that are not within the scope of the audit may include those services that would not impair our independence as your auditors, such as consent letters, certain agreed-upon procedures, tax-related research and inquiries, and certain other financial consulting services, and would therefore be charged at rates agreed-upon with management.

Richie Tandoc, P.A.'s lump sum proposed cost for the annual audit services, are as follows:

Year Ending Sep 30,	Lump Sum Proposed Cost
2026	$ 4,900
2027	4,900
2028	5,100

Proposed Timetable

With management's approval, our proposed timetable for the audit is as follows:

Key Phase	Nov		Dec		Jan		Feb	
Audit Planning								
Interim Procedures								
Year-End Substantive Testing								
Exit Conference and Draft Reports								
Final Reports								

Once the timetable is agreed and finalized with management of the District, Richie Tandoc, P.A. will be committed to completing the audit within the dates specified.

One Daytona
Community Development District

Ranking of Auditing Services Proposals

One Daytona CDD
Auditor Selection - Manager's Recommended Rankings

Criteria	Possible Points	Grau & Associates	Grau & Associates Points	McIntosh	McIntosh Points	Richie Tandoc	Richie Tandoc Points
Ability of Personnel	20.0	Qualified, Multiple CPAs on Staff	20.0	One Qualified CPAs on Staff	15.0	Qualified, Multiple CPAs on Staff	20.0
Proposer's Experience	20.0	Extensive CDD Experience	20.0	Non-Extensive CDD Experience	17.0	Non-Extensive CDD Experience	15.0
Understanding of Scope of Work	20.0	Sufficient	20.0	Sufficient	20.0	Sufficient	20.0
Ability to Furnish Required Services	20.0	Capable	20.0	Capable	20.0	Capable	20.0
Price for Services for Three Years	20.0	$5,400 + $5,600 + $5,800 = $16,800	17.4	$5,000 + $5,200 + $5,400 = $15,600	19.1	$4,900 + $4,900 + $5,100 = $14,900	20.0
Total	**100.0**		**97.4**		**91.1**		**95.0**

One Daytona
Community Development District

BOARD OF SUPERVISORS' MEETING

One Daytona
Community Development District

Consideration of Frank Kelleher's Letter of Resignation from the Board of Supervisors'

- **Nomination(s) for Vacant Seat 4 (Term Expires 11/2028)**
- **Administration of Oath of Office to Newly Appointed Board Member**

Date: 6/11/ , 2026

To: One Daytona Community Development District
c/o PFM Group Consulting LLC, District Manager
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

RE: Letter of Resignation from the One Daytona CDD Board of Supervisors

To whom it may concern:

I regret that I must respectfully submit my resignation as a Member of the Board of Supervisors for the One Daytona Community Development District ("Board"), effective immediately.

Signed: ______________________

Printed Name: Frank Kelleher

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,____________________________, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _______________

The foregoing oath was administered before me by means of ▢ physical presence or ▢ online notarization this _____ day of _______________, 2026, by __________________________________, who personally appeared before me, and is personally known to me or has produced _________________________ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of ____ District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

____
Notary Public, State of Florida

Print Name: _______________________________

Commission No.: ___________ Expires: ________

One Daytona
Community Development District

Consideration of Resolution 2026-03,
Election of Officers

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the ONE DAYTONA 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, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

Section 1. ____________________________ is elected Chairperson.

Section 2. ____________________________ is elected Vice Chairperson.

Section 3. Jane Gaarlandt is elected Secretary.
____________________________ is elected Assistant Secretary.
____________________________ is elected Assistant Secretary.
____________________________ is elected Assistant Secretary.
Kwame Jackson is elected Assistant Secretary.
____________________________ is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected Assistant Treasurer.
Rick Montejano is elected Assistant Treasurer.
Verona Griffith is elected Assistant Treasurer.
Amy Champagne is elected Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST 2026.

ATTEST:

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair

One Daytona
Community Development District

Consideration of Minutes:

- **June 5, 2026, Board of Supervisors' Rescheduled Meeting**
- **June 10, 2026, Board of Supervisors' Continued Meeting**
- **June 10, 2026, Auditor Selection Committee Meeting**

MINUTES OF MEETING

One Daytona Community Development District
Rescheduled Board of Supervisors' Meeting
Friday, June 5, 2026, at 10:00 a.m.
International Motorsports Center, One Daytona Boulevard, Daytona Beach, FL 32114

Present:

Kevin Bowler	Chairman	
Glenn Ritchey	Vice Chairman	(via phone)
Jeff Boerger	Assistant Secretary	(via phone)
Kelly Dispennette	Assistant Secretary	

Also present were:

Jane Gaarlandt	PFM Management Services LLC	
Kwame Jackson	PFM Management Services LLC	
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 10:05 a.m. and roll call was taken. Those in attendance are listed above. It was noted there was no quorum to proceed with the meeting.

SECOND ORDER OF BUSINESS **Continuance**

Ms. Gaarlandt noted the meeting will be continued to June 10, 2026, at 10:00 a.m., at the current location.

___________________________ ___________________________
Secretary/Assistant Secretary Chairman/Vice Chairman

<u>MINUTES OF MEETING</u>

One Daytona Community Development District
Continued Board of Supervisors' Meeting
Wednesday, June 10, 2026, at 10:00 a.m.
International Motorsports Center, One Daytona Boulevard, Daytona Beach, FL 32114

Present:

Kevin Bowler	Chairman	
Glenn Ritchey	Vice Chairman	(via phone)
Jeff Boerger	Assistant Secretary	
Kelly Dispennette	Assistant Secretary	

Also present were:

Jane Gaarlandt	PFM Management Services LLC	
Kwame Jackson	PFM Management Services LLC	(via phone)
Audrey Ryan	PFM Management Services LLC	
Mark Watts	Cobb Cole	(via phone)
Bobby Ball	ZevCohen	

FIRST ORDER OF BUSINESS **<u>Administrative Matters</u>**

Call to Order

Ms. Gaarlandt called the meeting of the Board of Supervisors of the One Daytona Community Development District to order at 10:02 a.m. and roll call was taken. Those in attendance are listed above.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the January 16, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes.

Mr. Bowler noted that Mr. Watts provided the memorandum on the history of the District to the Board.

> On MOTION by Mr. Boerger, seconded by Mr. Ritchey, with all in favor, the Board approved the Minutes of the January 16, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Designating a Date, Time and Location for the 2026 Landowners' Election Meeting**

Mr. Bowler noted the recommended date for the Landowner's Election Meeting is November 20, 2026.

Ms. Gaarlandt noted the requested time is 10:00 a.m., at the current location. It was noted the Board does not have to be present at that meeting, only the Landowner or Landowner's Proxy. Seat 1, currently held by Mr. Ritchey, Seat 3, currently held by Mr. Boerger, and Seat 5, currently held by Ms. Dispennette, will be up for the Landowner's Election.

On MOTION by Ms. Dispennette, seconded by Mr. Boerger, with all in favor, the Board approved Resolution 2026-01, Designating a Date, Time, and Location for the 2026 Landowners' Election Meeting, with a date of November 20, 2026, at 10:00 a.m., at One Daytona Boulevard, Daytona Beach, FL 32114.

FIFTH ORDER OF BUSINESS **Review of Letter from Supervisor of Elections, Volusia County**

Mr. Bowler noted that there are 127 registered voters in the District.

No action was required.

SIXTH ORDER OF BUSINESS **Appointment of Auditor Selection Committee**

Ms. Gaarlandt noted a meeting of the Auditor Selection Committee is following the Board meeting. It is recommended
that the full Board be appointed to the Auditor Selection Committee.

On MOTION by Ms. Dispennette, seconded by Mr. Boerger, with all in favor, the Board appointed the full Board to the Auditor Selection Committee.

SEVENTH ORDER OF BUSINESS **<u>Business Matters</u>**

Consideration of Resolution 2026-02, Approving Fiscal Year 2026-2027 Proposed Budget, and Setting a Public Hearing Date

Mr. Bowler noted the recommended date for the Public Hearing is August 21, 2026, at 10:00 a.m., at the current location.

The Board reviewed the budget.

On MOTION by Ms. Dispenette, seconded by Mr. Boerger, with all in favor, the Board approved Resolution 2026-02, Approving Fiscal Year 2026-2027 Proposed Budget, and Setting a Public Hearing Date for August 21, 2026, at 10:00 a.m., at One Daytona Boulevard, Daytona Beach, FL 32114.

EIGHTH ORDER OF BUSINESS **Ratification of Funding Request Nos. 257 – 264**

The Board reviewed the Funding Requests.

On MOTION by Ms. Dispennette, seconded by Mr. Boerger, with all in favor, the Board ratified Funding Request Nos. 257 – 264.

NINTH ORDER OF BUSINESS **Review of District Financials**

The Board reviewed the District financials.

Mr. Bowler gave an overview and noted the District is under budget.

No action was required by the Board.

TENTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Mr. Watts noted the District is bringing in more revenue than needed for the debt service. He recommended that he work with District Staff on rolling the deferred obligation into an interest-bearing account to pay off the debt faster. This will be reviewed by the Board at the August meeting.

There was brief discussion regarding the debt obligation.

District Engineer – Mr. Ball noted he is working on the Annual Engineer's Report, which will include any repair recommendations. It was noted there is a 5-year stormwater analysis requirement due in 2027.

District Manager – Ms. Gaarlandt noted the next Board meeting is scheduled for July 17, 2026. The Board agreed to cancel that meeting. It was noted the budget meeting will be held on August 21st.

Mr. Jackson noted he had received communication from a resident of the District regarding running for a Seat on the Board. It was noted the District has not reached the required registered voter threshold at this time.

It was noted the memorandum on the District's history will be posted on the District's website once Mr. Watts has provided the final document, which includes various links.

Ms. Gaarlandt reminded the Board of the Form 1 deadline of July 1st.

It was noted the FY25 final Audit report will be on the next agenda.

ELEVENTH ORDER OF BUSINESS **Audience Comments & Supervisor Requests**

There were no audience comments or Supervisor requests.

TWELFTH ORDER OF BUSINESS **Adjournment**

Mr. Bowler requested a motion to adjourn the meeting.

> On MOTION by Ms. Dispennette, seconded by Mr. Boerger, with all in favor, the One Daytona CDD June 10, 2026, Board of Supervisors' Meeting was adjourned at 10:21 a.m.

____
Secretary/Assistant Secretary

____
Chairman/Vice Chairman

MINUTES OF MEETING

One Daytona Community Development District
Auditor Selection Committee Meeting
Wednesday, June 10, 2026, at 10:00 a.m.
International Motorsports Center, One Daytona Boulevard, Daytona Beach, FL 32114

Present:

Kevin Bowler	Committee Member	
Glenn Ritchey	Committee Member	(via phone)
Jeff Boerger	Committee Member	
Kelly Dispennette	Committee Member	

Also present were:

Jane Gaarlandt	PFM Management Services LLC	
Kwame Jackson	PFM Management Services LLC	(via phone)
Audrey Ryan	PFM Management Services LLC	
Mark Watts	Cobb Cole	(via phone)
Bobby Ball	ZevCohen	

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Gaarlandt called the meeting of the Auditor Selection Committee of the One Daytona Community Development District to order at 10:21 a.m. and roll call was taken. Those in attendance are listed above.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present.

THIRD ORDER OF BUSINESS **Review and Approval of Audit Documents**

a. Audit RFP Notice
b. Instructions to Proposers
c. Evaluation Criteria – With and Without Price

The Board reviewed the documents.

Ms. Gaarlandt noted the recommendation is to approve evaluation criteria with price.

On MOTION by Mr. Bowler, seconded by Mr. Ritchey, with all in favor, the Board approved the Audit Documents and Evaluation Criteria with price.

FOURTH ORDER OF BUSINESS **Adjournment**

Mr. Bowler requested a motion to adjourn the meeting.

On MOTION by Ms. Dispennette, seconded by Mr. Boerger, with all in favor, the One Daytona CDD June 10, 2026, Auditor Selection Committee was adjourned at 10:23 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

One Daytona
Community Development District

Consideration of Resolution 2026-04, Setting an Annual Meeting Schedule for Fiscal Year 2026-2027

RESOLUTION 2026-04

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 21st day of August 2026.

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 2026-2027 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 20, 2026

January 15, 2027

March 19, 2027

May 21, 2027

July 16, 2027

September 17, 2027

One Daytona
Community Development District

Consideration of Resolution 2026-05, Adopting Goals, Objectives, and Performance Measures and Standards for Fiscal Year 2026-2027

RESOLUTION 2026-05

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 21th day of August 2026.

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, 2026 – September 30, 2027

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 2026-2027 O&M Budget

a. Public Comments and Testimony

b. Board Comments

c. Consideration of Resolution 2026-06, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds

RESOLUTION 2026-06

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, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, 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 21, 2026, 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, 2027."

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, 2026, and ending September 30, 2027, 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 21ST DAY OF AUGUST, 2026.

ATTEST:	**ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	
	Its:______________________________

Exhibit A

One Daytona CDD

Proposed FY 2027 Budget

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900

One Daytona Community Development District

Proposed Annual Operations & Maintenance Budget FY 2027

	Actuals Through 07/31/26	Anticipated Aug - Sept	Anticipated FY 2026 Totals	Adopted FY 2026 Budget	Approved Proposed FY 2027 Budget
Revenues					
Developer Funding	$ 62,388.38	$ 20,106.94	$ 82,495.32	$ 110,330.00	$ 110,330.00
Interest Income	237.81	-	237.81	-	-
Net Revenues	**$ 62,626.19**	**$ 20,106.94**	**$ 82,733.13**	**$ 110,330.00**	**$ 110,330.00**
Expenditures					
Supervisor Fee	$ -	$ -	$ -	$ -	$ 1,000.00
Public Official Insurance	3,552.00	-	3,552.00	3,800.00	4,180.00
Trustee Services	4,246.25	253.75	4,500.00	4,500.00	4,500.00
District Management	27,083.30	5,416.70	32,500.00	32,500.00	32,500.00
Engineering Fees	11,821.90	3,333.33	15,155.23	20,000.00	20,000.00
District Counsel	2,920.50	3,583.33	6,503.83	21,500.00	20,000.00
Arbitrage	350.00	-	350.00	2,000.00	1,000.00
Audit	9,250.00	-	9,250.00	6,500.00	8,000.00
Travel & Per Diem	85.80	58.33	144.13	350.00	350.00
Telephone	-	8.33	8.33	50.00	50.00
Postage/Shipping	7.06	25.00	32.06	150.00	150.00
Copies	-	8.33	8.33	50.00	50.00
Legal Advertising	374.49	333.33	707.82	2,000.00	2,000.00
Website Maintenance	2,250.00	570.00	2,820.00	2,820.00	2,820.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
General Insurance	4,342.00	-	4,342.00	4,650.00	5,115.00
Additional Insurance	1,350.00	-	1,350.00	1,350.00	1,400.00
Tax Preparation Fee	16.05	-	16.05	25.00	50.00
Contingency	-	485.00	485.00	2,910.00	1,990.00
Hurricane Clean up	-	833.33	833.33	5,000.00	5,000.00
Total Expenditures	**$ 67,824.35**	**$ 14,908.78**	**$ 82,733.13**	**$ 110,330.00**	**$110,330.00**
Net Income (Loss)	**$ (5,198.16)**	**$ 5,198.16**	**$ -**	**$ -**	**$ -**

One Daytona Community Development District
Fiscal Year 2027

Budget Item Description

Revenues:

Developer Funding

Funding from the Developer.

Administrative Expenditures:

Supervisor Fee

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

Public Official 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

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.

One Daytona Community Development District
Fiscal Year 2027

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.

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.

One Daytona Community Development District
Fiscal Year 2027

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
Proposed Annual Debt Service Budget FY 2027

		FY2027 Proposed Series 2018 Budget
REVENUES:		
*Estimated TIF	$	737,308.86
TOTAL REVENUES	**$**	**737,308.86**
EXPENDITURES:		
*Interest 11/01/2026	$	183,213.99
Principal 11/01/2026	$	554,094.87
TOTAL EXPENDITURES	**$**	**737,308.86**
EXCESS REVENUES	**$**	**-**

*See TIF calculation in Closing Transcript for the Series 2018 Bond

One Daytona
Community Development District

Consideration of Fiscal Year 2026-2027
Budget Funding Agreement

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 FUNDING AGREEMENT

This Agreement is made and entered into this 21ST day of August, 2026, 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 2026-2027 (which commences on October 1, 2026, and concludes on September 30, 2027); 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 2026-2027 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:

____
Secretary/Assistant Secretary

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT

____
By: ____________________________
Its: ____________________________

____
Witness

DAYTONA BEACH PROPERTY HOLDINGS RETAIL, LLC

____
By: ____________________________
Its: ____________________________

Exhibit A Property Description
Exhibit B Fiscal Year 2026-2027 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 FEETTO 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 FEETTO 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 2026-2027
General Fund Budget

One Daytona Community Development District

Proposed Annual Operations & Maintenance Budget FY 2027

	Actuals Through 07/31/26	Anticipated Aug - Sept	Anticipated FY 2026 Totals	Adopted FY 2026 Budget	Approved Proposed FY 2027 Budget
Revenues					
Developer Funding	$ 62,388.38	$ 20,106.94	$ 82,495.32	$ 110,330.00	$ 110,330.00
Interest Income	237.81	-	237.81	-	-
Net Revenues	**$ 62,626.19**	**$ 20,106.94**	**$ 82,733.13**	**$ 110,330.00**	**$ 110,330.00**
Expenditures					
Supervisor Fee	$ -	$ -	$ -	$ -	$ 1,000.00
Public Official Insurance	3,552.00	-	3,552.00	3,800.00	4,180.00
Trustee Services	4,246.25	253.75	4,500.00	4,500.00	4,500.00
District Management	27,083.30	5,416.70	32,500.00	32,500.00	32,500.00
Engineering Fees	11,821.90	3,333.33	15,155.23	20,000.00	20,000.00
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Hurricane Clean up	-	833.33	833.33	5,000.00	5,000.00
Total Expenditures	**$ 67,824.35**	**$ 14,908.78**	**$ 82,733.13**	**$ 110,330.00**	**$110,330.00**
Net Income (Loss)	**$ (5,198.16)**	**$ 5,198.16**	**$ -**	**$ -**	**$ -**

One Daytona
Community Development District

Review and Acceptance of the Fiscal Year 2025 Audit Report

JAMESMOORE

June 5, 2026

To the Board of Supervisors,
One Daytona Community Development District:

We have audited the financial statements of One Daytona Community Development District (the District) as of and for the years ended September 30, 2025, and have issued our report thereon dated June 5, 2026. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated December 15, 2025, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of the system of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the system of internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding significant control deficiencies over financial reporting and material noncompliance, and other matters noted during our audit in a separate letter to you dated June 5, 2026.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm has complied with all relevant ethical requirements regarding independence.

We have applied safeguards related to our assistance related to the preparation of the District's financial statements, including, but not limited to, an assessment of management's skill, knowledge, and experience, and by obtaining a completed financial statement disclosure checklist from management.

Significant Risks Identified

Professional standards require that we, as auditors, identify significant risks that impact the audit based upon the nature of the organization and design our audit procedures to adequately address those risks. As part of the audit process, we have identified the following significant risks, which are being communicated solely to comply with auditing standards and do not represent any specific finding and/or concerns related to the audit:

- Override of internal controls by management
- Improper use of restricted resources
- Improper revenue recognition due to fraud

Our audit was designed to adequately address the above risks and no issues were noted that impacted our ability to render an opinion on the financial statements.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note (1) to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2025. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates and Related Disclosures

Accounting estimates and related disclosures are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments. The most sensitive accounting estimates affecting the financial statements are:

> Management's estimate of the useful lives for depreciation was based on past history within each capital asset class. We evaluated the key factors and assumptions used to develop the fair value estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements relate to:

> The Long-Term Liabilities note to the financial statements summarizes the District's long-term debt obligations, including future debt service payments.
>
> The Related Party Transactions note to the financial statements summarizes the District's related party transactions with the developer.

Significant Unusual Transactions

For purposes of this communication, professional standards require us to communicate to you significant unusual transactions identified during our audit. We identified no significant unusual transactions as a result of our audit procedures.

Identified or Suspected Fraud

We have not identified nor have we obtained information that indicates that fraud may have occurred.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. The below list, if any, summarizes uncorrected financial statement misstatements whose effects in the current and prior periods, as determined by management, are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit. There were no such misstatements identified.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion units.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Circumstances that Affect the Form and Content of the Auditors' Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditors' report. We identified no circumstances that affect the form and content of our auditors' report as a result of our audit procedures.

Representations Requested from Management

We have requested certain written representations from management, which are included in the management representation letter dated June 5, 2026.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

Other Information in Documents Containing Audited Financial Statements

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in documents containing the District's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determined that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed, from the prior period, and the information is appropriate and complete in related to our audit of the financial statements.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the Board of Supervisors and management of the One Daytona Community Development District, and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully,

James Moore & Co., P.L.

JAMES MOORE & CO., P.L.

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

SEPTEMBER 30, 2025

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
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SEPTEMBER 30, 2025

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors,
One Daytona Community Development District:

Opinions

We have audited the financial statements of the governmental activities and each major fund of the One Daytona Community Development District (the District), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the respective budgetary comparison for the general and special revenue fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audits of the Financial Statements

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

In performing audits in accordance with GAAS and GAS, we:

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

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

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

James Moore & Co., P.L.

Daytona Beach, Florida
June 5, 2026

One Daytona Community Development District
Management's Discussion and Analysis

As management of the One Daytona Community Development District (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2025.

Financial Highlights

- The assets of the One Daytona Community Development District exceeded its liabilities at the close of the 2025 fiscal year by $577,442 (net position). Of this amount, $621,800 is net investment in capital assets.

- The District's total long-term liabilities decreased by $554,095 during the 2025 fiscal year. This reflects the repayment of bonds. The District paid interest expenditures of $178,438.

Overview of the Financial Statements

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

<u>Government-wide financial statements</u>

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

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

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

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

<u>Fund financial statements</u>

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

<u>Governmental funds</u>

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains 2 individual governmental funds, including the General Fund and Debt Service Fund. The General Fund and Debt Service Fund are reported as major funds.

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

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

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 15-22 of this report.

Government-wide Financial Analysis

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

	2025	2024	Change
ASSETS			
Current and other assets	$ 13,447	$ 21,134	$ (7,687)
Capital assets, net	14,612,647	15,424,461	(811,814)
Total assets	$ 14,626,094	$ 15,445,595	$ (819,501)
LIABILITIES			
Current liabilities	$ 249,188	$ 73,137	$ 176,051
Other liabilities	13,990,847	14,544,942	(554,095)
Total liabilities	$ 14,240,035	$ 14,618,079	$ (378,044)
NET POSITION			
Net investment in capital assets	$ 621,800	$ 879,519	$ (257,719)
Restricted for:			
Debt service	5,144	2,600	2,544
Unrestricted	(240,885)	(54,603)	(186,282)
Total net position	$ 386,059	$ 827,516	$ (441,457)

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by $577,442 at the close of the 2025 fiscal year. By far the largest portion of the District's net position, $621,800, reflects its investment in capital assets (infrastructure), less any related debt used to acquire those assets that are still outstanding.

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

	2025	2024	Change
Revenues:			
Program revenues:			
Grants and contributions	$ 802,374	$ 702,404	$ 99,970
General revenues:			
Interest and other revenues	2,870	2,987	(117)
Total revenues	$ 805,244	$ 705,391	$ 99,853
Expenses:			
General government	$ 876,880	$ 876,245	$ 635
Interest	369,821	191,554	178,267
Total expenses	$ 1,246,701	$ 1,067,799	$ 178,902
Change in net position	$ (441,457)	$ (362,408)	$ (79,049)
Net position, beginning	827,516	1,189,924	(362,408)
Net position, ending	$ 386,059	$ 827,516	$ (441,457)

Governmental activities

Governmental activities decreased the District's net position by $250,074. This amount is primarily attributable to the large amount of depreciation expense relating to infrastructure.

- The District's total revenues related to governmental activities increased by $99,853 from the prior year. Factors that contributed to an increase in revenues are an increase in ad valorem and real property tax revenue.
- Expenses related to governmental activities increased $178,902 from the prior year. This is primarily related to an increase in interest expenses.

Governmental funds

As of the end of the fiscal year 2025, the District's governmental funds reported combined ending fund balances of $11,937, an increase of approximately $2,869 in comparison with the prior year.

Capital Asset and Debt Administration

Capital assets. The District's investment in capital assets for its governmental funds as of September 30, 2025, amounts to $14,612,647 (net of accumulated depreciation). This represents a net decrease of $811,814 due to an additional year of depreciation being taken. The District had no projects under construction at the end of 2025.

The following summarizes the District's capital assets as of September 30, 2025 and 2024:

	2025	2024	Change
Infrastructure	$ 20,295,345	$ 20,295,345	$ -
Total, prior to depreciation	20,295,345	20,295,345	-
Accumulated depreciation	(5,682,698)	(4,870,884)	(811,814)
Net capital assets	$ 14,612,647	$ 15,424,461	$ (811,814)

Additional information on the District's capital assets can be found in Note (4) on page 20 of this report.

Long-term Debt. At the end of the 2025 fiscal year, the District had total bonded debt and notes payable principal outstanding of $13,990,847**.**

The following summarizes the District's long-term debt as of September 30, 2025 and 2024:

	2025	2024	Change
Series 2018 bonds payable	$ 6,490,847	$ 7,044,942	$ (554,095)
Deferred obligation	7,500,000	7,500,000	-
Total long-term liabilities	$ 13,990,847	$ 14,544,942	$ (554,095)

The District's long-term liabilities decreased by $554,095 during the current fiscal year. This decrease was attributable to ongoing payments on the 2018 bonds.

Additional information on the District's long-term liabilities can be found in Note (5) beginning on page 20 of this report.

Other Factors

One Daytona Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Budgeted developer contributions and user fee revenues for fiscal year 2025 were established to provide for the operations of the district as well as the necessary debt service requirements.

Requests for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the One Daytona Community Development District's management company at 3501 Quadrangle Blvd, Suite 207., Orlando, Florida 32817.

BASIC FINANCIAL STATEMENTS

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 6,776
Receivables, net	17
Due from developer	1,510
Restricted assets:	
Cash and cash equivalents	5,144
Capital assets:	
Other capital assets, net of depreciation	14,612,647
Total assets	$ 14,626,094
LIABILITIES	
Accounts payable and accrued liabilities	$ 1,510
Accrued interest payable	56,295
Due in more than one year:	
Bonds and notes payable	6,490,847
Deferred obligation	7,500,000
Total liabilities	$ 14,048,652
NET POSITION	
Net investment in capital assets	$ 621,800
Restricted for:	
Debt service	5,161
Unrestricted	(49,519)
Total net position	$ 577,442

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

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Governmental activities:					
General government	$ 876,880	$ -	$ 65,065	$ -	$ (811,815)
Interest on long-term debt	178,438	-	737,309	-	558,871
Total governmental activities	$ 1,055,318	$ -	$ 802,374	$ -	(252,944)
General revenues:					
Interest income					2,870
Total general revenues and transfers					2,870
Change in net position					(250,074)
Net position - beginning of year					827,516
Net position - ending of year					$ 577,442

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

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	$ 6,776	$ 5,144	$ 11,920
Receivables, net	-	17	17
Due from developer	1,510	-	1,510
Total assets	$ 8,286	$ 5,161	$ 13,447
LIABILITIES			
Accounts payable and accrued liabilities	$ 1,510	$ -	$ 1,510
Total liabilities	1,510	-	1,510
FUND BALANCES			
Restricted for:			
Debt service	-	5,161	5,161
Unassigned	6,776	-	6,776
Total fund balances	6,776	5,161	11,937
Total liabilities and fund balances	$ 8,286	$ 5,161	$ 13,447

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

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balances - total governmental funds		$ 11,937
Amounts reported for governmental activities in the statement of activities are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds		
Total governmental capital assets	20,295,345	
Less: accumulated depreciation	(5,682,698)	14,612,647
Long-term liabilities, including bonds payable and notes payable, are not due and payable in the current period and, therefore, are not reported in the funds. These liabilities, deferred outflows, and other debt-related deferred charges consist of the following:		
Bonds and notes payable	(6,490,847)	
Deferred obligation	(7,500,000)	
Accrued interest payable	(56,295)	(14,047,142)
Net position of governmental activities		$ 577,442

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

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Total Governmental Funds
Revenues			
Developer contributions	$ 65,065	$ -	$ 65,065
Intergovernmental	-	737,309	737,309
Interest income	320	2,550	2,870
Total revenues	65,385	739,859	805,244
Expenditures			
Current:			
General government	65,066	-	65,066
Debt service:			
Principal retirement	-	554,095	554,095
Interest and fiscal charges	-	183,214	183,214
Total expenditures	65,066	737,309	802,375
Excess (deficiency) of revenues over expenditures	319	2,550	2,869
Net change in fund balances	319	2,550	2,869
Fund balances, beginning of year	6,457	2,611	9,068
Fund balances, end of year	$ 6,776	$ 5,161	$ 11,937

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

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ 2,869
Differences in amounts reported for governmental activities in the statement of activities are:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives.	
Depreciation expense	(811,814)
Bond and loan proceeds are reported as financing sources in the governmental funds. However, the issuance of debt is reported as long-term debt payable in the statement of net position. Repayment of bond and note principal is an expenditure in the governmental funds, but the repayment of debt principal reduces long-term liabilities in the statement of net position. These amounts are as follows:	
Principal repayment of general long-term debt	554,095
Under the modified accrual basis of accounting used in the governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis, expenses and liabilities are reported regardless of when financial resources are available. In addition, interest on long-term debt is not recognized under the modified accrual basis of accounting until due, rather than as it accrues. These adjustments are as follows:	
Change in accrued interest on long-term debt	4,776
Change in net position of governmental activities	$ (250,074)

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

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

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

(a) **Reporting entity**—The One Daytona Community Development District (the "District") was established on February 5, 2014, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by the District of Daytona Beach. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure

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

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

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

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

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

Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which are financed wholly or partially by fees charged to external parties for goods or services and are reported in enterprise funds. However, at September 30, 2025, the District did not have any significant business-type activities. Therefore, no business-type activities are reported.

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

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

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

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

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

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

The District reports the following major governmental funds:

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

Debt Service Fund—The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

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

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

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

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

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

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

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

(f) **Prepaid items**—Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

(g) **Capital assets**—Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed. Donated assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the primary government are depreciated using the straight-line method over the estimated useful lives. Estimated useful lives for financial reporting purposes are as follows:

Assets	Years
Infrastructure	25 years

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

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

(h) **Long-term obligations**—In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Original issue bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of the applicable bond premium or discount. In the fund financial statements, governmental fund types recognize premiums and discounts, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) **Deposits and Investments:**

The District's cash and cash equivalents consist of legally authorized demand deposits in accordance with Section 218.415, Florida Statutes. The institutions in which these deposits are kept are certified as Qualified Public Depositories under the Florida Public Deposits Act. Therefore, in addition to applicable Federal Depository Insurance Corporation (FDIC) insurance, these balances on deposit at September 30, 2025, are insured or collateralized through the Bureau of Collateral Management, Florida Department of Financial Services. The District was exposed to no significant custodial credit or other risk related to its cash and investment activities.

(4) Capital Assets:

Capital asset activity for the fiscal year ended September 30, 2025, is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, being depreciated –				
Infrastructure	$ 20,295,345	$ -	$ -	$ 20,295,345
Less accumulated depreciation for–				
Infrastructure	(4,870,884)	(811,814)	-	(5,682,698)
Governmental activities capital assets, net	$ 15,424,461	$ (811,814)	$ -	$ 14,612,647

Depreciation expense of $811,814 was charged to the general government function on the statement of activities.

(5) Long-Term Liabilities:

Long-term liability activity for the year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds payable:					
Series 2018	$ 7,044,942	$ -	$ (554,095)	$ 6,490,847	$ -
Deferred Obligation	7,500,000	-	-	7,500,000	-
Governmental activities – Total long-term liabilities	$ 14,544,942	$ -	$ (554,095)	$ 13,990,847	$ -

Bonds and notes payable in the District's governmental activities at September 30, 2025, were comprised of the following obligations:

Series 2018 Capital Improvement Bond, was issued to fund the acquisition of infrastructure, due in full plus interest at 2.625% compounded annually year until final maturity on October 1, 2046. Pledged by economic incentive grant payments received from the City of Daytona Beach.	$ 6,490,847

There are no annual debt service requirements to maturity for the District's governmental activities as the bond is a capital appreciation bond with the principal and interest paid in one lump sum on the maturity date. In general, an event of default will occur if the District fails to make a payment of principal and interest when such amounts are due and payable or if the District fails to punctually perform any of the material covenants, conditions, agreements and provisions contained in a debt indenture. In the event of default, the bond or noteholders shall be entitled to sue for, enforce payment for, and receive any and all amounts due from the District for principal and interest.

Certain costs advanced by the Developer for capital improvements exceeded the original principal amount of the Series 2018 Note. The difference is evidenced by a non-interest-bearing Deferred Obligation payable from economic incentive grant revenues after the obligations represented by the Series 2018 Bond have been paid. At September 30, 2025, the balance of this deferred obligation totaled $7,500,000.

(6) **Risk Management:**

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

(7) **Management Company:**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs. For the period ended September 30, 2025, the District paid the management company $32,500.

(8) **Related Party Transactions:**

The Developer contributed $65,065 during the year for operations and maintenance costs in connection with an agreement to fund certain expenditures as they are incurred. Approximately $1,527 is due from the Developer at September 30, 2025. In addition, as detailed in Note (5), the District has a remaining Deferred Obligation payable to the Developer in the amount of $7,500,000.

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, Daytona Beach Property Holdings Retail, LLC, the loss of which could have a material adverse effect on the District's operations.

(9) **Interlocal Agreement:**

In 2016, the District entered into agreements with the City of Daytona Beach (the City) and Volusia County (the County) to receive funding for the construction, operation, and maintenance of a phased high quality, mixed-use retail and entertainment development to be known as "One Daytona." Estimated construction costs for the development total $812,500,000, including estimated public infrastructure costs totaling $52,906,000.

The City has agreed to make an economic incentive grant payment of $2,000,000 to the District within 30 days after issuance of a construction permit and has agreed for an incentive grant of up to $18,000,000 during the years under the grant period, which includes years 2016-2046. The incentive grants will be based on the increase over the 2013 base year value in the ad valorem real and personal property tax revenues collected on properties located within the District. During the year ended September 30, 2025, the District received $737,309 in grant funding from the City.

(10) **Recent Accounting Pronouncements:**

GASB has issued several pronouncements that have effective dates that may impact future financial statements. Listed below are pronouncements with required implementation dates effective for subsequent fiscal years that have not yet been implemented. Management has not currently determined what, if any, impact implementation of the following will have on the City's financial statements:

GASB issued Statement No. 103, *Financial Reporting Model Improvements*, in April 2024. The objective of GASB 103 is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The effective date for implementation is fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*, in September 2024. GASB Statement No. 104 requires governments to disclose separate information about specific types of capital assets and establishes criteria for identifying and reporting capital assets held for sale. The objective of GASB 104 is to enhance transparency and improve the usefulness of financial statements for stakeholders by providing more detailed information on these assets. The provisions are effective for fiscal years beginning after June 15, 2025

GASB issued Statement No. 105, *Subsequent Events,* in December 2025. GASB Statement No. 105 clarifies the subsequent events time frame and establishes accounting and disclosure requirements for recognized and nonrecognized subsequent events. The provisions of GASB Statement No. 105 are effective for fiscal years beginning after June 15, 2026.

REQUIRED SUPPLEMENTARY INFORMATION

ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			
	Original	**Final**	**Actual**	**Variance with Final Budget -**
Revenues				
Developer contributions	$ 110,330	$ 110,330	$ 65,065	$ (45,265)
Interest income	-	-	320	320
Total revenues	110,330	110,330	65,385	(44,945)
Expenditures				
Current:				
General government	110,330	110,330	65,066	45,264
Total expenditures	110,330	110,330	65,066	45,264
Excess (deficiency) of revenues over (under) expenditures	-	-	319	319
Net change in fund balances	-	-	319	319
Fund balances, beginning of year	6,457	6,457	6,457	-
Fund balances, end of year	$ 6,457	$ 6,457	$ 6,776	$ 319

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

OTHER REPORTS

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

To the Board of Supervisors,
One Daytona Community Development District:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and each major fund of the One Daytona Community Development District (the District), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated June 5, 2026.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

James Moore & Co., P.L.

Daytona Beach, Florida
June 5, 2026

JAMESMOORE

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

To the Board of Supervisors,
One Daytona Community Development District:

Report on the Financial Statements

We have audited the basic financial statements of One Daytona Community Development District (the District), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 5, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and Chapter 10.550, Rules of the State of Florida Office of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 5, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

Special District Component Units

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

Specific Special District Information - One Daytona Community Development District

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

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7., Rules of the Auditor General, the One Daytona Community Development District reported the following unaudited data:

a) The total number of district employees compensated in the last pay period of the district's fiscal year: 0 .

b) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year: 5.

c) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: $0 .

d) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $53,008.

e) Each construction project with a total cost of at least $65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:

a. No such projects noted.

f) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as follows: there were no amendments between the original and final total district expenditure budget.

Additional Matters

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

Purpose of this Letter

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

James Moore & Co., P.L.

Daytona Beach, Florida
June 5, 2026

JAMESMOORE

INDEPENDENT ACCOUNTANTS' EXAMINATION REPORT

To the Board of Supervisors,
One Daytona Community Development District:

We have examined the One Daytona Community Development District's (the District) compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies* (the Statute), for the year ended September 30, 2025. The District's management is responsible for compliance with those requirements. Our responsibility is to obtain reasonable assurance by evaluating the District's compliance with the Statute for the year ended September 30, 2025, and performing other procedures to obtain sufficient appropriate audit evidence to express an opinion that conveys the results of our evaluation based on our examination.

Our examination was conducted in accordance with attestation standards for a direct examination established by the AICPA. Those standards require that we obtain reasonable assurance by evaluating whether the District's compliance with the Statute for the year ended September 30, 2025, and performing procedures to obtain sufficient appropriate evidence to express an opinion that conveys the result of our measurement or evaluation of the District's compliance with the Statute for the year ended September 30, 2025. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of risks that the District is not in compliance with those requirements in all material respects, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

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

In our opinion, the District complied with the aforementioned requirements for the year ended September 30, 2025, in all material respects.

James Moore & Co., P.L.

Daytona Beach, Florida
June 5, 2026

One Daytona
Community Development District

Consideration of Recommendation of the Auditor Selection Committee

One Daytona
Community Development District

Review and Acceptance of the Annual Engineer's Report

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd., Suite C
Ormond Beach, FL 32174
386-677-2482 • Fax: 386-677-2505
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MEMORANDUM

To:	**Ms. Jane Garrlandt, District Manager**
Cc:	**Mr. Mark Watts, District Attorney**
From:	**Robert J. Ball, P.E., District Engineer**
Date:	**June 29th, 2026**
Re:	**One Daytona –CDD Annual Report, ZC 11191**

This memo is to inform you that as the One Daytona CDD Engineer we have performed our yearly review of the civil site and infrastructure improvements dedicated to the CDD (roads and stormwater system) as part of the One Daytona development. No inspections were performed on the south side of ISB. We suggest additional discussion with the Board and the Board's attorney to determine if additional review is necessary. Following our observation of the infrastructure, we believe the overall status of the improvements to be in good condition once completion of the recommended improvements are made. Where we did identify some minor deficiencies, we believe these items to be regular maintenance matters as shown on the attached Appendix A.

Consistent with last year's inspection, our review consisted of primarily surface improvements. The general "high level" review of storm drainage did not seem to warrant much concern past regular maintenance. Overall, we found most of the comments for repairs are similar to previous years in regard to the pavers & ADA ramps within CDD right-of-way. We also identified several stop signs and stop bars that need to be replaced. We also recommend continue regular mowing as a part of your ongoing maintenance routine to help manage cattail and vegetation growth around the pond.

Overall, the condition of the infrastructure of the One Daytona complex appeared to be in good working order and will function substantially as designed. In order to ensure that the infrastructure remains in good working order and condition, I recommend that a minimum of $135,000.00 be budgeted or contracted with the landowner on an annual basis for ongoing maintenance (see below for detail). In addition, we suggest $15,000 for various testing as we approach the 5-year mark to update the State's Stormwater Needs Analysis in 2027. This testing will likely include video of the storm system and possible pavement core sampling.

With regard to the Needs Analysis, ZCA put together a Stormwater Needs Analysis in July 2022 for a long-term planning process for stormwater. It required a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. In this regard, we suggest the $135,000 to be divided into $50,000 for regular maintenance (striping, signage, ADA mats, etc.) and $85,000 for future pipe and roadway removal and replacement.

The Master Trust Indenture Section 9.21 states that ZCA is to provide recommendations as to the insurance to be carried under the provisions of Section 9.14 hereof and the amount that should be set aside monthly for the purpose of paying insurance premiums which fall due less often than monthly. Based on the nature and extent of the District's ownership of the public infrastructure, we recommend that $2,000.00 per month be included in the budget to pay insurance premiums associated with the Project.

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Appendix A

Civil Site Inspection Report—Punch list

To: ***Ms. Jane Garrlandt, Mr. Mark Watts***

From: *Robert J. Ball, P.E., District Engineer*

Date: 6-29-26

Re: ***One Daytona - 11191***

Zev Cohen & Associates reviewed the civil site improvements for the above referenced project. The following items were identified to be either deficient or in need of repair and shall serve as the project civil site punch list:

Stop Sign and Stop Bar Needed

Across Road S of Costco Gas Station

Stop Sign Needed

Where Pit Rd. turns right onto Legends Lane, 1st Right into Parking Lot

8x8 concrete slab needs replaced

E Side of Entrance Road, Near ISB

Minor Settling Locations Throughout the Project

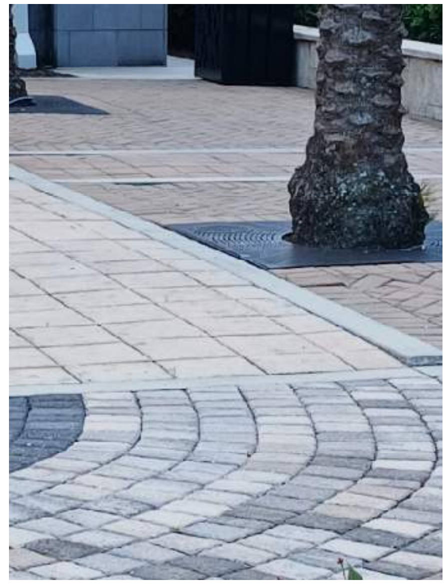

W Pond at Entrance Road


Recessed Panels in Stage Area


Landscape Edging in Stage Area


Stage Area

Stage Area

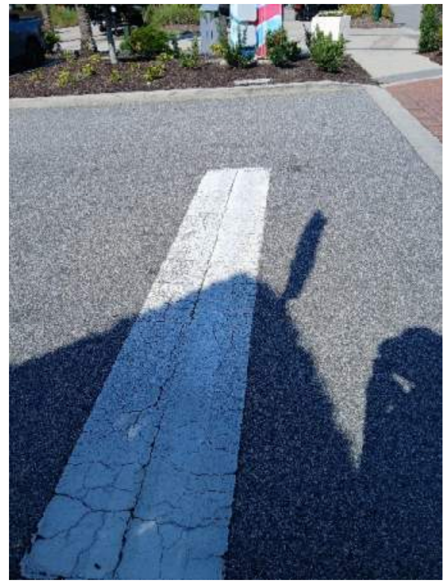


2 Spots, N end of Island, Daytona Blvd.

Outside The Daytona

Paint & Thermoplastic Striping and Lettering is Aging Throughout Project Examples

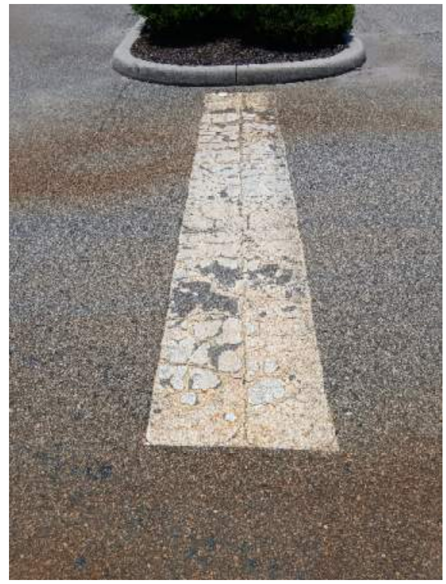

Main Entrance Off ISB


Parking Lot W of Entrance Road


In Front of P.F. Changs


By Costco Gas Station


Between Costco and Cinema

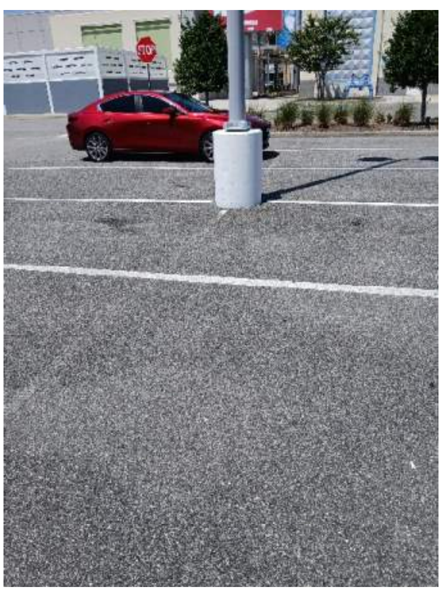

W of Cinema


Parking Garage Top Level


Parking Garage Top Level


Parking Garage Top Level


Parking Garage Top Level



Parking Garage W Side


Parking Garage E Side

ADA mats or tiles needed

W of Stage Area

The Daytona, Both Ends of Walkway

Parking Garage W Side

SW Corner of Checkered Flag Blvd. and Road on East Side of Parking Garage

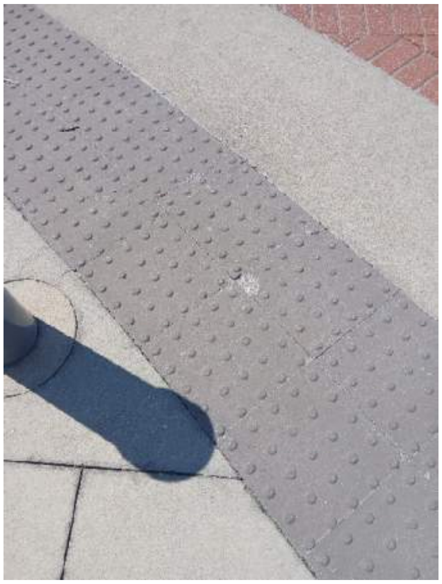
ADA mats or tiles need repair or replacement


At PF Changs


Entrance Road


Entrance Road


S Side of Fairfield Inn & Suites


Outside Fairfield Inn & Suites


Road on E Side of Parking Garage, Near Legends Lane


W Side of Cinema


W Side of Cinema

Drainage Issues on 2nd Level of Parking Garage

Graffiti on 2nd Level of Parking Garage

Wheel Stops Damaged or Awry

Stage Area

Parking Garage

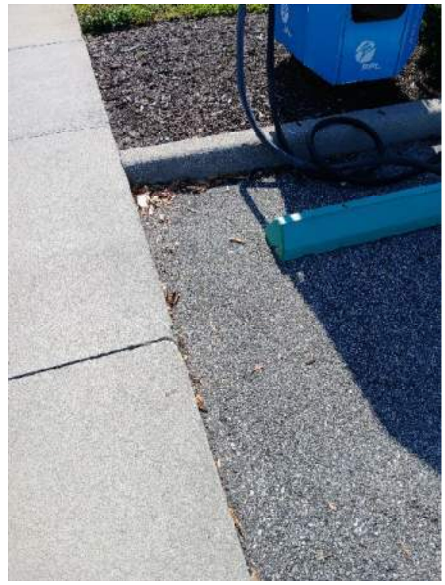

Parking Garage


E Side of Cinema


Parking Lot N of Bass Pro Shops

Sidewalks are aging and cracking. Noted are larger chips and displacements


Near PF Changs


Near Charging Station


Walkway Around W Pond


Walkway Around W Pond


Walkway Around W Pond


Walkway Around W Pond


W Side of Entrance Road


Gutter on W Side of Daytona Blvd.,
N of Checkered Flag Blvd.


Stage Area


Stage Area

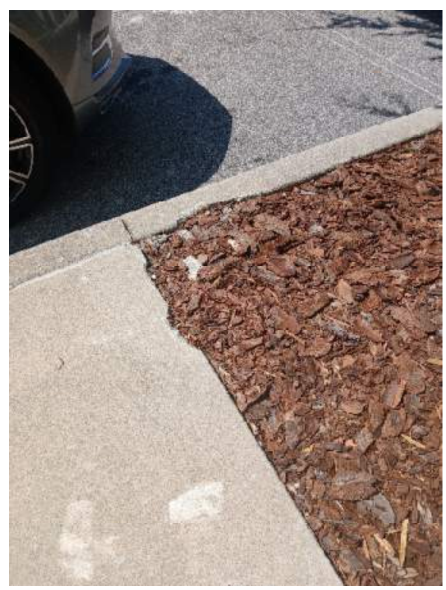

Stage Area


Stage Area


Stage Area


Stage Area


S Side of Fairfield Inn & Suites


S Side of Fairfield Inn & Suites


S Side of Fairfield Inn & Suites


N of Fairfield Inn & Suites


N of Fairfield Inn & Suites


S of Cinema, Across Street

Road N of Costco

Cosmetic – Concrete residue

S Side of Fairfield Inn & Suites

One Daytona
Community Development District

Ratification of Funding Request
Nos. 265 – 273

ONE DAYTONA
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Funding Request No. 265
5/1/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
344459	Ormond Beach Observer (ONEDAY)	05/07/2026	One Daytona CDD	61.39
			Total:	**61.39**

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. 266
5/15/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-05-2026-54	PFM Management Services LLC (ONEDAY)	05/05/2026	One Daytona CDD	2,708.33
OE-EXP-05-2026-44	PFM Management Services LLC (ONEDAY)	05/06/2026	One Daytona CDD	0.74
83873	Zev Cohen & Associates, Inc. (ONEDAY)	05/08/2026	One Daytona CDD	225.00
			Total:	**2,934.07**

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. 267
5/22/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
346137	Ormond Beach Observer (ONEDAY)	05/28/2026	One Daytona CDD	62.34
8474	VGlobalTech (ONEDAY)	05/01/2026	One Daytona CDD	135.00
			Total:	**197.34**

Secretary / Assistant Secretary

Chairman / Co-Chairman

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

ONE DAYTONA
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Funding Request No. 268
6/5/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
7943516	U.S. Bank (ONEDAY)	10/24/2025	One Daytona CDD	4,246.25
8563	VGlobalTech (ONEDAY)	06/01/2026	One Daytona CDD	135.00
			Total:	**4,381.25**

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. 269
6/12/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
855117	James Moore & Co., P.L. (ONEDAY)	05/31/2026	One Daytona CDD	9,250.00
DM-06-2026-54	PFM Management Services LLC (ONEDAY)	06/05/2026	One Daytona CDD	2,708.33
OE-EXP-06-2026-28	PFM Management Services LLC (ONEDAY)	06/09/2026	One Daytona CDD	4.10
84054	Zev Cohen & Associates, Inc. (ONEDAY)	06/10/2026	One Daytona CDD	455.00
			Total:	**12,417.43**

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. 270
6/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
82884	Cobb Cole (ONEDAY)	06/02/2026	One Daytona CDD	78.00
			Total:	**78.00**

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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Funding Request No. 271
7/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
84247	Zev Cohen & Associates, Inc. (ONEDAY)	07/10/2026	One Daytona CDD	4,959.95
			Total:	**4,959.95**

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. 272
7/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
352811	Ormond Beach Observer (ONEDAY)	08/06/2026	One Daytona CDD	137.90
DM-07-2026-58	PFM Management Services LLC (ONEDAY)	07/06/2026	One Daytona CDD	2,708.33
OE-EXP-07-2026-27	PFM Management Services LLC (ONEDAY)	07/10/2026	One Daytona CDD	0.74
8644	VGlobalTech (ONEDAY)	06/30/2026	One Daytona CDD	300.00
8698	VGlobalTech (ONEDAY)	07/01/2026	One Daytona CDD	135.00
			Total:	**3,281.97**

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. 273
7/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
84743	Cobb Cole (ONEDAY)	07/08/2026	One Daytona CDD	2,154.00
			Total:	**2,154.00**

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

July 2026 Financial Package

July 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900

One Daytona CDD
Statement of Financial Position
As of 7/31/2026

	General Fund	Debt Service	Long Term Debt Group	Total
Assets				
Current Assets				
General Checking Account	$ 3,735.77			$ 3,735.77
Restricted Reserve	3,278.62			3,278.62
Accounts Receivable - Due from Developer	5,435.97			5,435.97
Revenue Series 2018		$ 1.10		1.10
Redemption Account Series 2018		6,461.32		6,461.32
Total Current Assets	$ 12,450.36	$ 6,462.42	$ -	$ 18,912.78
Investments				
Amount Available in Debt Service Funds			$ 6,462.42	$ 6,462.42
Amount To Be Provided			13,289,784.80	13,289,784.80
Total Investments	$ -	$ -	$ 13,296,247.22	$ 13,296,247.22
Total Assets	$ 12,450.36	$ 6,462.42	$ 13,296,247.22	$ 13,315,160.00
Liabilities and Net Assets				
Current Liabilities				
Accounts Payable	$ 5,435.97			$ 5,435.97
Deferred Revenue	5,435.97			5,435.97
Total Current Liabilities	$ 10,871.94	$ -	$ -	$ 10,871.94
Long Term Liabilities				
Revenue Bonds Payable - Long-Term			$ 13,296,247.22	$ 13,296,247.22
Total Long Term Liabilities	$ -	$ -	$ 13,296,247.22	$ 13,296,247.22
Total Liabilities	$ 10,871.94	$ -	$ 13,296,247.22	$ 13,307,119.16
Net Assets				
Net Assets, Unrestricted	$ (104,000.00)			$ (104,000.00)
Net Assets - General Government	110,776.58			110,776.58
Current Year Net Assets - General Government	(5,198.16)			(5,198.16)
Net Assets, Unrestricted		$ 5,161.09		5,161.09
Current Year Net Assets, Unrestricted		1,301.33		1,301.33
Total Net Assets	$ 1,578.42	$ 6,462.42	$ -	$ 8,040.84
Total Liabilities and Net Assets	$ 12,450.36	$ 6,462.42	$ 13,296,247.22	$ 13,315,160.00

One Daytona CDD

Statement of Activities
As of 7/31/2026

	General Fund	Debt Service	Long Term Debt Group	Total
Revenues				
Developer Contributions	$ 62,388.38			$ 62,388.38
Ad Valorem and Real Property Tax Revenue		$ 863,485.28		863,485.28
Total Revenues	$ 62,388.38	$ 863,485.28	$ -	$ 925,873.66
Expenses				
Public Official Insurance	$ 3,552.00			$ 3,552.00
Trustee Services	4,246.25			4,246.25
District Management	27,083.30			27,083.30
Engineering	11,821.90			11,821.90
District Counsel	2,920.50			2,920.50
Audit	9,250.00			9,250.00
Arbitrage Calculation	350.00			350.00
Tax Preparation	16.05			16.05
Travel and Per Diem	85.80			85.80
Postage & Shipping	7.06			7.06
Legal Advertising	374.49			374.49
Web Site Maintenance	2,250.00			2,250.00
Dues, Licenses, and Fees	175.00			175.00
General - Insurance	4,342.00			4,342.00
Other Insurance	1,350.00			1,350.00
Principal Payment		$ 694,600.28		694,600.28
Interest Payments		168,885.00		168,885.00
Total Expenses	$ 67,824.35	$ 863,485.28	$ -	$ 931,309.63
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	$ 237.81			$ 237.81
Interest Income		$ 1,301.33		1,301.33
Total Other Revenues (Expenses) & Gains (Losses)	$ 237.81	$ 1,301.33	$ -	$ 1,539.14
Change In Net Assets	$ (5,198.16)	$ 1,301.33	$ -	$ (3,896.83)
Net Assets At Beginning Of Year	$ 6,776.58	$ 5,161.09	$ -	$ 11,937.67
Net Assets At End Of Year	$ 1,578.42	$ 6,462.42	$ -	$ 8,040.84

One Daytona CDD
Budget to Actual
For the month ending 07/31/2026

	Actual	Year To Date Budget	Variance	FY2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	$ 62,388.38	$ 91,941.67	$ (29,553.29)	$ 110,330.00	56.55%
Net Revenues	**$ 62,388.38**	**$ 91,941.67**	**$ (29,553.29)**	**$ 110,330.00**	**56.55%**
General & Administrative Expenses					
Public Official Insurance	$ 3,552.00	$ 3,166.67	$ 385.33	$ 3,800.00	93.47%
Trustee Services	4,246.25	3,750.00	496.25	4,500.00	94.36%
District Management	27,083.30	27,083.33	(0.03)	32,500.00	83.33%
Engineering	11,821.90	16,666.67	(4,844.77)	20,000.00	59.11%
District Counsel	2,920.50	17,916.67	(14,996.17)	21,500.00	13.58%
Arbitrage	350.00	1,666.67	(1,316.67)	2,000.00	17.50%
Audit	9,250.00	5,416.67	3,833.33	6,500.00	142.31%
Travel and Per Diem	85.80	291.67	(205.87)	350.00	24.51%
Telephone	-	41.67	(41.67)	50.00	0.00%
Postage & Shipping	7.06	125.00	(117.94)	150.00	4.71%
Copies	-	41.67	(41.67)	50.00	0.00%
Legal Advertising	374.49	1,666.67	(1,292.18)	2,000.00	18.72%
Web Site Maintenance	2,250.00	2,350.00	(100.00)	2,820.00	79.79%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
General - Insurance	4,342.00	3,875.00	467.00	4,650.00	93.38%
Other Insurance	1,350.00	1,125.00	225.00	1,350.00	100.00%
Tax Preparation Fee	16.05	20.83	(4.78)	25.00	64.20%
Contingency	-	2,425.00	(2,425.00)	2,910.00	0.00%
Hurricane Cleanup	-	4,166.67	(4,166.67)	5,000.00	0.00%
Total General & Administrative Expenses	**$ 67,824.35**	**$ 91,941.67**	**$ (24,117.32)**	**$ 110,330.00**	**61.47%**
Total Expenses	**$ 67,824.35**	**$ 91,941.67**	**$ (24,117.32)**	**$ 110,330.00**	**61.47%**
Income (Loss) from Operations	**$ (5,435.97)**	**$ -**	**$ (5,435.97)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 237.81	$ -	$ 237.81	$ -	
Total Other Income (Expense)	**$ 237.81**	**$ -**	**$ 237.81**	**$ -**	
Net Income (Loss)	**$ (5,198.16)**	**$ -**	**$ (5,198.16)**	**$ -**	