

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**July 17, 2025**

**BOARD OF SUPERVISORS  
PUBLIC HEARINGS  
AND REGULAR  
MEETING AGENDA**

**PACIFIC ACE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Pacific Ace Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

July 10, 2025

Board of Supervisors  
Pacific Ace Community Development District

Dear Board Members:

The Board of Supervisors of the Pacific Ace Community Development District will hold Public Hearings and a Regular Meeting on July 17, 2025 at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
  - A. Affidavit of Publication
  - B. Mailed Notice to Property Owners
  - C. Consideration of Resolution 2025-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Fiscal Year 2026 Budget Deficit Funding Agreement
6. Consideration of Poulos & Bennett, LLC Work Authorization No.3

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

7. Consideration of Resolution 2025-13, Electing Officer(s) of the District and Providing for an Effective Date
8. Ratification of The Car Store of West Orange, Inc. Towing Services Agreement
9. Acceptance of Unaudited Financial Statements as of May 31, 2025
10. Approval of May 15, 2025 Regular Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Kilinski | Van Wyk PLLC*
  - B. District Engineer: *Heidt Design, LLC*
  - C. Property Manager: *Empire Management*
    - I. Consideration of Community Boss Software
      - Product Overview: HOA & Condo Solutions
      - Quote Number 1913 [Parking Boss for HOA]
    - II. Consideration of Massey Services, Inc. Agreements
      - Pest Prevention Monthly Agreement
      - Subterranean Termite/Wood Destroying Insects Baiting Service Agreement
    - III. Consideration of Master Electrical Services, Inc. Proposal [The Sanctuary Monument Lighting Upgrade]
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 426 Registered Voters as of April 15, 2025
    - UPCOMING MEETINGS
      - August 21, 2025 at 2:00 PM
      - September 18, 2025 at 2:00 PM
    - QUORUM CHECK

SEAT 1	STEPHEN MCCONN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SUSAN CARTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JEFF MYERS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CASEY DARE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	STEVE WHITE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at Kristen Suit at (410) 207-1802.

Sincerely,  
  
Kristen Suit  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 943 865 3730**

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **3A**

The Villages<sup>®</sup>  
**DAILY SUN**

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

Before the undersigned authority personally appeared Amber Sevison, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad #01256671 in the matter of

**PACIFIC ACE COMMUNITY DEVELOPMENT  
DISTRICT NOTICE OF PUBLIC HEARING**  
was published in said newspaper in the issues of  
**June 23, 2025**

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

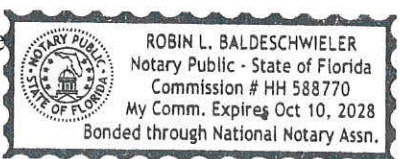
  
\_\_\_\_\_  
(Signature Of Affiant)

Sworn to and subscribed before me this 23  
Day of June 2025.

  
Robin L. Baldeschwieler, Notary

Personally Known X or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

Attach Notice Here



# PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors (“**Board**”) for the Pacific Ace Community Development District (“**District**”) will hold the following two public hearings and a regular meeting:

DATE: July 17, 2025  
 TIME: 2:00 p.m.  
 LOCATION: Hampton Inn & Suites by Hilton  
 2200 E. Highway 50  
 Clermont, Florida 34711

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). The second public hearing is being held pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type*	Total # of Units/ Acres	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Maximum Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Maximum Change in Annual Dollar Amount
Residential Unit	549	1.0	\$1,250.15	\$1,418.14**	\$167.99
Unplatted Land	46.93	Per Acre	\$446	\$494.35**	\$47.56

\*Your lot type is provided on page 1 of this notice.

\*\* Including collection costs and early payment discounts

\*\*\* This amount is based on \$200 per unit and is for notice purposes only. The proposed FY26 amount for the off-roll, unplatted units is \$170.36 per unit.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lake County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in

loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

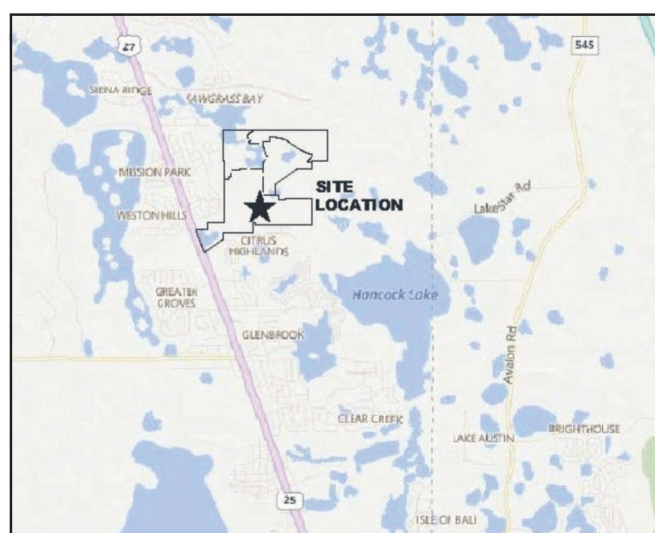
**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Tel: (877) 276-0889 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
 Pacific Ace Community Development District



**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Pacific Ace Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed

Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: July 17, 2025  
 TIME: 2:00 p.m.  
 LOCATION: Hampton Inn & Suites by Hilton  
 2200 E. Highway 50  
 Clermont, Florida 34711

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County, Florida, at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lake County, Florida. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15TH DAY OF MAY 2025.**

ATTEST: PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

/s/ Kristen Suit  
 Secretary/Assistant Secretary

By: /s/ Stephen McConn  
 Its: Chair

**Exhibit A:** Proposed Budget for Fiscal Year 2026 Amazon



# The Villages<sup>®</sup> DAILY SUN

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

Before the undersigned authority personally appeared Amber Sevison, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad #01256671 in the matter of

## **PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING**

was published in said newspaper in the issues of  
**June 30, 2025**

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



(Signature Of Affiant)

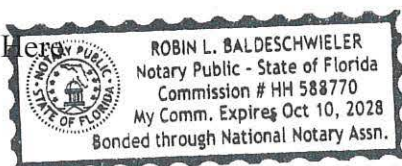
Sworn to and subscribed before me this 30  
Day of June 2025.



Robin L. Baldeschwieler, Notary

Personally Known X or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

Attach Notice Here



# PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

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The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lake County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in

loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

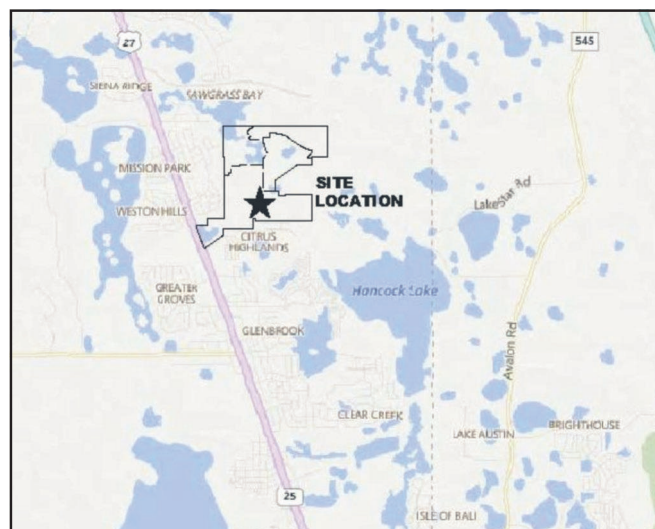
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Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
 Pacific Ace Community Development District



**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Pacific Ace Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed

Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: July 17, 2025  
 TIME: 2:00 p.m.  
 LOCATION: Hampton Inn & Suites by Hilton  
 2200 E. Highway 50  
 Clermont, Florida 34711

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County, Florida, at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lake County, Florida. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15TH DAY OF MAY 2025.**

ATTEST: PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

/s/ Kristen Suit  
 Secretary/Assistant Secretary

By: /s/ Stephen McConn  
 Its: Chair

**Exhibit A:** Proposed Budget for Fiscal Year 2026 Amazon

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **3B**

## RESOLUTION 2025-11

### THE ANNUAL APPROPRIATION RESOLUTION OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Pacific Ace Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local 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 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 (2) days before the public hearing; and

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Pacific Ace Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,762,821 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$900,407
DEBT SERVICE FUND – SERIES 2022 BONDS	\$263,200
DEBT SERVICE FUND – SERIES 2024 BONDS	\$599,214
TOTAL ALL FUNDS	\$1,762,821

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate

change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

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

**PASSED AND ADOPTED** this 17th day of July, 2025.

ATTEST:

**PACIFIC ACE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Adopted Budget for Fiscal Year 2026

**Exhibit A:** Adopted Budget for Fiscal Year 2026

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**



**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
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**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 462,556				\$ 778,560
Allowable discounts (4%)	(18,502)				(31,142)
Assessment levy: on-roll - net	444,054	\$301,113	\$ 142,941	\$ 444,054	747,418
Assessment levy: off-roll	229,081	149,332	9,596	158,928	19,762
Landowner contribution	113,968	28,099	49,105	77,204	133,227
Lot closing assessments	-	70,153	-	70,153	-
Total revenues	787,103	548,697	201,642	750,339	900,407
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	215	-	215	1,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	19,933	-	19,933	35,000
Engineering	3,000	-	3,000	3,000	3,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	750	500	1,250	2,000
Trustee	5,000	-	5,000	5,000	5,000
Telephone	200	100	100	200	200
Postage	500	285	215	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	1,266	234	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,500	6,161	-	6,161	6,500
Contingencies/bank charges	500	643	-	643	750
Meeting room rental	3,000	268	2,732	3,000	2,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	13,877	6,022	7,855	13,877	23,357
Total professional & administrative	105,917	60,773	50,346	111,119	136,647
<b>Operations and maintenance</b>					
<b>Management and administration</b>					
O&M accounting services	5,500	2,750	2,750	5,500	5,500
Insurance (property coverage only)	30,000	9,819	20,181	30,000	40,000
Management services	46,000	17,000	29,000	46,000	47,380
Office supplies/printing binding	1,750	-	1,750	1,750	-
<b>Grounds/building maintenance</b>					
General maintenance common area	7,000	16,362	-	16,362	10,000
Irrigation repairs	5,000	2,122	2,878	5,000	5,000
Well/pump maintenance repair	5,000	-	5,000	5,000	5,000
Landscape contract	156,000	73,680	82,320	156,000	190,680
Landscaping extras - replacement, mulch, annuals	24,000	16,880	7,120	24,000	27,500
Tree trimming	2,500	540	1,960	2,500	2,500
Pressure washing	5,000	-	5,000	5,000	5,000
Aquatic maintenance/monitoring	20,000	9,684	10,316	20,000	24,500
Fence/wall/lighting repairs	2,000	-	2,000	2,000	3,000
Solar lighting/street poles	109,000	5,390	103,610	109,000	-

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>Operations and maintenance (continued)</b>					
<b>Recreational - amenity</b>					
Insurance amenity	-	868	-	868	-
Facility management amenity staff	24,000	3,000	21,000	24,000	-
Holiday decorations	4,500	2,900	1,600	4,500	-
Electric - amenity	10,000	44	9,956	10,000	10,000
Domestic water/sewer - amenity	6,000	1,280	4,720	6,000	12,000
Irrigation reclaimed - amenity	6,000	1,695	4,305	6,000	7,000
Telephone/cable/internet - amenity	3,000	160	2,840	3,000	3,000
Clubhouse general maintenance	4,500	1,323	3,177	4,500	4,500
Playground maintenance/repair/mulch	4,500	-	4,500	4,500	4,500
Pool permits/licenses	800	-	800	800	800
Pool service contract	23,000	-	23,000	23,000	23,000
Pool and splash pad repairs/maintenance	4,500	-	4,500	4,500	4,500
Janitorial service contract	22,000	-	22,000	22,000	22,000
Pet station service contract	10,000	-	10,000	10,000	14,000
Landscape amenity seasonal (annuals & mulch)	5,000	-	5,000	5,000	5,000
Landscape contingency	-	6,675	-	6,675	10,000
Fitness equipment lease and repairs	40,000	14,864	25,136	40,000	40,000
Termite bond/pest control	1,400	-	1,400	1,400	1,400
Security					
Surveillance services/alarm monitoring	28,000	16,283	11,717	28,000	28,000
Electronic access cards	1,000	-	1,000	1,000	1,000
<b>Utilities</b>					
Electric - common areas/irrigation meters/well pump	6,000	258	5,742	6,000	3,000
Electric - lift station	3,600	763	2,837	3,600	-
Electric - street lights	26,400	6,722	19,678	26,400	168,000
Irrigation - common areas	-	5,730	-	5,730	36,000
Total field operations	<u>652,950</u>	<u>216,792</u>	<u>458,793</u>	<u>675,585</u>	<u>763,760</u>
Total expenditures	<u>758,867</u>	<u>277,565</u>	<u>509,139</u>	<u>786,704</u>	<u>900,407</u>
Excess/(deficiency) of revenues over/(under) expenditures	28,236	271,132	(307,497)	(36,365)	-
Fund balance - beginning (unaudited)	<u>28,096</u>	<u>92,697</u>	<u>363,829</u>	<u>92,697</u>	<u>56,332</u>
Fund balance - ending (projected)					
<b>Assigned</b>					
<b>Future repairs *</b>					
Irrigation system and wells	6,000	6,000	6,000	6,000	6,000
Monument signage/entry hardscape	14,000	14,000	14,000	14,000	14,000
Pool/deck/pool equipment/cabana	16,666	16,666	16,666	16,666	16,666
Fencing/pavilions	5,000	5,000	5,000	5,000	5,000
Playground	6,666	6,666	6,666	6,666	6,666
Amenity parking lot	8,000	8,000	8,000	8,000	8,000
Unassigned	-	307,497	-	-	-
Fund balance - ending	<u>\$ 56,332</u>	<u>\$ 363,829</u>	<u>\$ 56,332</u>	<u>\$ 56,332</u>	<u>\$ 56,332</u>

\*These items are not the aggregate ending fund balance, but rather represent the annual contributions for the same at build-out.

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 1,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	35,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	3,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	23,357

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Operations and maintenance**

**Management and administration**

O&M accounting services	5,500
Insurance (property coverage only)	40,000
Management services	47,380

**Grounds/building maintenance**

General maintenance common area	10,000
Irrigation repairs	5,000
Well/pump maintenance repair	5,000
Landscape contract	190,680
Landscaping extras - replacement, mulch, annuals	27,500
Tree trimming	2,500
Pressure washing	5,000
Aquatic maintenance/monitoring	24,500
Fence/wall/lighting repairs	3,000

**Recreational - amenity**

Electric - amenity	10,000
Domestic water/sewer - amenity	12,000
Irrigation reclaimed - amenity	7,000
Telephone/cable/internet - amenity	3,000
Clubhouse general maintenance	4,500
Playground maintenance/repair/mulch	4,500
Pool permits/licenses	800
Pool service contract	23,000
Pool and splash pad repairs/maintenance	4,500
Janitorial service contract	22,000
Pet station service contract	14,000
Landscape amenity seasonal (annuals & mulch)	5,000
Landscape contingency	10,000
Fitness equipment lease and repairs	40,000
Termite bond/pest control	1,400
Security	
Surveillance services/alarm monitoring	28,000
Electronic access cards	1,000

**Utilities**

Electric - common areas/irrigation meters/well pumps	3,000
Electric - street lights	168,000
Irrigation - common areas	36,000

Total expenditures	<u><u>\$ 900,407</u></u>
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**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2022 BOND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025			Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Project through 9/30/2025	
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 274,167			\$ 274,167
Allowable discounts (4%)	(10,967)			(10,967)
Net assessment levy - on-roll	263,200	\$ 241,884	\$ 21,316	\$ 263,200
Interest	-	5,634	-	5,634
Total revenues	263,200	247,518	21,316	263,200
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	85,000	-	85,000	85,000
Interest	170,596	85,298	85,298	167,706
Tax collector	8,225	4,838	3,387	8,225
Total expenditures	263,821	90,136	173,685	260,931
Excess/(deficiency) of revenues over/(under) expenditures	(621)	157,382	(152,369)	5,013
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	-	(3,267)	-	(3,267)
Total other financing sources/(uses)	-	(3,267)	-	(3,267)
Fund balance:				
Net increase/(decrease) in fund balance	(621)	154,115	(152,369)	1,746
Beginning fund balance (unaudited)	218,701	228,938	383,053	228,938
Ending fund balance (projected)	\$218,080	\$ 383,053	\$ 230,684	\$ 230,684
Use of fund balance:				
Debt service reserve account balance (required)				(127,488)
Interest expense - November 1, 2026				(82,408)
Projected fund balance surplus/(deficit) as of September 30, 2026				\$ 23,057

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			83,853.13	83,853.13	4,080,000.00
05/01/26	85,000.00	3.400%	83,853.13	168,853.13	3,995,000.00
11/01/26			82,408.13	82,408.13	3,995,000.00
05/01/27	90,000.00	3.400%	82,408.13	172,408.13	3,905,000.00
11/01/27			80,878.13	80,878.13	3,905,000.00
05/01/28	95,000.00	3.750%	80,878.13	175,878.13	3,810,000.00
11/01/28			79,096.88	79,096.88	3,810,000.00
05/01/29	95,000.00	3.750%	79,096.88	174,096.88	3,715,000.00
11/01/29			77,315.63	77,315.63	3,715,000.00
05/01/30	100,000.00	3.750%	77,315.63	177,315.63	3,615,000.00
11/01/30			75,440.63	75,440.63	3,615,000.00
05/01/31	105,000.00	3.750%	75,440.63	180,440.63	3,510,000.00
11/01/31			73,471.88	73,471.88	3,510,000.00
05/01/32	110,000.00	3.750%	73,471.88	183,471.88	3,400,000.00
11/01/32			71,409.38	71,409.38	3,400,000.00
05/01/33	110,000.00	4.125%	71,409.38	181,409.38	3,290,000.00
11/01/33			69,140.63	69,140.63	3,290,000.00
05/01/34	115,000.00	4.125%	69,140.63	184,140.63	3,175,000.00
11/01/34			66,768.75	66,768.75	3,175,000.00
05/01/35	120,000.00	4.125%	66,768.75	186,768.75	3,055,000.00
11/01/35			64,293.75	64,293.75	3,055,000.00
05/01/36	125,000.00	4.125%	64,293.75	189,293.75	2,930,000.00
11/01/36			61,715.63	61,715.63	2,930,000.00
05/01/37	130,000.00	4.125%	61,715.63	191,715.63	2,800,000.00
11/01/37			59,034.38	59,034.38	2,800,000.00
05/01/38	135,000.00	4.125%	59,034.38	194,034.38	2,665,000.00
11/01/38			56,250.00	56,250.00	2,665,000.00
05/01/39	145,000.00	4.125%	56,250.00	201,250.00	2,520,000.00
11/01/39			53,259.38	53,259.38	2,520,000.00
05/01/40	150,000.00	4.125%	53,259.38	203,259.38	2,370,000.00
11/01/40			50,165.63	50,165.63	2,370,000.00
05/01/41	155,000.00	4.125%	50,165.63	205,165.63	2,215,000.00
11/01/41			46,968.75	46,968.75	2,215,000.00
05/01/42	160,000.00	4.125%	46,968.75	206,968.75	2,055,000.00
11/01/42			43,668.75	43,668.75	2,055,000.00
05/01/43	170,000.00	4.250%	43,668.75	213,668.75	1,885,000.00
11/01/43			40,056.25	40,056.25	1,885,000.00
05/01/44	175,000.00	4.250%	40,056.25	215,056.25	1,710,000.00
11/01/44			36,337.50	36,337.50	1,710,000.00
05/01/45	185,000.00	4.250%	36,337.50	221,337.50	1,525,000.00
11/01/45			32,406.25	32,406.25	1,525,000.00
05/01/46	190,000.00	4.250%	32,406.25	222,406.25	1,335,000.00
11/01/46			28,368.75	28,368.75	1,335,000.00
05/01/47	200,000.00	4.250%	28,368.75	228,368.75	1,135,000.00
11/01/47			24,118.75	24,118.75	1,135,000.00
05/01/48	210,000.00	4.250%	24,118.75	234,118.75	925,000.00
11/01/48			19,656.25	19,656.25	925,000.00
05/01/49	220,000.00	4.250%	19,656.25	239,656.25	705,000.00
11/01/49			14,981.25	14,981.25	705,000.00
05/01/50	225,000.00	4.250%	14,981.25	239,981.25	480,000.00
11/01/50			10,200.00	10,200.00	480,000.00
05/01/51	235,000.00	4.250%	10,200.00	245,200.00	245,000.00

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/51			5,206.25	5,206.25	245,000.00
05/01/52	245,000.00	4.250%	5,206.25	250,206.25	-
11/01/52			-	-	-
<b>Total</b>	<b>4,080,000.00</b>		<b>2,812,941.36</b>	<b>6,892,941.36</b>	



**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2024 BOND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Project through 9/30/2025	Total Projected & Actual	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 461,980
Allowable discounts (4%)	-				(18,479)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	443,501
Assessment levy: off-roll	-	39,597	180,765	220,362	155,713
Lot closing assessments	-	5,397	-	5,397	-
Interest	-	1,975	-	1,975	-
Total revenues	-	46,969	180,765	227,734	599,214
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	125,000
Interest	-	-	125,422	125,422	451,518
Cost of issuance	-	200,010	-	200,010	-
Underwriter's discount	-	170,600	-	170,600	-
Tax collector	-	-	-	-	13,859
Total expenditures	-	370,610	125,422	496,032	590,377
Excess/(deficiency) of revenues over/(under) expenditures	-	(323,641)	55,343	(268,298)	8,837
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	801,297	-	801,297	-
Original issue discount	-	(960)	-	(960)	-
Transfer in	-	557	-	557	-
Total other financing sources/(uses)	-	800,894	-	800,894	-
Fund balance:					
Net increase/(decrease) in fund balance	-	477,253	55,343	532,596	8,837
Beginning fund balance (unaudited)	-	-	477,253	-	532,596
Ending fund balance (projected)	\$ -	\$ 477,253	\$ 532,596	\$ 532,596	541,433
Use of fund balance:					
Debt service reserve account balance (required)					(290,351)
Interest expense - November 1, 2026					(222,978)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 28,104</u>

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			225,758.75	225,758.75	8,530,000.00
05/01/26	125,000.00	4.450%	225,758.75	350,758.75	8,405,000.00
11/01/26			222,977.50	222,977.50	8,405,000.00
05/01/27	130,000.00	4.450%	222,977.50	352,977.50	8,275,000.00
11/01/27			220,085.00	220,085.00	8,275,000.00
05/01/28	135,000.00	4.450%	220,085.00	355,085.00	8,140,000.00
11/01/28			217,081.25	217,081.25	8,140,000.00
05/01/29	140,000.00	4.450%	217,081.25	357,081.25	8,000,000.00
11/01/29			213,966.25	213,966.25	8,000,000.00
05/01/30	150,000.00	4.450%	213,966.25	363,966.25	7,850,000.00
11/01/30			210,628.75	210,628.75	7,850,000.00
05/01/31	155,000.00	4.450%	210,628.75	365,628.75	7,695,000.00
11/01/31			207,180.00	207,180.00	7,695,000.00
05/01/32	165,000.00	5.200%	207,180.00	372,180.00	7,530,000.00
11/01/32			202,890.00	202,890.00	7,530,000.00
05/01/33	170,000.00	5.200%	202,890.00	372,890.00	7,360,000.00
11/01/33			198,470.00	198,470.00	7,360,000.00
05/01/34	180,000.00	5.200%	198,470.00	378,470.00	7,180,000.00
11/01/34			193,790.00	193,790.00	7,180,000.00
05/01/35	190,000.00	5.200%	193,790.00	383,790.00	6,990,000.00
11/01/35			188,850.00	188,850.00	6,990,000.00
05/01/36	200,000.00	5.200%	188,850.00	388,850.00	6,790,000.00
11/01/36			183,650.00	183,650.00	6,790,000.00
05/01/37	210,000.00	5.200%	183,650.00	393,650.00	6,580,000.00
11/01/37			178,190.00	178,190.00	6,580,000.00
05/01/38	225,000.00	5.200%	178,190.00	403,190.00	6,355,000.00
11/01/38			172,340.00	172,340.00	6,355,000.00
05/01/39	235,000.00	5.200%	172,340.00	407,340.00	6,120,000.00
11/01/39			166,230.00	166,230.00	6,120,000.00
05/01/40	250,000.00	5.200%	166,230.00	416,230.00	5,870,000.00
11/01/40			159,730.00	159,730.00	5,870,000.00
05/01/41	260,000.00	5.200%	159,730.00	419,730.00	5,610,000.00
11/01/41			152,970.00	152,970.00	5,610,000.00
05/01/42	275,000.00	5.200%	152,970.00	427,970.00	5,335,000.00
11/01/42			145,820.00	145,820.00	5,335,000.00
05/01/43	290,000.00	5.200%	145,820.00	435,820.00	5,045,000.00
11/01/43			138,280.00	138,280.00	5,045,000.00
05/01/44	305,000.00	5.200%	138,280.00	443,280.00	4,740,000.00
11/01/44			130,350.00	130,350.00	4,740,000.00
05/01/45	320,000.00	5.500%	130,350.00	450,350.00	4,420,000.00
11/01/45			121,550.00	121,550.00	4,420,000.00
05/01/46	340,000.00	5.500%	121,550.00	461,550.00	4,080,000.00
11/01/46			112,200.00	112,200.00	4,080,000.00
05/01/47	360,000.00	5.500%	112,200.00	472,200.00	3,720,000.00
11/01/47			102,300.00	102,300.00	3,720,000.00
05/01/48	380,000.00	5.500%	102,300.00	482,300.00	3,340,000.00
11/01/48			91,850.00	91,850.00	3,340,000.00
05/01/49	400,000.00	5.500%	91,850.00	491,850.00	2,940,000.00
11/01/49			80,850.00	80,850.00	2,940,000.00
05/01/50	425,000.00	5.500%	80,850.00	505,850.00	2,515,000.00
11/01/50			69,162.50	69,162.50	2,515,000.00
05/01/51	450,000.00	5.500%	69,162.50	519,162.50	2,065,000.00

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/51			56,787.50	56,787.50	2,065,000.00
05/01/52	475,000.00	5.500%	56,787.50	531,787.50	1,590,000.00
11/01/52			43,725.00	43,725.00	1,590,000.00
05/01/53	500,000.00	5.500%	43,725.00	543,725.00	1,090,000.00
11/01/53			29,975.00	29,975.00	1,090,000.00
05/01/54	530,000.00	5.500%	29,975.00	559,975.00	560,000.00
11/01/54			15,400.00	15,400.00	560,000.00
05/01/55	560,000.00	5.500%	15,400.00	575,400.00	-
11/01/55			-	-	-
<b>Total</b>	<b>8,530,000.00</b>		<b>8,906,075.00</b>	<b>17,436,075.00</b>	

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

<b>On-roll Assessments - Series 2022</b>					
<b>Unit Type</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
<b><u>Phases 1 and 2</u></b>					
SF 40'	121	\$ 1,418.14	\$ 1,137.62	\$ 2,555.76	\$ 2,387.77
SF 50'	108	1,418.14	1,264.02	2,682.17	2,514.17
Total	229				

<b>On-roll Assessments - Series 2024</b>					
<b>Unit Type</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
<b><u>Phase 3 and 4</u></b>					
SF 40'	139	\$ 1,418.14	\$ 1,355.24	\$ 2,773.38	\$ 1,749.49
SF 50'	181	1,418.14	1,511.61	2,929.75	1,807.10
Total	320				

<b>Off-roll Assessments - Series 2024</b>					
<b>Unit Type</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
<b><u>Phase 5</u></b>					
TH	62	\$ 170.36	\$ 1,273.93	\$ 1,444.29	\$ 180.76
SF 40'	54	170.36	\$ 1,420.91	1,591.27	180.76
Total	116				

<b>Grand Total</b>	<b>665</b>
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# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4A**

The Villages<sup>®</sup>  
**DAILY SUN**

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

Before the undersigned authority personally appeared Amber Sevison, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad #01256671 in the matter of

**PACIFIC ACE COMMUNITY DEVELOPMENT  
DISTRICT NOTICE OF PUBLIC HEARING**  
was published in said newspaper in the issues of  
**June 23, 2025**

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

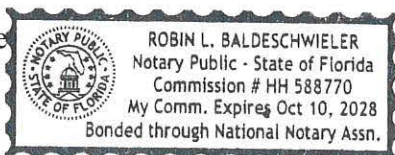
  
\_\_\_\_\_  
(Signature Of Affiant)

Sworn to and subscribed before me this 23  
Day of June 2025.

  
\_\_\_\_\_  
Robin L. Baldeschwieler, Notary

Personally Known X or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

Attach Notice Here



# PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors (“**Board**”) for the Pacific Ace Community Development District (“**District**”) will hold the following two public hearings and a regular meeting:

DATE: July 17, 2025  
 TIME: 2:00 p.m.  
 LOCATION: Hampton Inn & Suites by Hilton  
 2200 E. Highway 50  
 Clermont, Florida 34711

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). The second public hearing is being held pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type*	Total # of Units/ Acres	ERU Factor	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Maximum Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Maximum Change in Annual Dollar Amount
Residential Unit	549	1.0	\$1,250.15	\$1,418.14**	\$167.99
Unplatted Land	46.93	Per Acre	\$446	\$494.35**	\$47.56

\*Your lot type is provided on page 1 of this notice.

\*\* Including collection costs and early payment discounts

\*\*\* This amount is based on \$200 per unit and is for notice purposes only. The proposed FY26 amount for the off-roll, unplatted units is \$170.36 per unit.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lake County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in

loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

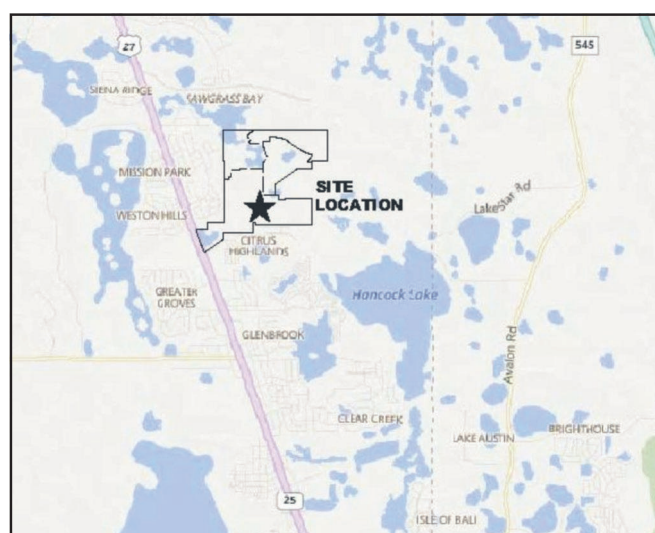
**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Tel: (877) 276-0889 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
 Pacific Ace Community Development District



**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Pacific Ace Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed

Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: July 17, 2025  
 TIME: 2:00 p.m.  
 LOCATION: Hampton Inn & Suites by Hilton  
 2200 E. Highway 50  
 Clermont, Florida 34711

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County, Florida, at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lake County, Florida. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15TH DAY OF MAY 2025.**

ATTEST: PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

/s/ Kristen Suit  
 Secretary/Assistant Secretary

By: /s/ Stephen McConn  
 Its: Chair

**Exhibit A:** Proposed Budget for Fiscal Year 2026 Amazon

The Villages<sup>®</sup>  
**DAILY SUN**

Published Daily  
Lady Lake, Florida  
State of Florida  
County Of Lake

Before the undersigned authority personally appeared Amber Sevison, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad #01256671 in the matter of

**PACIFIC ACE COMMUNITY DEVELOPMENT  
DISTRICT NOTICE OF PUBLIC HEARING**

was published in said newspaper in the issues of  
**June 30, 2025**

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



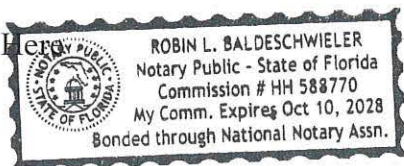
(Signature Of Affiant)

Sworn to and subscribed before me this 30  
Day of June 2025.

  
Robin L. Baldeschwieler, Notary

Personally Known X or  
Production Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

Attach Notice Here





# PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

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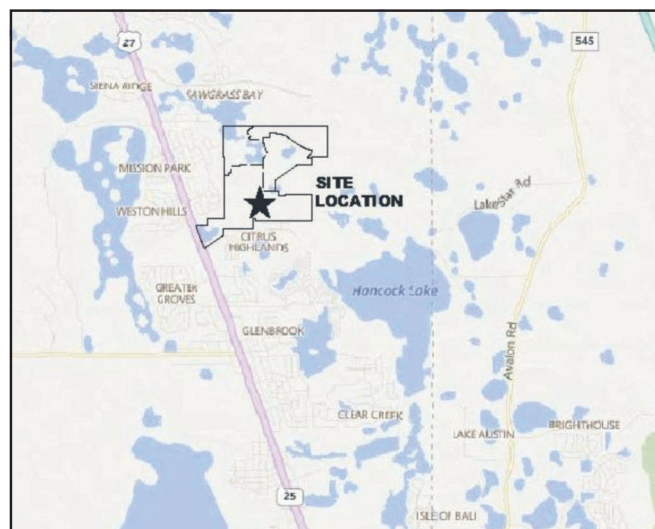
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District Manager  
 Pacific Ace Community Development District



**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Pacific Ace Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed

Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: July 17, 2025  
 TIME: 2:00 p.m.  
 LOCATION: Hampton Inn & Suites by Hilton  
 2200 E. Highway 50  
 Clermont, Florida 34711

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County, Florida, at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lake County, Florida. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15TH DAY OF MAY 2025.**

ATTEST: PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

/s/ Kristen Suit  
 Secretary/Assistant Secretary

By: /s/ Stephen McConn  
 Its: Chair

**Exhibit A:** Proposed Budget for Fiscal Year 2026 Amazon

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4B**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

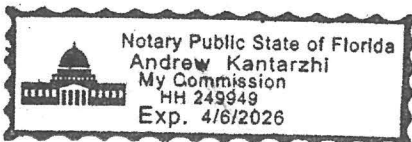
**BEFORE ME**, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC (“**District Manager’s Office**”) and, in the course of that employment, serve as Financial Analyst for the Pacific Ace Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Pacific Ace Community Development District.
4. I do hereby certify that on June 17, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Pacific Ace Community Development District of their rights under Chapters 190, 197, and/or 170, *Florida Statutes*, with respect to the District’s anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.


**FURTHER AFFIANT SAYETH NOT.**

  
By: Curtis Marcoux

**SWORN AND SUBSCRIBED** before me by means of [] physical presence or [] online notarization this 17<sup>th</sup> day of June 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who is [] personally known to me or [] has provided \_\_\_\_\_ as identification, and who [] did / [] did not take an oath.



NOTARY PUBLIC

  
Print Name: Andrew Kantarzhi  
Notary Public, State of Florida  
Commission No.: HH249949  
My Commission Expires: 04/06/2026

**EXHIBIT A:** Copies of Forms of Mailed Notices  
**EXHIBIT B:** List of Addressees

**Pacific Ace Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

**THIS IS NOT A BILL – DO NOT PAY**

June 17, 2025

**VIA FIRST CLASS MAIL**

KB HOME ORLANDO LLC  
9102 SOUTHPARK CENTER LOOP STE 100  
ORLANDO, FL 32819

[PARCEL ID]: 23-24-26-0205-A07-00000 and 23-24-26-0205-I12-00000

YOUR LOT TYPE: Unplatted Land

RE: Pacific Ace Community Development District  
Fiscal Year 2026 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Pacific Ace Community Development District (“**District**”). The District is in the process of adopting its proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments (“**O&M Assessments**”) that will fund it. These public hearings are open to the public and will take place during the meeting of the District’s Board of Supervisors at the following date, time, and location:

Date:	July 17, 2025
Time:	2:00 p.m.
Location:	Hampton Inn & Suites by Hilton 2200 E. Highway 50 Clermont, Florida 34711

The hearings will be conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, for the purposes of (1) adopting the District’s Proposed Budget for Fiscal Year 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. The District is a special-purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. As shown in **Exhibit A**, there is a proposed increase in O&M Assessments resulting from the costs of additional Tax Collector fees, increased property insurance premiums, additional landscaping costs, increased facility management needs, increased costs for the services necessary to operate and maintain the District’s facilities and infrastructure, and other annual cost of living increases.

The public hearings and meeting are open to the public and will be conducted in accordance with

Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Tel: (877) 276-0889 (“**District Manager’s Office**”), or by visiting the District’s website at <https://pacificacecdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Kristen Suit  
District Manager  
Pacific Ace Community Development District

*Enclosure*

**EXHIBIT A**  
*Summary of O&M Assessments*

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2026, the District expects to collect no more than **\$798,322** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit (“ERU”) basis for platted lots and on a per acre basis for unplatted land.
3. **Schedule of O&M Assessments:**

<b>Lot Type*</b>	<b>Total # of Units/Acres</b>	<b>ERU Factor</b>	<b>Current Annual O&amp;M Assessment (October 1, 2024 – September 30, 2025)</b>	<b>Maximum Proposed Annual O&amp;M Assessment (October 1, 2025 – September 30, 2026)</b>	<b>Maximum Change in Annual Dollar Amount</b>
Residential Unit	549	1.0	\$1,250.15	\$1,418.14**	\$167.99
Unplatted Land	46.93	Per Acre	\$446.80	\$494.35***	\$47.56

*\*Your lot type is provided on page 1 of this notice.*

*\*\* Including collection costs and early payment discounts*

*\*\*\* This amount is based on \$200 per unit and is for notice purposes only. The proposed FY26 amount for the off-roll, unplatted units is \$170.36 per unit.*

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amounts identified in the chart above shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2026, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefitted property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4C**

## RESOLUTION 2025-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Lake County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), attached hereto as **Exhibit A**; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and



**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit B**; and

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

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to specially benefitted lands is shown in **Exhibits A** and **B** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A** and **B**.

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Debt Assessments directly collected by the District are due 50% by October 1, 2025, and 50% by March 1, 2026. Operation and maintenance special assessments are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 17th day of July, 2025.

ATTEST:

**PACIFIC ACE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2026

**Exhibit B:** Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**FISCAL YEAR 2026 BUDGET DEFICIT FUNDING AGREEMENT BY AND BETWEEN  
PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT AND  
KB HOME ORLANDO LLC**

This agreement (“**Agreement**”) is made and entered into this 1st day of October 2025, by and between:

**PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Lake County, Florida, with a mailing address c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

**KB HOME ORLANDO LLC**, a Delaware limited liability company and a landowner in the District (“**Landowner**”) with a local mailing address of 9102 Southpark Center Loop, Suite 100, Orlando, FL 32819.

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; 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**, the District has adopted its operating budget for the Fiscal Year 2026 (“**FY 2026 O&M Budget**”), which budget commences on October 1, 2025, and concludes on September 30, 2026, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, Landowner is actively developing certain real property within the District and presently owns a portion of such real property identified in the District’s Fiscal Year 2026 Assessment Roll (the “**Assessment Roll**”), attached hereto as **Exhibit B** and incorporated herein by reference, which portion of such real property is located entirely within the District and which will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District (the “**Property**”); and

**WHEREAS**, following the adoption of the FY 2026 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget (hereinafter referred to as the “**O&M Assessment(s)**”), or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, the District is not able to predict with absolute certainty the amount of monies necessary to fund the operations and services set forth in the FY 2026 O&M Budget and therefore the amount of non-ad valorem assessments necessary to fund the FY 2026 O&M Budget; and

**WHEREAS**, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on all property within the District, including the Property, to fund the FY 2026 O&M Budget, the Landowner desires to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2026 not otherwise funded by O&M Assessments levied upon other benefited lands located within the District (hereinafter referred to as the “**O&M Excess Payment**”); and

**WHEREAS**, Landowner and District desire to secure such budget funding through the imposition of a continuing lien against the Property and otherwise as provided herein.

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

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

**SECTION 2. PAYMENT OF DISTRICT’S O&M BUDGET.**

- i. ***Payment of O&M Budget Expenses.*** Upon the District Manager’s written request, the Landowner agrees to make available to the District the monies necessary to fund all expenditures of the FY 2026 O&M Budget not otherwise funded through O&M Assessments levied upon other benefited lands located within the District within fifteen (15) days of written request by the District. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing affect the District’s ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District’s FY 2026 O&M Budget or otherwise.
- ii. ***Consent to Funding of FY 2026 O&M Budget.*** The Landowner acknowledges and agrees that the O&M Excess Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to benefitting property in the District, including the Property. Landowner agrees to pay, or caused to be paid, the O&M Excess Payment regardless of whether Landowner owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Landowner agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

**SECTION 3. CONTINUING LIEN.** The District shall have the right to file a continuing lien upon the Property for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2026 O&M Budget" in the public records of Lake County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Property after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Landowner.

**SECTION 4. ALTERNATIVE COLLECTION METHODS.**

- i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Excess Payment(s) by action against the Landowner in the appropriate judicial forum in and for Lake County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- ii. The District hereby finds that the activities, operations and services funded by the O&M Excess Payment(s) provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Landowner agrees that the activities, operations and services that will be funded by the O&M Excess Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Lake County property appraiser.

**SECTION 5. NOTICE.** All notices, payments and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

A. If to District: Pacific Ace Community Development District  
c/o Wrathell, Hunt and Associates, LLC  
2300 Glades Rd., Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

B. If to Landowner: KB Home Orlando, LLC  
9102 Southpark Center Loop, Suite 100  
Orlando, FL 32819  
Attn: Steve McConn

**SECTION 6. AMENDMENT.** 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 the parties hereto.

**SECTION 7. AUTHORITY.** 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.

**SECTION 8. ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other, which consent shall not be unreasonably withheld.

**SECTION 9. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

**SECTION 10. THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** 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 Landowner 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, including the Property, the Landowner 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 Landowner shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition.

**SECTION 11. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Lake County, Florida.

**SECTION 12. NEGOTIATION AT ARM'S LENGTH.** 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.

**SECTION 13. EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2025. The enforcement provisions of this Agreement shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

**SECTION 14. SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 15. PUBLIC RECORDS.** Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Landowner agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Landowner acknowledges that the designated public records custodian for the District is **Daphne Gillyard** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Landowner shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Landowner does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Landowner's possession or, alternatively, keep, maintain and meet all applicable

requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Landowner, Landowner shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF LANDOWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO LANDOWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431, BY TELEPHONE AT (561) 571-0010, OR AT GILLYARDD@WHHASSOCIATES.COM.**

**SECTION 16. ANTI-HUMAN TRAFFICKING.** Landowner certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, Florida Statutes. Landowner agrees to execute an affidavit in compliance with Section 787.06(13), Florida Statutes.

*[Signatures on following page.]*

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

**PACIFIC ACE COMMUNITY DEVELOPMENT  
DISTRICT**

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Chair/Vice Chair, Board of Supervisors

**KB HOME ORLANDO LLC**

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By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** FY 2026 O&M Budget  
**Exhibit B:** Assessment Roll

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**Work Authorization No.3**

Pacific Ace Community Development District  
Lake County, Florida

Subject: **Work Authorization Number 3**  
**Pacific Ace Community Development District PB22-001**

Dear Chairperson, Board of Supervisors:

Poulos & Bennett, LLC ("**Engineer**") is pleased to submit this work authorization to provide engineering services for Pacific Ace Community Development District (the "**District**"). We will provide these services pursuant to our current agreement dated February 21, 2025 ("**Engineering Agreement**") as follows:

**I. Scope of Work**

The District will provide miscellaneous CDD engineering assistance services to the Client on an as requested basis for the above referenced project. These services shall be provided at the request of the Client in the capacity of acting as the CDD engineer and shall be invoiced on an hourly fee basis in accordance with the hourly rates listed in Exhibit B. Should the time to complete the additional requested services exceed the hourly fee budget estimate listed for this task an amendment to the budget will be required.

**II. Fees**

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement, not to exceed \$12,500.00. The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer **with** regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

Sincerely,

Pacific Ace  
Community Development District

Poulos & Bennett, LLC

By \_\_\_\_\_  
Authorized Representative

By  \_\_\_\_\_  
Authorized Representative

Date: \_\_\_\_\_

Date:06/04/2025 \_\_\_\_\_

June 4, 2025

*Via Email*

Craig Wrathell  
Managing Member  
Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
[wrathellc@whassociates.com](mailto:wrathellc@whassociates.com)  
Kristen Suit: [suitk@whassociates.com](mailto:suitk@whassociates.com)  
Jennifer Kilinski, [jennifer@cddlawyers.com](mailto:jennifer@cddlawyers.com)

Subject: Proposal  
Pacific Ace Community Development District (CDD)  
Lake County, Florida  
Parcel ID(s): 14-24-26-0003-000-00200; 14-24-26-0003-000-00400;  
13-24-26-0003-000-00300; 23-24-26-0002-000-00401;  
23-24-26-0001-000-01500; 23-24-26-0002-000-00800;  
23-24-26-0001-000-00400; 23-24-26-0002-000-05300  
Poulos & Bennett Job No.22-001B

Dear Mr. Wrathell:

Pursuant to your request, Poulos & Bennett, LLC, is pleased to provide this Proposal for professional civil engineering services for the Pacific Ace Property located in Lake County, Florida. The property consists of approximately ± 377 acres and is identified by the Lake County Property Appraiser's Parcel ID's listed above (Property).

Poulos & Bennett, LLC will provide professional Engineering services in the Capacity of Community Development District (CDD) Engineer for the Pacific Ace at Westside Community Development District.

All services shall be accomplished in accordance with the Terms and Conditions of the Professional Engineering Services Agreement dated February 21, 2025.

Poulos & Bennett, LLC (Poulos & Bennett) and Pacific Ace CDD (Client) enter into this Proposal as follows:

#### SCOPE OF SERVICES

##### **A. Miscellaneous Community Development District Engineering Services, upon the request of the Client (22-001B.01)**

Poulos & Bennett shall provide miscellaneous CDD engineering assistance services to the Client on an as requested basis for the above referenced project. These services shall be provided at the request of the Client in the capacity of acting as the CDD engineer and shall

be invoiced on an hourly fee basis in accordance with the hourly rates listed in Exhibit B. Should the time to complete the additional requested services exceed the hourly fee budget estimate listed for this task an amendment to the budget will be required.

FEE SCHEDULE

Task Number	Description	Amount	
		Lump Sum	Hourly Fee Estimates in Accordance with Exhibit 'B'
.01	Miscellaneous Engineering Services	---	\$10,000.00
.99	Reimbursable Expense	---	\$2,500.00

Hourly services will be billed in accordance with the hourly rate schedule attached as Exhibit B.

These fees do not include required application fees made payable to the respective public agencies through which permitting is required, reimbursable expenses as specified in this agreement or illustrative plans that may be required for community/public meetings.

ADDITIONAL SERVICES (22-001B.98)

Services not specifically included in the Scope of Services will be performed upon the authorization of the Client on an hourly basis in accordance with the Hourly Rate Schedule attached as Exhibit B.

REIMBURSABLE EXPENSE (22-001B.99)

Reimbursables will be charged on a direct cost basis. Reimbursables shall include, but not be limited to, all print and reproduction costs associated with reports, prints and reproducibles, postage and shipping, expenses to travel outside a thirty (30) mile radius of the office.

Should you have any questions regarding the information included in this Proposal, please do not hesitate to contact us.

We appreciate the opportunity to present this Proposal for professional civil engineering services.

Sincerely,



R. Lance Bennett, P.E.  
Partner  
Poulos & Bennett, LLC

AMS:lab

Proposal  
Pacific Ace Community Development District (CDD)  
Lake County, Florida  
Parcel ID(s): 14-24-26-0003-000-00200; 14-24-26-0003-000-00400;  
13-24-26-0003-000-00300; 23-24-26-0002-000-00401;  
23-24-26-0001-000-01500; 23-24-26-0002-000-00800;  
23-24-26-0001-000-00400; 23-24-26-0002-000-05300  
Poulos & Bennett Job No.22-001B

I agree to the terms and conditions listed above.

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Company



**EXHIBIT "B"**  
**POULOS & BENNETT, LLC**  
**2025 HOURLY RATE SCHEDULE**

	2x Std Rate
EXPERT WITNESS	
PRINCIPAL	\$300
EXECUTIVE TEAM LEADER	\$275
PRACTICE TEAM LEADER	\$260
PROFESSIONAL SURVEYOR & MAPPER	\$250
SENIOR PROJECT MANAGER	\$240
PLANNING TEAM LEADER	\$235
SURVEY FIELD CREW (3) PERSON	\$230
SENIOR PROJECT ENGINEER	\$230
PROJECT MANAGER	\$200
PROJECT MANAGER – DEVELOPMENT SERVICES	\$190
PROJECT MANAGER – SURVEY	\$190
SURVEY FIELD CREW (2) PERSON / PARTY CHIEF	\$185
GIS MANAGER	\$175
SENIOR PLAT MANAGER	\$160
PROJECT ENGINEER	\$160
SENIOR PLANNER	\$155
CAD MANAGER	\$155
DEVELOPMENT COORDINATOR	\$150
SENIOR CAD DESIGNER	\$150
SENIOR COMMUNITY DESIGNER	\$150
PROJECT PLANNER	\$145
PLANNING / 3D GRAPHICS TECHNICIAN	\$145
PLAT MANAGER	\$140
STAFF ENGINEER	\$140
GIS ANALYST	\$135
SENIOR PROJECT COORDINATOR	\$135
CAD TECHNICIAN – SURVEY	\$135
CAD TECHNICIAN	\$125
STAFF PLANNER	\$120
PROJECT COORDINATOR	\$110
ADMINISTRATIVE ASSISTANT	\$85
ENGINEERING INTERN	\$75

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2025-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICER(S) OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District’s Board of Supervisors desires to elect certain Officer(s) of the District.

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

**SECTION 1.** The following is/are elected as Officer(s) of the District effective July 17, 2025:

Jordan Lansford is elected Assistant Secretary

**SECTION 2.** The following prior appointments by the Board remain unaffected by this Resolution:

Stephen McConn is Chair

Casey Dare is Vice Chair

Susan Carter is Assistant Secretary

Jeff Myers is Assistant Secretary

Steve White is Assistant Secretary

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED** this 17th day of July, 2025.

ATTEST:

**PACIFIC ACE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

## TOWING SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 8th day of July 2025 by and between:

**PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

**THE CAR STORE OF WEST ORANGE, INC.**, a Florida corporation, with a mailing address of 1 West Vickers Street, Minneola, Florida 34715 ("**Contractor**").

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the District has adopted *Rules Relating to Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit 1**, and as may be amended from time to time by the Board of Supervisors ("**Board**") of the District ("**Parking Rules**"); and

**WHEREAS**, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Rules ("**Services**"); and

**WHEREAS**, Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

**WHEREAS**, Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.** The District hereby authorizes Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit 1**. Contractor is also authorized to perform such Services when requested to do so by the District's designated representatives, who shall be: (1) the District Manager (currently Kristen Suit of Wrathell, Hunt & Associates, LLC), or her designee; (2) Oscar Trujillo of Empire Management Group, Inc., or his designee; and (3) Jorge Miranda of Empire Management Group, Inc., or his designee (collectively, "**District Representatives**"). All such Services shall be performed only at the times specified in the Parking Rules. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Rules, Section 715.07, *Florida Statutes*; and any other applicable Florida law.

- A. **Signage.** Upon execution of this Agreement, Contractor shall procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal Services by Contractor. The District agrees to compensate Contractor for the necessary signage at a rate of Forty Dollars (\$40.00) per sign and Forty Dollars (\$40.00) per mounting pole. Contractor agrees to defend, hold harmless and indemnify the District and its supervisors, employees, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent the same arise out of Contractor's provision, installation, and placement of such signage. Contractor, by executing this Agreement, represents that it shall install all such signage in accordance with Florida law.
- B. **Storage.** Upon towing/removal of a vehicle, such vehicle shall be stored by Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- C. **Property.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. Any damage caused by Contractor shall diligently be repaired and shall be at Contractor's sole cost and expense.

**SECTION 3. COMPENSATION.** Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

**SECTION 4. EFFECTIVE DATE; TERM AND TERMINATION.** This Agreement shall become effective on the date first written above and shall remain in effect unless terminated in accordance with the terms of this Agreement. Either party may terminate this Agreement, with or without cause, upon thirty (30) days' written notice to the other party.

**SECTION 5. INSURANCE.**

- A. Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:
  - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - ii. Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) aggregate covering all work performed under this Agreement, and covering at least the following hazards:
    - 1. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractor's operation, if any.
  - iii. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit bodily injury and for



property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- B.** The District and the District's officers, directors, agents, and employees shall be named as additional insureds on all policies above, except for Workers' Compensation Insurance coverage. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

**SECTION 6. CARE OF PROPERTY; INDEMNIFICATION; SOVEREIGN IMMUNITY.**

- A.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, employees, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

**SECTION 7. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

**SECTION 8. DEFAULT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**SECTION 9. AMENDMENT.** 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.





**SECTION 10. ASSIGNMENT.** Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**SECTION 11. NOTICES.** All notices, requests, consents, and other communications hereunder (each a "Notice") shall be in writing and shall be mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

**A. If to the District:** Pacific Ace Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: District Manager

**With a copy to:** Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301  
Attn: Pacific Ace CDD, District Counsel

**B. If to Contractor:** The Car Store of West Orange, Inc.  
1 West Vickers Street  
Minneola, Florida 34715  
Attn: Garrett Pagovette

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

**SECTION 12. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daphne Gillyard** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in



Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, GILLYARDD@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.**

**SECTION 13. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Lake County, Florida.

**SECTION 14. E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(25)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 15. FOREIGN INFLUENCE.** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

**SECTION 16. SCRUTINIZED COMPANIES.** In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

**SECTION 17. PUBLIC ENTITY CRIMES.** Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the



convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**SECTION 18. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 19. INDEPENDENT CONTRACTOR.** It is understood and agreed that at all times the relationship of the Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and the Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor. The parties acknowledge that the Contractor is not an employee for state or federal tax purposes. The Contractor shall hire and pay all of the Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor, all of whom shall be employees of the Contractor and not employees of the District and at all times entirely under the Contractor's supervision, direction, and control. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 20. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto 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.

**SECTION 21. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 22. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

**SECTION 23. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

*[Signature page follows]*

A handwritten signature in blue ink, consisting of several overlapping, stylized strokes, located in the bottom right corner of the page.

IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**THE CAR STORE OF WEST ORANGE, INC.**

  
\_\_\_\_\_  
By: Garrett Pagurky  
Its: President

**Exhibit 1: Parking Rules**



**PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT**  
**AMENDED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT**

---

In accordance with Chapter 190, *Florida Statutes*, and on April 17, 2025, at a duly noticed public meeting, the Board of Supervisors of the Pacific Ace Community Development District (“District”) adopted the following amended rule to govern overnight parking and parking enforcement on certain District property (the “Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.<sup>1</sup>

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**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking. **Parking is permitted only in the Amenity Center Parking Area and on the right side of the Residential Roadways, as defined herein and depicted on the attached Exhibit A, and subject to all applicable provisions under this Rule.**

**SECTION 2. DEFINITIONS.**

- A. *Commercial Vehicle.* Vehicles not designed and/or used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia.
- B. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including the Amenity Center Parking Area and Residential Roadways (right side of the street only), as may be indicated by asphalt markings or signage, and designated on the map attached hereto as **Exhibit A**, all such parking being subject to this Rule. With respect to the Amenity Center Parking Area, please note that the provisions of Section 4 apply in addition to the other provisions herein. With respect to Residential Roadways, please note that the provisions of Section 5 apply in addition to the other provisions herein. No parking is permitted at any time on Main Roadways.
- C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes, without limitations, campers, mobile homes, motor homes, all-terrain vehicles (ATVs or ATCs), dune buggies, scooters, go-carts, mini-motorcycles, boats and trailers of all types.
- F. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

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<sup>1</sup> This amendment specifically repeals and supersedes the prior Rule adopted by the District on November 21, 2024.



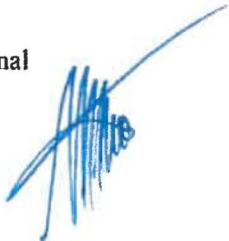
- G. *Patron*. The term "Patron" shall have the same meaning provided in the *Pacific Ace Community Development District Amenity Policies and Rates*.
- H. *Tow-Away Zone*. District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. Specifically, the following constitute Tow-Away Zones, in addition to any other District property not specifically identified as a Designated Parking Area herein:
1. The areas highlighted in yellow in the attached **Exhibit A** ("Main Roadways"). There is no parking permitted on the Main Roadways at any time.
  2. The areas outlined with red arrows in the attached **Exhibit A** ("Residential Roadways"), subject to the provisions of Section 5.
  3. The Amenity Center parking area, identified in the attached **Exhibit A** ("Amenity Center Parking Area"), subject to the provisions of Section 4.
- I. *Overnight*. Between the hours of 11:00 p.m. and 5:00 a.m. daily.

Any capitalized term not defined herein shall have the same meaning provided in the *Pacific Ace Community Development District Amenity Policies and Rates*.

**SECTION 3. DESIGNATED PARKING AREAS.** Parking is permitted only in Designated Parking Areas, as may be indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for Residential Roadways and the Amenity Center Parking Area. On-street parking is expressly prohibited on District roadways except where indicated, and at all times on the Main Roadways. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

**SECTION 4. POLICIES REGARDING AMENITY CENTER PARKING.** With respect to the parking area servicing the Amenity Center, as shown in **Exhibit A**, the following policies apply:

- A. The Amenity Center parking area may only be used by District Patrons and their guests who are actively using the facilities. No overflow or Overnight parking is permitted. Patrons may not use the Amenity Center parking area to access the cluster mailboxes located on the premises. Instead, Patrons must use the designated curbside parking near the mailboxes.
- B. Vehicles may park in the Amenity Center parking area only during the open hours of operation of such facilities, including any District-authorized special events outside of regular hours of operation. Otherwise, no Overnight parking is permitted.
- C. No carpool or rideshare parking is permitted.
- D. Patrons and their guests may not park, queue, or drop off children for school bus pick-up in the Amenity Center parking area.
- E. It is expressly prohibited to park any Commercial Vehicle, Vessel, or Recreational Vehicle in the Amenity Center parking area.



**SECTION 5. POLICIES REGARDING RESIDENTIAL ROADWAYS.** With respect to the Residential Roadways outlined in blue in the attached **Exhibit A**, the following policies apply:

- A. On street parking on Residential Roadways is only authorized on the right side of the street (moving in an Easterly direction from U.S. Highway 27 toward Sawgrass Bay Boulevard), as depicted in further detail in the attached **Exhibit A**. On street parking is expressly prohibited on the left side of the street.

**SECTION 6. ESTABLISHMENT OF TOW-AWAY ZONES.** All District Property which is not explicitly designated for parking shall hereby be established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles ("**Tow-Away Zone**").

**SECTION 7. EXCEPTIONS.**

- A. **ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.
- B. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner's expense.
- C. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- D. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

**SECTION 8. TOWING/REMOVAL PROCEDURES.**

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, or Recreational Vehicle was not authorized to park under this rule in the relevant parking area and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida*



*Statutes.* Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.


- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the rules set forth herein.

**SECTION 9. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

**SECTION 10. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS.** The Board in its sole discretion may amend these Rules Related to Overnight Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and shall be enforced consistent with this Rule. Further rulemaking procedures shall not be required to expand or contract such Tow-Away Zones or Designated Parking Areas so long as signage is consistent with Florida law.

**EXHIBIT A – *Designated Parking Areas and Tow-Away Zones***

Effective: November 21, 2024  
Revised: April 17, 2025



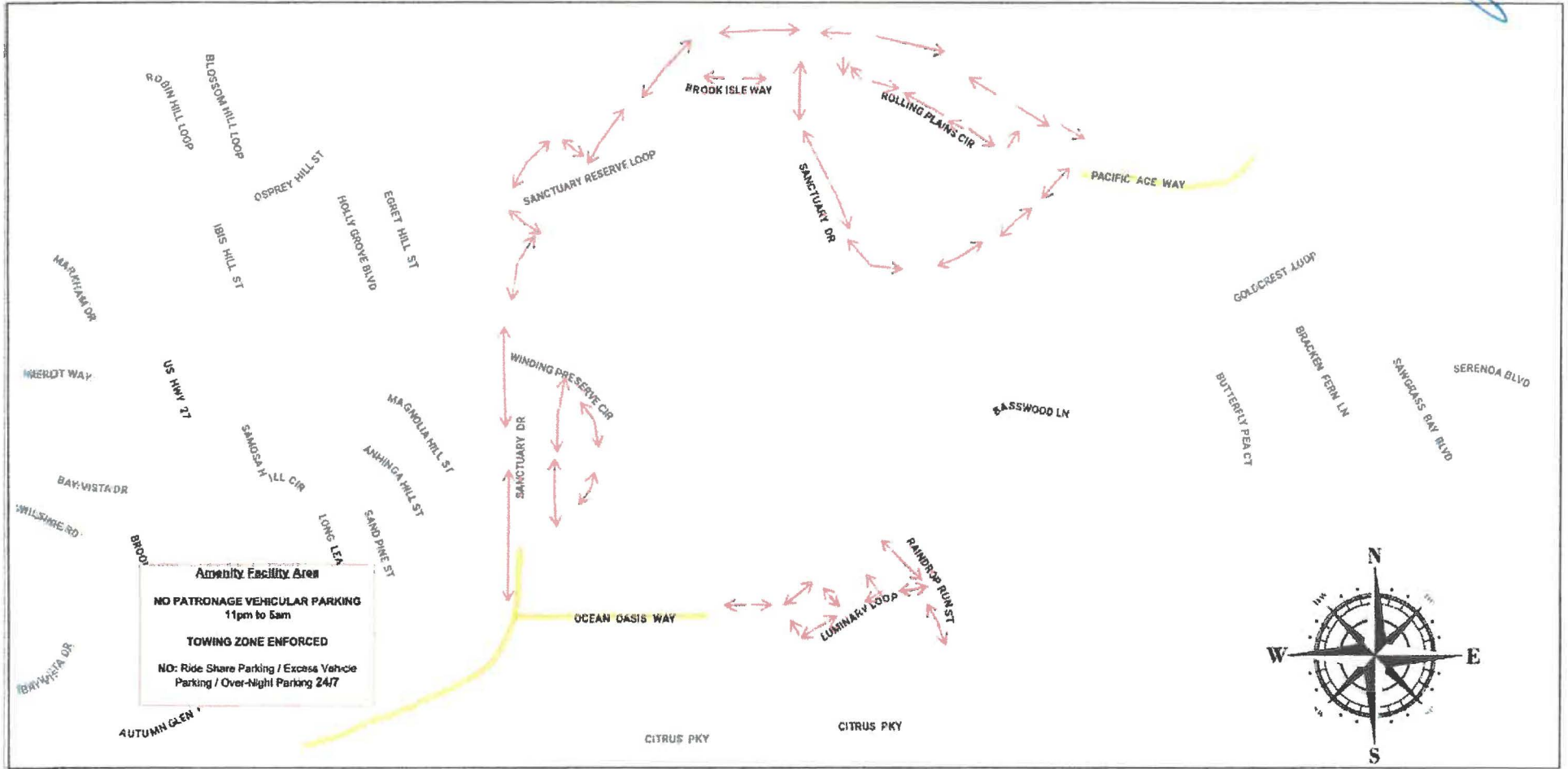


**EXHIBIT A**  
Designated Parking Areas and Tow-Away Zones

*[See following page.]*

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# Pacific Ace CDD Streets



July 11, 2025:

Street Names

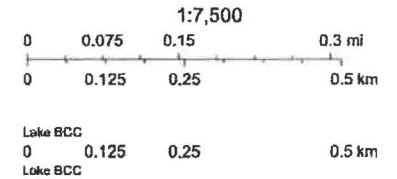
**No Street Parking (24 / 7):** On any of the Pacific Ace CDD Highlighted Streets or on the LEFT SIDE of all the Residential Street Areas as marked by the parallel arrows & predominantly where all fire hydrants are located.

Local Streets 10K

**LEFT SIDE of Street:** Any side of the street as you come into Pacific Ace CDD from U.S. HWY 27 or as you FACE or HEAD in a general Easterly Direction from U.S. HWY 27 & towards Sawgrass Bay Blvd.

**Point of Reference:** Will always be the major thoroughfare of U.S. HWY 27 to determine the LEFT SIDE of any street / road. As you FACE East or HEAD in a general Easterly direction & as MARKED by the PARALLEL ARROWS next to the streets on this map.

ALL AREAS REFERENCED ARE SUBJECT TO PACIFIC ACE CDD'S POLICY REGARDING STREET PARKING & ANY ENFORCEMENT THEREOF.



# **PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MAY 31, 2025**

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MAY 31, 2025**

	General Fund	Debt Service Fund 2022	Debt Service Fund 2024	Capital Projects Fund 2022	Capital Projects Fund 2024	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 310,213	\$ -	\$ -	\$ -	\$ -	\$ 310,213
Investments						
Revenue	-	103,046	63,092	-	-	166,138
Reserve	-	127,488	291,367	-	-	418,855
Capitalized interest	-	-	1	-	-	1
Sinking	-	9	-	-	-	9
Construction	-	-	-	619,305	308,013	927,318
Cost of issuance	-	-	10,590	-	-	10,590
Interest	-	9	1,474	-	-	1,483
Undeposited funds	-	-	290	-	-	290
Accounts receivable	-	-	499	-	-	499
Due from Landowner	63,227	-	-	-	-	63,227
Due from other	330	-	-	-	-	330
Due from individual lot holders	23,254	-	25,370	-	-	48,624
Due from general fund	-	454	-	-	-	454
Due from debt service fund	-	-	557	-	-	557
Due from capital projects fund	2,643	-	-	-	-	2,643
Deposit	1,935	-	-	-	-	1,935
Total assets	<u>\$ 401,602</u>	<u>\$ 231,006</u>	<u>\$ 393,240</u>	<u>\$ 619,305</u>	<u>\$ 308,013</u>	<u>\$ 1,953,166</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Tax payable	\$ -	\$ -	\$ -	\$ 19,549	\$ -	\$ 19,549
Due to Landowner	3	-	-	-	-	3
Due to general fund	-	-	-	2,643	-	2,643
Due to debt service fund	454	557	-	-	-	1,011
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>6,457</u>	<u>557</u>	<u>-</u>	<u>22,192</u>	<u>-</u>	<u>29,206</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	87,601	-	25,370	-	-	112,971
Total deferred inflows of resources	<u>87,601</u>	<u>-</u>	<u>25,370</u>	<u>-</u>	<u>-</u>	<u>112,971</u>
Fund balances:						
Restricted for:						
Debt service	-	230,449	367,870	-	-	598,319
Capital projects	-	-	-	597,113	308,013	905,126
Assigned:						
Irrigation system and wells	6,000	-	-	-	-	6,000
Monument signage/entry hardscape	14,000	-	-	-	-	14,000
Pool/deck/pool equipment/cabana	16,666	-	-	-	-	16,666
Fencing/pavilions	5,000	-	-	-	-	5,000
Playground	6,666	-	-	-	-	6,666
Amenity parking lot	8,000	-	-	-	-	8,000
Unassigned	251,212	-	-	-	-	251,212
Total fund balances	<u>307,544</u>	<u>230,449</u>	<u>367,870</u>	<u>597,113</u>	<u>308,013</u>	<u>1,810,989</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 401,602</u>	<u>\$ 231,006</u>	<u>\$ 393,240</u>	<u>\$ 619,305</u>	<u>\$ 308,013</u>	<u>\$ 1,953,166</u>

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 999	\$ 308,856	\$ 444,054	70%
Assessment levy: off-roll	3,488	152,820	229,081	67%
Lot closing assessments	5,232	84,192	-	N/A
Landowner contribution	-	28,099	113,968	25%
Total revenues	9,719	573,967	787,103	73%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	215	215	-	N/A
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	3,217	23,150	15,000	154%
Engineering	6,729	6,729	3,000	224%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,083	1,000	108%
Trustee	4,246	4,246	5,000	85%
Telephone	17	133	200	67%
Postage	93	244	500	49%
Printing & binding	42	333	500	67%
Legal advertising	-	1,266	1,500	84%
Annual special district fee	-	175	175	100%
Insurance	-	6,161	6,500	95%
Contingencies/bank charges	106	863	500	173%
Meeting room rental	-	268	3,000	9%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	18,832	77,571	92,040	84%
<b>Operations and Maintenance</b>				
<b>Management and administration</b>				
O&M accounting services	458	3,667	5,500	67%
Insurance (property coverage only)	-	9,819	30,000	33%
Management services	-	19,833	46,000	43%
Office supplies/printing binding	-	-	1,750	0%
<b>Grounds/building maintenance</b>				
General maintenance	4,141	20,830	7,000	298%
Irrigation repairs	-	2,122	5,000	42%
Well/pump maintenance repair	-	-	5,000	0%
Landscape contract	12,280	98,240	156,000	63%
Landscape extras - replacement, mulch, annuals	-	16,880	24,000	70%
Tree trimming	-	540	2,500	22%
Pressure washing	-	-	5,000	0%
Aquatic maintenance/monitoring	1,614	12,912	20,000	65%
Fence/wall/lighting repairs	-	-	2,000	0%
Solar lighting/street poles	-	5,390	109,000	5%

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Operations and Maintenance (continued)</b>				
<b>Recreational - amenity</b>				
Insurance amenity	-	868	-	N/A
Facility management	-	4,000	24,000	17%
Holiday decorations	-	2,900	4,500	64%
Electric - amenity	-	44	10,000	0%
Domestic water/sewer - amenity	1,697	4,552	6,000	76%
Irrigation reclaimed - amenity	800	2,754	6,000	46%
Telephone/cable/internet - amenity	279	439	3,000	15%
Clubhouse general maintenance	375	1,698	4,500	38%
Playground maintenance/repair/mulch	-	-	4,500	0%
Pool permits/licenses	-	-	800	0%
Pool service contract	-	-	23,000	0%
Pool and splash pad repairs/maintenance	-	-	4,500	0%
Janitorial service contract	-	-	22,000	0%
Refuse - pet station service contract	-	-	10,000	0%
Landscape seasonal (annuals & mulch)	-	-	5,000	0%
Landscape contingency	-	6,675	-	N/A
Fitness equipment lease (if applicable)	2,477	19,818	40,000	50%
Termite bond/pest control	-	-	1,400	0%
<b>Security</b>				
Alarm monitoring	4,316	20,599	28,000	74%
Electronic access cards	-	-	1,000	0%
<b>Utilities</b>				
Electric - common areas/irrigation meters	101	407	6,000	7%
Electric - lift station	243	1,080	3,600	30%
Electric - street lights	1,293	9,290	26,400	35%
Irrigation - common areas	2,169	10,014	-	N/A
Total field operations	<u>32,243</u>	<u>275,371</u>	<u>652,950</u>	42%
<b>Other fees &amp; charges</b>				
Tax collector	21	6,178	13,877	45%
Total other fees & charges	<u>21</u>	<u>6,178</u>	<u>13,877</u>	45%
Total expenditures	<u>51,096</u>	<u>359,120</u>	<u>758,867</u>	47%
Excess/(deficiency) of revenues over/(under) expenditures	(41,377)	214,847	28,236	

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Fund balances - beginning	348,921	92,697	28,096	
Assigned				
Irrigation system and wells	6,000	6,000	6,000	
Monument signage/entry hardscape	14,000	14,000	14,000	
Pool/deck/pool equipment/cabana	16,666	16,666	16,666	
Fencing/pavilions	5,000	5,000	5,000	
Playground	6,666	6,666	6,666	
Amenity parking lot	8,000	8,000	8,000	
Unassigned	251,212	251,212	-	
Fund balances - ending	<u>\$ 307,544</u>	<u>\$ 307,544</u>	<u>\$ 56,332</u>	



**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED MAY 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 463	\$ 248,485	\$ 263,200	94%
Interest	1,279	8,232	-	N/A
Total revenues	<u>1,742</u>	<u>256,717</u>	<u>263,200</u>	98%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	85,000	85,000	85,000	100%
Interest	85,298	170,596	170,596	100%
Total debt service	<u>170,298</u>	<u>255,596</u>	<u>255,596</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	9	4,969	8,225	60%
Total other fees and charges	<u>9</u>	<u>4,969</u>	<u>8,225</u>	60%
Total expenditures	<u>170,307</u>	<u>260,565</u>	<u>263,821</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	(168,565)	(3,848)	(621)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	(414)	(4,109)	-	N/A
Total other financing sources	<u>(414)</u>	<u>(4,109)</u>	<u>-</u>	N/A
Net change in fund balances	(168,979)	(7,957)	(621)	
Fund balances - beginning	399,428	238,406	215,297	
Fund balances - ending	<u>\$ 230,449</u>	<u>\$ 230,449</u>	<u>\$ 214,676</u>	

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2024  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Assessment levy: off-roll	\$ 5,397	\$ 47,049
Lot closing assessments	5,454	16,631
Interest	1,677	5,252
Total revenues	12,528	68,932
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	-	200,010
Interest	125,421	125,421
Total debt service	125,421	325,431
<b>Other fees &amp; charges</b>		
Trustee fee	-	5,925
Total other fees and charges	-	5,925
Total expenditures	125,421	331,356
Excess/(deficiency) of revenues over/(under) expenditures	(112,893)	(262,424)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	801,297
Original issue discount	-	(960)
Underwriter's discount	-	(170,600)
Transfer in	-	557
Total other financing sources	-	630,294
Net change in fund balances	(112,893)	367,870
Fund balances - beginning	480,763	-
Fund balances - ending	\$ 367,870	\$ 367,870

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2,004	\$ 16,928
Total revenues	2,004	16,928
<b>EXPENDITURES</b>		
Construction costs	-	2,765
Total expenditures	-	2,765
Excess/(deficiency) of revenues over/(under) expenditures	2,004	14,163
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	414	3,552
Total other financing sources/(uses)	414	3,552
Net change in fund balances	2,418	17,715
Fund balances - beginning	594,695	579,398
Fund balances - ending	\$ 597,113	\$ 597,113

**PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2024  
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1,123	\$ 11,648
Total revenues	1,123	11,648
<b>EXPENDITURES</b>		
Construction costs	-	7,432,338
Total expenditures	-	7,432,338
Excess/(deficiency) of revenues over/(under) expenditures	1,123	(7,420,690)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	7,728,703
Total other financing sources/(uses)	-	7,728,703
Net change in fund balances	1,123	308,013
Fund balances - beginning	306,890	-
Fund balances - ending	\$ 308,013	\$ 308,013

**PACIFIC ACE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Pacific Ace Community Development District held a Regular Meeting on May 15, 2025 at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711.

**Present:**

Steve McConn	Chair
Jeff Myers	Assistant Secretary
Steve White	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Mary Grace Henley (via telephone)	Kilinski   Van Wyk PLLC
Alex Sorondo (via telephone)	District Engineer
Jorge Miranda	Empire Management
Oscar Trujillo	Empire Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 2:00 p.m.

Supervisors McConn, White and Myers were present. Supervisors Carter and Dare were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2025-08, Approving Proposed Budgets for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 170, 190 and 197, Florida Statutes;**

39 **Setting Public Hearings; Addressing**  
 40 **Publication; Addressing Severability; and**  
 41 **Providing an Effective Date**  
 42

43 Ms. Suit presented Resolution 2025-08. She distributed and reviewed an updated version  
 44 of the proposed Fiscal Year 2026 budget that differs from the version in the agenda. She noted  
 45 increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained  
 46 the reasons for any changes.

47 Ms. Suit discussed line items in the updated version of the proposed Fiscal Year 2026  
 48 budget that were adjusted or removed from the version in the agenda, including increasing the  
 49 amount budgeted for “Legal” expenses and removing or decreasing the amounts budgeted on  
 50 the “Facility management amenity staff”, “Holiday decorations”, and “Pet station service  
 51 contract” line items.

52

53 **On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor,**  
 54 **Resolution 2025-08, Approving Proposed Budgets for Fiscal Year 2026, as**  
 55 **amended/updated; Declaring Special Assessments to Fund the Proposed**  
 56 **Budgets Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public**  
 57 **Hearings for July 17, 2025 at 2:00 p.m., at the Hampton Inn & Suites by Hilton,**  
 58 **2200 East Highway 50, Clermont, Florida 34711; Addressing Publication;**  
 59 **Addressing Severability; and Providing an Effective Date, was adopted.**

60

61

62 **FOURTH ORDER OF BUSINESS**

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69 Ms. Suit presented Resolution 2025-09.

70

**Consideration of Resolution 2025-09,**  
**Designating Dates, Times and Locations for**  
**Regular Meetings of the Board of**  
**Supervisors of the District for Fiscal Year**  
**2025/2026 and Providing for an Effective**  
**Date**

71 **On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor,**  
 72 **Resolution 2025-09, Designating Dates, Times and Locations for Regular**  
 73 **Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026**  
 74 **and Providing for an Effective Date, was adopted.**

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**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-10, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

**On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, Resolution 2025-10, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape Maintenance Contract and Proposal for Amenity Center**

This item was tabled.

Discussion ensued regarding when the Clubhouse will open and obtaining the Certificate of Occupancy and insurance.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2025**

**On MOTION by Mr. McConn and seconded by Mr. White, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of April 17, 2025 Regular Meeting Minutes**

**On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the April 17, 2025 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kilinski | Van Wyk PLLC**

There was no report.

**B. District Engineer: Heidt Design, LLC**

Mr. Sorondo stated that final information from Kimley-Horn is needed before he can sign off on the Clubhouse/amenity.



115 C. Property Manager: Empire Management

116 • Update: Parking/Towing Enforcement and Guest Pass System

117 Ms. Suit recalled that, at the last meeting, the Board approved no parking on the streets  
118 and requiring guest passes for them to park on the streets.

119 Mr. Miranda stated, since there will be no on-site staff, the recommendation is to pivot  
120 from the prior decision and, instead, eliminate any process that will require staff or  
121 administrative monitoring on a consistent basis. The recommendation is that the Board  
122 streamline the decisions and choices, such as no parking or allowing parking on one side of the  
123 road, etc. To help guide the Board’s decision, he recommends obtaining input from the  
124 membership as to what they would support/prefer.

125 Discussion ensued regarding parking rules for the Clubhouse/amenity.

126

127 **On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor,**  
128 **allowing 24-hour per day parking only along out-bound lane side and prohibiting**  
129 **parking on either side of the main and back entry and exit drives, was approved.**

130

131 **On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor,**  
132 **authorizing Staff to proceed with implementing and entering into the Towing**  
133 **Services Agreement, was approved.**

134

135

136 D. District Manager: Wrathell, Hunt and Associates, LLC

137 • NEXT MEETING DATE: July 17, 2025 at 2:00 PM

138 ○ QUORUM CHECK

139

140 TENTH ORDER OF BUSINESS Board Members’ Comments/Requests

141

142 There were no Board Members’ comments or requests.

143

144 ELEVENTH ORDER OF BUSINESS Public Comments

145

146 No members of the public spoke.

147

148 TWELFTH ORDER OF BUSINESS Adjournment

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**On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the meeting adjourned at 2:24 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**PACIFIC ACE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**CI**

## Kelly Sadlier

---

**From:** Kristen Suit  
**Sent:** Wednesday, July 9, 2025 4:10 PM  
**To:** Daphne Gillyard; Ruta Viola  
**Cc:** Jordan Lansford  
**Subject:** Fw: Community Boss Software for Pacific Ace CDD  
**Attachments:** CB Product Overview-HOA.pdf; Quotient quote\_ Parking Boss™ for HOA Pacific Ace CDD (The Sanctuary HOA), 655 homes.pdf

Please include the attached overview and quote on the next agenda under Empire Mgmt. staff report. Also include Oscar's email below. Thank you

Kristen Suit  
District Manager  
**Wrathell, Hunt and Associates, LLC**  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
Email: [suitk@whhassociates.com](mailto:suitk@whhassociates.com)  
Cell: 410-207-1802  
Office: 561-571-0010  
Fax: 561-571-0013  
[www.whhassociates.com](http://www.whhassociates.com)

**Mailing Address (for all payments and correspondence sent via US Mail):**  
P.O. Box 810036  
Boca Raton, FL 33481

**Physical Address (for all payments sent via express services):**  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.**

---

**From:** Oscar Trujillo  
**Sent:** Wednesday, July 9, 2025 3:26 PM  
**Subject:** Community Boss Software for Pacific Ace CDD

**Now that the Amenity Facility does not have an attendant we need to solve some problems.**

Parking BOSS System / Application provides a solution for problems I see coming.

For the Monthly Price or Annual Price (20% discount) here are key solutions.

### Street Parking

- We'll have a way to provide residents with a Permit for the occasional overflow street parking & keep track of the amount of individual resident request and limit it per whatever CDD allows or approves.
  - Example only 1 time a quarter: RV, Party, Boat etc... in areas that may now have NO Street Parking based on the New Policy.
  - Car Store via app or permit generated that we can send to them...let them know not to Tow XYZ vehicles given the permit.

### Amenity Facility

- Application will allow for Reservation for the Amenity Facility.
  - Creates a calendar reservation where other residents can see facility has been reserved and wont allow double booking.
    - Will solve the issue where someone **not authorized to use the Community Room** can be identified as not having a reservation and worst-case scenario use to have XYZ offender escorted out by Law Enforcement if they don't self-correct.
  - Payment for the reservation etc. can be done via the Application... and funds sent to where the CDD wants them deposited at.
  - We are able to hold residents accountable for damages or neglect at the Community Room.

The CDD Budget Funds will support & are there for 2025/2026.

Thanks!



**OSCAR TRUJILLO**

Licensed Community Association Manager - Retired U.S.M.C

---

Email: [otrujillo@empirehoa.com](mailto:otrujillo@empirehoa.com)

Tel: (407) 770-1748

1098 W Montrose St., Clermont, FL, 34711



Our office hours are Monday through Friday from 9:00 a.m. to 5:00 p.m. All payments should be made via the association portal, where you will find payment methods and the mailing address. For any inquiries, please contact us at (407) 770-1748 or via email [hoa@empirehoa.com](mailto:hoa@empirehoa.com).



# HOA & Condo Solutions






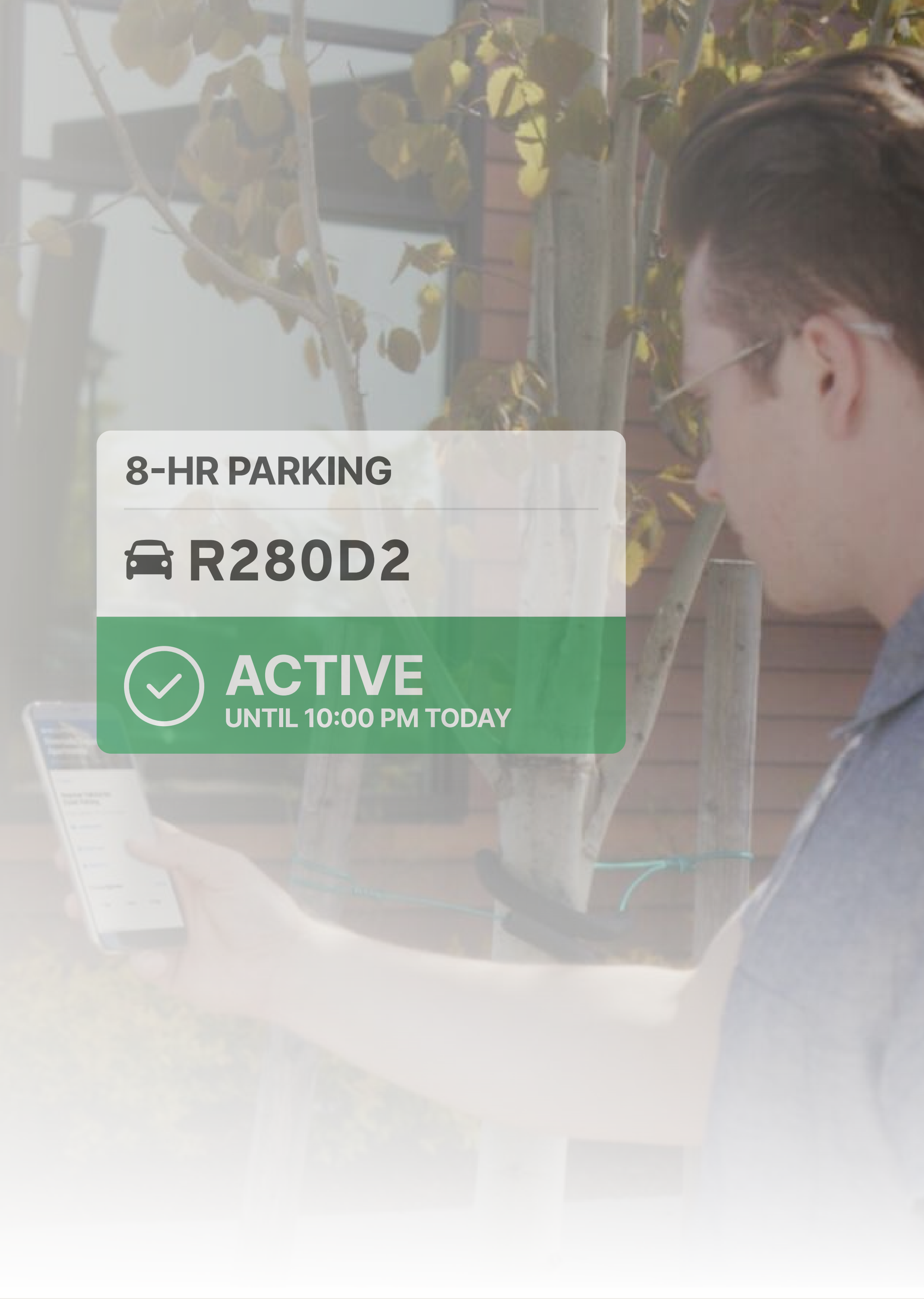
# Simple, fair, and secure parking for HOAs & condos

HOA parking can be unfair and frustrating.  
We can help!

8-HR PARKING

 **R280D2**

 **ACTIVE**  
UNTIL 10:00 PM TODAY





## GUEST PARKING

# 24/7 self-service guest parking with automatic rule enforcement.

- ✓ 24/7 self-service registration in seconds
- ✓ Limit guest parking time by home or vehicle
- ✓ Keep outsiders from using your guest parking
- ✓ Ban any home or vehicle from guest parking
- ✓ Automatic text and email notifications
- ✓ Charge for guest parking time (optional)
- ✓ Pay for community projects with the revenue

Fair, flexible, 24/7 self-service registration in seconds with built-in rules enforcement

**GUEST PARKING ONLY**

VEHICLES MUST BE REGISTERED WHILE PARKED

TO REGISTER SCAN OR GO TO: [delbocavista.parkingattendant.com](http://delbocavista.parkingattendant.com)

UNAUTHORIZED VEHICLES MAY BE CITED, IMMOBILIZED, OR TOWED AT OWNER'S EXPENSE

**Active Guest Parking Digital Permit**

Options

Until 2:18 AM Fri Jun 10 2022 EDT

XYZ789 001J

Name Mark  
Phone 425-345-1511  
more...

Mar 2022

W T F S S M T W T F S  
16 17 18 19 20 21 22 23 24 25 26

UNAUTHORIZED VEHICLES MAY BE CITED, IMMOBILIZED, OR TOWED AT OWNER'S EXPENSE

**Guest Parking**

Digital Permit required. [Full rules...](#)

Register Vehicle

Preauthorize

**Register Resident Vehicle**

Active and valid Smart Decal required. [Full rules...](#)

Activate Smart Decal

More

Preauthorize

[delbocavista.parkingattendant.com](http://delbocavista.parkingattendant.com)

**GUEST PARKING**

EACH HOME LIMITED TO 72 HOURS OF COMPLIMENTARY GUEST PARKING PER MONTH

PAYMENT IS REQUIRED FOR ADDITIONAL TIME

FOR PRICES AND TO PAY, SCAN OR GO TO: [delbocavista.parkingattendant.com](http://delbocavista.parkingattendant.com)

Jan 2022  
**\$1,615.76**

Average \$52.12 per day

UNAUTHORIZED VEHICLES MAY BE CITED, IMMOBILIZED, OR TOWED AT OWNER'S EXPENSE

**Pay-to-Park**

Register vehicle with the following info:

#BC1234

Starting night now

Parking for 24 hours

Contact email:

Enter confirmation only

Start: Sat Jun 2 11:07 AM

End: Sat Jun 3 11:07 AM

Parking Fee: \$10.00

How do you want to pay?

Apple Pay

Enter new card

By continuing you acknowledge our Parking Rules

**PAY**

[delbocavista.parkingattendant.com](http://delbocavista.parkingattendant.com)

Generate revenue with paid guest parking at your HOA or condo

**GUESTS MUST BE REGISTERED TO PARK**

ASK YOUR HOST TO REGISTER YOUR VEHICLE

**GUEST PARKING**

VEHICLES MUST BE REGISTERED WHILE PARKED

**GUESTS MUST BE REGISTERED TO PARK**

ASK YOUR HOST TO REGISTER YOUR VEHICLE

Commercial-grade guest parking signs for HOAs and condos

**PARKING ATTENDANT**

113879

PASSCODE

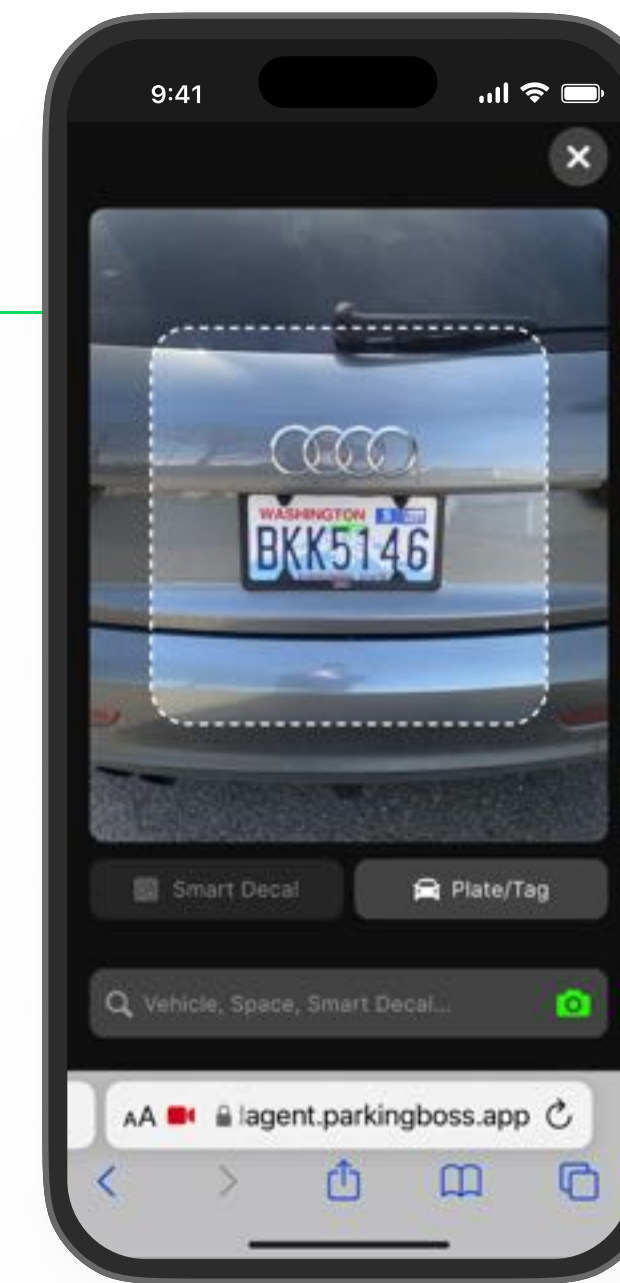
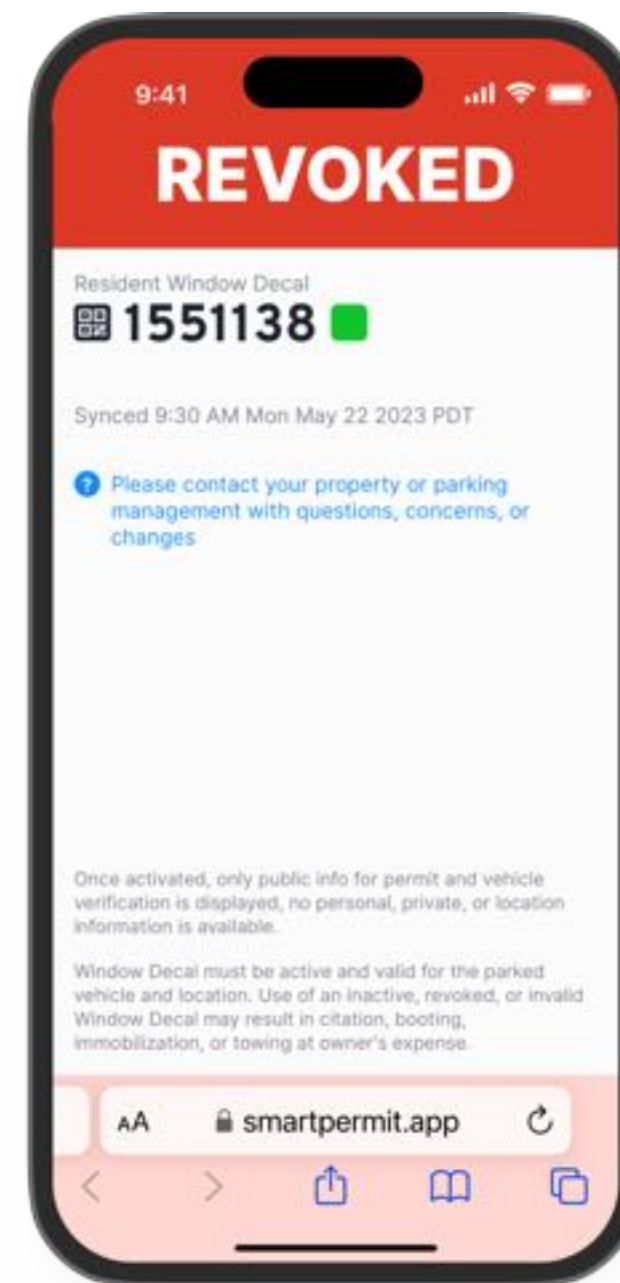
For parking rules, info, and options, scan or go to: [delbocavista.parkingattendant.com](http://delbocavista.parkingattendant.com)

Handy refrigerator magnets makes accessing guest parking right from your home convenient

## RESIDENT PARKING

# Assign, track, and verify resident vehicles in your community.

- ✓ Track & validate all resident vehicles
- ✓ Color-code decals for easy zoning
- ✓ Get unlimited decals at no cost
- ✓ Assign spaces in the interactive map
- ✓ Use smartphone LPR for permit validation



All-digital resident vehicle permits with built-in smartphone LPR

Smart Decals™ offer quick visual and scannable resident vehicle validation



Manage homeowner assigned parking with an interactive parking map



## PARKING ENFORCEMENT

# Innovative parking tools to help change bad behavior.

- ✓ Log every time patrol checks a vehicle
- ✓ See vehicle & violation stats at a glance
- ✓ Get the most out of your patrol
- ✓ Catch the worst parking offenders

Keep your residents and patrol accountable with the best parking enforcement tools available for apartment communities.

View homes that have met or are approaching the limit

**Activity Overview**

Map showing patrol area with streets: Pine Ave, Holliston Ave, Trailblazer Ave, Academy St, and E Preserve Loop.

**Checks: 3260**  
Average 688 per week  
Target: 500 per week

**Violations: 431**  
Average 98 per week

**Escalations: 407**

**Activity By User**

User	Checks	Violations
Shaun	1272	141
Ramirez	685	75
Hannah	575	135
Anthony	266	37
Luke	257	29
Alex	200	12

**Activity By Day**

Calendar view for March 2022 showing checks and violations per day.

**Violations Monitoring**

**Escalations: 407**

**Tow On Next Violation: 2**  
After 2 or more violations in 180 days.  
Vehicle: 82038H2  
Has 2 violations in the last 180 days, most recently at 4:58 AM Mar 16 2022 PDT.

**Tow On Next Violation: 7**  
After 2 or more violations in 180 days.  
Vehicle: 6X23950  
Has 7 violations in the last 180 days, most recently at 4:51 AM Mar 16 2022 PDT.

**Tow On Next Violation: 2**  
After 2 or more violations in 180 days.  
Vehicle: 6WTE229  
Has 2 violations in the last 180 days, most recently at 4:42 AM Mar 16 2022 PDT.

**Tow On Next Violation: 2**  
After 2 or more violations in 180 days.  
Vehicle: 5P65135  
Has 2 violations in the last 180 days, most recently at 3:29 AM Mar 16 2022 PDT.

**Tow On Next Violation: 3**  
After 2 or more violations in 180 days.  
Vehicle: 7AAW690  
Has 3 violations in the last 180 days, most recently at 3:12 AM Mar 16 2022 PDT.

**Enforcement Check**  
5:52 AM Mar 16 2022 PDT • Alex  
Vehicle: XMMVIIX

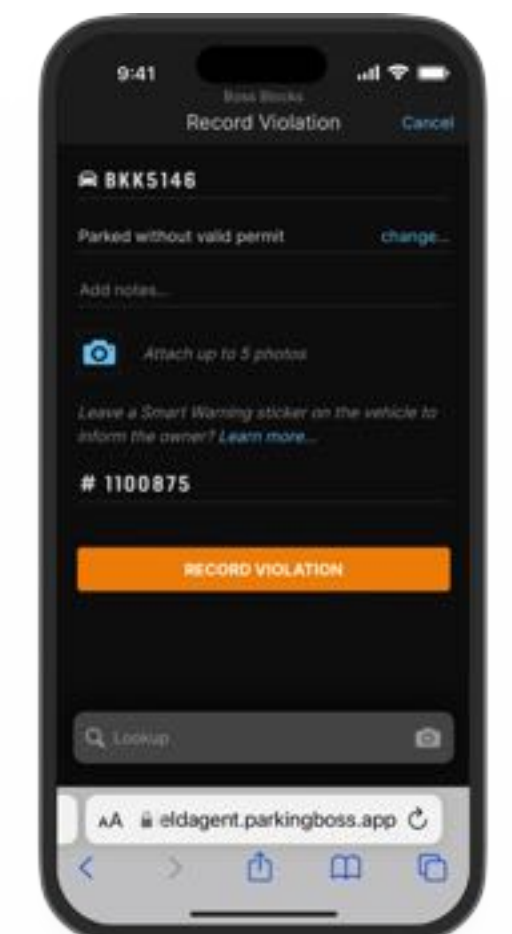
**Enforcement Check**  
5:52 AM Mar 16 2022 PDT • Alex  
Vehicle: 7FAW407

**Enforced Limits**

Unit Limit: 30 AT 80-100% (Mar 2022)

Quest Parking up to 360 hours per month then blocked

Unit	Percentage
1322	100.0%
1124	100.0%
1422	99.5%
1015	99.4%
1415	98.6%
1814	98.6%
2711	98.5%




Field Agent™ is built for in-the-field patrol for enforcing your parking rules

# The fair way to manage and use HOA & condo amenities

Bookings, paid reservations, and smart key tags  
promote a fair environment.

PICKLEBALL COURT

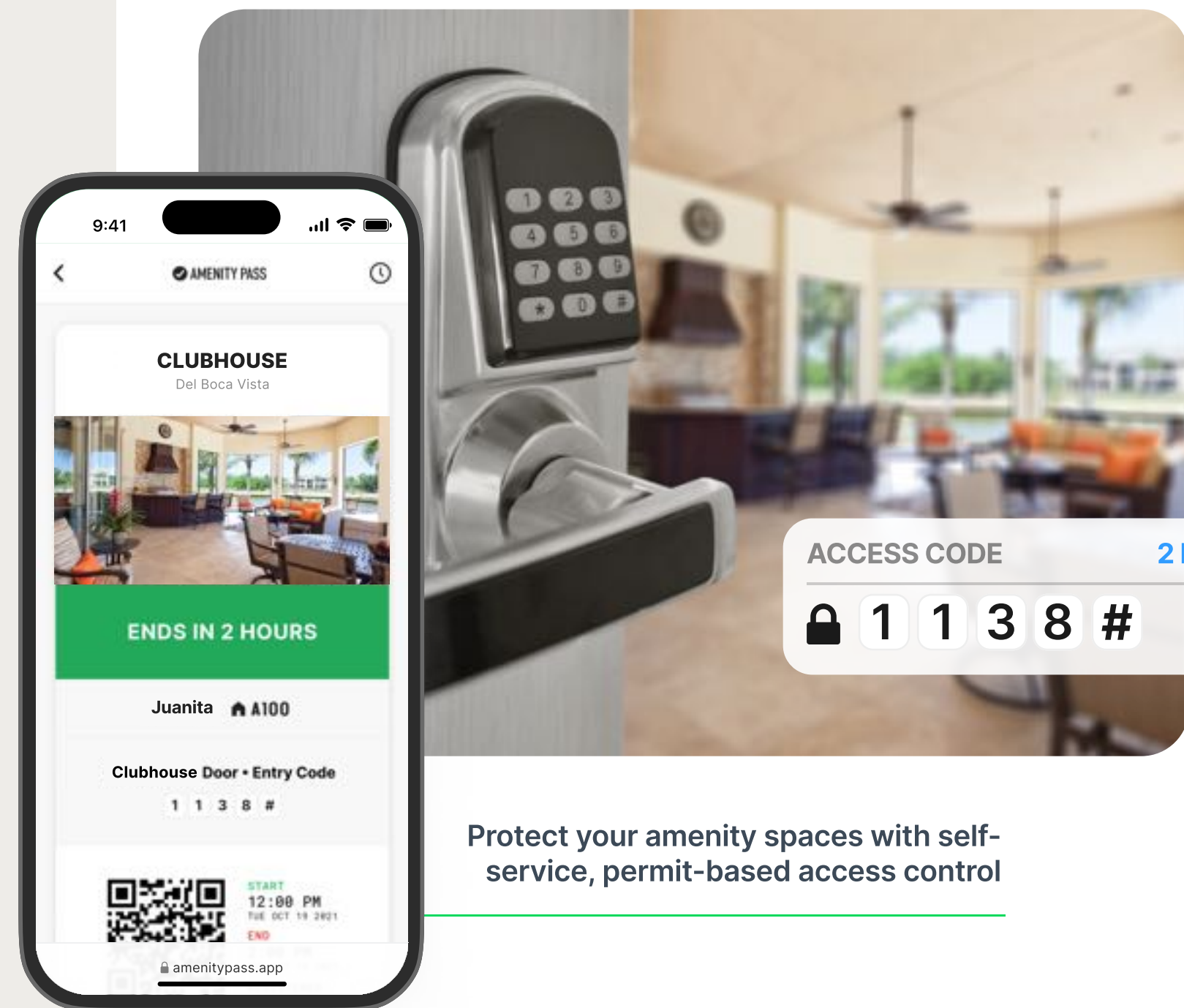
2-HR PASS

 **ACTIVE**  
UNTIL 4:00 PM

## AMENITY MANAGEMENT

# Give residents the convenience of planning ahead with bookable amenities.

- ✓ Ultra-flexible bookable time increments
- ✓ Promote fair use of high-demand amenities
- ✓ Set daily, weekly, or monthly time limits
- ✓ Phase out fobs, clickers, and access cards
- ✓ Easy credit card payments built in
- ✓ You set the rates: hourly, daily, or monthly
- ✓ Unused damage deposit is automatically refunded
- ✓ Capture a damage deposit without charging residents a fee



Protect your amenity spaces with self-service, permit-based access control



Branded amenity signs makes reservations quick and easy



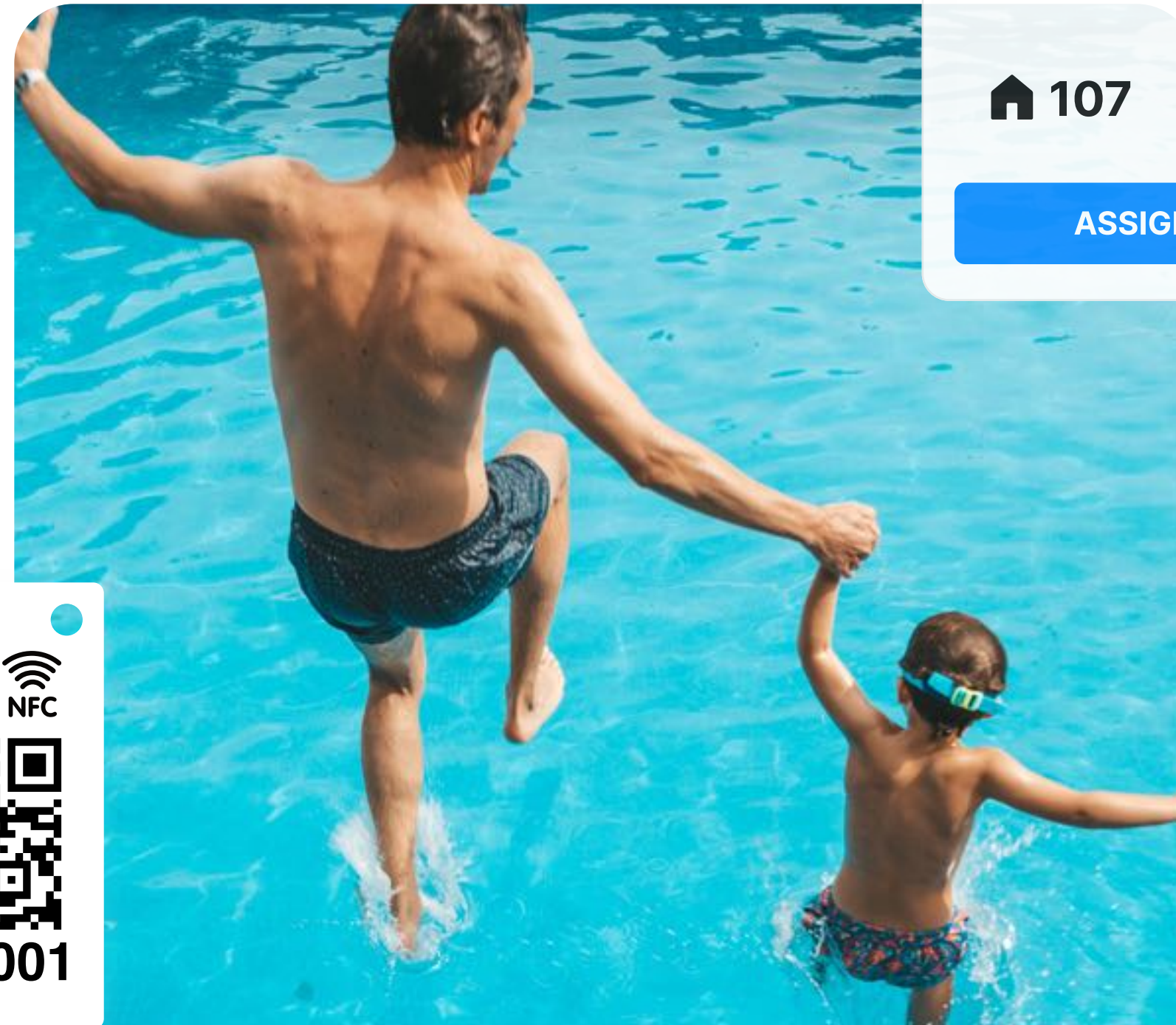
Give residents the convenience of planning ahead with bookable amenities



## POOL PASS BOSS TAGS

# The simple way to control your overcrowded pools.

- ✓ Assign to a home or to each resident
- ✓ Easily check pass to validate
- ✓ Stop unauthorized "pool parties"
- ✓ Find outsiders that "hop the fence"
- ✓ Made of durable thick PVC plastic
- ✓ NFC-enabled



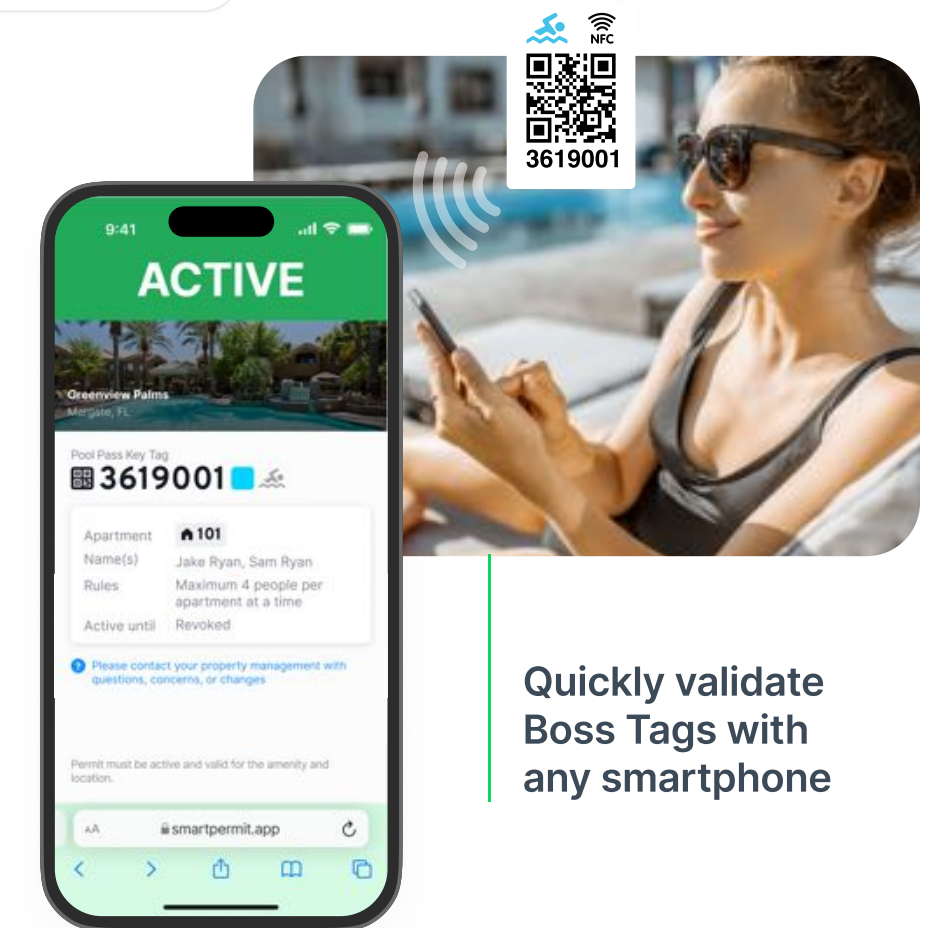
**Assign Pool Pass**

3619001

107

**ASSIGN PASS**

Each Pool Pass Boss Tag has a unique QR code and number for easy tracking



Quickly validate Boss Tags with any smartphone



Durable & small NFC Pool Passes are easy to validate by scanning the QR code or tapping with a smartphone



Open pool gates or doors with built-in NFC

RemoteLOCK

**Schedule a demo:**  
[communityboss.com/demo](https://communityboss.com/demo)

## Meet the HOA team:



**Nathan Northy**  
Director of HOA  
nnorthy@communityboss.com  
(866) 387-7275 Ext. 113



**Austin Cullen**  
HOA Sales Executive  
acullen@communityboss.com  
(866) 387-7275 Ext. 128





FROM

**Nathan Northy**

Director of Sales - Condo & HOA  
866-387-7275 ext 113

Luminous Corporation dba Community Boss  
[communityboss.com](http://communityboss.com)

PHONE

(866) 387-7275

FOR

**Empire Management Group**

TO

Oscar Trujillo

EMAIL

[otrujillo@empirehoa.com](mailto:otrujillo@empirehoa.com)

QUOTE NUMBER

1913

DATE

May 13, 2025

EXPIRY DATE

June 12, 2025 at 2:00 PM

[Download PDF](#)

## Parking Boss™ for HOA Pacific Ace CDD (The Sanctuary HOA), 655 homes

### Parking Boss Annual Service Fee (with 20% discount)

695.00  
x 12  
20% discount  
6,672.00  
per year

### FREE Medium Setup Kit (a \$785 value)

100% discount

Includes:

- 10 Professional-Grade Parking Signs
- Unlimited Standard Smart Decals (6 colors to choose from)
- Resident Magnets - 1 per home + extras
- 100 Smart Warning Stickers
- Resident Documents (PDFs)
- FREE Smart Parking Map™ (a \$1,500 value)
- Free Medium Setup Kit with annual service only

### FREE Amenity Boss™ (included with Parking Boss)

195.00  
100% discount  
per month

FREE MATERIALS:

- 2 Amenity Signs (8"x8")
- NFC Pool Pass Key Tags (one per unit)

AMENITY POLICIES:

- Bookable Amenities: Set time limits to keep usage fair. Perfect for amenities that are typically used by a single person/home (BBQs, tennis/pickleball courts, etc.)
- Rentable Spaces: For amenities that require a reservation with payment and/or damage deposit (clubrooms, community kitchens, movie theaters, etc.)
- Pool Passes: Perfect to control over-crowded pools and to make sure those using your pools are actual residents and their guests

FEATURES:

- The most flexible amenity scheduling solution on the market
- Implement limits to keep amenity usage fair for all residents
- Amenity payments built in for generating additional revenue
- Add automatic refundable deposits for rentals

APPS:

- Amenity Pass app allows residents to view schedules, reserve time, and pay for amenity usage
- Community Boss Manager allows management to add amenities, customize time limits and rules, validate passes, and view pass logs (w/unlimited admins)



**Optional Paid Parking & Amenities Add-on Options:**

<input type="checkbox"/> <b>Paid Parking &amp; Amenities: Direct Deposit</b> <ul style="list-style-type: none"> <li>• Setup fee: \$0</li> <li>• Free Stripe Account Required</li> <li>• Stripe fee per transaction: \$0.30 + 2.9%</li> <li>• Community Boss fee per transaction: 10%</li> <li>• Payout method: Direct deposit via Stripe</li> <li>• Payout frequency: Daily</li> <li>• Minimum charge per vehicle registration: \$1/hr or \$2/night</li> <li>• Minimum charge per amenity registration: \$2/hr or \$5/event</li> <li>• Chargeback disputes handled by: Management</li> </ul>	Not selected
<input type="checkbox"/> <b>Paid Parking &amp; Amenities: Full Service</b> <ul style="list-style-type: none"> <li>• Setup fee: \$0</li> <li>• Stripe fee per transaction: \$0.30 + 2.9%</li> <li>• Parking Boss fee per transaction: 30%</li> <li>• Payout method: Service credit/check from Community Boss</li> <li>• Payout frequency: Quarterly</li> <li>• Minimum charge per vehicle registration: \$1/hr or \$2/night</li> <li>• Minimum charge per amenity registration: \$2/hr or \$5/event</li> <li>• Chargeback disputes handled by Community Boss</li> </ul>	Not selected
<p><b>Shipping &amp; Handling</b></p>	55.00

**Thank you!**

We really appreciate the opportunity to provide a quote for your community. We value every one of our customers and take a ton of pride in our fast, friendly support. At the end of the day, we've built our products to solve real problems that will make your community a better place to live.

Discount	-195.00
Subtotal	0.00
<b>Total excluding tax</b>	<b>\$0.00</b> per month
Discount	-1,668.00
Subtotal	6,672.00
<b>Total excluding tax</b>	<b>\$6,672.00</b> per year
Options selected	0 of 2
<b>Total excluding tax</b>	<b>\$55.00</b>

**Available Condo & HOA Discounts**

- 20% Discount for annual billing

## Parking Boss™ Plan Details

### PARKING POLICIES:

- UNLIMITED policies included
- Policies are a customizable set of rules (when, where, and how long) designed for each type of vehicle owner, including guests, residents, pay-to-park, employees/staff, overnight parking, etc.

### APPS:

- Parking Boss Attendant™ (for residents and guests)
- Parking Boss Manager™ (w/unlimited admins)
- Parking Boss Field Agent™ (w/unlimited patrol admins)

### SYSTEM NOTES:

- Cloud hosted with automatic updates
- Data retention (expired permits, violations, photos, etc) for 3 years
- Notifications & Alerts (Special Permits, revoked Smart Decals, Violation Thresholds, etc)
- Exportable Activity & History

### GUEST PARKING:

- SMART METERS for guest parking limits (vehicle time limits, home time limits, block residents from guest parking, limit number of vehicles registered at a time, etc.)
- Paid Guest Parking (subject to service fee)
- Special Permits & Printed Passes
- Registration notifications (confirmation & expiration) via email and/or text
- Passcodes: allows only resident-authorized guests
- Smart Guard™ (automatically detecting potential cheaters)

### RESIDENT PARKING:

- Unlimited Smart Decals™ delivered as needed (standard options)
- Self-activation of Smart Decals™ by residents

### ENFORCEMENT:

- Record and track violations Violation
- Thresholds (automatically flag repeat offenders)
- Add custom violation reasons
- Smartphone LPR (license plate recognition)

## Notes

- This quote does not include any applicable sales or use tax
- Sign hardware and installation not included

## Terms

- Monthly payments: If a Quote is accepted on a date other than the first of the month, service fees will be prorated based on the date of Quote acceptance. 12-month commitment is required for Monthly payments. A 30-day notice is required for account cancellation.
- Annual payments: Annual contracts are billed immediately but the billing cycle for annual payments begins on the 1st of the following month
- Standard billing & cancellation policy: <https://help.communityboss.app/en/articles/3112777-standard-billing-cancellation-terms>

## Paid Parking/Amenity Terms

- Luminous Corporation dba Community Boss is not responsible for collecting or remitting any applicable taxes
- Community is required to maintain valid Stripe account (for Direct Deposit option): <https://stripe.com/us/payments>
- Direct Deposit Option requires a valid Stripe account, which must be linked to the account prior to or on the date of implementation/transition. Failure to provide the necessary Stripe credentials will result in payments accepted according to the Full Service Terms and Conditions until such time as valid Stripe credentials are provided to Community Boss/Parking Boss/Amenity Boss/Welcome Boss.
- A valid Social Security # is required for the Direct Deposit option
- Standard billing & cancellation policy: <https://help.communityboss.app/en/articles/3112777-standard-billing-cancellation-terms>
- For the purposes of this agreement:

Company = Luminous Corporation dba Community Boss

Product = Community Boss/Parking Boss/Amenity Reservations

Community = [community name]

## Limitation of Liability

Limitation of Liability:

(a) UNDER NO CIRCUMSTANCES SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL OR EXEMPLARY DAMAGES (EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES), ARISING FROM THE PRODUCT OR ANY OTHER PROVISION OF THIS AGREEMENT, SUCH AS, BUT NOT LIMITED TO, LOSS OF REVENUE OR ANTICIPATED PROFITS, COSTS OF DELAY, OR LIABILITIES ARISING FROM ANY SOURCE.

(b) The Community shall bear (i) all collection risk (including, without limitation, credit card fraud and any other type of credit fraud) with respect to sales of the Product and (ii) all responsibility and liability for the proper payment of all taxes which may be levied or assessed (including, without limitation, sales taxes) which may be levied in respect of sales of the Product.

(c) Company has no obligation to attempt to monitor or regulate the quality, suitability or content of the Product and Customer agrees to hold the Company harmless in the event of any claims by customers with respect to problems with the Product.

## Availability, Downtime and General Services

The Community understands that services are provided via the Internet and that Internet access is not provided by the Company and that The Company cannot control Internet access/connectivity/availability. Therefore, the Company cannot guarantee that any given user will be able to access the Product at any given time. The Company will make every effort to support all features and aspects of the Product which are under the direct control of the Company.

The Company provides all Product services and any software related to those services to Community on an "as is" basis and does not guarantee that the Product or any related software has no errors, defects or bugs or will function properly. The Company agrees to rectify any errors, defects or bugs as soon as they are discovered and/or reported to the Company. The Company will continue to support and also make enhancements to the Product on an ongoing basis, based on input from the Community as well as others users, and to keep pace with evolving technology offerings, the Internet, etc.

The Community agrees that the Company is not responsible for any malfunction or downtime in the Product or related software and any damage, injury or lost profits that may arise from Internet malfunction or Internet downtime.

The Company makes no guarantee that the Product that you purchase will operate seamlessly and without error with your own hardware, software or other services (including third-party products) that Community currently uses.

The Company makes no guarantees regarding system uptime, including but not limited to, the uptime for hosting service or third-party systems. From time to time, and as may be necessary to maintain such systems and the Company hardware, the Company reserves the right to take its servers and other hardware offline for repairs, upgrades or routine maintenance. The Company agrees to make updates/repairs/enhancements that take servers offline at a time when as few users as possible will be affected by system downtime.

The Community agrees and understands that the Company's services, including hosting, may be dependent on third-party services that the Company cannot control. The Community expressly agrees that the availability of those third-party services may impact services or the Product and therefore does not hold the Company liable for any actions of a third party that may adversely impact services.

The Community is held legally liable for any supplied content, such as fees or penalties.

## Confidential Information and Terms & Conditions

Each party acknowledges and agrees that any Confidential Information received from the other party will be the sole and exclusive property of the other party and may not be used or disclosed except as necessary to perform the obligations required under this Agreement.

By accepting this quote you are agreeing to our Privacy Policy here: <https://help.communityboss.app/en/articles/1833164-privacy-policy>

By accepting this quote you are agreeing to our Terms & Conditions here: <https://help.communityboss.app/en/articles/3112854-terms-conditions>

## Questions & Answers

**This quote has expired.**

**PACIFIC ACE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**CII**



# PEST PREVENTION MONTHLY AGREEMENT

WeCare@MasseyServices.com  
MasseyServices.com • 1-888-2MASSEY (262-7739)

Pacific Ace CDD  
First Name MI Last Name  
2691 Sanctuary Dr.  
Address of Treated Structure  
Clemont FL 34714  
City State Zip County

Email Address 2300 Glades Road, Suite 410W  
Billing Address (if different) Boca Raton, FL 33431  
City State Zip County  
Primary Phone (Mobile/Work/Home) (352) 243-8875  
Alternate Phone (Mobile/Work/Home)  
Massey Services Phone

Massey Services Address

Effective Date

## I. SCOPE OF SERVICE

MASSEY'S Pest Prevention Program is a cooperative effort between MASSEY SERVICES, INC. and the CUSTOMER

### A. PEST PREVENTION SERVICES WILL BE PROVIDED FOR:

Roaches, Ants, Spiders, Silverfish, Rats, Mice, Interior Fleas and Ticks, Other Wasp.

### B. MASSEY AGREES:

#### 1. Initial Service:

- a. To eliminate any existing pest problems inside your home within 30 days from our first service, and/or,
- b. To provide pest prevention services to correct conditions, avenues and sources of potential pest infestation.

#### 2. Regular Scheduled Service:

- a. To direct subsequent service OUTSIDE YOUR HOME for the purpose of preventing pest re-entry and infestation.
- b. When pest sightings occur inside your home (*an occasional pest sighting is to be expected*), and MASSEY is contacted, MASSEY will immediately schedule additional service, and guarantees to provide that service, at your convenience within 24 hours, *at no additional cost to you.*

### C. CUSTOMER AGREES:

- 1. To make the premises available for inspection and service in order to maintain the effectiveness of our Pest Prevention Program and the integrity of our guarantee.
- 2. To assist in identifying and correcting existing and potential conditions, avenues and sources of pest re-entry and infestation by contacting MASSEY when such issues present themselves.
- 3. To contact MASSEY for additional service when pest sightings occur inside the home. This service will be provided at no additional cost to you.

## II. TERMS OF AGREEMENT

- A. This Agreement will be in effect for an original period of twelve months and shall renew itself on a month-to-month basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of the Agreement.
- B. If customer becomes dissatisfied with MASSEY'S service, or relocates during the initial one year period, the CUSTOMER may cancel this Agreement by giving thirty (30) days written notice.
- C. MASSEY reserves the right to adjust the service charge anytime after the second year.

## III. ALLERGIES AND SENSITIVITIES: If you or any occupants are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

## IV. SPECIAL TERMS AND CONDITIONS: This Agreement is subject to the Special Terms and Conditions outlined on the reverse side hereof.

SPECIAL INSTRUCTIONS/COMMENTS: Clubhouse, pool perimeter, playground.

### CUSTOMER SERVICE PREFERENCES:

Choice of Service Schedule: Day \_\_\_\_\_ /Time \_\_\_\_\_  
1st Choice 2nd Choice

Permission to Provide Outside Service When Not At Home: Customer Initials  YES  NO  Email to address listed above

Location to Leave Service Report/Invoice After Each Service: \_\_\_\_\_

### 1st Year Guaranteed Rate:

Total Annual Amount \$ 1950  
 5% Discount for Annual Payment in Advance \$ (97.50)  
 Discounted Annual Amount \$ 1852.50  
 Monthly Service Charge \$ 150. x 11.  
 Initial Service Charge \$ 300

### 2nd Year Guaranteed Rate:

Total Annual Amount \$ 1,800  
 5% Discount for Annual Payment in Advance \$ (90.)  
 Discounted Annual Amount \$ 1,710.  
 Monthly Service Charge \$ 150.

### Credit Card, ACH/Electronic Funds Transfer, and Autopay Authorization\* (Details on back)

Account Type:  Checking  Savings  Credit Card \_\_\_\_\_

Financial Institution/City/St: \_\_\_\_\_

Name on Card/Acct: \_\_\_\_\_

CC#: \_\_\_\_\_ Exp Date: \_\_\_\_\_

ABA/Transit#: \_\_\_\_\_ Acct#: \_\_\_\_\_

Use for:  Regular Services  Renewals  Initial Only

\_\_\_\_\_ Customer Approval to Debit Account and/or Charge Card as indicated above & for the amounts shown in Service Charges.

You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. FOR CC/ACH: Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1.888.262.7739 (M-F, 8am-8pm) or email us at WeCare@MasseyServices.com

Antonio 7/9/25.

Customer Signature/Date

Massey Services Representative/Date

GM Approval/Date

MS-103 (11/23)



WeCare@MasseyServices.com  
 MasseyServices.com  
 1-888-2MASSEY (262-7739)

**SUBTERRANEAN TERMITE/  
 WOOD DESTROYING INSECTS BAITING  
 SERVICE AGREEMENT - FL/SC/VA/OK  
 SINGLE FAMILY RESIDENTIAL STRUCTURE**

Pacific Ace CDD

First Name <u>MI</u>	Last Name _____	E-mail Address _____	Primary Phone (Mobile/Work/Home) _____
Address of Treated Structure <u>2691 Sanctuary Dr.</u>		Billing Address (if different) <u>2300 Glades Road, Suit 410W</u>	Alternate Phone (Mobile/Work/Home) _____
City <u>Clemont FL.</u>	State <u>34714.</u>	City <u>Boca Raton, FL</u>	Zip <u>33431</u>
County _____	County _____	County _____	Massey Services Phone <u>(352) 243-8875</u>

Massey Services Address \_\_\_\_\_ Effective Date \_\_\_\_\_

<b>TREATMENT WILL BE PROVIDED BY:</b> <input checked="" type="checkbox"/> BAITING <input type="checkbox"/> WOOD TREATMENT	<b>GUARANTEE WILL BE ISSUED AS CHECKED BELOW:</b> <input checked="" type="checkbox"/> REPAIR AND RETREATMENT <input type="checkbox"/> RETREATMENT ONLY <input type="checkbox"/> NO GUARANTEE
<b>MASSEY IS AUTHORIZED TO TREAT THE STRUCTURE IDENTIFIED ABOVE FOR THE:</b> <input type="checkbox"/> CONTROL OF <input checked="" type="checkbox"/> PREVENTION OF	<b>Specific Wood Destroying Insects Included in Coverage:</b>
<input checked="" type="checkbox"/> Subterranean Termites <input checked="" type="checkbox"/> Formosan Termites <input type="checkbox"/> Old House Borers <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Powderpost Beetles	<input checked="" type="checkbox"/> Subterranean Termites ( <i>Reticulitermes sp., Heterotermes sp.</i> ) <input checked="" type="checkbox"/> Formosan Termites ( <i>Coptotermes sp.</i> ) <input type="checkbox"/> Drywood Termites ( <i>Kaloterms sp., Incisitermes sp., Cryptotermes sp.</i> ) <input type="checkbox"/> Powderpost Beetles ( <i>Anobiidae sp., Lyctidae sp., Bostrichidae sp.</i> ) <input type="checkbox"/> Old House Borers ( <i>Cerambycidae sp.</i> )
WDI Treatment Sticker Location: _____	
<b>IMPORTANT:</b> For detailed explanation of Guarantee(s), see the reverse side hereof. All Guarantees are specifically subject to the General Terms and Conditions listed on the reverse side hereof.	

**1. INITIAL TREATMENT**

This will confirm that the above-referenced Treated Property was treated for the Specific Wood Destroying Insects checked above on the Effective Date indicated above. MASSEY does hereby guarantee that the Baiting System installed on the Property complies with the manufacturer's label and with current regulations as approved by the United States Environmental Protection Agency and the relevant state regulatory Agencies. TYPE OF BAITING SYSTEM INSTALLED: **Sentricon**

**2. RENEWABLE PROTECTION**

- A. MASSEY guarantees the Initial Treatment for a period of (1) year from the Effective Date referenced above. MASSEY will offer the Customer an option of renewing the Guarantee each year. The annual renewal fee will be \$ 434 for the second year through fifth year. MASSEY reserves the right to adjust the annual renewal fee each year thereafter by giving Customer Advance Notice.
- B. The Customer will pay the annual renewal by the anniversary of the Effective Date each year or this Guarantee will be automatically terminated. In the event this Guarantee is canceled for any reason, the Customer hereby agrees to allow MASSEY access to the Treated Property to retrieve any Baiting System Components.

**IMPORTANT NOTICE:**

THE CUSTOMER UNDERSTANDS THAT ANY BAITING SYSTEM COMPONENTS PROVIDED TO CONTROL TERMITES AS GUARANTEED HEREIN ARE THE SOLE PROPERTY OF MASSEY AND/OR THE SUPPLIERS OF THESE COMPONENTS AND FAILURE TO PAY THE ANNUAL RENEWAL FEE WILL RESULT IN REMOVAL OF THESE COMPONENTS FROM THE TREATED PROPERTY.

**THE REMOVAL OF THE BAIT OR BAITING SYSTEM MAY RESULT IN A LACK OF TERMITE PROTECTION**

**3. REINSPECTIONS AND MONITORING**

- A. During the effective period of this Guarantee, MASSEY will reinspect the specified structure(s) located on the Treated Property as documented in the accompanying treatment graph annually according to all applicable state laws. MASSEY may conduct additional inspections upon Customer's request or at such intervals as MASSEY may deem necessary.
- B. The Customer agrees to make the Treated Property available for reinspection.
- C. During the first year following the Effective Date and thereafter as long as annual renewal fees are current, MASSEY will perform annual reinspections of the Treated Property and regular bait monitoring according to the product label and all applicable state laws.
- D. If any baiting stations are found with active Termites, MASSEY will return as necessary until the infestation has been controlled and/or eliminated.
- E. Customer agrees to make the Treated Property available for MASSEY's bait monitoring and servicing activities.
- F. The Guarantee provides for and obligates MASSEY to perform any retreatment deemed necessary at no additional cost to the Customer as long as the Guarantee is in force. Customer understands that MASSEY may use alternative methods in providing retreatment.

**4. RETREATMENT, REPAIR OF FUTURE DAMAGE, AND LIMITATIONS OF LIABILITY**

The type of Guarantee checked above will be issued to the Customer upon completion of the Initial Treatment and payment in full. The "Repair and Retreatment" Guarantee is explained in detail and is subject to the General Terms and Conditions on the reverse side hereof. In summary, the "Repair and Retreatment" Guarantee provides for retreatment and repair protection against new damage to the structure and contents at no additional cost to the Customer. Old damage (damage occurring prior to the Effective Date) is not covered.

**5. TRANSFER OF OWNERSHIP**

MASSEY agrees to transfer this Guarantee to the new owner of the Treated Property upon payment of a \$95.00 transfer fee, provided that the new owner requests transfer in writing and pays the transfer fee within three business days of the change of ownership. Otherwise, this Guarantee will terminate automatically as of the date of change of ownership. MASSEY reserves the right to adjust the annual renewal fee upon transfer of this Guarantee.

**6. STRUCTURAL ADDITIONS AND/OR ALTERATIONS**

- A. In the event the Treated Property is modified, altered, or otherwise changed or the soil around the foundation of the structure located on the Treated Property is disturbed, removed, or added to, Customer will notify MASSEY in writing within 30 days of completion of any of the aforementioned work for proper instruction(s) and/or any additional treatments required by the changes made. Failure to notify MASSEY in writing within this time period will terminate this Guarantee automatically.
- B. MASSEY may exclude damage repair coverage from avenues or conditions created by structural additions and/or alterations. In lieu of such exclusion, MASSEY may require additional treatment, additional service charges, and/or an adjustment in the annual renewal fee.

**7. ALLERGIES AND SENSITIVITIES**

If you, or any occupants, are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illnesses, you should consult your physician before any service is performed on your property.

In consideration for work to be performed as itemized above and subject to the General Terms and Conditions recorded on the reverse side of this agreement, the undersigned agrees to make payment as follows:

INITIAL TREATMENT	Bait,	\$ 1,190.
OTHER SERVICES		\$ -
TAX _____%		\$ -
TOTAL AMOUNT DUE		\$ 1,190.
LESS DOWN PAYMENT		\$ (_____)
BALANCE DUE UPON COMPLETION		\$ _____

**Credit Card, ACH/Electronic Funds Transfer, & Autopay Authorization\* (Details on back)**

Acct Type:  Checking     Savings     Credit Card \_\_\_\_\_  
 Financial Institution/City/ST: \_\_\_\_\_  
 Name on Card/Acct: \_\_\_\_\_  
 CC#: \_\_\_\_\_ Exp Date: \_\_\_\_\_  
 ABA/Transit#: \_\_\_\_\_ Acct#: \_\_\_\_\_  
 Use for:  Regular Svcs     Renewals     Initial Only  
 \_\_\_\_\_ Customer Approval to Debit Acct and/or Charge Card as indicated above and for the amounts shown in Service Charges.

You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. FOR CANCELLATION: Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1.888.262.7739 (M-F, 9am-5pm EST) or email us at WeCare@MasseyServices.com.

*Signature: [Handwritten Signature]*  
 Date: 7/9/25.

**PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

**CIII**



**MASTER ELECTRICAL SERVICES, INC.**

**Phone: 407-383-4330** EC13007040

**PROPOSAL**

PHONE

DATE

877-267-0889	10/25/2024
<b>E/M:</b> n/a <b>Attn:</b> Wrathell, Hunt and associates <b>Ref:</b> The Sanctuary monument lighting upgrade	

**TO: Pacific Ace CDD**  
c/o Wrathell, Hunt and Associates  
2300 Glades Road, STE. 410W  
Boca Raton, Fl. 33431

We hereby submit specifications and estimates for:

Master Electrical Services, Inc. proposes to provide labor, material, supervision as follows:

We will provide and install commercial grade decorative LED rope lighting along with an LED lighthouse fixture onto the Sanctuary monument.

The LED rope lights will extend vertically on each side to indicate the shape of the monument after dark. The rope lights can also change color as the customer wishes based on a specific holiday or theme.

We will also install a rotating LED lighthouse type fixture inside the top of the monument to mimic an active lighthouse at night.

**Notes & Exclusions:**

- 1) Rope lighting will be limited to only two vertical runs per side.
- 2) Rope lights will be operated via an App.
- 3) Existing on-site power and controls will be utilized.

We Propose hereby to furnish material and labor-- complete in accordance with the above specifications, for the sum of:

Three thousand nine hundred ninety five dollars and 00/100\*\*\*\*\* Dollars \$ **\$3,995.00**

**Payment to be made as follows:**

50% material deposit is required prior to start of work.

**Invoiced upon completion of work. Payment due upon receipt of invoice.**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. No warrantee is implied for any labor or materials unless stated above. Customer agrees to pay for all attorney's fees for the collection of this debt.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Authorized Signature** \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 10 day

**Signature** \_\_\_\_\_

**(Authorized person only)**

**Signature** \_\_\_\_\_

**(please print)**

**Date of Acceptance:** \_\_\_\_\_



**PACIFIC ACE**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS D**



[www.lakevotes.gov](http://www.lakevotes.gov)

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

July 9, 2025

Daphne Gillyard, Director of Administrative Services  
2300 Glades Rd., Suite 410W  
Boca Raton, FL 33431

Re: District Counts

The number of registered voters within the Pacific Ace Community Development District as of April 15, 2025 is 426.

If we may be of further assistance, please contact this office.

Sincerely,

A handwritten signature in black ink that reads 'D. Alan Hays'.

D. Alan Hays  
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship

**PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE**

**LOCATION**

*Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 10, 2024 CANCELED</b> <i>Inclement Weather</i>	<b>Continued Regular Meeting</b>	<b>2:00 PM</b>
<b>October 17, 2024 CANCELED</b> <b>NO QUORUM</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>November 21, 2024</b>	<b>Landowners' Meeting &amp; Regular Meeting</b>	<b>2:00 PM</b>
<b>December 19, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 16, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 20, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>March 20, 2025 CANCELED</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 17, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>May 15, 2025</b>	<b>Regular Meeting</b> <i>Presentation of FY2026 Proposed Budget</i>	<b>2:00 PM</b>
<b>July 17, 2025</b>	<b>Public Hearing &amp; Regular Meeting</b> <i>Adoption of FY2026 Budget</i>	<b>2:00 PM</b>
<b>August 21, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>September 18, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>