



CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
MARCH 2, 2026 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

INVOCATION-Pastor Mark Britner, First Church DeLand

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

PRESENTATIONS

1. City of DeLand Super Star Students of the Month.
2. Proclamation for Creative Compass Day.
3. Proclamation - DeLand Breakfast Rotary 50th Anniversary.
4. Introduction of one new Police Officer: Nicholas Southern.
5. Presentation re Quarterly Financial Report for the Period Ending December 31, 2025.

CONSENT AGENDA

1. Resolution Approving Final Plat, DeLand Crossings (Yardly), Located at 3800 Viceroy Place.
This is a request for approval of a final plat for one single lot, consisting of ±28.64 acres of property.
2. Approval of purchase contract 401 E. New Hampshire Avenue.
Purchase of property at 401 E. New Hampshire.
3. Approval of Minutes from the regular meeting of the City Commission held on Monday, February 16, 2026.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

BOARD APPOINTMENT

1. Consideration re two Appointments to the Downtown Community Redevelopment Agency (CRA).

OLD BUSINESS

1. Discussion re Police Security Wall Conceptual Plan.

NEW BUSINESS

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table.
2. Report re Volusia-Flagler TPO.
3. Report re River of Lakes Heritage Corridor.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

CITY CLERK REPORT

CITY COMMISSION

ADJOURNMENT

The DeLand City Commission holds its regular meetings on the first and third Mondays of each month at 7:00 p.m. in the DeLand City Commission Chambers, 120 South Florida Avenue, DeLand. Notice of special meetings, workshops, changes in dates, times or locations are provided by separate Public Notices, which are posted at City Hall and on the City's web site.

The City of DeLand may take action on any matter during this meeting, including items that are not set forth within this agenda.

Public participation is encouraged on any matter on the agenda. If you desire to be recognized by the Mayor, please fill out a Speaker's Card and present it to the City Clerk.

Minutes of the DeLand City Commission meetings are not transcribed verbatim. If any person decides to appeal a decision made by the City Commission with respect to any matter considered at a public meeting or hearing, he/she will need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made by a court reporter, at the person's own expense.

In accordance with the American Disabilities Act, persons needing a special accommodation in order to participate in the proceedings should notify the City Clerk's Office at least 48 hours in advance of the meeting: 626-7132.

Assisted Listening System receivers are available for the hearing impaired, and can be obtained from the City Clerk.

If you wish to obtain information regarding the City Commission's Agenda, please call the City Clerk's Office: 626-7132.

We respectfully request that all pagers and cell phones be turned OFF during City Commission meetings.

Electronic Information! City Commission agendas and short form minutes are now available on the City's web page: www.deland.org.



TO: Dale Arrington, Interim City Clerk

FROM: Teri Byrnes, Executive Assistant to the City Manager

DATE: February 16, 2026

SUBJECT: City of DeLand Super Star Student of the Month - March

For the March 2, 2026 agenda, the City of DeLand Super Star Student of the Month recognizes:

Blue Lake Elementary: Cielo Ortega

Chisholm Community Center After School Program: Jah'lil Torrence

Citrus Grove Elementary: Alanis Martin

DeLand High School: No submission

DeLand Middle School: Gianelys Colon

DeLand PAL: Jasmarie Baugh

DeLand Police Cadet: No submission

DeLand Preparatory Academy: Elianna Perez Ortiz

Discovery Academy: No submission

Freedom Elementary: Hugo Imana Cabrera

George Marks Elementary: No submission

Southwestern Middle School: Jalon Desaussure

St. Barnabas: Dominic Maniscalco

St. Peter's Catholic School: Isabella Seiple

Starke Elementary: Sebastian Hernandez

Stetson Baptist: No submission

TOP Academy: No submission

Woodward Avenue: Nathan Finigan



The CITY OF DELAND

Volusia County, Florida

Proclamation

Whereas, Creative Compass is a program dedicated to supporting children's emotional, creative, and personal development through music and art; and

Whereas, much like a compass helps guide one's direction, Creative Compass encourages children to view music and art as tools for navigating their emotions, experiences, and personal growth; and

Whereas, Creative Compass provides free group art and music sessions each fall and spring, held at the Chisholm Center, ensuring children of all socioeconomic backgrounds have access to safe, inclusive, and uplifting creative spaces; and

Whereas, these sessions foster self-expression, skill-building, confidence, and self-awareness, while nurturing emotional well-being and creativity; and

Whereas, each term concludes with a community showcase that celebrates the children's creativity, growth, and achievements.

Now, therefore, I, Christopher M. Cloudman, Mayor of the City of DeLand hereby proclaim March 2026 as:

Creative Compass: Music & Art for Children Month

in the City of DeLand and encourages the community to recognize and support the vital role of music and art in helping children thrive emotionally, creatively, and socially.

Done and proclaimed this 2nd day of March, 2026.

Christopher M. Cloudman, Mayor

Attest:

Dale Arrington, Interim City Clerk



The CITY OF DELAND

Volusia County, Florida

Proclamation

*In Recognition of the 50th Anniversary of the
DeLand Breakfast Rotary Club*

Whereas, the presentation of this Proclamation represents a small but heartfelt effort on the part of the City of DeLand to recognize and express our sincere thanks and appreciation to the DeLand Breakfast Rotary Club for their continued dedication and contributions to the City of DeLand; and

Whereas, the DeLand Breakfast Rotary Club has faithfully served our community for fifty years, exemplifying the Rotary motto of "Service Above Self"; and

Whereas, the Club has hosted the annual Wild Game Feast, raising more than \$100,000 each year to support nonprofit organizations throughout DeLand, and has given back more than \$2.4 million to local charities across West Volusia; and

Whereas, the members of the DeLand Breakfast Rotary Club consistently lend a helping hand to those in need, including annually ringing the bell for the Salvation Army, working DeLand High School Friday night football games, volunteering for MESTRONG, assisting in the annual tree giveaway, and supporting numerous other community initiatives; and

Whereas, the DeLand Breakfast Rotary Club has contributed not only financially, but also through countless hours of volunteer service, generously giving their time, energy, and talents without desire for recognition or personal gain, all for the betterment of the DeLand community;

Now, therefore, I, Christopher M. Cloudman, Mayor of the City of DeLand, on behalf of the City Commission of the City of DeLand, do hereby proclaim our deepest gratitude and congratulations to the DeLand Breakfast Rotary Club on the celebration of their 50th Anniversary, and commend its members—past and present—for their enduring commitment to service and their lasting positive impact on the citizens of DeLand and West Volusia.

Done and proclaimed this 2nd day of March 2026.

Christopher M. Cloudman, Mayor

Attest:

Dale Arrington, Interim City Clerk

CITY OF DELAND
Request for Commission Action
March 2, 2026

SUBJECT: Presentation re Quarterly Financial Report for the Period Ending December 31, 2025.

DEPARTMENT: Finance

PREPARED BY: Heidi Vanetten, Asst. Finance Director

ATTACHMENTS: Quarterly Financial Report 12-31-25

APPROVED BY: Michael Pleus, City Manager, February 24, 2026

SUMMARY/HIGHLIGHT:

Attached is a copy of the City's Quarterly Financial Report for the period ending December 31, 2025. The Quarterly Financial Report is a supplemental report intended to provide information regarding the financial position of each fund and includes a review of balance sheets and schedules on revenues and expenditures.

The Quarterly Financial Report is an attempt to bring to you a concise and readable interim report, and is not a substitute for the Annual Comprehensive Financial Report issued at the end of each fiscal year after the independent audit of the City's financial records. This Quarterly Financial Report covers three (3) months of the fiscal year, a representation of twenty-five percent (25%) of the year. A brief presentation will be made regarding the financial position of each of the major funds of the City.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends the City Commission acknowledge acceptance of the Quarterly Financial Report as presented.

BACKGROUND/DISCUSSION:

City of DeLand Quarterly Financial Report Summary

First Quarter – December 31, 2025

General Fund – Revenues of the General Fund are \$24,090,300 and represent 50% of budgeted revenues, exclusive of non-revenue sources.

- Property tax revenue is 83% realized as of the end of the first quarter, reflecting the trend of property owners taking advantage of early payment discounts. This performance exceeds the same period last fiscal year, when collections were 76% realized.
- Other tax revenues include the First Local Option Gas Tax, which is 24% realized at quarter end. Fire and casualty insurance premium taxes are not expected to be collected until later in the fiscal year.
- Permits, fees, and special assessments are 45% realized, primarily due to the early collection of special lighting assessments alongside property tax payments.
- Charges for services are 22% realized. This category is influenced by seasonal Parks & Recreation revenues, which do not align evenly with standard quarterly benchmarks.
- Operating grant revenue includes VOCA and FEMA grants, which operate on a reimbursement basis and are recognized as eligible expenditures are incurred.
- Intergovernmental revenues include sales tax distributions, which are 23% realized.
- Fines and forfeits, including parking revenue, are 18% realized.

All other significant revenue categories are trending within expected ranges.

Expenditures total \$13,237,449 or 23% of budget. Expenditures by category as a percentage of appropriated funds are personnel 23%, operating 25%, grants and aid 0%, contingencies 0% and transfers to other funds 23%. Contingencies include planned savings of \$200,000 for the Hurricane Reserve.

Undesignated Fund Balance — Available undesignated reserves total \$8,726,223, exceeding the required two-month reserve of \$8,212,690 by \$513,533.

Confiscated Trust Fund - Confiscated Trust Fund revenues are \$895 or 30% of budget, exclusive of non-operating revenues.

Expenditures total \$7,311 or 45% of budget. Reserve funds were budgeted this fiscal year for short-barreled rifles for the police department.

Homeless Shelter Fund — Revenues total \$203,111 or 25% of budget, including \$199,411 or 25% of General Fund transfers and \$3,700 or 18% in donations.

Expenditures total \$200,533 or 25% of budget, including payments to the West Volusia Neighborhood Center for operation of the shelter, First Step Shelter, property insurance and facility building maintenance.

Spring Hill Community Redevelopment Trust Fund - Revenues total \$1,180,057, or 109% of budget. Revenues from all taxing agencies have been billed through the end of the first quarter.

Expenditures are 23% of budget. Expenditures by category as a percentage of appropriated funds are personnel 23%, operating 20%, grants and aid 10%, services provided by general government 25%, capital outlay 0%, contingency 0% and transfers to other funds 48%. Capital budgets will be carried over at the next Spring Hill CRA meeting.

Governmental Impact Fees Trust Fund - Revenues total \$164,459, or 15% of budget. The Governmental Impact Fees Trust Fund was established to budget and account for projects using revenue collected from Police, Fire, Parks and Recreation, and General Government Building Impact Fees paid for new construction. Impact fees are trending downward this quarter with Fire and Recreational impact fees at 7% and 6% realized. Budgeted impact fees are mainly dedicated to the repayment of debt for impact-related projects.

Expenditures are 26% of budget with 64% of appropriations budgeted for transfers related to debt payments and impact-funded projects, including Earl Brown Park, Sperling Sports Complex, Fire Station #81, Police Evidence Building and Pickleball courts. Transfers occur as expenses are incurred and will not always follow normal quarterly benchmarks.

Downtown Community Redevelopment Trust Fund - Revenues total \$1,170,096, or 101% of budget with all taxing agencies billed as of December 31, 2025.

Expenditures are 23% of budget. Expenditures by category as a percentage of appropriated funds are operating 32%, grants and aid 0%, services provided by general government 25%, transfers 50%, capital outlay 100% and contingencies 0%.

Grant & Special Revenues Fund - The Grant & Special Revenues Fund was established to budget and account for all capital projects and expenditures relating to grants which fund non-payroll operating expenses. Revenues total \$932,334, or 56% of budget, including 12% from interfund transfers for grant matching requirements and \$77,175 in tree-related revenues.

Expenditures are at 41% of budget and reflect project timing. Activity in this fund does not follow standard quarterly benchmarks.

Debt Service Fund - Revenues consist of interfund transfers and total \$882,075, or 39% of budget.

Expenditures are 39% of budget, consistent with scheduled debt payments.

Capital Projects Fund - Revenues total \$2,123,715 or 16% of budget, including ad valorem millage (.3000 mills), interest earnings, debt proceeds, and transfers which are recognized as project expenses occur.

Expenditures are \$1,821,070 or 13% of budget and reflect project timing which don't follow standard benchmarks for any given quarter.

Water & Sewer Fund - Revenues total \$8,765,601, or 26% of operating budget. Operating revenues include charges for services, miscellaneous revenues and interest revenues. Other sources of revenue include budgeted use of reserves, capital grant revenue and SRF debt proceeds which will be used for the construction of the wastewater treatment facility.

Expenditures total \$12,407,818 or 15% of budget. Expenditures by category as a percentage of appropriated funds are personnel 23%, operating 19%, capital outlay 13%, services provided by the general government 25%, contingencies 0% and transfers to other funds 6%.

Undesignated Reserves - Available reserves total **\$8,240,109**, exceeding the required three-month reserve of **\$6,904,177** by **\$1,335,932**.

Municipal Airport Fund - Revenues total \$763,712, or 35% of operating budget. No grant revenues have been received to date due to early project stages. Most grant funds are requested quarterly and will not follow standard benchmarks for any given quarter. Rental revenues are 35% and reflect 4 months of billings recorded in the first quarter.

Expenditures total \$477,612 or 16% of budget. Expenditures by category as a percentage of appropriated funds are personnel 20%, operating 11%, capital outlay 2%, services provided by the general government 25%, contingency 0%, and transfers to other funds 10%. Operating expenses include \$318,174 of budgeted funds for the master plan update which have not been incurred.

Refuse Collection Fund - Revenues total \$1,593,062, or 25% of budget.

Expenditures are 25% of budget, and include contractual payments to the solid waste provider.

Stormwater Fund - Revenues total \$1,526,653, or 55% of budget, excluding non-operating revenues. Annual stormwater billings contribute to higher first-quarter realization.

Expenditures total \$622,123 or 16% of budget. Expenditures by category as a percentage of appropriated funds are personnel 22%, operating 20%, capital outlay 5%, services provided by the general government 25% and transfers to other funds 50%.

Permits & Inspections Fund - Revenues total \$211,533, or 9% of budget. Permitting revenues are showing significant declines in the first quarter compared to last year. Fees were reduced by 50% last fiscal year to comply with state statutes regulating allowable fund balance carry forwards. Due to the combined impact of reduced business activity and last year's rate reductions, a fee increase will be proposed to restore fees to pre-reduction levels.

Expenditures total \$1,270,431 or 24% of budget. Expenditures by category as a percentage of appropriated funds are personnel 22%, operating 31%, capital outlay 0%, services provided by the general government 25% and transfers to other funds 16%.

Cash Management - The investments held by the City have a book value of \$41,355,810, a par value of \$41,340,000 and a market value of \$41,184,703. The blended rate of return as of December 31, 2025, was 3.17% with weighted average maturity for the portfolio of 3.53. The Investment Policy sets a performance measurement for the City's portfolio with the objective of exceeding the average return on three-month US Treasury Bills or the average rate on federal funds, whichever is higher. The average return on three-month US Treasury Bills was 3.59%, while the average rate on federal funds was 3.72%. As of December 31, 2025, the City has an unrealized loss of \$171,107.

Approximately 68% of the portfolio is held in liquid assets (cash and commercial paper). The primary liquid investments include the Wells Fargo Pooled Cash account, a money market account at United Community Bank, and a money market account at US Bank.

The City of DeLand, Florida

QUARTERLY FINANCIAL REPORT



FOR THE PERIOD ENDING
December 31, 2025

MEMORANDUM

DATE: 03/02/2026

TO: HONORABLE MAYOR, CITY COMMISSIONERS AND CITY MANAGER

FROM: FINANCE DIRECTOR

SUBJECT: FINANCIAL REPORT, QUARTER ENDING DECEMBER 31, 2025

The Financial Report for quarter ending December 31, 2025, for the City of DeLand is submitted herewith. The quarterly financial report is a supplemental report intended to provide information regarding the financial position of each fund and includes a review of balance sheets and schedules on revenues and expenditures.

The quarterly financial report is an attempt to bring to you a concise and readable interim report, and is not a substitute for the Annual Comprehensive Financial Report issued at the end of each fiscal year after the independent audit of the City's financial records. This quarterly report covers three months of the fiscal year, a representation of twenty-five percent of the year.

To provide a more comparable and consistent presentation of fund balance reporting, the Governmental Accounting Standards Board Statement Number 54 – *Fund Balance Reporting and Government Fund Type Definitions* (Statement 54) has been implemented. Previously, fund balance for governmental funds was displayed in two broad components – Reserved and Unreserved. GASB 54 established five classifications comprising a hierarchy based primarily on the extent to which the government is bound to honor constraints for which monies can be spent. The classifications are: Non-spendable, Restricted, Committed, Assigned and Unassigned. This presentation only applies to Governmental Funds. The Proprietary Funds are presented in compliance with the GASB 34 balance sheet format: assets plus deferred outflows of resources equal liabilities plus deferred inflows of resources plus net investment in capital assets where net assets are displayed as Invested in Capital Assets – net of related liabilities, Restricted and Unrestricted.

Non-spendable Fund Balance includes amounts that cannot be spent because they are either not in a spendable form or contractually must be maintained intact. Inventories, prepaid amounts, property acquired for resale, and the principal of a permanent fund are all examples of this type of classification.

Restricted Fund Balance reflects amounts that have externally or legally imposed constraints on their use. This category naturally would include resources subject to externally imposed restrictions (creditors, grantors, contributors, laws/regulations of other governments, constitutional provisions). It also would normally, but not always, include resources resulting from enabling legislation (i.e., legislation authorizing the raising of resources for a specific purpose).

Committed Fund Balance consists of amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the City Commission, the highest level of decision making in the City. These committed amounts cannot be used for any other purpose unless the government removes or changes the specified use.

Assigned Fund Balance includes amounts that are constrained by the government's intent, but are neither restricted nor committed. The assignment conveys that the intended use of those amounts is for a specific purpose that is narrower than the general purposes of the governmental fund. Intent is not imposed by a formal commission action. Unassigned Fund Balance is the residual classification for the general fund. The General Fund should be the only fund that reports a positive unassigned fund balance, since expenditures associated with other funds are incurred for the specific activity for which the fund is reporting.

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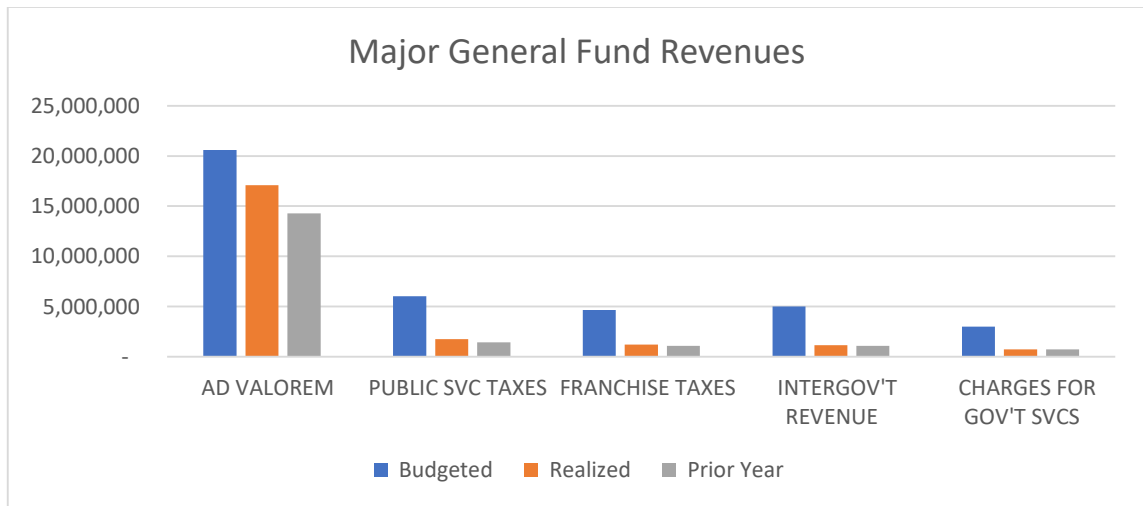
GENERAL FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Revenues of the General Fund are \$24,090,300 as of December 31, 2025 and represent 50% of operating revenues budgeted this fiscal year. Charges for government services represent allocated administrative costs charged out to other funds for governmental services provided. Transfers from other funds include transfers from the GIFT Fund for repayment of Hurricane Reserves and transfers from the Airport Fund for the repayment of debt.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 001 - GENERAL FUND				
AD VALOREM	20,608,904	17,098,432	82.97	14,278,893
OTHER TAXES	1,118,524	128,285	11.47	126,520
PUBLIC SERVICE TAXES	6,027,918	1,745,452	28.96	1,430,876
COMMUNICATION SVC TAX	1,223,979	292,802	23.92	304,480
LOCAL BUSINESS TAXES	240,000	95,310	39.71	255,281
FRANCHISE TAXES	4,649,123	1,194,922	25.70	1,072,723
PERMITS, FEES, & SPECIAL ASSESSMENTS	50,420	22,564	44.75	33,899
OPERATING GRANTS	50,000	4,616	9.23	4,248
INTERGOVERNMENTAL REVENUE	4,996,171	1,133,012	22.68	1,097,543
PAYMENT IN LIEU OF TAXES	3,384,561	825,059	24.38	807,754
CHARGES FOR SERVICES	945,913	207,207	21.91	208,930
FINES & FORFEITS	130,000	23,755	18.27	23,068
MISCELLANEOUS REVENUES	451,016	115,846	25.69	152,637
INTEREST REVENUES	875,000	285,007	32.57	286,958
RENTAL INCOME	369,313	96,691	26.18	68,302
CHARGES FOR GOVT SERVICES	2,988,504	747,126	25.00	731,176
TRANSFERS FROM OTHER FUNDS	425,164	74,212	17.46	129,992
	48,534,510	24,090,300	49.64	21,013,277
USE OF RESERVES	8,457,007	-		-
TOTAL REVENUES	56,991,517	24,090,300	42.27	21,013,277

- Property taxes are 83% realized due to property owners that take advantage of discounts associated with payment of their property taxes before the due date and timing of cash receipts posted in the second quarter.
- Other taxes include 1st Local Option Gas Tax at 24% realized this quarter. Fire and casualty insurance premium taxes are both at 0% realized due to timing of payments which come in later in the fiscal year.
- Permits, fees and special assessments are at 45% realized mainly due to special lighting assessments which are collected early in the fiscal year on property tax bills.
- Operating grants include VOCA and FEMA grant revenue which are reimbursements for expenses incurred and will not follow normal benchmarks for any given quarter.
- Intergovernmental revenues include state sales tax which are 23% realized at the end of the first quarter.
- Charges for services include seasonal revenues for parks and recreation events which do not always follow normal benchmarks for any given quarter.
- Fines and forfeits include parking ticket revenue which is 18% of budget at the end of the first quarter.

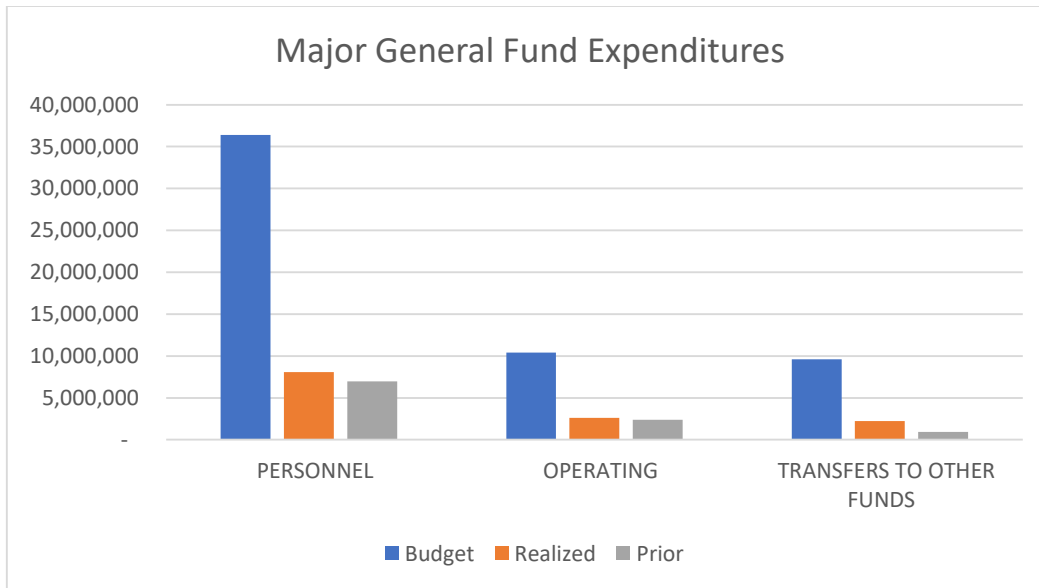


EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

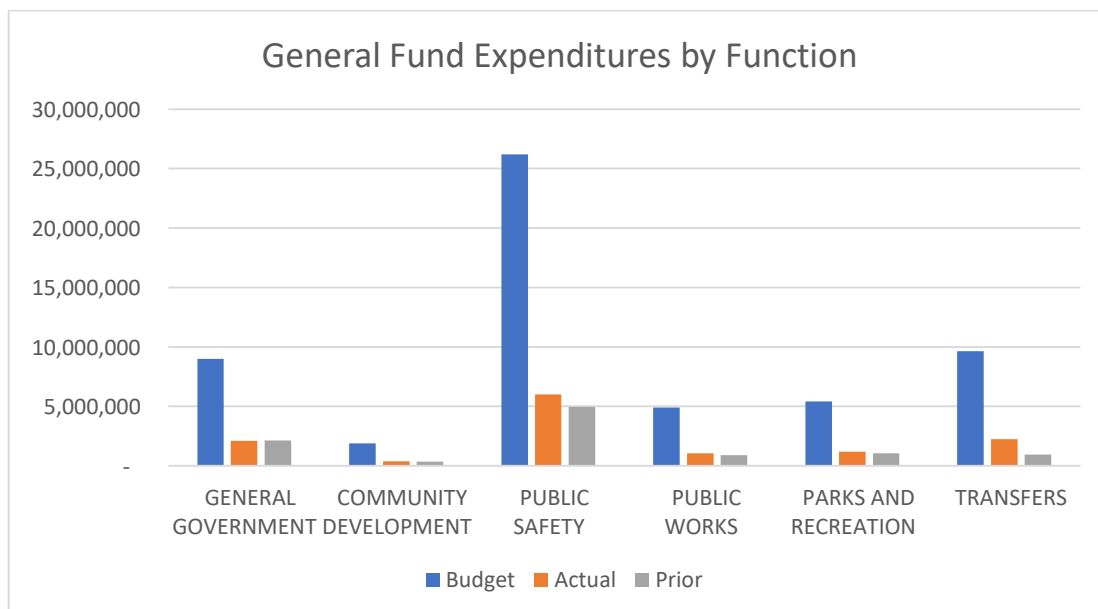
General Fund expenditures are \$13,237,449 or 23% of budgeted funds as of December 31, 2025. Expenditures by category as a percent of appropriated funds are personnel 23%, operating 25%, grants and aid 0%, contingency 0%, transfers to other funds 23%.

EXPENDITURES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 001 - GENERAL FUND				
PERSONNEL	36,374,246	8,391,835	23.07	6,957,330
OPERATING	10,414,296	2,622,641	25.18	2,371,654
GRANTS & AID	50,000	-	0.00	34,000
CONTINGENCY	530,610	-	0.00	-
TRANSFERS TO OTHER FUNDS	9,622,365	2,222,973	23.10	939,159
TOTAL EXPENDITURES	<u>56,991,517</u>	<u>13,237,449</u>	23.23	<u>10,302,143</u>

- Contingencies include funds for emergency purchases (\$330,610) and planned savings for the Hurricane Reserve (\$200,000).
- Budgeted transfers to other funds include transfers to Homelessness Fund (\$797,643), transfers to the Grants & Special Revenue Fund (\$813,161), transfers to the Debt Service Fund (\$1,309,347), and transfers to the Capital Projects Fund (\$6,702,214). Transfers are recorded when capital expenses are incurred which do not always follow normal benchmarks for any given quarter.



Expense by Function	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 001 - GENERAL FUND				
GENERAL GOVERNMENT	8,978,736	2,109,825	23.50	2,124,743
COMMUNITY DEVELOPMENT	1,870,012	371,904	19.89	346,770
PUBLIC SAFETY	26,195,327	6,229,910	23.78	4,949,142
PUBLIC WORKS	4,906,146	1,083,189	22.08	884,173
PARKS AND RECREATION	5,418,931	1,219,648	22.51	1,058,156
TRANSFERS	9,622,365	2,222,973	23.10	939,159
Fund 001 - GENERAL FUND: TOTAL EXPENDITURES	56,991,517	13,237,449	23.23	10,302,143



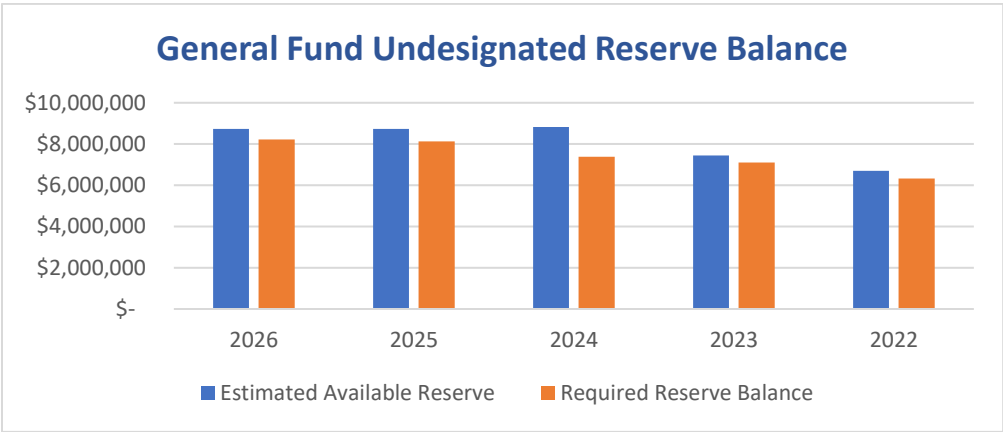
GENERAL FUND CAPITAL PROJECTS

Capital projects other than Subscription Based Information Technology Assets (SBITA's) for the General Fund are recorded in the Grants & Special Revenues Fund and the Capital Projects Fund which are included in a separate section of this report.

GENERAL FUND RESERVE ANALYSIS

According to City policy, the City will manage its fiscal resources to ensure funding for City operations is not disrupted. A reserve equivalent to two month's operating needs shall be maintained in the General Fund. The funds available for this reserve are estimated to be \$8,726,223 which represents a reserve balance of \$513,533 above the two-month required Undesignated Reserve of \$8,212,690 at December 31, 2025.

General Fund				
Fiscal Year 2026 Undesignated Reserve Analysis				
	1st QTR	2nd QTR	3rd QTR	4th QTR
Estimated Available Reserve Funds	\$ 8,726,223			
Required 2 Month Undesignated Reserve	8,212,690			
Surplus/Deficit	\$ 513,533			



CONFISCATED TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Confiscated Trust Fund revenues are \$895 or 30% of operating budget, excluding use of reserves, this fiscal year. Revenues are budgeted to cover expenses and not based on revenue projections.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Confiscated Trust Fund operating expenditures are at \$7,311 or 45% of budget. Reserve funds were budgeted in the first quarter for the purchase of short-barreled rifles for the Police Department.

HOMELESS SHELTER FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

The Homeless Shelter Fund revenues are \$203,111 or 25% of total revenues budgeted this fiscal year. Operating revenues are comprised of private donations totaling \$3,700 and transfers from the General Fund totaling \$199,411 or 25% of budgeted funds which will be used towards operations of the facility.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

The Homeless Shelter expenses are \$200,533 or 25% of budgeted expenses this fiscal year. Expenses include payments to the West Volusia Neighborhood Center for operation of the shelter, payments to the First Step Shelter, and property insurance and building maintenance for the facility. The Homeless Shelter Fund has depleted all reserve funds and relies on donations and transfers from the General Fund to cover expenses this year.

SPRING HILL COMMUNITY REDEVELOPMENT FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Spring Hill Community Redevelopment Fund revenues realized at December 31, 2025 are \$1,180,057 or 109% of budgeted revenues. CRA revenues are comprised of ad valorem taxes, federal grants, miscellaneous revenues, and interest revenue.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 160 - SPRING HILL CRA FUND				
AD VALOREM	369,101	374,557	101.48	349,613
INTERGOVERNMENTAL REVENUE	711,066	783,314	110.16	717,571
MISCELLANEOUS REVENUES	1,200	1,400	116.67	400
INTEREST REVENUES	-	20,787	100.00	19,364
TOTAL REVENUES	<u>1,081,367</u>	<u>1,180,057</u>	109.13	<u>1,086,949</u>

- Ad Valorem and Intergovernmental revenues are 102% and 110% realized due to revenues from all taxing agencies billed in the first quarter.
- Miscellaneous Revenues are 117% realized mainly due to toy donations from Open Door Christian Church.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Spring Hill Community Redevelopment Fund expenditures are \$108,021 or 23% of operating budget, excluding contingency and capital outlay, as of December 31, 2025. Expenditures by category as a percent of appropriated funds are personnel 23%, operating 20%, grants & aid 10%, transfers to other funds 48%, services provided by general government 25%, contingency 0%, and capital outlay 0%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 160 - SPRING HILL CRA FUND				
PERSONNEL	220,424	50,713	23.01	42,598
OPERATING	51,402	10,463	20.35	14,535
GRANTS & AID	110,000	11,188	10.17	-
TRANSFERS TO OTHER FUNDS	54,971	26,630	48.44	18,970
SERVICES PROVIDED BY GEN GOVT	36,112	9,028	25.00	-
	472,909	108,021	22.84	76,103
CAPITAL OUTLAY	9,000	-	0.00	-
CONTINGENCY	599,458	-	0.00	-
TOTAL EXPENDITURES	1,081,367	108,021	9.99	76,103

- Services provided by general government represents allocated expenses for services provided by other funds.
- Budgeted transfers include transfers to the debt service fund to cover loan payments for construction of the Spring Hill Resource Center (\$36,386) and transfers to the capital project fund for shared cost of projects (\$18,585).

SPRINGHILL CRA FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
CANDLELIGHT PARK IMPROVEMENTS	-	-	34,160	(34,160)	0.00 *
COLOR COPIER/PRINTER	9,000	-	-	9,000	100.00
	9,000	-	34,160	(25,160)	(279.55)

*A capital project carryover budget amendment will be presented at the next Springhill CRA Meeting.

GOVERNMENTAL IMPACT FEES TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Governmental Impact Fees Trust Fund revenues realized at December 31, 2025 are \$164,459 or 15% of budgeted operating revenues, excluding use of reserves. The Governmental Impact Fees Trust Fund was established to budget and account for projects using revenue collected from Police, Fire, Parks and Recreation, and General Government Building Impact Fees paid by new customers. Revenues are budgeted to match expenses and do not reflect planned savings for the fiscal year.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 170 - GIFT FUND				
PERMITS, FEES, & SPECIAL ASSESSMENTS				
IMPACT FEES - POLICE RESIDENTIAL	41,755	24,849	59.51	77,694
IMPACT FEES - FIRE RESIDENTIAL	170,000	12,012	7.07	37,881
IMPACT FEES - POLICE COMMERCIAL	-	-	0.00	9,588
IMPACT FEES - FIRE COMMERCIAL	-	-	0.00	4,263
IMPACT FEES - RECREATION RESIDENTIAL	865,886	55,704	6.43	174,512
IMPACT FEES - GEN GOVT RESIDENTIAL	-	21,549	100.00	67,355
IMPACT FEES - GEN GOV'T COMMERCIAL	-	-	0.00	8,308
INTEREST REVENUES	-	50,345	100.00	69,327
	1,077,641	164,459	15.26	448,929
USE OF RESERVES	1,247,571	-	0.00	-
TOTAL REVENUES	2,325,212	164,459	7.07	448,929

- Impact fees are trending downward this fiscal year compared to the same period last year. Fire and Recreational impact fees are at 7% and 6% realized, which is below expectations at the end of the first quarter. Budgeted impact fees are mainly dedicated to the repayment of debt for impact-related projects.
- The impact fee study is expected to be completed this quarter, with proposed fee increases anticipated.
- Budgeted Use of General Gov't reserves is to fund AED upgrades around city (\$20,000), Orange Camp roundabout sign & improvements (\$60,000), six security cameras for downtown (\$30,000), meridian barriers and bollards (\$308,650), and impact fee study (\$698).
- Budgeted Use of Parks & Rec Reserves is to fund the Alabama Greenway Trail (\$216,554), Sperling Sports Complex Parking Improvements (\$128,013), and impact fee study (\$698).
- Budgeted Use of PD Reserves is to fund six new police vehicles (\$105,012), GETAC Tablets (\$46,550), and impact fee study (\$698).
- Budgeted Use of Fire Reserves is to fund design fees for South Station (\$150,000), heavy rescue equipment (\$180,000), and impact fee study (\$698).

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Governmental Impact Fees Trust Fund expenses as of December 31, 2025 are \$599,833 or 26% of budgeted funds. 64% of budgeted expenditures are transfers to other funds to cover project expenses that are funded by more than impact fees.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 170 - GIFT FUND				
OPERATING	69,342	53,747	77.51	-
TRANSFERS TO OTHER FUNDS	1,482,208	440,691	29.73	562,335
CAPITAL OUTLAY	773,662	105,395	13.62	1,365
TOTAL EXPENDITURES	<u>2,325,212</u>	<u>599,833</u>	25.80	<u>563,700</u>

- Budgeted operating expenses include funding for an updated impact fee study (\$2,792), citywide AED upgrades (\$20,000) and GETAC Tablets (\$46,550)
- Budgeted transfers to the General Fund include \$200,000 to repay Hurricane Reserves. Budgeted transfers to the Grants & Special Revenue Fund include \$216,554 for Alabama Greenway Trail. Budgeted transfers to the Debt Service Fund include \$877,641 for debt funded impact projects such as Earl Brown Park, Sperling Sports Complex, Pickleball Courts, construction of Fire Station #81 and Police Evidence Building. Transfers to the Capital Project Fund include \$60,000 for Orange Camp Road and \$128,013 for Sperling parking improvements.
- Capital Outlay is at 14% of budget due to timing of capital purchases and will not follow normal benchmarks each quarter. Detailed expenditures for capital projects are included below.

GOVERNMENTAL IMPACT FEES TRUST FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
BOLLARDS	308,650	-	308,650	-	0.00
DOWNTOWN CAMERAS (6)	30,000	-	30,000	-	0.00
DESIGN FEES FOR SOUTH FIRE STATION	150,000	413	16,088	133,500	89.00
NEW LADDER TRUCK EQUIPMENT	92,000	1,264	-	90,736	98.63
MSA G1 SCBA FOR HEAVY RESCUE & LADDER 83	88,000	-	78,605	9,395	10.68
VEHICLE FOR NEW OFFICER (1 OF 6)	17,502	17,286	215	0	0.00
VEHICLE FOR NEW OFFICER (2 OF 6)	17,502	17,286	215	0	0.00
VEHICLE FOR NEW OFFICER (3 OF 6)	17,502	17,286	215	0	0.00
VEHICLE FOR NEW OFFICER (4 OF 6)	17,502	17,286	215	0	0.00
VEHICLE FOR NEW OFFICER (5 OF 6)	17,502	17,286	215	0	0.00
VEHICLE FOR NEW OFFICER (6 OF 6)	17,502	17,286	215	0	0.00
	<u>773,662</u>	<u>105,395</u>	<u>434,634</u>	<u>233,632</u>	<u>30.20</u>

DOWNTOWN COMMUNITY REDEVELOPMENT FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Downtown Community Redevelopment Fund revenues are at \$1,170,096 or 114% of budgeted revenues this quarter. CRA revenues are comprised of ad valorem taxes, charges for services, miscellaneous revenues, and interest revenues.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 180 - DOWNTOWN CRA FUND				
AD VALOREM	554,701	560,904	101.12	398,797
INTERGOVERNMENTAL REVENUE	396,512	561,421	141.59	401,411
CHARGES FOR SERVICES	58,105	24,328	41.87	(6,369)
MISCELLANEOUS REVENUES	14,618	6,444	44.08	102,701
INTEREST REVENUES	-	17,000	100.00	17,371
TOTAL REVENUES	<u>1,023,936</u>	<u>1,170,096</u>	<u>114.27</u>	<u>913,910</u>

- Ad Valorem and Intergovernmental revenues are 101% and 142% realized due to revenues from all taxing agencies being billed in the first quarter.
- Charges for services are 42% of budget and includes Museum of Arts lease payments.
- Miscellaneous Revenues are 44% of budget and includes Mainstreet DeLand lease and insurance payments.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Downtown Community Redevelopment Fund expenditures are \$205,385 or 23% of budgeted operating funds. Expenses by category as a percent of appropriated funds are operating expenses 32%, grants and aid 0%, services provided by general government 25%, transfers to other funds 50%, capital outlay 100%, and contingency 0%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 180 - DOWNTOWN CRA FUND				
OPERATING	556,606	176,510	31.71	178,617
GRANTS & AID	259,500	-	0.00	-
SERVICES PROVIDED BY GEN GOVT	18,056	4,514	25.00	-
TRANSFERS TO OTHER FUNDS	38,435	19,285	50.18	19,284
	872,597	200,309	22.96	197,901
CAPITAL OUTLAY	-	5,076	100.00	7,335
CONTINGENCY	151,339	-	0.00	-
TOTAL EXPENDITURES	1,023,936	205,385	20.06	205,236

- Services provided by general government represents allocated expenses for management services provided by the general fund.
- Budgeted transfers include transfers to the debt service fund to cover loan payments for Downtown Parking Improvements (\$38,435).
- Capital Outlay is 100% of budget due to timing of capital project expenditures and the budget carryover amendment which will be presented at the next CRA meeting. Detailed expenditures for capital projects are included below.
- Contingency funds represent planned savings for the fiscal year.

DOWNTOWN COMMUNITY REDEVELOPMENT FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
VOOHRIS AVENUE STREETScape	-	5,076	2,157	(7,233)	0.00
	-	5,076	2,157	(7,233)	0.00

GRANTS & SPECIAL REVENUES FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Grants and Special Revenues Fund revenues realized at December 31, 2025 are \$932,334 or 56% of budgeted operating revenues, excluding use of reserves and debt proceeds. The Grants and Special Revenues Fund was established to budget and account for all capital projects and expenditures relating to grants and other specific revenues that fund non-payroll operating expenses. Revenues in this fund are based on timing of projects and will not always follow the normal benchmarks for each quarter.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 190 - GRANT & SPECIAL REVENUE FUND				
OTHER TAXES	388,540	94,058	24.21	92,326
CHARGES FOR SERVICES	25,000	77,175	308.70	556,350
INTEREST REVENUES	-	10,268	100.00	14,208
TRANSFERS FROM OTHER FUNDS	1,029,715	725,833	70.49	75,692
CAPITAL GRANTS	216,862	25,000	11.53	705
	1,660,117	932,334	56.16	739,281
DEBT PROCEEDS	500,000	-		-
USE OF RESERVES	604,241	-	0.00	-
TOTAL REVENUES	2,764,358	932,334	33.73	739,281

- Charges for Services include Tree Replacement revenue which is significantly higher than budget.
- Budgeted transfers include transfers from the General Fund \$813,161 for and transfers from the GIFT Fund of \$216,554 for the Alabama Greenway Trail. Transfers are recorded when expenses are incurred and will not always follow quarterly benchmarks.
- Federal grant revenues include FDLE funds for PD Drone Replacement and CDBG funds for ADA right of way improvements and Jackson Lane Improvements.
- Debt proceeds include \$500,000 budgeted for a 2025 debt issue to pay for road resurfacing which was carried over to FY 2026.
- Use of Reserves is budgeted for road materials and supplies (\$255,507) and tree revenue projects (\$348,734).

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Grants and Special Revenue Fund expenditures as of December 31, 2025 are \$1,128,772 or 41% of budgeted funds. Expenses by category are operating 38% and capital outlay 46%. Operating expenses include road materials and supplies and tree department operating supplies. Expenditures in this fund are based on timing of projects and will not always follow normal benchmarks for a given quarter.

GRANTS & SPECIAL REVENUES FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
FDLE - DRONE REPLACEMENT	30,450	-	30,450	-	0.00
CDBG 2025 - ADA IMPROVEMENTS	89,220	-	-	89,220	100.00
SR44 & KEPLER INTERSECTION IMPROVEMENTS	338,699	338,699	-	-	0.00
REPLACE 1330143 WITH A F550 REGULAR CAB	126,609	95,026	-	31,583	24.95
ATTACHMENTS FOR THE MINI-SKID STEER	16,125	-	-	16,125	100.00
CDBG 2025 - JACKSON LANE PARK PAVILION	102,642	23,795	78,847	-	0.00
ECHO - ALABAMA GREENWAY TRAIL	216,554	-	-	216,554	100.00
	920,299	457,520	109,297	353,482	38.41

DEBT SERVICE FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Revenues for the Debt Service Fund consists of transfers from other funds which are used to pay debt payments for the current fiscal year. As of December 31, 2025, \$882,075 or 39% of budgeted funds were transferred from other funds to cover debt payments made by the end of the first quarter. Transfers occur as debt payments are due which will not always follow normal benchmarks each quarter.

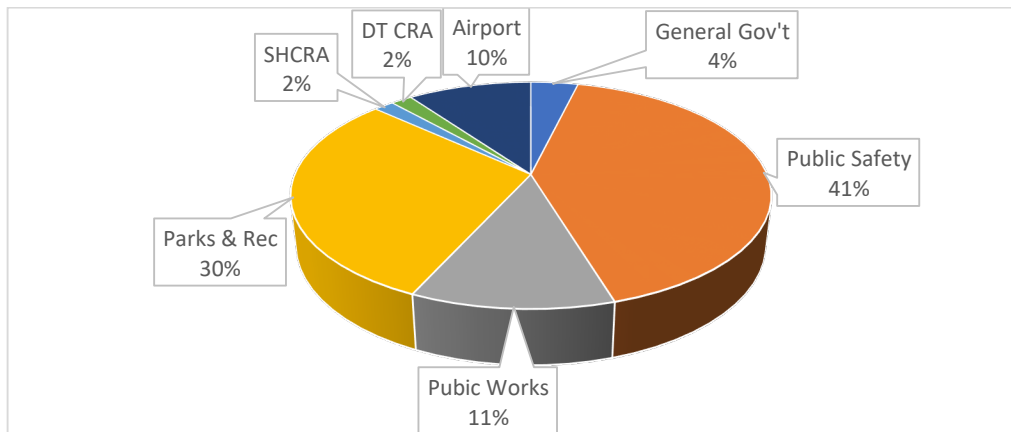
EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Debt Service Fund expenditures are \$885,351 or 39% of budgeted funds at the end of the first quarter. Budgeted expenditures by department for governmental related debt payments include General Government (\$85,781), Public Safety (\$938,950), Public Works (\$261,738), Parks and Recreation (\$676,746), Airport (\$225,164), Downtown CRA (\$38,435), and Springhill CRA (\$36,386). A refund is due to the city for \$3,276 at the end of the first quarter.

Annual Debt Service Schedule – FY 2026

Governmental Funds Debt		From Amortization Schedules		
Debt Instrument	Principal Payments	Interest Payments	Total Payment Due	Principal Bal Due
2013A Note BB&T - EB Park	141,252	38,591	179,843	1,042,322
2013B Note BB&T - EB Park	53,473	14,609	68,082	394,585
2018A Revenue Note BB&T - Non-taxable	279,900	45,709	325,609	1,236,546
2018B Revenue Note BB&T - Taxable	72,244	26,316	98,560	595,603
2019 Revenue Note - Chase Bank	547,219	107,138	654,357	6,090,665
2020 Truist Bank Lease - Ladder Truck	198,627	5,600	204,227	201,408
2023 Revenue Note - Webster Bank	205,500	218,254	423,754	4,499,400
	1,498,214	456,218	1,954,432	14,060,529

Debt Service by Function – FY 2026



CAPITAL PROJECTS FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Revenues for the Capital Projects Fund total \$2,123,715 or 16% of budgeted funds. Revenue includes .3 mills of ad valorem taxes dedicated for capital expenses, interest earnings, debt proceeds and transfers from other funds which are recognized when expenses are incurred for each project and will not always follow normal benchmarks each quarter.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 300 - CAPITAL PROJECTS FUND				
AD VALOREM	1,049,209	919,455	87.63	1,021,553
MISCELLANEOUS REVENUES	327,778	-	0.00	290
INTEREST REVENUES	-	10,716	100.00	24,510
TRANSFERS FROM OTHER FUNDS	7,629,393	1,193,543	15.64	355,949
DEBT PROCEEDS	3,191,000	-	0.00	-
USE OF RESERVES	1,379,348	-	0.00	-
TOTAL REVENUES	13,576,728	2,123,715	15.64	1,402,303

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Capital fund expenditures total \$1,821,070 or 13% of budgeted expenses. Budgeted expenses are for capital projects which are detailed in the section below.

CAPITAL PROJECTS FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR- TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
ROOF REPLACEMENT FOR CITY HALL	331,240	-	-	331,240	100.00
CITY HALL MONUMENT SIGNS	23,192	19,974	-	3,218	13.88
FIRE PANEL FOR CITY HALL	29,648	-	-	29,648	100.00
BS&A ONLINE CLOUD BASE	247,000	-	-	247,000	100.00
DARKTRACE - INTERNAL NETWORK SECURITY	67,699	-	-	67,699	100.00
MIGRATE TO EXCHANGE SERVER SUBSCRIPTION	31,244	31,244	-	-	0.00
PRODUCTION SERVER REFRESH	148,864	117,987	-	30,877	20.74
VX RAIL SERVERS	856,100	671,530	36,710	147,860	17.27
MOVE FIBER FOR WAN FROM PD TO CH	14,488	-	-	14,488	100.00
SCSI PROTOCOL/SERVER STORAGE HARDWARE	48,876	48,876	-	-	0.00
FIRE STATION 82/83 IMPROVEMENTS	4,328	-	-	4,328	100.00
FIRE STATION 83 ADDITION	22,571	12,600	-	9,971	44.18
FIRE STATION 83 ADDITION	839,933	422,373	277,699	139,862	16.65
STATION 82 UPGRADES	115,000	-	-	115,000	100.00
ENGINE REPLACEMENT 2007 CONTENDER	783,776	15,390	24,733	743,653	94.88
LADDER APPARATUS 75' PIERCE ENFORCER	1,288,603	-	-	1,288,603	100.00
MACH ALERT 81-82-83	37,758	-	37,758	1	0.00
ZOLL X SERIES ADV MONITOR DEFIB	56,000	48,627	6,992	382	0.68
CONFINED SPACE RESCUE EQUIP	30,000	-	-	30,000	100.00
REPLACEMENT VENTILATION FANS FOR E82	5,500	-	5,049	451	8.20
REPLACEMENT VENTILATION FANS FOR E83	5,500	-	5,049	451	8.20
GENERATOR REPLACEMENT AT FS82	62,666	-	62,666	-	0.00
ST 82 HARDWIRED FOR KEYCARD SWIPES	14,200	-	-	14,200	100.00
NEW 60 MIL PVC ROOF	237,384	-	197,820	39,564	16.67
PD PERIMETER SECURITY FENCING AND WALL	178,875	-	21,172	157,703	88.16
REPLACE FAULTY HVAC CHILLER WATER VALVES	12,650	-	-	12,650	100.00
600KW DIESEL GENERATOR FOR POLICE	200,776	-	200,776	-	0.00
2026 CHEVY BLAZER CID 1 OF 2	44,144	-	41,635	2,509	5.68
FORD EXPEDITION WRAPPED COMMUNITY ENGAGE	84,623	-	67,303	17,320	20.47
2026 CHEVY BLAZER CID 2 OF 2	44,144	-	41,635	2,509	5.68
2026 FORD INTERCEPTOR SUV PATROL 1 OF 5	81,068	-	61,286	19,782	24.40
2026 FORD INTERCEPTOR SUV PATROL 2 OF 5	81,068	-	61,286	19,782	24.40
2026 FORD INTERCEPTOR SUV PATROL 3 OF 5	81,068	-	61,286	19,782	24.40
2026 FORD INTERCEPTOR SUV PATROL 4 OF 5	81,068	-	61,286	19,782	24.40
2026 FORD INTERCEPTOR SUV PATROL 5 OF 5	81,068	-	61,286	19,782	24.40
422 E BERESFORD LAND PURCHASE	6,900	113	6,788	-	0.00
COLOR COPIER, FAX AND SCANNER FOR PS	9,000	-	-	9,000	100.00
BADGE ACCESS CONTROL PANEL	7,500	-	-	7,500	100.00
CITY ENTRY FEATURE - DESIGN	47,834	1,378	46,456	0	0.00
BERESFORD EXT. MULTI USE PATH WITH VOLUS	119,819	-	-	119,819	100.00
ARLINGTON SIDEWALK - PLYMOUTH TO OAKDALE	50,000	-	-	50,000	100.00
ORANGE CAMP SIGN AND IMPROVEMENTS	350,000	-	-	350,000	100.00
RRFB SIGN 1 OF 2	9,378	-	6,589	2,789	29.74
RRFB SIGN 2 OF 2	9,379	-	6,589	2,790	29.75
REPLACE 11320124- STERLING DUMP	268,743	-	191,152	77,591	28.87
2025 FORD F550 (REPLACE 132128A)	107,782	-	90,580	17,202	15.96
2025 FORD F250 SUPER CAB	71,570	63,785	-	7,785	10.88
REPLACE 132-INM-524 WITH SCAG TURF 61"	20,400	16,199	-	4,201	20.59
INSTALL CEMETERY FENCE	83,325	-	-	83,325	100.00
REPLACE 134182B - F150	54,562	-	38,449	16,113	29.53
REPLACE 134180A - F350	99,259	-	72,311	26,948	27.15
FUEL MASTER LIVE	25,733	19,967	-	5,766	22.41
REPLACE 136195A WITH CHEVY SILVERADO	63,169	44,436	-	18,733	29.66
RESURFACE GYM FLOOR - CHISHOLM	10,680	-	-	10,680	100.00
TERMITE TENTING ADMIN BLDG & LEMON ROOM	19,520	-	-	19,520	100.00
SPEC MARTIN IMPROVEMENTS	4,494	-	-	4,494	100.00
PICKLEBALL/TENNIS COURTS - EARL BROWN	3,710,944	20,878	41,755	3,648,311	98.31

SKATEPARK DESIGN	100,000	-	-	100,000	100.00
SPEC - DRAINAGE, REPLACE TURF	495,954	-	-	495,954	100.00
PARKING IMPROVEMENTS - SPERLING	305,559	353	305,559	(353)	(0.12)
PANIC BARS - CONRAD	20,626	-	16,239	4,387	21.27
PANIC BARS - SPEC MARTIN	20,654	-	20,653	1	0.00
NEW PAVILION & REMOVAL OF TENNIS COURTS	15,000	-	-	15,000	100.00
REPLACE BANQUET CHAIRS - SANBORN	73,794	-	-	73,794	100.00
APGAR SPORTS COMPLEX SIGNS	153,220	153,220	-	-	0.00
ROBOT MOWERS	46,085	42,570	-	3,515	7.63
PULL BEHIND LIFT	46,200	-	-	46,200	100.00
REPLACE ROTADARION	21,250	-	-	21,250	100.00
REPLACE TORO TOPDRESSER	19,907	-	18,970	937	4.70
BACKFLOW PREVENTER 1 OF 2	8,988	-	8,648	341	3.79
BACKFLOW PREVENTER 2 OF 2	8,989	-	8,648	342	3.80
PULL BEHIND LEAF & DEBRIS BLOWER	12,495	-	12,014	481	3.85
REPLACE VIDEO BOARD & SOUND SYSTEM -SPEC	655,556	-	-	655,556	100.00
NEW HYDRAULIC IN-GROUND CYLINDER CONRAD	80,766	-	80,765	1	0.00
A/C REPLACEMENT AT SPEC MARTIN	59,000	59,000	-	-	0.00
NEW DISHWASHER AT SANBORN	9,047	9,047	-	0	0.00
CONNECT SPEC TO FIBER NETWORK	1,525	1,525	-	0	0.01
	13,576,728	1,821,070	2,305,592	9,450,066	69.60

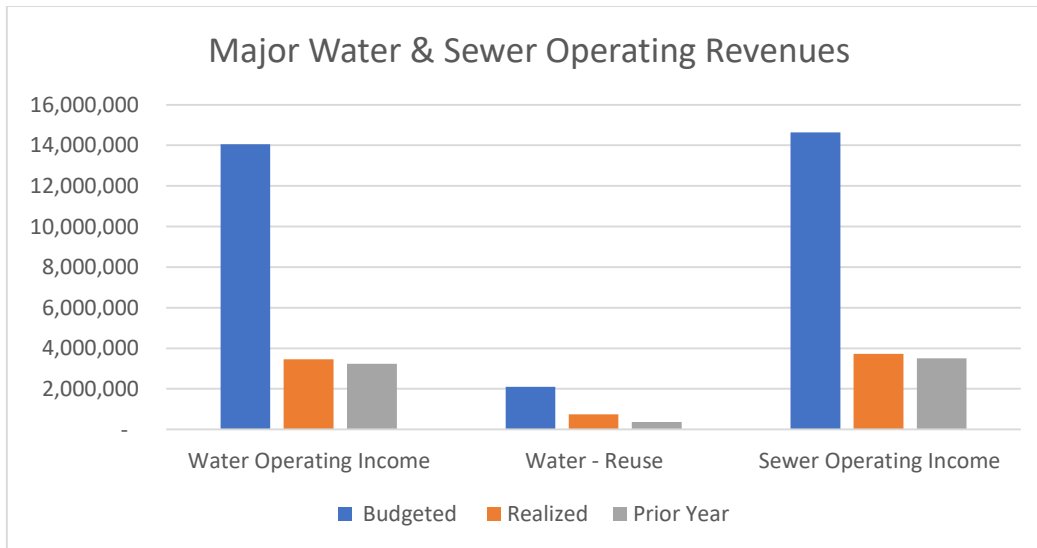
WATER & SEWER FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Water & Sewer operating revenues are \$8,765,601 or 26% of budgeted operating revenues, excluding capital grants, debt proceeds and use of reserves, as of December 31, 2025. Revenue by category as a percent of budget realized is charges for services 25%, miscellaneous revenues 75%, interest revenues 56%, charges for government services 25%, transfers from other funds 0%, debt proceeds 0%, and capital grants 0%.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 401 - WATER & SEWER FUND				
CHARGES FOR SERVICES	32,746,876	8,285,863	25.30	7,529,630
MISCELLANEOUS REVENUES	128,000	96,266	75.21	174,538
INTEREST REVENUES	600,000	337,270	56.21	301,805
CHARGES FOR GOVT SERVICES	186,482	46,201	24.77	30,434
TRANSFERS FROM OTHER FUNDS	100,000	-	0.00	-
	33,761,358	8,765,601	25.96	8,036,406
CAPITAL GRANTS	10,456,556	-	0.00	(0)
DEBT PROCEEDS	15,104,551	0	0.00	1,228,885
USE OF RESERVES	21,261,912	-	0.00	-
TOTAL REVENUES	80,584,377	8,765,601	10.88	9,265,291

- Miscellaneous revenues are 75% realized mainly due to realized and unrealized gains on investments which fluctuate with market value each quarter.
- Debt proceeds are the city's portion of SRF funds received this fiscal year. SRF funds are requested once expenses are incurred. The first semi-annual loan payment will be due in May 2027.
- Capital grants include funding from federal, state and local agencies for approved grant funded projects. Reimbursements are requested when project expenses are incurred and will not always follow normal benchmarks for any given quarter.
- Charges for government services includes contributions from Refuse and Stormwater funds for administrative fees provided by those departments. Contributions are based on timing of invoice payments and will not always follow normal benchmarks for any given quarter.



As of December 31, 2025, there are 27,498 water customers and 18,674 sewer customers billed each month. As reclaim lines are installed, irrigation accounts will decrease while reclaim accounts increase. There are 1,417 irrigation meters one year ago compared to 1,393 this quarter.

Based on the last water rate study performed by Raftelis, water rates will increase 4.5% a year and wastewater rates will increase 4.0% a year through FY 2026.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

As of December 31, 2025, Water and Sewer Fund expenditures total \$12,407,818, representing 15% of budgeted expenses. Operating expenses are at 19% of the budget, excluding contingency and capital outlay. Expenditures by category as a percent of appropriated funds are personnel 23%, operating 19%, transfers to other funds 6%, services provided by general government 25%, capital outlay 13%, and contingency 0%.

EXPENDITURES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 401 - WATER & SEWER FUND				
PERSONNEL	12,613,076	2,843,399	22.54	2,348,488
OPERATING	10,272,249	1,975,594	19.23	1,462,853
TRANSFERS TO OTHER FUNDS	4,621,585	276,348	5.98	47,138
SERVICES PROVIDED BY GEN GOVT	4,381,699	1,095,425	25.00	1,024,023
	31,888,609	6,190,766	19.41	4,882,501
CONTINGENCY	349,044	-	0.00	-
CAPITAL OUTLAY	48,346,724	6,217,052	12.86	6,984,810
TOTAL EXPENDITURES	80,584,377	12,407,818	15.40	11,867,311

- Operating expense is 19% of budgeted funds primarily due to professional services (4%), sludge hauling (10%), operating supplies (14%), and chemicals (15%), which are significantly below budget at the end of the first quarter. Timing of invoice payments will not always follow benchmarks for any given quarter.
- Budgeted transfers to other funds include transfer to the debt service fund (\$640), transfer to capital project fund to cover allocated costs of governmental capital projects (\$547,997) and transfers to the water trust fund and wastewater trust fund for capital projects not fully funded by impact fees (\$952,160) and (\$3,120,788). Transfers are recorded when expenses are incurred and will not always follow normal benchmarks for any given quarter.

EXPENDITURES BY DEPARTMENT	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
4201 - UTILITIES ADMIN	6,625,911	1,582,581	23.88	1,309,759
4202 - ENGINEERING	1,631,570	332,329	20.37	264,919
4203 - WATER PRODUCTION	2,018,480	492,686	24.41	283,794
4204 - WATER DISTRIBUTION	4,890,011	912,331	18.66	734,851
4205 - WASTEWATER TREATMENT	4,225,536	753,335	17.83	680,657
4206 - UTILITIES MAINTENANCE	2,765,372	680,438	24.61	494,010
4208 - FACILITIES MAINTENANCE	1,206,289	268,825	22.29	236,376
4209 - CUSTOMER SERVICE	1,939,869	437,306	22.54	366,808
4210 - WASTEWATER COLLECTION	882,523	184,222	20.87	193,595
6666 - CAPITAL OUTLAY	48,346,724	6,217,052	12.86	6,984,810
9990 - CONTINGENCY	349,044	0	0.00	0
9998 - CONTRIBUTIONS	1,081,463	270,366	25.00	270,594
9999 - TRANSFERS	4,621,585	276,348	5.98	47,138
TOTAL EXPENDITURES - FUND 401	80,584,377	12,407,818	15.40	11,867,311

WATER & SEWER FUND CAPITAL PROJECTS

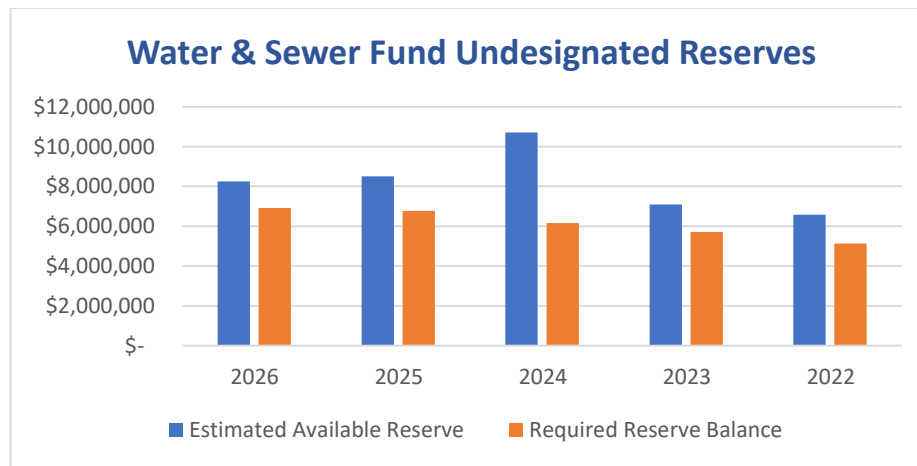
PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
401 E NEW HAMPSHIRE LAND PURCHASE	250,000	413	7,088	242,500	97.00
NEW VEHICLE FOR FOG INSPECTOR	52,094	-	43,762	8,332	15.99
INSPECTION GOLF CART	4,633	-	-	4,633	100.00
WTP #10 PROJECT A WELL SITE	65,720	-	65,720	-	0.00
POTENTIAL WATER PLANT SITE ACQUISITION	16,500	4,988	11,513	-	0.00
WTP #10 PROJECT A WELL SITE	320,616	-	73,497	247,119	77.08
WTP#10 SUPPLY WELLS FG1-2	75,790	-	75,790	0	0.00
WATER PLANT #10 WELL FIELD & PLANT UPGRA	13,600,000	-	-	13,600,000	100.00
WATER PLANT PFAS PDR	187,000	-	-	187,000	100.00
WATER PLANT SECURITY CAMERA REPLACEMENTS	39,374	-	-	39,374	100.00
WP#1 HIGH SERVICE WELL PUMP DRIVES 1OF3	17,249	-	10,979	6,270	36.35
WP#1 HIGH SERVICE WELL PUMP DRIVES 2OF3	17,249	-	10,979	6,270	36.35
WP#1 HIGH SERVICE WELL PUMP DRIVES 3OF3	17,249	-	10,979	6,270	36.35
WP#2 HIGH SERVICE WELL PUMP DRIVES 1OF3	13,775	-	-	13,775	100.00
WP#2 HIGH SERVICE WELL PUMP DRIVES 2OF3	13,775	-	-	13,775	100.00
WP#2 HIGH SERVICE WELL PUMP DRIVES 3OF3	13,775	-	-	13,775	100.00
WP#3 HIGH SERVICE WELL PUMP DRIVES 1OF3	17,249	-	-	17,249	100.00
WP#3 HIGH SERVICE WELL PUMP DRIVES 2OF3	17,249	-	-	17,249	100.00
WP#3 HIGH SERVICE WELL PUMP DRIVES 3OF3	17,249	-	-	17,249	100.00
DOWNTOWN WATER IMPROVEMENTS PHASE 1	72,396	7,616	42,853	21,926	30.29
SRF LEAD SERVICE LINE REPLACEMENT	1,183,676	38,271	430,425	714,980	60.40
2027 WATER MAIN IMPROVEMENTS DESIGN	425,700	-	-	425,700	100.00
HYDRAULIC 6" DIESEL PUMP ON TRAILER (ONE	73,512	-	65,464	8,048	10.95
PICKUP TRUCK UTILITY BODY REPLACE #288	78,769	-	67,078	11,691	14.84
PICKUP TRUCK UTILITY BODY REPLACE #289	78,769	-	67,078	11,691	14.84
BATTERY POWERED VALVE EXERCISER PACKAGE	7,197	-	-	7,197	100.00
BATTERY POWERED HYDRANT & VALVE EXERCISE	6,385	-	-	6,385	100.00
BACKHOE LOADER REPLACE #63	177,502	-	147,714	29,788	16.78
1265 AQUARIUS AVE LAND PURCHASE	5,925	2,325	3,600	-	0.00
NASH WRF ENG, PLANNING & CONSTRUCTION	47,208	-	41,997	5,211	11.04
WMN CAPACITY EXPAN & AWT IMPR CONSTRUCT	21,968,555	5,608,596	14,390,465	1,969,494	8.97
RECLAIM WATER EXPANSION PHASE #7 DESIGN	210,000	2,378	174,995	32,627	15.54
D.O. SENSORS (1 OF 3)	1,189	679	509	1	0.04
D.O. SENSORS (2 OF 3)	3,226	3,226	-	0	0.00
D.O. SENSORS (3 OF 3)	3,226	3,226	-	0	0.00
AQUA DIAMOND FILTER CLOTH REPLACEMENT	13,688	13,688	-	0	0.00
CARROUSEL #3 FLENDER GEARBOX REPLACEMENT	160,000	-	-	160,000	100.00
CARROUSEL #3 FLENDER GEARBOX REBUILD	20,000	-	-	20,000	100.00

GOLF CART REPLACEMENT #252A	13,500	-	-	13,500	100.00
BAR SCREEN GEARBOX REPLACEMENT	7,700	-	-	7,700	100.00
LAB AUTO SAMPLER (1 OF 2)	9,800	-	-	9,800	100.00
LAB AUTO SAMPLER (2 OF 2)	9,800	-	-	9,800	100.00
VEHICLE REPLACE #210	52,094	-	43,762	8,332	15.99
L/S #79 REHABILITATION PROJECT	1,290,723	10,704	510,159	769,860	59.65
LS#1 REHABILITATION DESIGN & REPLACEMENT	1,603,365	6,487	1,596,877	1	0.00
LS#82 REPLACEMENT & PANEL BOX	80,189	76,798	-	3,391	4.23
LS#84 REPLACEMENT & PANEL BOX	84,974	77,929	-	7,045	8.29
LS#86 REPLACEMENT & PANEL BOX	80,597	77,351	-	3,246	4.03
LS#111 REPLACEMENT & PANEL BOX	290,215	-	104,010	186,205	64.16
CDBG 2025 - LS#16 GENERATOR	61,129	-	60,900	229	0.37
LAWN MOWER REPLACEMENT	10,452	10,451	-	1	0.01
L/S#26 REPLACEMENT & PANEL BOX	121,384	-	95,876	25,508	21.01
L/S#28 REPLACEMENT & PANEL BOX	104,434	-	94,516	9,918	9.50
L/S#83 REPLACEMENT & PANEL BOX	99,880	-	84,583	15,297	15.32
L/S#85 REPLACEMENT & PANEL BOX	99,880	-	90,179	9,701	9.71
L/S#90 REPLACEMENT & PANEL BOX	102,346	-	92,528	9,818	9.59
L/S#84 GENERATOR & TRANSFER SWITCH	62,930	7,480	41,982	13,468	21.40
L/S#10 WET WELL RELOCATION DESIGN	103,871	-	94,428	9,443	9.09
ENCLOSE EXISTING POLE BARN	5,617	4,986	-	631	11.23
REPLACE 2080111-F550 AERIAL BUCKET TRUCK	504	503	-	1	0.10
NEW FORD F150 SUPER CAB-FOREMAN	60,914	-	40,531	20,383	33.46
REPLACE 208109 WITH CHEVY SILVERADO 2500	84,933	599	61,725	22,609	26.62
Z62/40 ARTICULATION Z-BOOM LIFT	170,388	141,122	-	29,266	17.18
TANDEM AXLE ENCLOSED CARGO TRAILER	7,813	6,089	-	1,724	22.06
BUILDING IMPROVEMENTS (OFFICES)	-	681	-	(681)	0.00
NEPTUNE AMI PILOT	208,514	13,692	194,822	1	0.00
EAST REGIONAL FORCE MAIN PART B DESIGN	294,436	30,444	106,138	157,854	53.61
DOWNTOWN LIFT STATION & FM DESIGN	229,201	65,103	164,098	1	0.00
WESTSIDE SEWER INTERCEPTOR 1 OF 4	36,668	-	-	36,668	100.00
WESTSIDE SEWER INTERCEPTOR 2 OF 4	36,668	-	-	36,668	100.00
WESTSIDE SEWER INTERCEPTOR 3 OF 4	36,668	-	-	36,668	100.00
WESTSIDE SEWER INTERCEPTOR 4 OF 4	36,668	-	-	36,668	100.00
25/26 SEWER LINE REHABILITATION	275,000	-	269,260	5,740	2.09
25/26 MANHOLE REHABILITATION	100,000	1,229	97,566	1,206	1.21
EAST REGIONAL SEWER FORCE MAIN PHASE B-1	3,180,000	-	-	3,180,000	100.00
	48,346,724	6,217,052	19,586,424	22,543,247	46.63

WATER & SEWER FUND RESERVE ANALYSIS

According to city policy, the city will manage its fiscal resources to ensure funding for city operations is not disrupted. A reserve equivalent to three months' operating needs shall be maintained in the Water & Sewer Fund. The funds available for this reserve are estimated to be \$8,240,109 which represents a reserve balance of \$1,335,932 above the three-month required Undesignated Reserve of \$6,904,177 at December 31, 2025.

Water & Sewer Fund				
Fiscal Year 2026 Undesignated Reserve Analysis				
	1st QTR	2nd QTR	3rd QTR	4th QTR
Estimated Available Reserve Funds	\$ 8,240,109			
Required 3 Month Undesignated Reserve	6,904,177			
Surplus/Deficit	\$ 1,335,932			



WATER TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Water Trust Fund revenues realized are \$241,916 or 10% of budget, excluding use of reserves, as of December 31, 2025. Revenues include impact fees 11%, miscellaneous revenue 100%, interest revenue 100%, and transfers from other funds 0%.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Water Trust Fund expenditures are \$152,449 or 2% of budget as of December 31, 2025. Expenses by category are operating 100% and capital outlay 2%.

WATER TRUST FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
2024 WATER MAIN IMPROVEMENTS	342,517	50,500	13,749	278,269	81.24
DOWNTOWN WATER IMPROVEMENTS DESIGN	913,845	950	-	912,895	99.90
2025 WATER MAIN IMPROVEMENTS	2,373,723	17,969	91,876	2,263,878	95.37
2026 WATER MAIN IMPROVEMENTS DESIGN	2,539,106	82,939	179,360	2,276,807	89.67
DOWNTOWN WATER MAIN CONSTRUCTION	1,000,000	-	-	1,000,000	100.00
	7,169,191	152,358	284,985	6,731,848	93.90

WASTEWATER TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Wastewater Trust Fund revenues realized are \$365,729 or 6% of budget, excluding use of reserves and capital grant revenues. Revenues include impact fees 16%, miscellaneous revenue 100%, interest revenue 4439%, and capital grant revenue 0%.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Waste Water Trust Fund expenditures are \$541,708 or 6% of budget as of December 31, 2025. Expenses by category are operating 100%, capital outlay 6%, and contingency savings 0%.

WASTEWATER TRUST FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
SJRWMD/FDEP - RECLAIM EXP CONST PH 5	38,743	13,960	24,768	15	0.04
EAST REGIONAL FORCE MAIN PART A1 & A2	2,874,306	527,692	2,331,095	15,519	0.54
RECLAIM WATER EXPANSION CONSTRUCT PHASE 6	2,351,575	-	2,351,575	-	0.00
DOWNTOWN LIFT STATION & FORCE MAIN CONST	4,595,000	-	-	4,595,000	100.00
	9,859,624	541,652	4,707,438	4,610,534	46.76

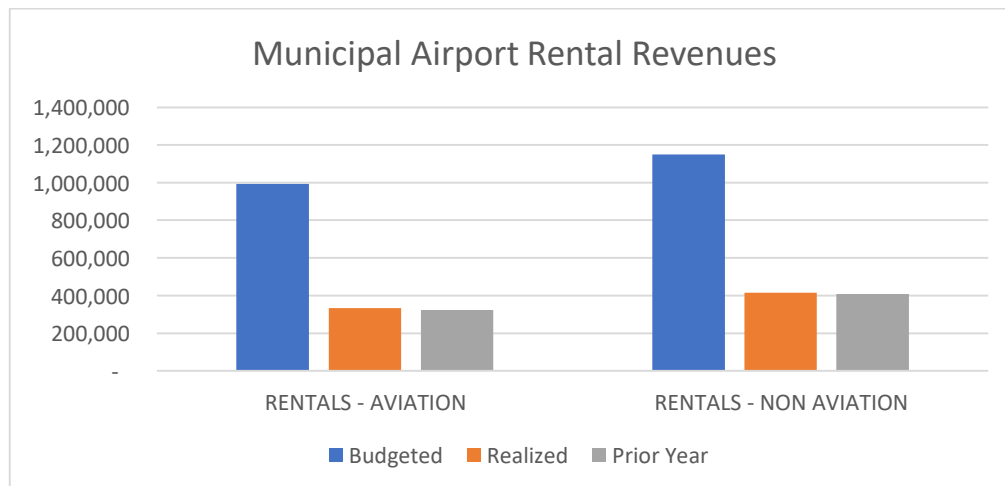
MUNICIPAL AIRPORT FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Municipal Airport revenues realized as of December 31, 2025 are \$763,712 or 35% of operating revenues budgeted this year. Revenues by category are miscellaneous revenues 17%, interest revenues 123%, rental income 35%, and capital grant revenue 0%.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 430 - AIRPORT FUND				
MISCELLANEOUS REVENUES	5,000	867	17.35	1,316
INTEREST REVENUES	12,000	14,779	123.16	11,316
RENTAL INCOME	2,140,870	748,066	34.94	731,522
	2,157,870	763,712	35.39	744,155
USE OF RESERVES	6,305,954	-	0.00	-
CAPITAL GRANTS	245,661	-	0.00	-
TOTAL REVENUES	8,709,485	763,712	8.77	744,155

- Rental income includes four months of billed revenue or 35% of annual revenue through the end of the first quarter.
- Capital grant revenues are 0% realized due to the timing of grant funded revenues. Grant revenues are collected after expenses are incurred and eligible for reimbursement which do not always follow normal benchmarks for any given quarter.



EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Municipal Airport Fund expenditures are \$477,612 or 6% of budget for fiscal year ending December 31, 2025. Operating expenses are 16% of the budget, excluding contingency and capital outlay. Expenditures by category are personnel 20%, operating expenses 11%, services provided by general government 25%, transfers to other funds 10%, capital outlay 2%, and contingency 0%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 430 - AIRPORT FUND				
PERSONNEL	605,882	122,283	20.18	132,062
OPERATING	830,090	94,882	11.43	117,720
SERVICES PROVIDED BY GEN GOVT	378,998	94,750	25.00	99,979
TRANSFERS TO OTHER FUNDS	414,950	41,953	10.11	29,084
	2,229,920	353,868	15.87	378,845
CAPITAL OUTLAY	6,477,170	123,744	1.91	1,433,352
CONTINGENCY	2,395	-		-
TOTAL EXPENDITURES	8,709,485	477,612	5.48	1,812,197

- Operating expenses are at 11% of budget mainly due to professional services, including \$318,174 budgeted for the master plan update which is significantly under budget at the end of the first quarter.
- Budgeted transfers to other funds include transfers to the general fund for repayment of debt (\$225,162), transfers to the debt service fund for copier lease (\$255), transfers to the capital project fund for shared project costs of IT projects (\$39,531) and transfers to the stormwater fund for the Old Daytona Road bridge construction (\$150,000). Transfers are recorded when expenses are incurred and will not always follow normal benchmarks for any given period.
- Capital Outlay is at 2% of budget due to timing of capital projects which occur over multiple budget years and will not follow normal benchmarks for any given period. Most capital projects are funded by grant revenues for the airport.

MUNICIPAL AIRPORT FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
FDOT - EAST HANGAR COMPLEX - PHASE 1B	157,570	13,500	144,070	-	0.00
FAA/FDOT - AIRFIELD MARKINGS	97,344	2,200	83,944	11,200	11.51
FAA/FDOT - W APRON REHAB CONST (NON-AIP)	77,036	40,280	-	36,756	47.71
FDOT - HANGAR ELECTRICAL IMPROV DESIGN	26,278	-	-	26,278	100.00
FDOT - SOUTH CENTRAL APRON REHAB	67,028	7,900	59,128	-	0.00
FDOT - DESIGN RUNWAY 5/23 REHAB	227,100	23,100	204,000	-	0.00
FDOT - DESIGN TAXIWAY E LIGHTING	100,000	-	-	100,000	100.00
FAA/FDOT - CONST REHAB OF RUNWAY 5/23	3,500,000	-	-	3,500,000	100.00
FDOT - CONST T-HANGAR UPGRADES A, B & C	6,818	6,818	-	1	0.01
FDOT - AIRFIELD MARKINGS (NON-AIP)	40,199	-	20,199	20,000	49.75
PHASE 1B - CONSTRUCT	1,000,000	-	-	1,000,000	100.00
SOUTH CENTRAL APRON - CONSTRUCT	1,000,000	-	-	1,000,000	100.00
TAXIWAY E LIGHT, SIGNAGE, RECONG - DESIGN	125,000	-	-	125,000	100.00
EAST HANGAR COMPLEX DIRECTIONAL SIGN	13,830	-	-	13,830	100.00
FUEL MASTER	15,399	15,399	-	0	0.00
NEW EOC RADIO SET	14,548	14,548	-	0	0.00
MAINT. SHOP GATE CARD READER	9,020	-	-	9,020	100.00
	6,477,170	123,744	511,341	5,842,085	90.20

REFUSE COLLECTION FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Refuse Collection Fund revenues realized on December 31, 2025 are \$1,593,062 or 25% of budgeted revenues. A 5-year solid waste and recycling contract was negotiated with GFL Corporation in FY 2023. A 3.0% CIP rate increase was approved by Resolution in July 2025 to be effective October 1, 2025.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Refuse Collection Fund expenditures are \$1,589,567 or 25% of budgeted funds. Operating expenses are paid when invoices are received during the year and the timing of payments does not always follow benchmarks for any given quarter.

STORMWATER FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Stormwater Fund revenues are \$1,526,653 or 55% of budgeted operating revenues, excluding use of reserves. An annual stormwater fee is billed each year for property within the City limits to owners of property that is leased or developed parcels that do not have separate water/sewer accounts. Stormwater fees are typically billed at the end of the calendar year. Beginning in FY 2022, stormwater rates will increase 4% annually through fiscal year 2026. A new rate study was completed in FY 2025.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 450 - STORMWATER FUND				
CHARGES FOR SERVICES	2,605,000	1,507,988	57.89	1,301,404
MISCELLANEOUS REVENUES	-	1,340	100.00	7,095
INTEREST REVENUES	35,000	17,325	49.50	15,773
TRANSFERS FROM OTHER FUNDS	150,000	-	0.00	-
	2,790,000	1,526,653	54.72	1,324,272
USE OF RESERVES	1,192,999	-	0.00	-
TOTAL REVENUES	3,982,999	1,526,653	38.33	1,324,272

- Charges for services are 58% of budget mainly due to timing of annual stormwater bills for property owners which occur early in the fiscal year.
- Miscellaneous revenue is 100% of budget mainly due to realized and unrealized gains on investments. Investments are recorded at fair value which fluctuates with current market conditions.
- Transfers from other funds includes \$150,000 from Water & Sewer Fund for the construction of Old Daytona Rd Bridge.
-

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Stormwater Fund expenditures are \$622,123 or 16% of budgeted funds for the year. Operating expenses, excluding capital outlay, are 23% of budget at the end of the first quarter. Expenses by category are personnel 22%, operating 20%, transfers to other funds 50%, capital outlay 5%, and services provided by general government 25%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 450 - STORMWATER FUND				
PERSONNEL	1,486,550	333,049	22.40	303,976
OPERATING	479,800	97,936	20.41	89,667
TRANSFERS TO OTHER FUNDS	29,006	14,361	49.51	2,837
SERVICES PROVIDED BY GEN GOVT	373,862	93,465	25.00	96,577
	2,369,218	538,811	22.74	493,057
CAPITAL OUTLAY	1,613,781	83,312	5.16	50,593
TOTAL EXPENDITURES	3,982,999	622,123	15.62	543,649

- Operating expenses are 20% of budget mainly due to contractual services, operating supplies and gas/oil which are under budget at the end of the first quarter.
- Budgeted transfers to other funds include \$28,848 of shared costs in the Capital Fund and \$158 for the copier lease in the Debt Service fund which will not always follow benchmarks for any given quarter.
- Services Provided by General Government represent shared administrative costs in the General Fund and Water & Sewer Fund.

STORMWATER FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
315 E. TAYLOR ROAD PURCHASE	16,500	-	16,500	-	0.00
HUBBARD AVE & HIGH ST DRAINAGE IMPROV	57,130	-	-	57,130	100.00
WISCONSIN AVE PIPELINE IMPROVEMENTS	281,250	-	54,618	226,633	80.58
DESIGN OF EARL BROWN POND IMPROVEMENTS	225,000	3,328	104,306	117,366	52.16
MISC CITYWIDE PIPE LINING REPLACEMENT	293,815	-	-	293,815	100.00
MISC SW IMPROVEMENTS (NEIGHBORHOOD)	150,000	-	-	150,000	100.00
MISC SW IMPROVEMENTS (POND)	14,112	-	-	14,112	100.00
OLD DAYTONA RD BRIDGE CONSTRUCTION PLANS	150,000	-	-	150,000	100.00
BAY ST SW IMPROVEMENTS PHASE 1 & 2	200,000	-	-	200,000	100.00
NEW MANUAL INTAKE GATE-EARL BROWN	34,745	-	9,602	25,143	72.36
NEW F350 REGULAR CAB	99,259	-	90,580	8,679	8.74
FORD F250 SUPER CREW CAB	71,570	63,785	-	7,785	10.88
REPLACE 450-MC-010 WITH SCAG TIGER 6"	20,400	16,199	-	4,201	20.59
	1,613,781	83,312	275,605	1,254,864	77.76

PERMITS & INSPECTIONS FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Permits & Inspections Fund revenue as of December 31, 2025 is \$211,533 or 9% of operating revenues budgeted this fiscal year. Revenues by category are permits, fees & special assessments 7%, charges for services 14%, miscellaneous revenues 42%, and interest revenue 93%.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 480 - PERMITS & INSPECTIONS FUND				
PERMITS, FEES, & SPECIAL ASSESSMENTS	2,005,000	139,526	6.96	458,345
CHARGES FOR SERVICES	330,000	46,761	14.17	102,314
MISCELLANEOUS REVENUES	5,000	2,082	41.63	11,144
INTEREST REVENUES	25,000	23,164	92.66	40,699
	2,365,000	211,533	8.94	612,502
USE OF RESERVES	2,846,510	-	0.00	-
TOTAL REVENUES	5,211,510	211,533	4.06	612,502

- Permitting revenues are showing significant declines in the first quarter compared to recent years. Fees were reduced by 50% last fiscal year to comply with state statutes regulating allowable fund balance carryforwards. Due to the combined impact of reduced business activity and last year's rate reductions, a fee increase will be proposed to restore fees to pre-reduction levels.
- Miscellaneous revenues are 42% realized at the end of the first quarter mainly due to realized and unrealized gains on investments. Investments are recorded at market value and fluctuate with changes in market conditions.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Permits & Inspections Fund expenditures are \$1,270,431 or 24% of budgeted funds at the end of the first quarter. Expenditures by category as a percentage of appropriated funds are personnel 22%, operating expenses 31%, transfers to other funds 16%, services provided by general government 25%, and capital outlay 0%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	% BDGT USED	YTD QTR BALANCE 12/31/2024
Fund 480 - PERMITS & INSPECTIONS FUND				
PERSONNEL	2,287,276	510,366	22.31	405,221
OPERATING	1,530,883	472,279	30.85	215,645
TRANSFERS TO OTHER FUNDS	204,543	32,834	16.05	4,962
SERVICES PROVIDED BY GEN GOVT	1,019,808	254,952	25.00	243,975
	5,042,510	1,270,431	25.19	869,803
CAPITAL OUTLAY	169,000	-	0.00	-
TOTAL EXPENDITURES	5,211,510	1,270,431	24.38	869,803

- Operating expenses are 31% of budgeted funds mainly due to hardware/software expenses which are 50% by the end of the first quarter and include Accela enhancements/managed services (\$195,871) and Selectron annual renewals (\$106,750).
- Budgeted transfers to other funds include \$104,205 of shared costs in the Capital Fund, \$100,000 for 50% of the GIS Migration and \$338 for the copier lease in the Debt Service fund. Transfers will not always follow benchmarks for any given quarter.
- Capital Outlay is at 0% of budget due to timing of capital projects below.

PERMITS & INSPECTIONS FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 12/31/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
TRUCK FOR FIRE PREVENTION	32,000	-	29,832	2,168	6.77
DRONE 1 OF 2	16,000	-	14,800	1,200	7.50
DRONE 2 OF 2	16,000	-	14,800	1,200	7.50
NEW VEHICLE FOR DEPUTY FIRE MARSHAL	45,000	-	35,999	9,001	20.00
VEHICLE - NEW LEAD CODE ENFORCE OFFICER	30,000	-	27,267	2,733	9.11
VEHICLE FOR NEW CODE ENFORCEMENT OFFICER	30,000	-	27,267	2,733	9.11
	169,000	-	149,965	19,035	11.26

HEALTH INSURANCE COST CONTAINMENT FUND

The Health Insurance Cost Containment Fund (HICC) was created to account for the operation of a health center in an attempt to defray the rising costs of health insurance. The center provides free health care to all employees and dependents who are currently insured through the City's health plan. The HICC Fund results in reduced costs compared to regular health provider services and benefits employees by minimizing the annual increase in health insurance.

Total revenue as of December 31, 2025 is \$187,284 or 25% of budgeted revenues. The majority of revenue reflected in this fund represents transfers made from all other funds and totals \$186,189 or 25% of budget at the end of the first quarter.

Expended funds are \$132,307 or 18% of budget at the end of the first quarter. Expenditures by category as a percentage of appropriated funds are operating expenses 17% and services provided by general government 25%.

WORKERS' COMPENSATION SELF-INSURANCE FUND

Worker's Comp Revenue as of December 31, 2025 totals \$287,357 or 32% of budgeted revenues. Premium revenues reflected in the Workers' Compensation Self-Insurance Fund represent transfers made from all other funds and totals \$227,047 or 25% at the end of the first quarter. Miscellaneous revenue includes revenue from excess recovery checks \$33,360 and interest income is \$25,679.

Expended funds are \$184,878 or 20% of budget at the end of the first quarter. Expenditures by category as a percentage of appropriated funds are operating 20% and services provided by general government 25%.

The City received an updated actuarial report in July 2025 which increased the necessary reserve amount to \$1,927,000 to maintain a confidence level of 90% with a \$100,000 deductible, as determined by the City's actuary, Cornerstone Actuarial Solutions. As of December 31, 2025, the fund had a recorded liability in the amount of \$1,523,192 for claims incurred but not reported, and a liability for reported losses of \$403,808.

CASH MANAGEMENT

The primary objectives of the City's investment activities are defined in the Investment Policy adopted by the City Commission. Those objectives are safety of principal, diversification to avoid incurring unreasonable risks and maintaining a portfolio sufficiently liquid to enable the City to meet all operating requirements, which may be reasonably anticipated.

The City's cash balance is \$85,620,309 which is 68% of the total cash and investment portfolio. December's annualized yield on pooled cash sweep balances is 3.66%. The investments held by the City as of this reporting period have a par value of \$41,340,000, a book value of \$41,355,810 and a fair value of \$41,184,703. The blended rate of return at the end of this reporting period was 3.17% with a weighted average maturity for the portfolio of 3.53. The Investment Policy sets a performance measurement for the City's portfolio with the objective of exceeding the average return on three-month US Treasury Bills or the average rate on federal funds, whichever is higher. The average three-month Treasury bill rate was 3.59% and the average rate on federal funds was 3.72%.

The City's investment portfolio is managed by Morgan Stanley. The primary liquid investments of the City are the Wells Fargo pooled cash account, money market account at United Community Bank, and a money market account at US Bank.

Governmental Accounting Standards Board (GASB) Statement No. 31 Accounting and Financial Reporting for Certain Investments and for External Investment Pools establish the accounting and financial reporting standards for

governmental investments. Investments should be reported at fair value in the balance sheet and changes in the fair value of investments should be reported in the operating statement. As of December 31, 2025, the City has an unrealized loss of (\$171,107). An unrealized loss is defined as the decrease in fair value of investments under the book value. The investment policy requires investments be structured within portfolio percentage limitations. Below are those limitations, along with comparisons of investments held in the City's portfolio at December 31, 2025:

	Policy Limitations	Investment Percentages	Mkt Value of Investments
Us Treasuries & Agencies	70 - 80%	0%	-
Step Up / Callable Notes & Bonds	60 - 70%	32%	41,184,703
Single Index Variable Rate	20 - 30%	0%	-
Banker's Acceptances	15 - 25%	0%	-
Commercial Paper	15 - 25%	0%	-
CD's, CDARS and Other Time Deposits	60 - 70%	68%	85,620,309
Mutual Funds	20 - 30%	0%	-
Local Government Surplus Fund (SBA)	65 - 75%	0%	-
		100%	\$ 126,805,013

A list of the City 's investment portfolio as of December 31, 2025 is included in this report.

CONCLUSION

The attached Financial Report is a presentation of the City's financial position and results of operation through December 31, 2025. Revenues for all funds are within an acceptable range for this reporting period except for those where concern was specifically expressed in this report. Expenditures for all funds are in line with what we would anticipate for this reporting period except for those where concern was specifically expressed in this report.

Please contact Daniel Stauffer, Finance Director, at 386-626-7079 or staufferd@deland.org should you have any questions or comments regarding this memorandum or the enclosed financial report.

Cash & Investments Portfolio Summary
December 2025

Investment	Type	Callable Date	Maturity Date	Current Yield to Maturity	Face Value	Book Value	Market Value	Unrealized Gain/Loss	Interest Receivable	
General Investments:										
Pooled Interest Bearing Checking Account			Next Day	3.66%	79,247,465	79,247,465	79,247,465	-	-	
Money Market - United Community Bank			Next Day	2.79%	6,248,987	6,248,987	6,248,987	-	-	
Money Market - US Bank			Next Day	3.38%	123,858	123,858	123,858	-	-	
Total General Investments					85,620,309	85,620,309	85,620,309	-	-	
Short Term Operating Investments:										
FHLMC	Call	05/18/26	3134HB6Z9	11/18/30	4.075%	4,000,000.00	4,000,000.00	3,995,040.00	(4,960.00)	19,179.18
FHLMC	Call	04/15/26	3134HBX97	10/15/30	4.112%	1,350,000.00	1,350,000.00	1,346,085.00	(3,915.00)	11,676.58
FHLMC	Call	02/28/26	3134HBK34	08/28/30	4.192%	3,000,000.00	3,000,000.00	3,005,940.00	5,940.00	43,150.68
FNMA	Call	05/06/26	3136GC3V5	11/06/30	4.127%	3,000,000.00	3,012,000.00	2,998,620.00	(13,380.00)	18,647.26
FNMA	Call	03/02/26	3133EMSK9	03/02/26	0.844%	2,000,000.00	1,999,500.00	1,990,540.00	(8,960.00)	5,523.29
FFCB	Call	02/04/26	3133EMPU0	02/04/26	0.501%	2,000,000.00	2,000,000.00	1,994,040.00	(5,960.00)	4,082.19
FFCB	Call	06/17/26	3133ET4S3	12/17/30	3.896%	2,100,000.00	2,100,000.00	2,096,829.00	(3,171.00)	3,133.32
FFCB	Call	04/29/26	3133ENT94	10/29/30	3.955%	3,000,000.00	2,999,910.00	2,995,830.00	(4,080.00)	20,453.42
FFCB	Call	02/20/26	3133ETUP0	05/20/30	4.492%	3,000,000.00	3,000,000.00	2,998,590.00	(1,410.00)	49,082.47
FFCB	Call	03/26/26	3133ETAW7	03/26/30	4.646%	2,200,000.00	2,204,400.00	2,202,090.00	(2,310.00)	26,906.30
FHLB	Call	04/29/26	3130ALZA5	04/29/26	3.007%	2,000,000.00	2,000,000.00	1,995,300.00	(4,700.00)	40,438.36
FHLB	Call	03/17/26	3130ANRU6	09/17/26	1.039%	1,000,000.00	1,000,000.00	982,000.00	(18,000.00)	2,934.25
FHLB	Call	04/08/26	3130B7X90	10/08/30	4.161%	5,000,000.00	5,000,000.00	4,987,300.00	(12,700.00)	47,753.42
Total Short Term Operating Investments					3.601%	33,650,000.00	33,665,810.00	33,588,204.00	(77,606.00)	292,960.71
Long Term Operating Reserve Investments:										
FHLMC	Call	05/18/26	3134HB6Z9	11/18/30	4.075%	500,000.00	500,000.00	499,380.00	(620.00)	2,397.40
FNMA	Call	03/03/26	3136GAR35	09/03/30	4.260%	2,000,000.00	2,000,000.00	1,995,500.00	(4,500.00)	27,777.53
FFCB	Call	03/11/26	3133EL7D0	09/11/26	0.756%	2,000,000.00	2,000,000.00	1,958,480.00	(41,520.00)	4,500.82
FFCB	Call	06/30/26	3133ETMX2	06/30/28	4.295%	1,190,000.00	1,190,000.00	1,191,499.40	1,499.40	140.19
FHLB	Call	04/19/26	3130AKC46	10/19/26	0.738%	2,000,000.00	2,000,000.00	1,951,640.00	(48,360.00)	10,099.73
Total Long Term Operating Reserve Investments					2.447%	7,690,000.00	7,690,000.00	7,596,499.40	(93,500.60)	44,915.67
Total Investments including cash & paper						126,960,309.41	126,976,119.41	126,805,012.81	(171,106.60)	337,876.38
Total L/T & S/T Investments Only						41,340,000.00	41,355,810.00	41,184,703.40	(171,106.60)	337,876.38
Total Value - Morgan Stanley Assets								41,646,437.62		
Average Call/Maturity:				0.27						
Blended Investment Portfolio Rate of Return				3.39%						
3 Mnth T Bill				3.59%						
Fed Funds				3.72%						

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GOVERNMENTAL FUND TYPES

GENERAL FUND

The General Fund serves as the primary reporting vehicle for current government operations. The General Fund, by definition, accounts for all current financial resources not required by law or administrative action to be accounted for in another fund.

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Fund 001 GENERAL FUND

GL Number	Description	PERIOD ENDED 12/31/2024	PERIOD ENDED 12/31/2025
*** Assets ***			
102.000	CASH ON HAND	9,125.00	9,125.00
104.000	EQUITY IN POOLED CASH	28,380,210.85	30,088,514.49
105.000	TAXES RECEIVABLE	0.00	0.00
107.000	DELINQUENT TAXES RECEIVABLE	64,121.79	43,611.88
115.100	ACCOUNTS RECEIVABLE	1,026,690.99	1,255,818.41
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(27,077.64)	(32,845.04)
121.000	ASSESSMENTS RECEIVABLE	19,639.52	21,792.16
131.000	DUE FROM OTHER FUNDS	0.00	0.00
132.000	ADVANCES TO OTHER FUNDS	1,430,432.17	1,255,183.22
133.000	DUE FROM OTHER GOVERNMENTS	1,237,392.47	1,247,836.32
135.000	INTEREST & DIVIDENDS REC	42,820.07	60,732.65
141.000	INVENTORIES	(32,814.85)	57,981.09
142.000	INVENTORIES - FOR SALE	614.74	614.74
151.900	INVESTMENTS - NON-CURRENT	8,281,375.04	9,496,671.37
155.000	PREPAID ITEMS	3,296,214.35	3,429,594.17
156.900	OTHER ASSETS - NONCURRENT	1,556,702.08	1,468,271.42
101.000	CASH IN BANK	3,209,515.72	2,466,999.49
Total Assets		48,494,962.30	50,869,901.37
*** Liabilities ***			
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
201.000	VOUCHERS PAYABLE	2,659.46	0.00
202.000	ACCOUNTS PAYABLE	252,855.44	453,529.14
205.000	CONTRACTS PAYABLE	0.00	80,744.45
207.000	DUE TO OTHER FUNDS	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	20,217.64	188.95
216.000	ACCRUED SALARIES & WAGES	0.00	(38,845.18)
220.000	DEPOSITS	171,866.53	118,815.92
223.000	DEFERRED REVENUE	89,108.31	232,518.38
229.000	OTHER CURRENT LIABILITIES	0.00	0.00
290.000	DEFERRED INFLOW	1,524,417.48	1,397,972.97
Total Liabilities		2,061,124.86	2,244,924.63
*** Fund Balance ***			
251.000	PRIOR PERIOD ADJUSTMENT	0.00	0.00
280.000	FUND BALANCE - NONSPENDABLE	1,694,402.42	1,524,754.72
281.000	FUND BALANCE - RESTRICTED	1,172,663.78	1,308,587.48
282.000	FUND BALANCE - COMMITTED	3,628,530.05	2,906,801.50
283.000	FUND BALANCE - ASSIGNED	20,414,948.05	23,384,282.98
284.000	FUND BALANCE - UNASSIGNED	8,812,158.81	6,598,276.43
Total Fund Balance		35,722,703.11	35,722,703.11
Beginning Fund Balance		35,722,703.11	35,722,703.11
Net of Revenues VS Expenditures - 24-25			2,048,661.12
*24-25 End FB/25-26 Beg FB		37,771,364.23	
Net of Revenues VS Expenditures - Current Year		10,711,134.33	10,853,612.51
Ending Fund Balance		46,433,837.44	48,624,976.74
Total Liabilities And Fund Balance		48,494,962.30	50,869,901.37

* Year Not Closed

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
AD VALOREM	20,608,904.00	20,608,904.00	17,098,432.04	82.97	3,510,471.96	14,278,892.75
OTHER TAXES	1,118,524.00	1,118,524.00	128,285.32	11.47	990,238.68	126,519.94
PUBLIC SERVICE TAXES	6,027,918.00	6,027,918.00	1,745,451.67	28.96	4,282,466.33	1,430,876.05
COMMUNICATION SVC TAX	1,223,979.00	1,223,979.00	292,802.10	23.92	931,176.90	304,479.61
LOCAL BUSINESS TAXES	240,000.00	240,000.00	95,310.32	39.71	144,689.68	255,280.57
FRANCHISE TAXES	4,649,123.00	4,649,123.00	1,194,922.09	25.70	3,454,200.91	1,072,722.56
PERMITS, FEES, & SPECIAL ASSESSMENTS	50,420.00	50,420.00	22,564.25	44.75	27,855.75	33,898.93
OPERATING GRANTS	50,000.00	50,000.00	4,615.98	9.23	45,384.02	4,247.84
INTERGOVERNMENTAL REVENUE	4,996,171.00	4,996,171.00	1,133,012.45	22.68	3,863,158.55	1,097,543.07
PAYMENT IN LIEU OF TAXES	3,384,561.00	3,384,561.00	825,059.01	24.38	2,559,501.99	807,753.50
CHARGES FOR SERVICES	942,913.00	945,913.00	207,206.53	21.91	738,706.47	208,930.27
FINES & FORFEITS	130,000.00	130,000.00	23,755.16	18.27	106,244.84	23,067.89
INTEREST REVENUES	875,000.00	875,000.00	285,007.31	32.57	589,992.69	286,958.28
MISCELLANEOUS REVENUES	451,016.00	451,016.00	115,845.96	25.69	335,170.04	152,636.74
RENTAL INCOME	369,313.00	369,313.00	96,691.15	26.18	272,621.85	68,301.61
USE OF RESERVES	3,856,770.00	8,457,007.00	0.00	0.00	8,457,007.00	0.00
0000	48,974,612.00	53,577,849.00	23,268,961.34	43.43	30,308,887.66	20,152,109.61
CHARGES FOR GOVT SERVICES	2,988,504.00	2,988,504.00	747,126.00	25.00	2,241,378.00	731,175.50
9998 - CONTRIBUTIONS	2,988,504.00	2,988,504.00	747,126.00	25.00	2,241,378.00	731,175.50
TRANSFERS FROM OTHER FUNDS	425,164.00	425,164.00	74,212.46	17.46	350,951.54	129,991.96
9999 - TRANSFERS	425,164.00	425,164.00	74,212.46	17.46	350,951.54	129,991.96
TOTAL REVENUES	52,388,280.00	56,991,517.00	24,090,299.80	42.27	32,901,217.20	21,013,277.07
PERSONNEL	88,758.00	88,758.00	21,526.36	24.25	67,231.64	15,633.09
OPERATING	62,094.00	62,094.00	23,211.48	37.38	38,882.52	14,852.01
0100 - CITY COMMISSION	150,852.00	150,852.00	44,737.84	29.66	106,114.16	30,485.10
PERSONNEL	384,893.00	384,893.00	89,453.48	23.24	295,439.52	75,909.62
OPERATING	20,741.00	20,741.00	7,166.87	34.55	13,574.13	4,141.62
0101 - CITY MANAGER	405,634.00	405,634.00	96,620.35	23.82	309,013.65	80,051.24
PERSONNEL	405,440.00	405,440.00	98,816.81	24.37	306,623.19	83,243.28
OPERATING	67,259.00	67,259.00	11,438.59	17.01	55,820.41	4,599.72
0102 - CITY CLERK	472,699.00	472,699.00	110,255.40	23.32	362,443.60	87,843.00
PERSONNEL	1,025,733.00	1,025,733.00	247,540.48	24.13	778,192.52	208,081.84
OPERATING	106,409.00	106,409.00	24,171.93	22.72	82,237.07	15,774.74
0103 - FINANCE	1,132,142.00	1,132,142.00	271,712.41	24.00	860,429.59	223,856.58
PERSONNEL	102,009.00	102,009.00	23,609.24	23.14	78,399.76	19,989.74
OPERATING	398,950.00	398,950.00	49,988.98	12.53	348,961.02	52,767.41
0104 - LEGAL	500,959.00	500,959.00	73,598.22	14.69	427,360.78	72,757.15
PERSONNEL	1,435,588.00	1,435,588.00	378,411.13	26.36	1,057,176.87	422,449.89
OPERATING	1,143,238.00	1,168,278.00	327,691.78	28.05	840,586.22	357,475.76
0106 - ADMINISTRATIVE SERVICES	2,578,826.00	2,603,866.00	706,102.91	27.12	1,897,763.09	779,925.65

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

Page: 2/4

User: graham

PERIOD ENDING 12/31/2025

DB: Deland

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES

COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
PERSONNEL	788,375.00	788,375.00	185,850.87	23.57	602,524.13	170,486.57
OPERATING	1,699,839.00	1,730,597.00	447,727.74	25.87	1,282,869.26	503,154.02
0110 - INFORMATION TECHNOLOGY	2,488,214.00	2,518,972.00	633,578.61	25.15	1,885,393.39	673,640.59
PERSONNEL	488,112.00	488,112.00	109,968.95	22.53	378,143.05	112,309.19
OPERATING	174,890.00	174,890.00	63,250.41	36.17	111,639.59	63,874.93
0115 - HUMAN RESOURCES	663,002.00	663,002.00	173,219.36	26.13	489,782.64	176,184.12
PERSONNEL	336,889.00	336,889.00	80,062.09	23.77	256,826.91	67,173.88
OPERATING	89,856.00	111,835.00	44,720.63	39.99	67,114.37	56,098.04
GRANTS & AID	50,000.00	50,000.00	0.00	0.00	50,000.00	34,000.00
1117 - COMMUNITY DEVELOPMENT	476,745.00	498,724.00	124,782.72	25.02	373,941.28	157,271.92
PERSONNEL	1,021,696.00	1,021,696.00	187,023.08	18.31	834,672.92	175,153.21
OPERATING	83,515.00	273,932.00	46,135.45	16.84	227,796.55	(1,273.86)
1118 - PLANNING	1,105,211.00	1,295,628.00	233,158.53	18.00	1,062,469.47	173,879.35
PERSONNEL	40,292.00	40,292.00	8,785.81	21.81	31,506.19	13,701.00
OPERATING	33,237.00	35,368.00	5,176.88	14.64	30,191.12	1,917.34
1119 - LICENCES & ENFORCEMENT	73,529.00	75,660.00	13,962.69	18.45	61,697.31	15,618.34
PERSONNEL	9,360,088.00	9,619,257.00	2,160,626.88	22.46	7,458,630.12	1,833,656.68
OPERATING	947,315.00	1,055,952.00	244,371.69	23.14	811,580.31	235,953.66
1222 - FIRE	10,307,403.00	10,675,209.00	2,404,998.57	22.53	8,270,210.43	2,069,610.34
PERSONNEL	761,916.00	761,916.00	175,929.12	23.09	585,986.88	106,523.49
OPERATING	66,397.00	66,397.00	9,607.17	14.47	56,789.83	11,407.39
1223 - FIRE PREVENTION	828,313.00	828,313.00	185,536.29	22.40	642,776.71	117,930.88
PERSONNEL	12,564,762.00	12,730,365.00	3,058,837.83	24.03	9,671,527.17	2,268,257.36
OPERATING	1,849,670.00	1,875,746.00	564,746.00	30.11	1,311,000.00	485,143.98
1226 - POLICE	14,414,432.00	14,606,111.00	3,623,583.83	24.81	10,982,527.17	2,753,401.34
PERSONNEL	65,999.00	65,999.00	13,723.06	20.79	52,275.94	7,108.05
OPERATING	19,695.00	19,695.00	2,068.54	10.50	17,626.46	1,091.51
1228 - PARKING SERVICES	85,694.00	85,694.00	15,791.60	18.43	69,902.40	8,199.56
PERSONNEL	405,665.00	405,665.00	97,462.69	24.03	308,202.31	89,810.72
OPERATING	153,342.00	157,642.00	59,130.33	37.51	98,511.67	25,133.06
1301 - PUBLIC WORKS ADMIN	559,007.00	563,307.00	156,593.02	27.80	406,713.98	114,943.78
PERSONNEL	949,793.00	949,793.00	206,909.83	21.78	742,883.17	201,608.03
OPERATING	926,882.00	928,882.00	181,669.43	19.56	747,212.57	139,048.81
1302 - STREETS	1,876,675.00	1,878,675.00	388,579.26	20.68	1,490,095.74	340,656.84
PERSONNEL	725,923.00	725,923.00	158,032.42	21.77	567,890.58	128,748.64
OPERATING	150,010.00	150,010.00	26,721.48	17.81	123,288.52	28,830.77
1303 - TREES	875,933.00	875,933.00	184,753.90	21.09	691,179.10	157,579.41

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES COMPARISON WITH BUDGET AND FY 2024 ACTUAL						
ACCOUNT DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
PERSONNEL	827,247.00	827,247.00	182,175.05	22.02	645,071.95	133,923.00
OPERATING	136,411.00	136,411.00	28,024.57	20.54	108,386.43	27,822.20
1304 - URBAN BEAUTIFICATION	963,658.00	963,658.00	210,199.62	21.81	753,458.38	161,745.20
PERSONNEL	546,860.00	546,860.00	123,226.46	22.53	423,633.54	95,232.70
OPERATING	77,713.00	77,713.00	19,836.31	25.53	57,876.69	14,015.47
1306 - VEHICLE MAINTENANCE	624,573.00	624,573.00	143,062.77	22.91	481,510.23	109,248.17
PERSONNEL	399,209.00	399,209.00	94,114.82	23.58	305,094.18	78,791.34
OPERATING	92,774.00	113,643.00	37,746.61	33.22	75,896.39	25,434.51
1401 - PARKS & REC ADMIN	491,983.00	512,852.00	131,861.43	25.71	380,990.57	104,225.85
PERSONNEL	438,546.00	438,546.00	98,826.16	22.53	339,719.84	73,688.18
OPERATING	141,355.00	141,355.00	27,855.09	19.71	113,499.91	25,932.63
1402 - RECREATION	579,901.00	579,901.00	126,681.25	21.85	453,219.75	99,620.81
PERSONNEL	2,021,218.00	2,021,218.00	414,901.51	20.53	1,606,316.49	431,861.00
OPERATING	578,230.00	603,127.00	120,215.68	19.93	482,911.32	104,659.87
1403 - PARKS	2,599,448.00	2,624,345.00	535,117.19	20.39	2,089,227.81	536,520.87
OPERATING	16,413.00	16,413.00	2,416.11	14.72	13,996.89	2,283.93
1404 - INTERMODAL TRANSPORTATION	16,413.00	16,413.00	2,416.11	14.72	13,996.89	2,283.93
OPERATING	44,278.00	44,278.00	16,520.30	37.31	27,757.70	14,935.18
1405 - TRAILER PARK	44,278.00	44,278.00	16,520.30	37.31	27,757.70	14,935.18
OPERATING	17,577.00	17,577.00	1,913.49	10.89	15,663.51	2,360.42
1406 - DELAND HOUSE	17,577.00	17,577.00	1,913.49	10.89	15,663.51	2,360.42
PERSONNEL	368,964.00	368,964.00	86,957.44	23.57	282,006.56	76,571.92
OPERATING	153,495.00	196,940.00	85,216.36	43.27	111,723.64	21,151.62
1407 - SANBORN ACTIVITY CENTER	522,459.00	565,904.00	172,173.80	30.42	393,730.20	97,723.54
OPERATING	186,391.00	183,422.00	52,299.52	28.51	131,122.48	40,917.16
1408 - STADIUM	186,391.00	183,422.00	52,299.52	28.51	131,122.48	40,917.16
OPERATING	72,000.00	72,000.00	5,014.58	6.96	66,985.42	1,517.21
1409 - SPECIAL EVENTS	72,000.00	72,000.00	5,014.58	6.96	66,985.42	1,517.21
PERSONNEL	395,499.00	395,499.00	89,063.75	22.52	306,435.25	67,417.61
OPERATING	174,904.00	174,904.00	26,592.07	15.20	148,311.93	26,312.60
1410 - CHISHOLM CENTER	570,403.00	570,403.00	115,655.82	20.28	454,747.18	93,730.21
OPERATING	97,295.00	97,295.00	35,515.52	36.50	61,779.48	33,713.12
1411 - SPERLING SPORTS COMPLEX	97,295.00	97,295.00	35,515.52	36.50	61,779.48	33,713.12
OPERATING	86,091.00	134,541.00	24,479.46	18.19	110,061.54	30,607.28
1412 - CONRAD/MELCHING	86,091.00	134,541.00	24,479.46	18.19	110,061.54	30,607.28

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SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES COMPARISON WITH BUDGET AND FY 2024 ACTUAL						
ACCOUNT DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
CONTINGENCY	999,772.00	530,610.00	0.00	0.00	530,610.00	0.00
9990 - CONTINGENCY	999,772.00	530,610.00	0.00	0.00	530,610.00	0.00
TRANSFERS TO OTHER FUNDS	5,520,768.00	9,622,365.00	2,222,972.65	23.10	7,399,392.35	939,158.60
9999 - TRANSFERS	5,520,768.00	9,622,365.00	2,222,972.65	23.10	7,399,392.35	939,158.60
TOTAL EXPENDITURES	52,388,280.00	56,991,517.00	13,237,449.02	23.23	43,754,067.98	10,302,142.74
TOTAL REVENUES - FUND 001	52,388,280.00	56,991,517.00	24,090,299.80	42.27	32,901,217.20	21,013,277.07
TOTAL EXPENDITURES - FUND 001	52,388,280.00	56,991,517.00	13,237,449.02	23.23	43,754,067.98	10,302,142.74
NET OF REVENUES & EXPENDITURES	0.00	0.00	10,852,850.78	100.00	(10,852,850.78)	10,711,134.33

GOVERNMENTAL FUND TYPES

SPECIAL REVENUE FUNDS

A special revenue fund is used when legal requirements restrict specific resources to be expended for specified purposes, with the exception of trust, capital projects or debt service. The confiscated Fund accounts for the receipts and disbursements of forfeited funds for law enforcement purposes. The Spring Hill Community Redevelopment Fund accounts for the revenues and expenditures of the Spring Hill Tax Increment District. The Downtown Community Redevelopment Fund accounts for the revenues and expenditures of the Downtown Tax Increment District. The Governmental Impact Fees Trust Fund accounts for projects using revenue collected from Police, Fire, Parks & Recreation and General Government Building Impact Fees paid by new construction. The Grant & Other Special Revenues Fund accounts for all capital projects and expenditures relating to grants which fund non-payroll operating expenses.

Fund 109 CONFISCATED FUND		PERIOD ENDED	PERIOD ENDED
GL Number	Description	12/31/2024	12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	110,283.93	87,465.24
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
156.900	OTHER ASSETS - NONCURRENT	0.00	0.00
Total Assets		110,283.93	87,465.24
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	0.00	0.00
Total Liabilities		0.00	0.00
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	154,866.18	154,866.18
Total Fund Balance		154,866.18	154,866.18
Beginning Fund Balance		154,866.18	154,866.18
Net of Revenues VS Expenditures - 24-25			(60,984.55)
*24-25 End FB/25-26 Beg FB		93,881.63	
Net of Revenues VS Expenditures - Current Year		(44,582.25)	(6,416.39)
Ending Fund Balance		110,283.93	87,465.24
Total Liabilities And Fund Balance		110,283.93	87,465.24

* Year Not Closed

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*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 109 - CONFISCATED FUND							
	FINES & FORFEITS	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
	INTEREST REVENUES	0.00	0.00	894.81	100.00	(894.81)	1,022.95
	USE OF RESERVES	0.00	13,407.00	0.00	0.00	13,407.00	0.00
	TOTAL REVENUES	3,000.00	16,407.00	894.81	5.45	15,512.19	1,022.95
	OPERATING	3,000.00	16,407.00	7,311.20	44.56	9,095.80	45,605.20
	TOTAL EXPENDITURES	3,000.00	16,407.00	7,311.20	44.56	9,095.80	45,605.20
Fund 109 - CONFISCATED FUND:							
	TOTAL REVENUES	3,000.00	16,407.00	894.81	5.45	15,512.19	1,022.95
	TOTAL EXPENDITURES	3,000.00	16,407.00	7,311.20	44.56	9,095.80	45,605.20
	NET OF REVENUES & EXPENDITURES	0.00	0.00	(6,416.39)	100.00	6,416.39	(44,582.25)

Fund 120 HOMELESSNESS FUND		PERIOD ENDED	PERIOD ENDED
GL Number	Description	12/31/2024	12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	(363.74)	9,188.29
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
Total Assets		(363.74)	9,188.29
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	49.20	6,539.13
Total Liabilities		49.20	6,539.13
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	70.92	70.92
Total Fund Balance		70.92	70.92
Beginning Fund Balance		70.92	70.92
Net of Revenues VS Expenditures - 24-25			0.00
*24-25 End FB/25-26 Beg FB		70.92	
Net of Revenues VS Expenditures - Current Year		(483.86)	2,578.24
Ending Fund Balance		(412.94)	2,649.16
Total Liabilities And Fund Balance		(363.74)	9,188.29

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

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*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 120 - HOMELESSNESS FUND							
	INTEREST REVENUES	0.00	0.00	0.00	0.00	0.00	2.92
	MISCELLANEOUS REVENUES	20,000.00	20,000.00	3,700.00	18.50	16,300.00	13,900.00
	TRANSFERS FROM OTHER FUNDS	797,643.00	797,643.00	199,410.75	25.00	598,232.25	173,548.75
	TOTAL REVENUES	817,643.00	817,643.00	203,110.75	24.84	614,532.25	187,451.67
	OPERATING	817,643.00	817,643.00	200,532.51	24.53	617,110.49	187,935.53
	TOTAL EXPENDITURES	817,643.00	817,643.00	200,532.51	24.53	617,110.49	187,935.53
Fund 120 - HOMELESSNESS FUND:							
	TOTAL REVENUES	817,643.00	817,643.00	203,110.75	24.84	614,532.25	187,451.67
	TOTAL EXPENDITURES	817,643.00	817,643.00	200,532.51	24.53	617,110.49	187,935.53
	NET OF REVENUES & EXPENDITURES	0.00	0.00	2,578.24	100.00	(2,578.24)	(483.86)

Fund 160 SPRING HILL CRA FUND			
GL Number	Description	PERIOD ENDED 12/31/2024	PERIOD ENDED 12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	2,310,025.83	3,116,917.63
115.100	ACCOUNTS RECEIVABLE	94,570.13	95,176.36
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
155.000	PREPAID ITEMS	0.00	0.00
Total Assets		2,404,595.96	3,212,093.99
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	1,622.27	1,681.17
205.000	CONTRACTS PAYABLE	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	6.56	6.58
216.000	ACCRUED SALARIES & WAGES	0.00	0.00
236.900	ADVANCES FROM OTHER FUNDS	0.00	0.00
Total Liabilities		1,628.83	1,687.75
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	1,392,121.38	1,392,121.38
Total Fund Balance		1,392,121.38	1,392,121.38
Beginning Fund Balance		1,392,121.38	1,392,121.38
Net of Revenues VS Expenditures - 24-25			746,248.02
*24-25 End FB/25-26 Beg FB		2,138,369.40	
Net of Revenues VS Expenditures - Current Year		1,010,845.75	1,072,036.84
Ending Fund Balance		2,402,967.13	3,210,406.24
Total Liabilities And Fund Balance		2,404,595.96	3,212,093.99

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

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*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2025
Fund 160 - SPRING HILL CRA FUND							
INTEREST REVENUES		0.00	0.00	20,786.56	100.00	(20,786.56)	19,364.41
MISCELLANEOUS REVENUES		1,200.00	1,200.00	1,400.00	116.67	(200.00)	400.00
AD VALOREM		369,101.00	369,101.00	374,557.00	101.48	(5,456.00)	349,613.00
INTERGOVERNMENTAL REVENUE		711,066.00	711,066.00	783,313.79	110.16	(72,247.79)	717,571.34
TOTAL REVENUES		1,081,367.00	1,081,367.00	1,180,057.35	109.13	(98,690.35)	1,086,948.75
OPERATING		51,402.00	51,402.00	10,462.57	20.35	40,939.43	14,535.14
PERSONNEL		220,424.00	220,424.00	50,712.74	23.01	169,711.26	42,598.15
CAPITAL OUTLAY		9,000.00	9,000.00	0.00	0.00	9,000.00	0.00
GRANTS & AID		110,000.00	110,000.00	11,187.64	10.17	98,812.36	0.00
CONTINGENCY		599,458.00	599,458.00	0.00	0.00	599,458.00	0.00
SERVICES PROVIDED BY GEN GOVT		36,112.00	36,112.00	9,027.99	25.00	27,084.01	0.00
TRANSFERS TO OTHER FUNDS		54,971.00	54,971.00	26,629.57	48.44	28,341.43	18,969.71
TOTAL EXPENDITURES		1,081,367.00	1,081,367.00	108,020.51	9.99	973,346.49	76,103.00
Fund 160 - SPRING HILL CRA FUND:							
TOTAL REVENUES		1,081,367.00	1,081,367.00	1,180,057.35	109.13	(98,690.35)	1,086,948.75
TOTAL EXPENDITURES		1,081,367.00	1,081,367.00	108,020.51	9.99	973,346.49	76,103.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	1,072,036.84	100.00	(1,072,036.84)	1,010,845.75

Fund 170 GIFT FUND		PERIOD ENDED	PERIOD ENDED
GL Number	Description	12/31/2024	12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	5,504,936.04	4,592,918.57
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
131.000	DUE FROM OTHER FUNDS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
155.000	PREPAID ITEMS	0.00	0.00
Total Assets		5,504,936.04	4,592,918.57
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	0.00	1,263.98
207.000	DUE TO OTHER FUNDS	0.00	0.00
Total Liabilities		0.00	1,263.98
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	5,619,706.69	5,619,706.69
Total Fund Balance		5,619,706.69	5,619,706.69
Beginning Fund Balance		5,619,706.69	5,619,706.69
Net of Revenues VS Expenditures - 24-25			(592,677.77)
*24-25 End FB/25-26 Beg FB		5,027,028.92	
Net of Revenues VS Expenditures - Current Year		(114,770.65)	(435,374.33)
Ending Fund Balance		5,504,936.04	4,591,654.59
Total Liabilities And Fund Balance		5,504,936.04	4,592,918.57

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*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 170 - GIFT FUND							
INTEREST REVENUES		0.00	0.00	50,344.81	100.00	(50,344.81)	69,327.39
USE OF RESERVES		410,000.00	1,247,571.00	0.00	0.00	1,247,571.00	0.00
PERMITS. FEES, & SPECIAL ASSESSMENTS		1,065,353.00	1,077,641.00	114,114.00	10.59	963,527.00	379,601.70
TOTAL REVENUES		1,475,353.00	2,325,212.00	164,458.81	7.07	2,160,753.19	448,929.09
OPERATING		20,000.00	69,342.00	53,746.76	77.51	15,595.24	0.00
CAPITAL OUTLAY		330,000.00	773,662.00	105,395.39	13.62	668,266.61	1,365.00
TRANSFERS TO OTHER FUNDS		1,125,353.00	1,482,208.00	440,690.99	29.73	1,041,517.01	562,334.74
TOTAL EXPENDITURES		1,475,353.00	2,325,212.00	599,833.14	25.80	1,725,378.86	563,699.74
Fund 170 - GIFT FUND:							
TOTAL REVENUES		1,475,353.00	2,325,212.00	164,458.81	7.07	2,160,753.19	448,929.09
TOTAL EXPENDITURES		1,475,353.00	2,325,212.00	599,833.14	25.80	1,725,378.86	563,699.74
NET OF REVENUES & EXPENDITURES		0.00	0.00	(435,374.33)	100.00	435,374.33	(114,770.65)

Fund 180 DOWNTOWN CRA FUND		PERIOD ENDED	PERIOD ENDED
GL Number	Description	12/31/2024	12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	2,115,549.14	2,676,364.88
115.100	ACCOUNTS RECEIVABLE	71,013.73	95,890.26
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	2,373.58	2,246.38
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
156.900	OTHER ASSETS - NONCURRENT	717,052.57	676,544.60
101.000	CASH IN BANK	0.00	0.00
Total Assets		2,905,989.02	3,451,046.12
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	2,811.29	45,597.99
205.000	CONTRACTS PAYABLE	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	1.25	0.00
216.000	ACCRUED SALARIES & WAGES	0.00	0.00
220.000	DEPOSITS	0.00	0.00
223.000	DEFERRED REVENUE	0.00	0.00
290.000	DEFERRED INFLOW	649,077.77	591,277.01
Total Liabilities		651,890.31	636,875.00
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	1,545,423.83	1,545,423.83
Total Fund Balance		1,545,423.83	1,545,423.83
Beginning Fund Balance		1,545,423.83	1,545,423.83
Net of Revenues VS Expenditures - 24-25			304,036.34
*24-25 End FB/25-26 Beg FB		1,849,460.17	
Net of Revenues VS Expenditures - Current Year		708,674.88	964,710.95
Ending Fund Balance		2,254,098.71	2,814,171.12
Total Liabilities And Fund Balance		2,905,989.02	3,451,046.12

* Year Not Closed

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 12/31/2025
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.
SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 180 - DOWNTOWN CRA FUND							
	INTEREST REVENUES	0.00	0.00	16,999.86	100.00	(16,999.86)	17,370.92
	MISCELLANEOUS REVENUES	14,618.00	14,618.00	6,443.92	44.08	8,174.08	102,700.96
	AD VALOREM	554,701.00	554,701.00	560,904.00	101.12	(6,203.00)	398,797.00
	INTERGOVERNMENTAL REVENUE	396,512.00	396,512.00	561,420.84	141.59	(164,908.84)	401,410.78
	RENTAL INCOME	58,105.00	58,105.00	24,327.58	41.87	33,777.42	(6,369.24)
	TOTAL REVENUES	1,023,936.00	1,023,936.00	1,170,096.20	114.27	(146,160.20)	913,910.42
	OPERATING	556,606.00	556,606.00	176,510.45	31.71	380,095.55	178,617.03
	CAPITAL OUTLAY	0.00	0.00	5,075.80	100.00	(5,075.80)	7,334.64
	GRANTS & AID	259,500.00	259,500.00	0.00	0.00	259,500.00	0.00
	CONTINGENCY	151,339.00	151,339.00	0.00	0.00	151,339.00	0.00
	SERVICES PROVIDED BY GEN GOVT	18,056.00	18,056.00	4,514.01	25.00	13,541.99	0.00
	TRANSFERS TO OTHER FUNDS	38,435.00	38,435.00	19,284.99	50.18	19,150.01	19,283.87
	TOTAL EXPENDITURES	1,023,936.00	1,023,936.00	205,385.25	20.06	818,550.75	205,235.54
Fund 180 - DOWNTOWN CRA FUND:							
	TOTAL REVENUES	1,023,936.00	1,023,936.00	1,170,096.20	114.27	(146,160.20)	913,910.42
	TOTAL EXPENDITURES	1,023,936.00	1,023,936.00	205,385.25	20.06	818,550.75	205,235.54
	NET OF REVENUES & EXPENDITURES	0.00	0.00	964,710.95	100.00	(964,710.95)	708,674.88

Fund 190 GRANT & SPECIAL REVENUE FUND			
GL Number	Description	PERIOD ENDED 12/31/2024	PERIOD ENDED 12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	1,437,006.90	2,117,100.10
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	1,193,462.25	186,605.52
101.000	CASH IN BANK	0.00	0.00
Total Assets		2,630,469.15	2,303,705.62
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	0.00	338,699.00
205.000	CONTRACTS PAYABLE	119,720.49	0.00
207.000	DUE TO OTHER FUNDS	0.00	0.00
223.000	DEFERRED REVENUE	67,392.86	0.00
Total Liabilities		187,113.35	338,699.00
*** Fund Balance ***			
251.000	PRIOR PERIOD ADJUSTMENT	0.00	0.00
281.000	FUND BALANCE - RESTRICTED	132,472.69	120,853.48
282.000	FUND BALANCE - COMMITTED	1,675,407.51	1,687,026.72
Total Fund Balance		1,807,880.20	1,807,880.20
Beginning Fund Balance		1,807,880.20	1,807,880.20
Net of Revenues VS Expenditures - 24-25			353,563.84
*24-25 End FB/25-26 Beg FB		2,161,444.04	
Net of Revenues VS Expenditures - Current Year		635,475.60	(196,437.42)
Ending Fund Balance		2,443,355.80	1,965,006.62
Total Liabilities And Fund Balance		2,630,469.15	2,303,705.62

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

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PERIOD ENDING 12/31/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2025
Fund 190 - GRANT & SPECIAL REVENUE FUND							
INTEREST REVENUES		0.00	0.00	10,268.49	100.00	(10,268.49)	14,208.16
USE OF RESERVES		348,734.00	604,241.00	0.00	0.00	604,241.00	0.00
TRANSFERS FROM OTHER FUNDS		0.00	1,029,715.00	725,833.00	70.49	303,882.00	75,692.34
OTHER TAXES		388,540.00	388,540.00	94,057.65	24.21	294,482.35	92,325.89
CAPITAL GRANTS		0.00	216,862.00	25,000.00	11.53	191,862.00	705.00
CHARGES FOR SERVICES		25,000.00	25,000.00	77,175.00	308.70	(52,175.00)	556,350.00
DEBT PROCEEDS		0.00	500,000.00	0.00	0.00	500,000.00	0.00
TOTAL REVENUES		762,274.00	2,764,358.00	932,334.14	33.73	1,832,023.86	739,281.39
OPERATING		419,540.00	1,762,181.00	671,251.56	38.09	1,090,929.44	26,642.93
CAPITAL OUTLAY		342,734.00	1,002,177.00	457,520.00	45.65	544,657.00	77,162.86
TOTAL EXPENDITURES		762,274.00	2,764,358.00	1,128,771.56	40.83	1,635,586.44	103,805.79
Fund 190 - GRANT & SPECIAL REVENUE FUND:							
TOTAL REVENUES		762,274.00	2,764,358.00	932,334.14	33.73	1,832,023.86	739,281.39
TOTAL EXPENDITURES		762,274.00	2,764,358.00	1,128,771.56	40.83	1,635,586.44	103,805.79
NET OF REVENUES & EXPENDITURES		0.00	0.00	(196,437.42)	100.00	196,437.42	635,475.60

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GOVERNMENTAL FUND TYPES

DEBT SERVICE FUND

A debt service fund is used to account for the accumulation of financial resources to be used the payment of general long-term debt principal and interest. The Debt Service Fund accounts for the revenues and expenditures for all Governmental Fund payments on long-term debt and is funded through transfers from other funds.

Fund 200 DEBT SERVICE FUND		PERIOD ENDED	PERIOD ENDED
GL Number	Description	12/31/2024	12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	3,299.78	(3,275.56)
	Total Assets	3,299.78	(3,275.56)
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	3,299.78	0.00
	Total Liabilities	3,299.78	0.00
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	0.00	0.00
	Total Fund Balance	0.00	0.00
	Beginning Fund Balance	0.00	0.00
	Net of Revenues VS Expenditures - 24-25		0.00
	*24-25 End FB/25-26 Beg FB	0.00	
	Net of Revenues VS Expenditures - Current Year	0.00	(3,275.56)
	Ending Fund Balance	0.00	(3,275.56)
	Total Liabilities And Fund Balance	3,299.78	(3,275.56)

* Year Not Closed

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 200 - DEBT SERVICE FUND							
	TRANSFERS FROM OTHER FUNDS	2,263,199.00	2,263,200.00	882,075.48	38.97	1,381,124.52	888,585.39
	TOTAL REVENUES	2,263,199.00	2,263,200.00	882,075.48	38.97	1,381,124.52	888,585.39
	PRINCIPAL & INTEREST	2,263,199.00	2,263,200.00	885,351.04	39.12	1,377,848.96	888,585.39
	TOTAL EXPENDITURES	2,263,199.00	2,263,200.00	885,351.04	39.12	1,377,848.96	888,585.39
Fund 200 - DEBT SERVICE FUND:							
	TOTAL REVENUES	2,263,199.00	2,263,200.00	882,075.48	38.97	1,381,124.52	888,585.39
	TOTAL EXPENDITURES	2,263,199.00	2,263,200.00	885,351.04	39.12	1,377,848.96	888,585.39
	NET OF REVENUES & EXPENDITURES	0.00	0.00	(3,275.56)	100.00	3,275.56	0.00

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GOVERNMENTAL FUND TYPES

CAPITAL PROJECTS FUNDS

A capital projects fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities other than those financed by proprietary funds or trust funds. The Capital Projects Fund accounts for the revenues and expenditures for all General Fund capital projects.

Fund 300 CAPITAL PROJECTS FUND		PERIOD ENDED	PERIOD ENDED
GL Number	Description	12/31/2024	12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	3,101,363.17	2,319,064.13
131.000	DUE FROM OTHER FUNDS	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
101.000	CASH IN BANK	0.00	0.00
Total Assets		3,101,363.17	2,319,064.13
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	104,123.98	240,044.18
205.000	CONTRACTS PAYABLE	0.00	36,102.62
207.000	DUE TO OTHER FUNDS	0.00	0.00
Total Liabilities		104,123.98	276,146.80
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	2,363,599.48	2,363,599.48
283.000	FUND BALANCE - ASSIGNED	0.00	0.00
Total Fund Balance		2,363,599.48	2,363,599.48
Beginning Fund Balance		2,363,599.48	2,363,599.48
Net of Revenues VS Expenditures - 24-25			(623,326.52)
*24-25 End FB/25-26 Beg FB		1,756,698.96	
Net of Revenues VS Expenditures - Current Year		633,639.71	302,644.37
Ending Fund Balance		2,997,239.19	2,051,964.13
Total Liabilities And Fund Balance		3,101,363.17	2,319,064.13

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

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PERIOD ENDING 12/31/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2025
Fund 300 - CAPITAL PROJECTS FUND							
INTEREST REVENUES		0.00	0.00	10,716.19	100.00	(10,716.19)	24,510.48
USE OF RESERVES		0.00	1,379,348.00	0.00	0.00	1,379,348.00	0.00
MISCELLANEOUS REVENUES		327,778.00	327,778.00	0.00	0.00	327,778.00	290.00
TRANSFERS FROM OTHER FUNDS		4,185,434.00	7,629,393.00	1,193,542.96	15.64	6,435,850.04	355,949.44
AD VALOREM		1,049,209.00	1,049,209.00	919,455.46	87.63	129,753.54	1,021,553.17
DEBT PROCEEDS		0.00	3,191,000.00	0.00	0.00	3,191,000.00	0.00
TOTAL REVENUES		5,562,421.00	13,576,728.00	2,123,714.61	15.64	11,453,013.39	1,402,303.09
OPERATING		0.00	26,899.00	12,600.00	46.84	14,299.00	0.00
CAPITAL OUTLAY		5,562,421.00	13,549,829.00	1,808,470.24	13.35	11,741,358.76	768,663.38
TOTAL EXPENDITURES		5,562,421.00	13,576,728.00	1,821,070.24	13.41	11,755,657.76	768,663.38
Fund 300 - CAPITAL PROJECTS FUND:							
TOTAL REVENUES		5,562,421.00	13,576,728.00	2,123,714.61	15.64	11,453,013.39	1,402,303.09
TOTAL EXPENDITURES		5,562,421.00	13,576,728.00	1,821,070.24	13.41	11,755,657.76	768,663.38
NET OF REVENUES & EXPENDITURES		0.00	0.00	302,644.37	100.00	(302,644.37)	633,639.71

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PROPRIETARY FUND TYPES

ENTERPRISE FUNDS

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis should be financed or recovered through user charges. Currently there are five enterprise funds which consist of the Water & Sewer Revenue Fund, Municipal Airport Fund, Refuse Collection Fund, Stormwater Revenue Fund and Permits & Inspections Fund.

Fund 401 WATER & SEWER FUND			
GL Number	Description	PERIOD ENDED 12/31/2024	PERIOD ENDED 12/31/2025
*** Assets ***			
102.000	CASH ON HAND	3,300.00	3,300.00
104.000	EQUITY IN POOLED CASH	18,974,275.52	13,366,248.16
115.100	ACCOUNTS RECEIVABLE	3,806,616.59	4,106,620.73
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(771,505.79)	(820,559.12)
121.000	ASSESSMENTS RECEIVABLE	0.00	0.00
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
131.000	DUE FROM OTHER FUNDS	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	788,010.34	540,390.12
135.000	INTEREST & DIVIDENDS REC	27,417.63	72,291.85
151.900	INVESTMENTS - NON-CURRENT	18,983,639.47	22,039,447.56
155.000	PREPAID ITEMS	339,010.49	303,275.24
161.900	LAND	2,150,614.53	2,461,462.76
162.900	BUILDINGS	10,998,700.03	13,235,902.77
163.900	ACCUM DEPREC - BUILDINGS	(8,125,164.40)	(8,280,035.36)
164.900	INFRASTRUCTURE	143,725,844.71	114,799,098.03
165.900	ACCUM DEPREC - INFRASTRUCTURE	(42,762,875.14)	(42,100,833.11)
166.900	EQUIPMENT & FURNITURE	21,808,134.54	23,027,299.09
167.900	ACCUM DEPREC - EQUIPMENT	(14,268,616.63)	(14,752,852.36)
168.950	ACCUM DEPREC - CAPITAL LEASES	0.00	108,396.42
169.900	CONSTRUCTION WORK IN PROGRESS	67,187,134.68	98,330,066.37
190.000	DEFERRED OUTFLOW	1,190,171.00	193,787.00
101.000	CASH IN BANK	4,666,996.56	2,512,735.06
Total Assets		228,721,704.13	229,146,041.21
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	375,250.94	1,420,712.82
203.900	NOTES & LOANS PAYABLE - LT	17,601,050.73	45,001,014.53
205.000	CONTRACTS PAYABLE	2,658,757.70	2,234,446.43
207.000	DUE TO OTHER FUNDS	0.00	0.00
215.000	ACCRUED INTEREST PAYABLE	0.00	702.93
216.000	ACCRUED SALARIES & WAGES	868,627.45	940,703.92
220.000	DEPOSITS	0.00	0.00
223.000	DEFERRED REVENUE	0.00	0.00
225.900	CAPITAL LEASES - LONG TERM	0.00	80,101.66
229.000	OTHER CURRENT LIABILITIES	779,558.00	(624,500.00)
238.000	PENSION LIABILITIES	3,387,980.00	3,387,980.00
290.000	DEFERRED INFLOW	39,019.00	396,555.00
Total Liabilities		25,710,243.82	52,837,717.29
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	(26,856,431.98)	(50,027,384.63)
274.000	NET ASSETS, INVEST IN CAPITAL	180,774,517.92	186,828,504.61
275.000	NET ASSETS, RESTRICTED	0.00	0.00
276.000	NET ASSETS, UNRESTRICTED	51,749,307.11	25,905,156.82
Total Fund Balance		205,667,393.05	162,706,276.80
Beginning Fund Balance		198,572,134.75	198,572,134.75
Net of Revenues VS Expenditures - 24-25			17,235,468.04
Fund Balance Adjustments - 24-25		7,095,258.30	
*24-25 End FB/25-26 Beg FB		215,807,602.79	
Net of Revenues VS Expenditures - Current Year		(2,662,765.46)	(3,641,260.05)
Fund Balance Adjustments		7,095,258.30	(35,865,857.95)
Ending Fund Balance		203,004,627.59	176,300,484.79
Total Liabilities And Fund Balance		228,721,704.13	229,146,041.21

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

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PERIOD ENDING 12/31/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
COMPARISON WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26	2025-26	YTD BALANCE	% BDGT	AVAILABLE	YTD BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET	12/31/2025	USED	BALANCE	12/31/2024
Fund 401 - WATER & SEWER FUND							
	CAPITAL GRANTS	0.00	10,456,556.00	0.00	0.00	10,456,556.00	(0.01)
	CHARGES FOR SERVICES	32,746,876.00	32,746,876.00	8,285,863.46	25.30	24,461,012.54	7,529,629.95
	INTEREST REVENUES	600,000.00	600,000.00	337,270.08	56.21	262,729.92	301,805.19
	MISCELLANEOUS REVENUES	128,000.00	128,000.00	96,266.43	75.21	31,733.57	174,537.53
	USE OF RESERVES	3,637,310.00	21,261,912.00	0.00	0.00	21,261,912.00	0.00
	DEBT PROCEEDS	0.00	15,104,551.00	0.34	0.00	15,104,550.66	1,228,885.00
	0000	37,112,186.00	80,297,895.00	8,719,400.31	10.86	71,578,494.69	9,234,857.66
	CHARGES FOR GOVT SERVICES	186,482.00	186,482.00	46,200.89	24.77	140,281.11	30,433.60
	9998 - CONTRIBUTIONS	186,482.00	186,482.00	46,200.89	24.77	140,281.11	30,433.60
	TRANSFERS FROM OTHER FUNDS	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00
	9999 - TRANSFERS	100,000.00	100,000.00	0.00	0.00	100,000.00	0.00
	TOTAL REVENUES	37,398,668.00	80,584,377.00	8,765,601.20	10.88	71,818,775.80	9,265,291.26
	PERSONNEL	1,551,215.00	1,551,215.00	315,492.94	20.34	1,235,722.06	231,446.71
	OPERATING	1,715,171.00	1,774,460.00	442,028.63	24.91	1,332,431.37	324,883.93
	SERVICES PROVIDED BY GEN GOVT	3,300,236.00	3,300,236.00	825,059.01	25.00	2,475,176.99	753,428.50
	CAPITAL OUTLAY	67,615.00	306,727.00	412.50	0.13	306,314.50	639,972.83
	4201 - UTILITIES ADMIN	6,634,237.00	6,932,638.00	1,582,993.08	22.83	5,349,644.92	1,949,731.97
	PERSONNEL	1,362,755.00	1,362,755.00	317,996.54	23.33	1,044,758.46	248,991.18
	OPERATING	268,815.00	268,815.00	14,332.83	5.33	254,482.17	15,927.53
	4202 - ENGINEERING	1,631,570.00	1,631,570.00	332,329.37	20.37	1,299,240.63	264,918.71
	PERSONNEL	730,701.00	730,701.00	171,125.45	23.42	559,575.55	137,908.01
	OPERATING	1,159,370.00	1,287,779.00	321,560.25	24.97	966,218.75	145,885.80
	CAPITAL OUTLAY	438,519.00	14,449,819.00	4,987.50	0.03	14,444,831.50	6,945.52
	4203 - WATER PRODUCTION	2,328,590.00	16,468,299.00	497,673.20	3.02	15,970,625.80	290,739.33
	PERSONNEL	2,182,245.00	2,182,245.00	514,773.30	23.59	1,667,471.70	445,674.97
	OPERATING	2,388,443.00	2,707,766.00	397,557.56	14.68	2,310,208.44	289,176.52
	CAPITAL OUTLAY	1,074,322.00	2,103,906.00	45,887.24	2.18	2,058,018.76	102,397.49
	4204 - WATER DISTRIBUTION	5,645,010.00	6,993,917.00	958,218.10	13.70	6,035,698.90	837,248.98
	PERSONNEL	1,525,016.00	1,525,016.00	317,103.31	20.79	1,207,912.69	280,452.33
	OPERATING	2,649,172.00	2,700,520.00	436,232.03	16.15	2,264,287.97	400,204.26
	CAPITAL OUTLAY	482,894.00	22,525,911.00	5,634,117.91	25.01	16,891,793.09	5,921,511.24
	4205 - WASTEWATER TREATMENT	4,657,082.00	26,751,447.00	6,387,453.25	23.88	20,363,993.75	6,602,167.83
	PERSONNEL	2,057,402.00	2,057,402.00	473,699.97	23.02	1,583,702.03	374,824.40
	OPERATING	699,535.00	707,970.00	206,737.58	29.20	501,232.42	119,185.45
	CAPITAL OUTLAY	694,725.00	4,196,369.00	267,200.19	6.37	3,929,168.81	229,543.36
	4206 - UTILITIES MAINTENANCE	3,451,662.00	6,961,741.00	947,637.74	13.61	6,014,103.26	723,553.21
	PERSONNEL	1,132,602.00	1,132,602.00	254,875.80	22.50	877,726.20	223,405.91
	OPERATING	73,687.00	73,687.00	13,949.30	18.93	59,737.70	12,970.44
	CAPITAL OUTLAY	324,048.00	330,169.00	153,300.10	46.43	176,868.90	36,691.23

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

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User: graham

PERIOD ENDING 12/31/2025

DB: Deland

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
COMPARISON WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 401 - WATER & SEWER FUND							
4208 - FACILITIES MAINTENANCE		1,530,337.00	1,536,458.00	422,125.20	27.47	1,114,332.80	273,067.58
PERSONNEL		1,410,555.00	1,410,555.00	322,167.03	22.84	1,088,387.97	264,950.55
OPERATING		497,085.00	529,314.00	115,139.23	21.75	414,174.77	101,857.41
CAPITAL OUTLAY		32,229.00	208,514.00	14,372.26	6.89	194,141.74	0.00
4209 - CUSTOMER SERVICE		1,939,869.00	2,148,383.00	451,678.52	21.02	1,696,704.48	366,807.96
PERSONNEL		660,585.00	660,585.00	156,164.74	23.64	504,420.26	140,833.71
OPERATING		219,126.00	221,938.00	28,056.84	12.64	193,881.16	52,761.35
CAPITAL OUTLAY		3,555,000.00	4,225,309.00	96,774.69	2.29	4,128,534.31	47,748.24
4210 - WASTEWATER COLLECTION		4,434,711.00	5,107,832.00	280,996.27	5.50	4,826,835.73	241,343.30
CONTINGENCY		400,000.00	349,044.00	0.00	0.00	349,044.00	0.00
9990 - CONTINGENCY		400,000.00	349,044.00	0.00	0.00	349,044.00	0.00
SERVICES PROVIDED BY GEN GOVT		1,081,463.00	1,081,463.00	270,365.76	25.00	811,097.24	270,594.25
9998 - CONTRIBUTIONS		1,081,463.00	1,081,463.00	270,365.76	25.00	811,097.24	270,594.25
TRANSFERS TO OTHER FUNDS		3,664,137.00	4,621,585.00	276,348.00	5.98	4,345,237.00	47,138.00
9999 - TRANSFERS		3,664,137.00	4,621,585.00	276,348.00	5.98	4,345,237.00	47,138.00
TOTAL EXPENDITURES		37,398,668.00	80,584,377.00	12,407,818.49	15.40	68,176,558.51	11,867,311.12
Fund 401 - WATER & SEWER FUND:							
TOTAL REVENUES		37,398,668.00	80,584,377.00	8,765,601.20	10.88	71,818,775.80	9,265,291.26
TOTAL EXPENDITURES		37,398,668.00	80,584,377.00	12,407,818.49	15.40	68,176,558.51	11,867,311.12
NET OF REVENUES & EXPENDITURES		0.00	0.00	(3,642,217.29)	100.00	3,642,217.29	(2,602,019.86)

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Fund 403 WATER TRUST FUND			PERIOD ENDED	PERIOD ENDED
GL Number	Description		12/31/2024	12/31/2025
*** Assets ***				
104.000	EQUITY IN POOLED CASH		2,880,776.79	5,329,431.45
115.100	ACCOUNTS RECEIVABLE		212.21	11,064.25
133.000	DUE FROM OTHER GOVERNMENTS		0.00	0.00
135.000	INTEREST & DIVIDENDS REC		256.81	10,229.96
151.900	INVESTMENTS - NON-CURRENT		3,118,379.20	3,644,225.90
155.000	PREPAID ITEMS		0.00	0.00
161.900	LAND		0.00	779,621.50
162.900	BUILDINGS		0.00	0.00
163.900	ACCUM DEPREC - BUILDINGS		0.00	0.00
164.900	INFRASTRUCTURE		0.00	4,909,048.67
165.900	ACCUM DEPREC - INFRASTRUCTURE		0.00	(341,453.82)
166.900	EQUIPMENT & FURNITURE		0.00	0.00
167.900	ACCUM DEPREC - EQUIPMENT		0.00	0.00
169.900	CONSTRUCTION WORK IN PROGRESS		0.00	2,925,258.88
101.000	CASH IN BANK		501,302.82	113,199.31
Total Assets			6,500,927.83	17,380,626.10
*** Liabilities ***				
202.000	ACCOUNTS PAYABLE		0.00	32,858.76
205.000	CONTRACTS PAYABLE		82,974.91	27,733.25
Total Liabilities			82,974.91	60,592.01
*** Fund Balance ***				
273.000	DEBT USED TO ACQUIRE FA		0.00	(311,829.13)
274.000	NET ASSETS, INVEST IN CAPITAL		(1,593,010.90)	8,272,475.23
275.000	NET ASSETS, RESTRICTED		7,947,046.13	6,665,864.36
276.000	NET ASSETS, UNRESTRICTED		0.00	0.00
Total Fund Balance			6,354,035.23	14,626,510.46
Beginning Fund Balance			6,354,035.23	6,354,035.23
Net of Revenues VS Expenditures - 24-25				2,604,055.81
Net of Revenues VS Expenditures - Current Year			63,917.69	89,467.82
Fund Balance Adjustments			0.00	8,272,475.23
*24-25 End FB/25-26 Beg FB			8,958,091.04	
Ending Fund Balance			6,417,952.92	17,320,034.09
Total Liabilities And Fund Balance			6,500,927.83	17,380,626.10

* Year Not Closed

		SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES COMPARED WITH BUDGET AND FY 2024 ACTUAL					
GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 403 - WATER TRUST FUND							
	INTEREST REVENUES	0.00	0.00	57,838.50	100.00	(57,838.50)	45,749.41
	USE OF RESERVES	1,650,000.00	4,617,031.00	0.00	0.00	4,617,031.00	0.00
	MISCELLANEOUS REVENUES	0.00	0.00	3,435.23	100.00	(3,435.23)	18,190.65
	TRANSFERS FROM OTHER FUNDS	0.00	952,160.00	0.00	0.00	952,160.00	0.00
	PERMITS. FEES, & SPECIAL ASSESSMENTS	1,600,000.00	1,600,000.00	180,642.73	11.29	1,419,357.27	389,577.52
	TOTAL REVENUES	3,250,000.00	7,169,191.00	241,916.46	3.37	6,927,274.54	453,517.58
	OPERATING	0.00	0.00	90.92	100.00	(90.92)	87.39
	CAPITAL OUTLAY	3,250,000.00	7,169,191.00	152,357.72	2.13	7,016,833.28	389,512.50
	TOTAL EXPENDITURES	3,250,000.00	7,169,191.00	152,448.64	2.13	7,016,742.36	389,599.89
Fund 403 - WATER TRUST FUND:							
	TOTAL REVENUES	3,250,000.00	7,169,191.00	241,916.46	3.37	6,927,274.54	453,517.58
	TOTAL EXPENDITURES	3,250,000.00	7,169,191.00	152,448.64	2.13	7,016,742.36	389,599.89
	NET OF REVENUES & EXPENDITURES	0.00	0.00	89,467.82	100.00	(89,467.82)	63,917.69

Fund 404 WASTEWATER TRUST FUND			
GL Number	Description	PERIOD ENDED 12/31/2024	PERIOD ENDED 12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	7,583,647.56	9,887,038.42
115.100	ACCOUNTS RECEIVABLE	320,125.90	(205,789.10)
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	6,904.64	6,344.93
151.900	INVESTMENTS - NON-CURRENT	1,934,112.79	2,260,258.81
161.900	LAND	0.00	22,958.87
162.900	BUILDINGS	0.00	0.00
163.900	ACCUM DEPREC - BUILDINGS	0.00	0.00
164.900	INFRASTRUCTURE	0.00	23,083,571.24
165.900	ACCUM DEPREC - INFRASTRUCTURE	0.00	(3,904,369.30)
166.900	EQUIPMENT & FURNITURE	0.00	100,925.42
167.900	ACCUM DEPREC - EQUIPMENT	0.00	(8,434.60)
169.900	CONSTRUCTION WORK IN PROGRESS	0.00	8,298,731.09
101.000	CASH IN BANK	310,787.03	69,631.75
Total Assets		10,155,577.92	39,610,867.53
*** Liabilities ***			
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
202.000	ACCOUNTS PAYABLE	0.00	13,772.93
205.000	CONTRACTS PAYABLE	0.00	122,932.29
223.000	DEFERRED REVENUE	320,044.00	0.00
Total Liabilities		320,044.00	136,705.22
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	0.00	(1,257,841.56)
274.000	NET ASSETS, INVEST IN CAPITAL	1,593,010.90	27,593,382.72
275.000	NET ASSETS, RESTRICTED	7,408,501.50	10,259,353.96
276.000	NET ASSETS, UNRESTRICTED	0.00	0.00
Total Fund Balance		9,001,512.40	36,594,895.12
Beginning Fund Balance		9,001,512.40	9,001,512.40
Net of Revenues VS Expenditures - 24-25			3,055,246.71
Net of Revenues VS Expenditures - Current Year		834,021.52	(175,979.52)
Fund Balance Adjustments		0.00	27,593,382.72
*24-25 End FB/25-26 Beg FB		12,056,759.11	
Ending Fund Balance		9,835,533.92	39,474,162.31
Total Liabilities And Fund Balance		10,155,577.92	39,610,867.53

* Year Not Closed

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 404 - WASTEWATER TRUST FUND							
INTEREST REVENUES		0.00	1,600.00	71,020.13	4,438.76	(69,420.13)	89,485.19
USE OF RESERVES		850,000.00	3,761,449.00	0.00	0.00	3,761,449.00	0.00
MISCELLANEOUS REVENUES		0.00	0.00	2,130.64	100.00	(2,130.64)	11,282.38
TRANSFERS FROM OTHER FUNDS		3,120,788.00	3,120,788.00	0.00	0.00	3,120,788.00	0.00
PERMITS. FEES, & SPECIAL ASSESSMENTS		1,800,000.00	1,800,000.00	292,577.85	16.25	1,507,422.15	738,576.64
CAPITAL GRANTS		1,175,787.00	1,175,787.00	0.00	0.00	1,175,787.00	0.00
TOTAL REVENUES		6,946,575.00	9,859,624.00	365,728.62	3.71	9,493,895.38	839,344.21
OPERATING		0.00	0.00	56.40	100.00	(56.40)	54.19
CAPITAL OUTLAY		6,946,575.00	9,859,624.00	541,651.74	5.49	9,317,972.26	5,268.50
TOTAL EXPENDITURES		6,946,575.00	9,859,624.00	541,708.14	5.49	9,317,915.86	5,322.69
Fund 404 - WASTEWATER TRUST FUND:							
TOTAL REVENUES		6,946,575.00	9,859,624.00	365,728.62	3.71	9,493,895.38	839,344.21
TOTAL EXPENDITURES		6,946,575.00	9,859,624.00	541,708.14	5.49	9,317,915.86	5,322.69
NET OF REVENUES & EXPENDITURES		0.00	0.00	(175,979.52)	100.00	175,979.52	834,021.52

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Fund 430 AIRPORT FUND

GL Number	Description	PERIOD ENDED 12/31/2024	PERIOD ENDED 12/31/2025
*** Assets ***			
102.000	CASH ON HAND	0.00	0.00
104.000	EQUITY IN POOLED CASH	(386,970.31)	1,461,533.49
115.100	ACCOUNTS RECEIVABLE	180,056.87	168,396.32
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(7,863.86)	(20,858.75)
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	199,982.64	31,794.92
135.000	INTEREST & DIVIDENDS REC	1,160,146.93	1,315,461.89
141.000	INVENTORIES	746.49	1,048.37
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
155.000	PREPAID ITEMS	49,754.25	28,468.49
156.900	OTHER ASSETS - NONCURRENT	38,306,149.02	37,613,952.98
161.900	LAND	3,935,210.59	3,935,210.59
162.900	BUILDINGS	10,489,339.96	10,480,839.96
163.900	ACCUM DEPREC - BUILDINGS	(2,417,996.68)	(2,668,435.28)
164.900	INFRASTRUCTURE	40,968,706.85	40,126,681.09
165.900	ACCUM DEPREC - INFRASTRUCTURE	(13,944,281.47)	(14,770,600.91)
166.900	EQUIPMENT & FURNITURE	700,357.65	765,571.05
167.900	ACCUM DEPREC - EQUIPMENT	(600,190.22)	(629,387.83)
169.900	CONSTRUCTION WORK IN PROGRESS	565,052.26	2,771,083.48
101.000	CASH IN BANK	0.00	0.00
Total Assets		79,198,200.97	80,610,759.86
*** Liabilities ***			
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
201.000	VOUCHERS PAYABLE	0.00	0.00
202.000	ACCOUNTS PAYABLE	6,940.93	24,792.40
203.900	NOTES & LOANS PAYABLE - LT	0.00	0.00
205.000	CONTRACTS PAYABLE	86,368.14	11,119.07
207.000	DUE TO OTHER FUNDS	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	6,521.27	4,519.16
215.000	ACCRUED INTEREST PAYABLE	0.00	0.00
216.000	ACCRUED SALARIES & WAGES	67,701.96	62,042.82
220.000	DEPOSITS	120,256.72	121,846.66
223.000	DEFERRED REVENUE	0.00	0.00
225.900	CAPITAL LEASES - LONG TERM	0.00	0.00
236.900	ADVANCES FROM OTHER FUNDS	1,430,432.17	1,255,183.22
290.000	DEFERRED INFLOW	35,979,192.41	34,670,152.11
Total Liabilities		37,697,413.60	36,149,655.44
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	(1,880,263.67)	(1,431,768.17)
274.000	NET ASSETS, INVEST IN CAPITAL	39,697,548.94	40,010,962.15
275.000	NET ASSETS, RESTRICTED	18,555.14	18,555.14
276.000	NET ASSETS, UNRESTRICTED	4,734,338.83	2,539,414.60
Total Fund Balance		42,570,179.24	41,137,163.72
Beginning Fund Balance		41,137,163.72	41,137,163.72
Net of Revenues VS Expenditures - 24-25			3,037,840.89
Fund Balance Adjustments - 24-25		1,433,015.52	
*24-25 End FB/25-26 Beg FB		44,175,004.61	
Net of Revenues VS Expenditures - Current Year		(1,069,391.87)	286,099.81
Fund Balance Adjustments		1,433,015.52	0.00
Ending Fund Balance		41,500,787.37	44,461,104.42
Total Liabilities And Fund Balance		79,198,200.97	80,610,759.86

* Year Not Closed

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 12/31/2025
*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.
SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 430 - AIRPORT FUND							
INTEREST REVENUES		12,000.00	12,000.00	14,779.10	123.16	(2,779.10)	11,316.32
USE OF RESERVES		0.00	245,661.00	0.00	0.00	245,661.00	0.00
MISCELLANEOUS REVENUES		5,000.00	5,000.00	867.40	17.35	4,132.60	1,316.20
RENTAL INCOME		2,140,870.00	2,140,870.00	748,065.57	34.94	1,392,804.43	731,522.42
CAPITAL GRANTS		1,902,500.00	6,305,954.00	0.00	0.00	6,305,954.00	0.00
TOTAL REVENUES		4,060,370.00	8,709,485.00	763,712.07	8.77	7,945,772.93	744,154.94
OPERATING		502,482.00	830,090.00	94,882.48	11.43	735,207.52	117,720.41
PERSONNEL		605,882.00	605,882.00	122,282.93	20.18	483,599.07	132,062.02
CAPITAL OUTLAY		2,147,850.00	6,477,170.00	123,743.89	1.91	6,353,426.11	1,433,351.92
CONTINGENCY		16,943.00	2,395.00	0.00	0.00	2,395.00	0.00
SERVICES PROVIDED BY GEN GOVT		378,998.00	378,998.00	94,749.51	25.00	284,248.49	99,978.50
TRANSFERS TO OTHER FUNDS		408,215.00	414,950.00	41,953.45	10.11	372,996.55	29,083.96
TOTAL EXPENDITURES		4,060,370.00	8,709,485.00	477,612.26	5.48	8,231,872.74	1,812,196.81
Fund 430 - AIRPORT FUND:							
TOTAL REVENUES		4,060,370.00	8,709,485.00	763,712.07	8.77	7,945,772.93	744,154.94
TOTAL EXPENDITURES		4,060,370.00	8,709,485.00	477,612.26	5.48	8,231,872.74	1,812,196.81
NET OF REVENUES & EXPENDITURES		0.00	0.00	286,099.81	100.00	(286,099.81)	(1,068,041.87)

Fund 440 REFUSE COLLECTION FUND			
GL Number	Description	PERIOD ENDED 12/31/2024	PERIOD ENDED 12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	235,762.55	271,345.57
115.100	ACCOUNTS RECEIVABLE	657,472.44	683,999.78
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(38,420.88)	(50,849.70)
121.000	ASSESSMENTS RECEIVABLE	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
Total Assets		854,814.11	904,495.65
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	308,646.73	858,255.28
207.000	DUE TO OTHER FUNDS	0.00	0.00
220.000	DEPOSITS	0.00	0.00
Total Liabilities		308,646.73	858,255.28
*** Fund Balance ***			
276.000	NET ASSETS, UNRESTRICTED	40,390.28	40,390.28
Total Fund Balance		40,390.28	40,390.28
Beginning Fund Balance		40,390.28	40,390.28
Net of Revenues VS Expenditures - 24-25			2,355.36
*24-25 End FB/25-26 Beg FB		42,745.64	
Net of Revenues VS Expenditures - Current Year		505,777.10	3,494.73
Ending Fund Balance		546,167.38	46,240.37
Total Liabilities And Fund Balance		854,814.11	904,495.65

* Year Not Closed

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

		SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES					
		COMPARED WITH BUDGET AND FY 2024 ACTUAL					
GL NUMBER	DESCRIPTION	2025-26	2025-26	YTD BALANCE	% BDGT	AVAILABLE	YTD BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET	12/31/2025	USED	BALANCE	12/31/2024
Fund 440 - REFUSE COLLECTION FUND							
	INTEREST REVENUES	0.00	0.00	2,582.95	100.00	(2,582.95)	3,109.63
	CHARGES FOR SERVICES	6,421,500.00	6,421,500.00	1,590,479.01	24.77	4,831,020.99	1,498,332.82
	TOTAL REVENUES	6,421,500.00	6,421,500.00	1,593,061.96	24.81	4,828,438.04	1,501,442.45
	OPERATING	6,251,018.00	6,251,018.00	1,547,366.33	24.75	4,703,651.67	969,231.75
	SERVICES PROVIDED BY GEN GOVT	170,482.00	170,482.00	42,200.90	24.75	128,281.10	26,433.60
	TOTAL EXPENDITURES	6,421,500.00	6,421,500.00	1,589,567.23	24.75	4,831,932.77	995,665.35
Fund 440 - REFUSE COLLECTION FUND:							
	TOTAL REVENUES	6,421,500.00	6,421,500.00	1,593,061.96	24.81	4,828,438.04	1,501,442.45
	TOTAL EXPENDITURES	6,421,500.00	6,421,500.00	1,589,567.23	24.75	4,831,932.77	995,665.35
	NET OF REVENUES & EXPENDITURES	0.00	0.00	3,494.73	100.00	(3,494.73)	505,777.10

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Fund 450 STORMWATER FUND

GL Number	Description	PERIOD ENDED 12/31/2024	PERIOD ENDED 12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	1,193,589.90	1,137,112.04
115.100	ACCOUNTS RECEIVABLE	465,580.69	520,397.81
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(105,097.32)	(111,970.39)
121.000	ASSESSMENTS RECEIVABLE	0.00	0.00
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
132.000	ADVANCES TO OTHER FUNDS	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	120,250.00	0.00
135.000	INTEREST & DIVIDENDS REC	40,731.64	46,741.61
151.900	INVESTMENTS - NON-CURRENT	1,216,330.25	1,421,437.85
155.000	PREPAID ITEMS	35,997.75	10,883.25
161.900	LAND	1,076,393.39	1,076,393.39
162.900	BUILDINGS	316,191.74	316,191.74
163.900	ACCUM DEPREC - BUILDINGS	(46,529.10)	(54,433.89)
164.900	INFRASTRUCTURE	5,531,858.84	6,873,989.26
165.900	ACCUM DEPREC - INFRASTRUCTURE	(1,260,679.75)	(1,445,917.84)
166.900	EQUIPMENT & FURNITURE	3,266,858.12	3,299,823.43
167.900	ACCUM DEPREC - EQUIPMENT	(1,930,580.26)	(2,136,453.39)
169.900	CONSTRUCTION WORK IN PROGRESS	792,896.23	0.00
190.000	DEFERRED OUTFLOW	142,662.00	28,260.00
101.000	CASH IN BANK	154,905.80	2,092.01
Total Assets		11,011,359.92	10,984,546.88
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	4,265.83	16,248.77
203.900	NOTES & LOANS PAYABLE - LT	0.00	0.00
205.000	CONTRACTS PAYABLE	0.00	0.00
207.000	DUE TO OTHER FUNDS	0.00	0.00
215.000	ACCRUED INTEREST PAYABLE	0.00	0.00
216.000	ACCRUED SALARIES & WAGES	61,356.38	78,289.07
220.000	DEPOSITS	0.00	0.00
223.000	DEFERRED REVENUE	0.00	0.00
225.900	CAPITAL LEASES - LONG TERM	0.00	0.00
229.000	OTHER CURRENT LIABILITIES	114,016.00	(49,797.00)
236.900	ADVANCES FROM OTHER FUNDS	0.00	0.00
238.000	PENSION LIABILITIES	383,383.00	383,383.00
290.000	DEFERRED INFLOW	5,707.00	45,400.00
Total Liabilities		568,728.21	473,523.84
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	(108,338.36)	(156,875.02)
274.000	NET ASSETS, INVEST IN CAPITAL	7,768,097.54	7,929,592.70
276.000	NET ASSETS, UNRESTRICTED	2,023,938.18	1,862,358.80
Total Fund Balance		9,683,697.36	9,635,076.48
Beginning Fund Balance		9,635,076.48	9,635,076.48
Net of Revenues VS Expenditures - 24-25			(28,583.39)
Fund Balance Adjustments - 24-25		48,620.88	
*24-25 End FB/25-26 Beg FB		9,606,493.09	
Net of Revenues VS Expenditures - Current Year		758,934.35	904,529.95
Fund Balance Adjustments		48,620.88	0.00
Ending Fund Balance		10,442,631.71	10,511,023.04
Total Liabilities And Fund Balance		11,011,359.92	10,984,546.88

* Year Not Closed

		SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES					
		COMPARED WITH BUDGET AND FY 2024 ACTUAL					
GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 450 - STORMWATER FUND							
	INTEREST REVENUES	35,000.00	35,000.00	17,325.37	49.50	17,674.63	15,773.05
	USE OF RESERVES	555,170.00	1,192,999.00	0.00	0.00	1,192,999.00	0.00
	MISCELLANEOUS REVENUES	0.00	0.00	1,339.92	100.00	(1,339.92)	7,095.30
	TRANSFERS FROM OTHER FUNDS	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00
	CHARGES FOR SERVICES	2,605,000.00	2,605,000.00	1,507,988.06	57.89	1,097,011.94	1,301,403.65
	TOTAL REVENUES	3,345,170.00	3,982,999.00	1,526,653.35	38.33	2,456,345.65	1,324,272.00
	OPERATING	409,523.00	479,800.00	97,935.95	20.41	381,864.05	89,667.05
	PERSONNEL	1,486,550.00	1,486,550.00	333,048.81	22.40	1,153,501.19	303,976.27
	CAPITAL OUTLAY	1,046,229.00	1,613,781.00	83,312.16	5.16	1,530,468.84	50,592.50
	SERVICES PROVIDED BY GEN GOVT	373,862.00	373,862.00	93,465.48	25.00	280,396.52	96,576.50
	TRANSFERS TO OTHER FUNDS	29,006.00	29,006.00	14,361.00	49.51	14,645.00	2,837.00
	TOTAL EXPENDITURES	3,345,170.00	3,982,999.00	622,123.40	15.62	3,360,875.60	543,649.32
Fund 450 - STORMWATER FUND:							
	TOTAL REVENUES	3,345,170.00	3,982,999.00	1,526,653.35	38.33	2,456,345.65	1,324,272.00
	TOTAL EXPENDITURES	3,345,170.00	3,982,999.00	622,123.40	15.62	3,360,875.60	543,649.32
	NET OF REVENUES & EXPENDITURES	0.00	0.00	904,529.95	100.00	(904,529.95)	780,622.68

Fund 480 PERMITS & INSPECTIONS FUND		PERIOD ENDED	PERIOD ENDED
GL Number	Description	12/31/2024	12/31/2025
*** Assets ***			
102.000	CASH ON HAND	100.00	100.00
104.000	EQUITY IN POOLED CASH	2,407,070.38	15,202.70
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	2,678.36	6,198.95
151.900	INVESTMENTS - NON-CURRENT	1,889,615.60	2,208,258.13
155.000	PREPAID ITEMS	0.00	10,883.25
164.900	INFRASTRUCTURE	1,168,350.63	1,233,581.69
165.900	ACCUM DEPREC - INFRASTRUCTURE	(839,071.90)	(1,053,445.21)
166.900	EQUIPMENT & FURNITURE	484,178.06	461,690.88
167.900	ACCUM DEPREC - EQUIPMENT	(270,964.42)	(318,974.69)
168.950	ACCUM DEPREC - CAPITAL LEASES	246,444.98	846,356.89
169.900	CONSTRUCTION WORK IN PROGRESS	65,231.06	0.00
190.000	DEFERRED OUTFLOW	35,253.00	30,732.00
101.000	CASH IN BANK	753,206.77	530,502.14
Total Assets		5,942,092.52	3,971,086.73
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	5,014.45	18,089.16
205.000	CONTRACTS PAYABLE	14,557.95	21,774.27
208.000	DUE TO OTHER GOVERNMENTS	12,526.60	4,930.26
215.000	ACCRUED INTEREST PAYABLE	3,690.81	10,832.72
216.000	ACCRUED SALARIES & WAGES	115,676.70	115,001.71
225.900	CAPITAL LEASES - LONG TERM	143,909.69	717,876.95
229.000	OTHER CURRENT LIABILITIES	113,953.00	125,338.00
290.000	DEFERRED INFLOW	5,704.00	6,854.00
Total Liabilities		415,033.20	1,020,697.07
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	(145,574.69)	(717,876.95)
274.000	NET ASSETS, INVEST IN CAPITAL	854,168.41	1,169,209.56
275.000	NET ASSETS, RESTRICTED	66,833.98	65,241.48
276.000	NET ASSETS, UNRESTRICTED	5,008,932.00	5,267,785.61
Total Fund Balance		5,784,359.70	5,784,359.70
Beginning Fund Balance		5,784,359.70	5,784,359.70
Net of Revenues VS Expenditures - 24-25			(1,775,071.65)
*24-25 End FB/25-26 Beg FB		4,009,288.05	
Net of Revenues VS Expenditures - Current Year		(257,300.38)	(1,058,898.39)
Ending Fund Balance		5,527,059.32	2,950,389.66
Total Liabilities And Fund Balance		5,942,092.52	3,971,086.73

* Year Not Closed

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

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PERIOD ENDING 12/31/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 480 - PERMITS & INSPECTIONS FUND							
INTEREST REVENUES		25,000.00	25,000.00	23,164.42	92.66	1,835.58	40,698.83
USE OF RESERVES		2,403,434.00	2,846,510.00	0.00	0.00	2,846,510.00	0.00
MISCELLANEOUS REVENUES		5,000.00	5,000.00	2,081.61	41.63	2,918.39	11,144.06
PERMITS. FEES, & SPECIAL ASSESSMENTS		2,005,000.00	2,005,000.00	139,526.12	6.96	1,865,473.88	458,345.36
CHARGES FOR SERVICES		330,000.00	330,000.00	46,760.53	14.17	283,239.47	102,313.95
TOTAL REVENUES		4,768,434.00	5,211,510.00	211,532.68	4.06	4,999,977.32	612,502.20
OPERATING		1,123,007.00	1,530,883.00	472,278.93	30.85	1,058,604.07	215,644.70
PERSONNEL		2,287,276.00	2,287,276.00	510,366.14	22.31	1,776,909.86	405,220.88
CAPITAL OUTLAY		137,000.00	169,000.00	0.00	0.00	169,000.00	0.00
SERVICES PROVIDED BY GEN GOVT		1,019,808.00	1,019,808.00	254,952.00	25.00	764,856.00	243,975.00
TRANSFERS TO OTHER FUNDS		201,343.00	204,543.00	32,834.00	16.05	171,709.00	4,962.00
TOTAL EXPENDITURES		4,768,434.00	5,211,510.00	1,270,431.07	24.38	3,941,078.93	869,802.58
Fund 480 - PERMITS & INSPECTIONS FUND:							
TOTAL REVENUES		4,768,434.00	5,211,510.00	211,532.68	4.06	4,999,977.32	612,502.20
TOTAL EXPENDITURES		4,768,434.00	5,211,510.00	1,270,431.07	24.38	3,941,078.93	869,802.58
NET OF REVENUES & EXPENDITURES		0.00	0.00	(1,058,898.39)	100.00	1,058,898.39	(257,300.38)

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PROPRIETARY FUND TYPES

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the governmental unit, or to other governmental units, on a cost reimbursement basis. Currently there are two internal service funds which consists of the Health Insurance Cost Containment Fund and the Workers' Compensation Self-Insurance Fund.

Fund 500 HEALTH INSUR COST CONTAINMENT			
GL Number	Description	PERIOD ENDED 12/31/2024	PERIOD ENDED 12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	231,725.71	218,227.27
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
156.900	OTHER ASSETS - NONCURRENT	5,000.00	5,000.00
166.900	EQUIPMENT & FURNITURE	9,542.00	9,542.00
167.900	ACCUM DEPREC - EQUIPMENT	(9,542.00)	(9,542.00)
168.950	ACCUM DEPREC - CAPITAL LEASES	7,529.38	370,524.82
Total Assets		244,255.09	593,752.09
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	15,067.99	32,596.80
215.000	ACCRUED INTEREST PAYABLE	20.99	1,214.92
225.900	CAPITAL LEASES - LONG TERM	9,158.96	383,660.51
Total Liabilities		24,247.94	417,472.23
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	(9,158.96)	(383,660.52)
274.000	NET ASSETS, INVEST IN CAPITAL	7,529.38	378,072.89
284.000	FUND BALANCE - UNASSIGNED	182,701.99	186,660.04
Total Fund Balance		181,072.41	181,072.41
Beginning Fund Balance		181,072.41	181,072.41
Net of Revenues VS Expenditures - 24-25			(59,769.23)
*24-25 End FB/25-26 Beg FB		121,303.18	
Net of Revenues VS Expenditures - Current Year		38,934.74	54,976.68
Ending Fund Balance		220,007.15	176,279.86
Total Liabilities And Fund Balance		244,255.09	593,752.09

* Year Not Closed

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 500 - HEALTH INSUR COST CONTAINMENT							
INTEREST REVENUES		0.00	0.00	1,094.40	100.00	(1,094.40)	2,829.61
CHARGES FOR GOVT SERVICES		744,755.00	744,755.00	186,189.33	25.00	558,565.67	183,675.78
TOTAL REVENUES		744,755.00	744,755.00	187,283.73	25.15	557,471.27	186,505.39
OPERATING		712,550.00	712,550.00	124,255.80	17.44	588,294.20	139,519.40
SERVICES PROVIDED BY GEN GOVT		32,205.00	32,205.00	8,051.25	25.00	24,153.75	8,051.25
TOTAL EXPENDITURES		744,755.00	744,755.00	132,307.05	17.77	612,447.95	147,570.65
Fund 500 - HEALTH INSUR COST CONTAINMENT:							
TOTAL REVENUES		744,755.00	744,755.00	187,283.73	25.15	557,471.27	186,505.39
TOTAL EXPENDITURES		744,755.00	744,755.00	132,307.05	17.77	612,447.95	147,570.65
NET OF REVENUES & EXPENDITURES		0.00	0.00	54,976.68	100.00	(54,976.68)	38,934.74

Fund 510 WORK COMP SELF INS FUND		PERIOD ENDED	PERIOD ENDED
GL Number	Description	12/31/2024	12/31/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	1,517,405.62	1,767,344.68
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	1,637.38	3,789.65
151.900	INVESTMENTS - NON-CURRENT	1,155,191.14	1,349,988.97
155.000	PREPAID ITEMS	0.00	0.00
101.000	CASH IN BANK	843,396.39	709,246.00
Total Assets		3,517,630.53	3,830,369.30
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	0.00	0.00
205.000	CONTRACTS PAYABLE	0.00	63,786.29
229.000	OTHER CURRENT LIABILITIES	1,672,000.00	1,927,000.00
Total Liabilities		1,672,000.00	1,990,786.29
*** Fund Balance ***			
282.000	FUND BALANCE - COMMITTED	300,000.00	300,000.00
284.000	FUND BALANCE - UNASSIGNED	1,382,509.92	1,382,509.92
Total Fund Balance		1,682,509.92	1,682,509.92
Beginning Fund Balance		1,682,509.92	1,682,509.92
Net of Revenues VS Expenditures - 24-25			54,593.72
*24-25 End FB/25-26 Beg FB		1,737,103.64	
Net of Revenues VS Expenditures - Current Year		163,120.61	102,479.37
Ending Fund Balance		1,845,630.53	1,839,583.01
Total Liabilities And Fund Balance		3,517,630.53	3,830,369.30

* Year Not Closed

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

		SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES					
		COMPARED WITH BUDGET AND FY 2024 ACTUAL					
GL NUMBER	DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 12/31/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 12/31/2024
Fund 510 - WORK COMP SELF INS FUND							
	INTEREST REVENUES	0.00	0.00	25,678.57	100.00	(25,678.57)	27,678.04
	MISCELLANEOUS REVENUES	0.00	0.00	34,632.06	100.00	(34,632.06)	21,849.90
	CHARGES FOR GOVT SERVICES	908,188.00	908,188.00	227,046.78	25.00	681,141.22	221,608.50
	TOTAL REVENUES	908,188.00	908,188.00	287,357.41	31.64	620,830.59	271,136.44
	OPERATING	844,188.00	844,188.00	168,878.05	20.00	675,309.95	92,015.83
	SERVICES PROVIDED BY GEN GOVT	64,000.00	64,000.00	15,999.99	25.00	48,000.01	16,000.00
	TOTAL EXPENDITURES	908,188.00	908,188.00	184,878.04	20.36	723,309.96	108,015.83
Fund 510 - WORK COMP SELF INS FUND:							
	TOTAL REVENUES	908,188.00	908,188.00	287,357.41	31.64	620,830.59	271,136.44
	TOTAL EXPENDITURES	908,188.00	908,188.00	184,878.04	20.36	723,309.96	108,015.83
	NET OF REVENUES & EXPENDITURES	0.00	0.00	102,479.37	100.00	(102,479.37)	163,120.61
	TOTAL REVENUES - ALL FUNDS	43,434,185.00	66,876,103.00	11,833,988.43	17.70	55,042,114.57	11,601,307.96
	TOTAL EXPENDITURES - ALL FUNDS	43,434,185.00	66,876,103.00	9,927,351.28	14.84	56,948,751.72	7,711,456.69
	NET OF REVENUES & EXPENDITURES	0.00	0.00	1,906,637.15	100.00	(1,906,637.15)	3,889,851.27

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CITY OF DELAND
Request for Commission Action
March 2, 2026

SUBJECT: Resolution Approving Final Plat, DeLand Crossings (Yardly), Located at 3800 Viceroy Place.

DEPARTMENT: Planning

PREPARED BY: Kendall Story, Senior Planner

ATTACHMENTS: Resolution, FSB25-022 Plat, FSB25-022 Survey, FSB25-022 Final Plat Staff Report, FSB25-022 Aerial, FSB25-022 Zoning

APPROVED BY: Michael Pleus, City Manager, February 24, 2026

SUMMARY/HIGHLIGHT:

This is a request for approval of a final plat for one single lot, consisting of ±28.64 acres of property. This is the City's first Build-to-Rent project. The CTC DeLand PD was approved on October 3, 2022, and the corresponding site plan was approved on March 20, 2023. The project consists of 233 detached, multi-family units, stormwater ponds, tree preservation area and amenity center.

All standards as set forth in the CTC DeLand PD agreement (Z22-053) as well as the site plan (SP22-247) have been met.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

It is recommended that the City Commission approve the Final Plat for DeLand Crossings (Yardly), of the CTC DeLand Planned Development.

BACKGROUND/DISCUSSION:

All standards as set forth in the CTC DeLand PD agreement, as well as the site plan (SP22-247), have been met.

RESOLUTION NO. 2026 -

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
APPROVING THE FINAL SUBDIVISION PLAT FOR DELAND
CROSSINGS (YARDLY), LOCATED AT 3800 VICEROY PLACE; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the applicant, TM BTR of Florida, has submitted a proper and complete application under Chapter 33, Article 13, of the City of DeLand Code of Ordinances (hereinafter the “Code”) for the final plat approval for DeLand Crossings (Yardly), located at 3800 Viceroy Place; and

WHEREAS, the applicant intends to develop the subject property into 233 detached multi-family units with, stormwater ponds, tree protection area and amenity center; and

WHEREAS, on March 20, 2025, the Technical Review Committee recommended approval of the Final Plat and forward the application to the City Commission pending all staff, legal, and surveyor comments being addressed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission hereby approves the final subdivision plat for DeLand Crossings (Yardly) located at 3800 Viceroy Place, subject to all comments from the City Engineer, City Attorney, and City Review Surveyor.

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

PASSED AND DULY ADOPTED this 2nd day of March, 2026.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Dale Arrington
Interim City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

YARDLY DELAND CROSSING

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST,
CITY OF DELAND, VOLUSIA COUNTY, FLORIDA

SHEET 1 OF 6

MAP BOOK ____ OF ____

LEGAL DESCRIPTION:

A PORTION OF GOVERNMENT LOT 4, SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

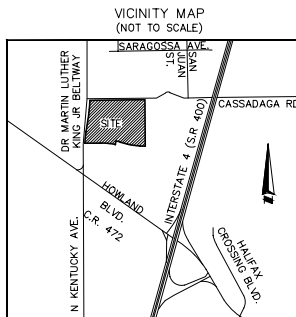
BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF CASSADAGA ROAD PER OFFICIAL RECORDS BOOK 3779, PAGE 3817 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE EASTERLY LINE OF SAID GOVERNMENT LOT 4; THENCE RUN SOUTH 00°14'44" EAST ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 1028.00 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN NORTH 89°43'30" WEST, FOR A DISTANCE OF 118.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 15°36'56", A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 272.54 FEET, A CHORD BEARING OF NORTH 81°55'02" WEST AND A CHORD DISTANCE OF 271.70 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 74°06'34" WEST, FOR A DISTANCE OF 169.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03°39'55", A RADIUS OF 1520.00 FEET, AN ARC LENGTH OF 97.24 FEET, A CHORD BEARING OF NORTH 75°56'32" WEST AND A CHORD DISTANCE OF 97.22 FEET TO THE POINT ON A RADIAL LINE; THENCE RUN SOUTH 12°13'31" WEST ALONG SAID RADIAL LINE, FOR A DISTANCE OF 80.00 FEET TO THE POINT ON A CURVE CONCAVE SOUTHERLY; THENCE DEPARTING SAID RADIAL LINE, RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 12°42'11", A RADIUS OF 1440.00 FEET, AN ARC LENGTH OF 319.26 FEET, A CHORD BEARING OF NORTH 84°07'35" WEST AND A CHORD DISTANCE OF 318.61 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°31'20" WEST, FOR A DISTANCE OF 362.16 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 3779, PAGE 3819 OF SAID PUBLIC RECORDS AND A NON-TANGENT CURVE CONCAVE EASTERLY; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE: NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 02°43'48", A RADIUS OF 5629.58 FEET, AN ARC LENGTH OF 268.24 FEET, A CHORD BEARING OF NORTH 06°53'12" EAST AND A CHORD DISTANCE OF 268.22 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 08°15'06" EAST, FOR A DISTANCE OF 225.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 04°38'00", A RADIUS OF 5829.58 FEET, AN ARC LENGTH OF 471.41 FEET, A CHORD BEARING OF NORTH 09°58'07" EAST AND A CHORD DISTANCE OF 471.28 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE OF CASSADAGA ROAD; THENCE RUN NORTH 89°31'20" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 1223.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.642 ACRES OF LAND, MORE OR LESS.

SYMBOL AND ABBREVIATION LEGEND:

C.R.	COUNTY ROAD	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	■	FOUND 4"x4" CONCRETE MONUMENT AS NOTED
P.C.	POINT OF CURVATURE	R.L.S.	REGISTERED LICENSED SURVEYOR	○	SET NAIL AND DISK LB #6627
P.T.	POINT OF TANGENCY	O.R.	OFFICIAL RECORDS BOOK	●	PERMANENT REFERENCE MONUMENT (PRM)
N.T.	POINT OF NON-TANGENCY	NR	NON-RADIAL	●	FOUND AXLE AS NOTED
R	RADIUS	CCR	CERTIFIED CORNER RECORD		
L	ARC LENGTH		RECOVERED MONUMENT (AS LABELED)		
Δ	CENTRAL ANGLE	■	SET 4"x4" CONCRETE MONUMENT LB #6627 PERMANENT REFERENCE MONUMENT (PRM)		
C	CHORD DISTANCE	●	CHANGE IN DIRECTION/ SET LOT/TRACTS CORNER		
CB	CHORD BEARING				

AREA TABLE		
NAME	AREA (SQ.FT)	AREA (ACRES)
LOT 1	927,610.34	21.30
TRACT A	25,778.20	0.59
TRACT LS	2,080.89	0.05
TRACT SW-1	115,213.79	2.64
TRACT TPA-1	33,260.85	0.76
TRACT TPA-2	673.47	0.02
TRACT TPA-3	17,013.89	0.39
TRACT TPA-4	5,199.45	0.12
TRACT TPA-5	21,090.45	0.48
TRACT TPA-6	99,737.86	2.29



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6627

SHEET INDEX:

SHEET 1 - LEGAL DESCRIPTION, DEDICATION AND SURVEYOR'S NOTES & LEGEND
SHEET 2 - OVERALL BOUNDARY
SHEET 3 - LOT GEOMETRY, AND TRACT TPA-1, TPA-2 AND TPA-3 DETAILS
SHEET 4 - LOT GEOMETRY, AND TRACT TPA-4 AND TPA-5 DETAILS
SHEET 5 - LOT GEOMETRY, AND TRACT 6 DETAIL
SHEET 6 - LOT GEOMETRY, AND TRACT A, LS AND SW-1 DETAILS

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF GOVERNMENT LOT 4 AS BEING SOUTH 00°14'32" WEST. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY.)
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS SHALL BE SET PRIOR TO TRANSFER OF OWNERSHIP ACCORDING TO CHAPTER 177.091(9) FLORIDA STATUTES.

EASEMENTS OF RECORD PER PROPERTY INFORMATION REPORT: PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NUMBER NCS-1262972-CAST, UPDATED AND REVISED ON DECEMBER 22, 2025

- TERMS AND PROVISIONS OF ORDINANCE NO. 2003-05 FOR ANNEXATION INTO THE CITY OF DELAND, RECORDED IN OFFICIAL RECORDS BOOK 5041, PAGE 3380, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.
- TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT BETWEEN THE CITY OF DELAND AND W. L. KIRK, JR. AND J. SCOTT KIRK RECORDED IN OFFICIAL RECORDS BOOK 5206, PAGE 3945, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- TERMS AND PROVISIONS OF ORDINANCE NO. 2018-115, RECORDED IN OFFICIAL RECORDS BOOK 7640, PAGE 2073, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.
- TERMS AND PROVISIONS OF ORDINANCE NO. 2021-14, RECORDED IN OFFICIAL RECORDS BOOK 8092, PAGE 1701, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.
- RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8486, PAGE 1810, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8523, PAGE 4708, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
- UTILITY AND DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8523, PAGE 4731 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

CERTIFICATE OF APPROVAL OF THE DESIGN
AND INSTALLATION OF STREETS, UTILITIES
AND OTHER REQUIRED IMPROVEMENTS:

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY SPECIFICATIONS AND STANDARDS AND ALL APPLICABLE REGULATIONS IN THE YARDLY DELAND CROSSING SUBDIVISION, OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 OF THE CITY CODE HAS BEEN RECEIVED

CITY ENGINEER _____ DATE: _____

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF REVIEW BY CITY SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR THE CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES. NO CONFIRMATION OF MATHEMATICAL CLOSURE OF THE PLACEMENT OF PRM'S AND POP'S IN THE FIELD WAS MADE IN THIS REVIEW.

CPH CONSULTING, LLC LB#7143
500 WEST FULTON STREET
SANFORD, FL 32771

FOR THE FIRM BY: _____
RANDALL L. ROBERTS, R.L.S.
FLORIDA REGISTRATION NUMBER 3144

DATE: _____

DEDICATION
YARDLY DELAND CROSSING

KNOW ALL MEN BY THESE PRESENTS, THAT TM BTR OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED YARDLY DELAND CROSSING, LOCATED IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL UTILITY EASEMENTS SHOWN OR DESCRIBED THEREON TO THE PERPETUAL USE OF THE PUBLIC, FOR THE PURPOSES THEREIN EXPRESSED.

- TRACT LS (LIFT STATION) IS HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE TO THE CITY OF DELAND.
- TRACT A (RIGHT OF WAY DEDICATION) IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ALL PROPERTY WITHIN THIS PLAT, WITH THE EXCEPTION OF THE TRACTS A AND LS WHICH HAVE BEEN CONVEYED AS PER DEDICATION, SHALL REMAIN IN THE UNIFIED OWNERSHIP AND CONTROL OF THE SOLE PROPERTY OWNER.

IN WITNESS WHEREOF, TM BTR OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON THIS _____ DAY OF _____, 2026.

TM BTR OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: NICK GLUCKMAN

TITLE: VICE PRESIDENT, FIELD OPERATIONS

SIGNATURE OF WITNESS _____ SIGNATURE OF WITNESS _____

PRINTED NAME OF WITNESS _____ PRINTED NAME OF WITNESS _____

STATE OF FLORIDA
COUNTY OF _____

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS DAY OF _____, 2026, BY NICK GLUCKMAN, VICE PRESIDENT, FIELD OPERATIONS OF TM BTR OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTICAL.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2026.

SIGNATURE OF NOTARY PUBLIC _____

COMMISSION NO. _____

PRINTED NAME OF NOTARY PUBLIC
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE
CITY COMMISSION OF THE CITY OF DELAND,
VOLUSIA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THIS PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA.

BY: _____
MAYOR OF THE CITY OF DELAND

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED AS A FLORIDA REGISTERED SURVEYOR AND MAPPER, THAT THE FOREGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS, AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE LAND DESCRIBED HEREON LIES IN SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

BY: _____ DATE: _____

JAMES L. RICKMAN P.S.M. # 5633
ALLEN & COMPANY
LICENSED BUSINESS # 8627
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787

CERTIFICATE OF CLERK

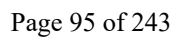
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD

ON _____ AT _____ FILE NO. _____

SIGNED: _____ DATE: _____
LAURA ROTH, CLERK OF THE CIRCUIT COURT

MAP BOOK _____ OF _____

SHEET 1 - LEGAL DESCRIPTION, DEDICATION AND SURVEYOR'S NOTES & LEGEND
SHEET 2 - OVERALL BOUNDARY
SHEET 3 - LOT GEOMETRY, AND TRACT TPA-1, TPA-2 AND TPA-3 DETAILS
SHEET 4 - LOT GEOMETRY, AND TRACT TPA-4 AND TPA-5 DETAILS
SHEET 5 - LOT GEOMETRY, AND TRACT 6 DETAIL
SHEET 6 - LOT GEOMETRY, AND TRACT A, LS AND SW-1 DETAILS



SHEET 3 OF 6

MAP BOOK _____ OF _____

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SHEET 5 - LOT GEOMETRY, AND TRACT 6 DETAIL
SHEET 6 - LOT GEOMETRY, AND TRACT A, LS AND SW-1 DETAILS



CUT LINE

CUT LINE

YARDLY DELAND CROSSING

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST,
CITY OF DELAND, VOLUSIA COUNTY, FLORIDA

SHEET 4 OF 6

MAP BOOK ____ OF ____

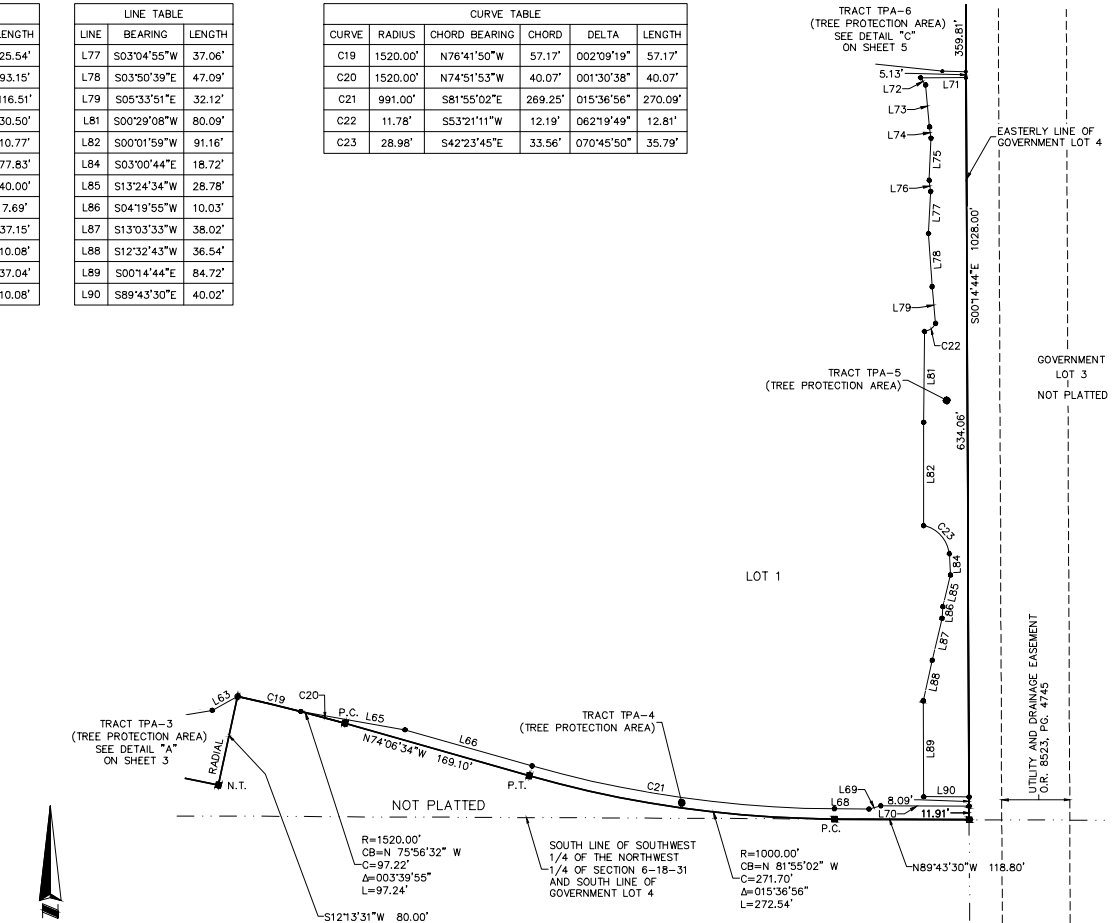
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SHEET 5 - LOT GEOMETRY, AND TRACT 6 DETAIL
SHEET 6 - LOT GEOMETRY, AND TRACT A, L5 AND SW-1 DETAILS

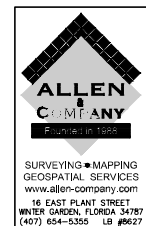
LINE TABLE		
LINE	BEARING	LENGTH
L63	N61°18'05"E	25.54'
L65	S79°58'34"E	93.15'
L66	S74°06'47"E	116.51'
L68	S89°43'30"E	30.50'
L69	N74°37'10"E	10.77'
L70	S89°43'32"E	77.83'
L71	S89°45'16"W	40.00'
L72	S34°40'34"E	7.69'
L73	S05°24'01"E	37.15'
L74	S07°28'26"E	10.08'
L75	S02°25'11"W	37.04'
L76	S07°28'26"E	10.08'

LINE TABLE		
LINE	BEARING	LENGTH
L77	S03°04'55"W	37.06'
L78	S03°50'39"E	47.09'
L79	S05°33'51"E	32.12'
L81	S00°29'08"W	80.09'
L82	S00°01'59"W	91.16'
L84	S03°00'44"E	18.72'
L85	S13°24'34"W	28.78'
L86	S04°19'55"W	10.03'
L87	S13°03'33"W	38.02'
L88	S12°32'43"W	36.54'
L89	S00°14'44"E	84.72'
L90	S89°43'30"E	40.02'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C19	1520.00'	N76°41'50"W	57.17'	002°09'19"	57.17'
C20	1520.00'	N74°51'53"W	40.07'	001°30'38"	40.07'
C21	991.00'	S81°55'02"E	269.25'	015°36'56"	270.09'
C22	11.78'	S53°21'11"W	12.19'	062°19'49"	12.81'
C23	28.98'	S42°23'45"E	33.56'	070°45'50"	35.79'



DETAIL "B"
SCALE: 1" = 60'



MAP BOOK _____ OF _____

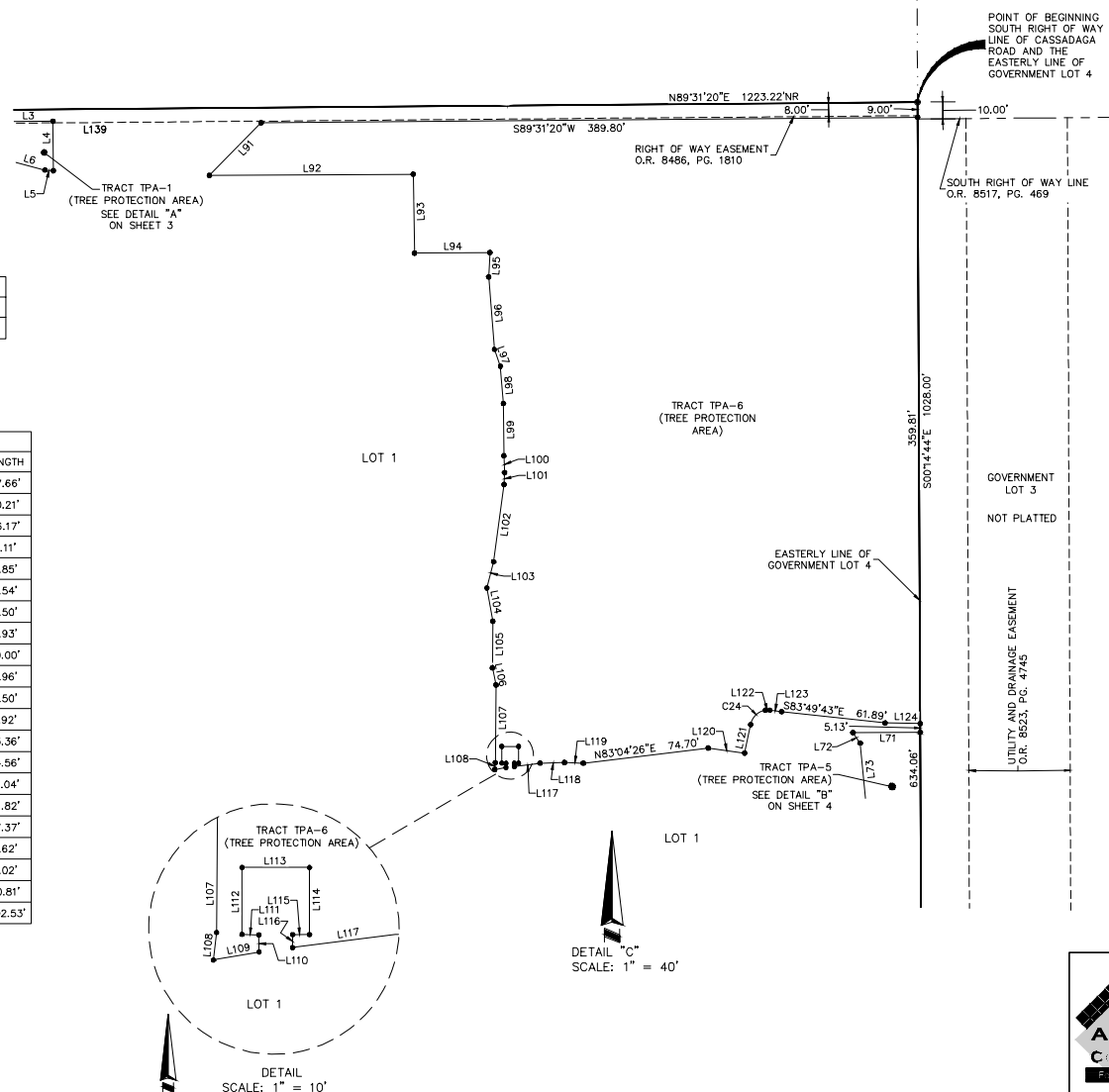
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CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C24	10.68'	N45°53'22"E	12.28'	070°11'40"	13.08'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N89°31'20"E	589.35'
L4	S00°28'40"E	29.36'
L5	N86°48'21"W	4.99'
L6	N75°17'26"W	20.05'
L71	S89°45°16"W	40.55'
L72	S34°40'34"E	7.69'
L73	S05°24'01"E	37.15'
L91	S44°31'20"W	43.84'
L92	N89°38'43"E	121.07'
L93	S00°56'32"E	46.87'
L94	N89°37°51"E	44.87'
L95	S03°07'18"W	14.43'
L96	S04°33'04"E	43.23'
L97	S19°30'15"E	10.59'
L98	S04°33'04"E	22.07'
L99	S00°32'57"E	31.00'
L100	S02°39°00"E	10.01'
L101	S02°35°04"W	7.12'
L102	S07°45°27"W	46.34'
L103	S14°11'41"W	16.06'
L104	S10°00'07"E	20.09'

LINE TABLE		
LINE	BEARING	LENGTH
L105	S06°22'22"W	27.66'
L106	S11°39'42"E	10.25'
L107	S06°26'22"W	46.17'
L108	S06°22'56"W	4.81'
L109	N79°58'14"E	6.15'
L110	N00°16'17"W	2.54'
L111	N88°21'10"W	2.50'
L112	N00°00'00"E	9.93'
L113	N90°00'00"E	10.00'
L114	S00°00'01"W	9.96'
L115	S89°47'07"W	2.95'
L116	S00°02'56"E	1.92'
L117	N82°39'06"E	15.36'
L118	N88°13'00"E	14.06'
L119	S87°38'36"E	11.54'
L120	S81°52'14"E	21.82'
L121	N11°49'40"E	17.37'
L122	N88°19'19"E	2.62'
L123	S82°35'51"E	70.21'
L124	S88°51'49"E	20.82'
L139	N89°31'20"E	1102.53'



CUT LINE

CUT LINE

YARDLY DELAND CROSSING

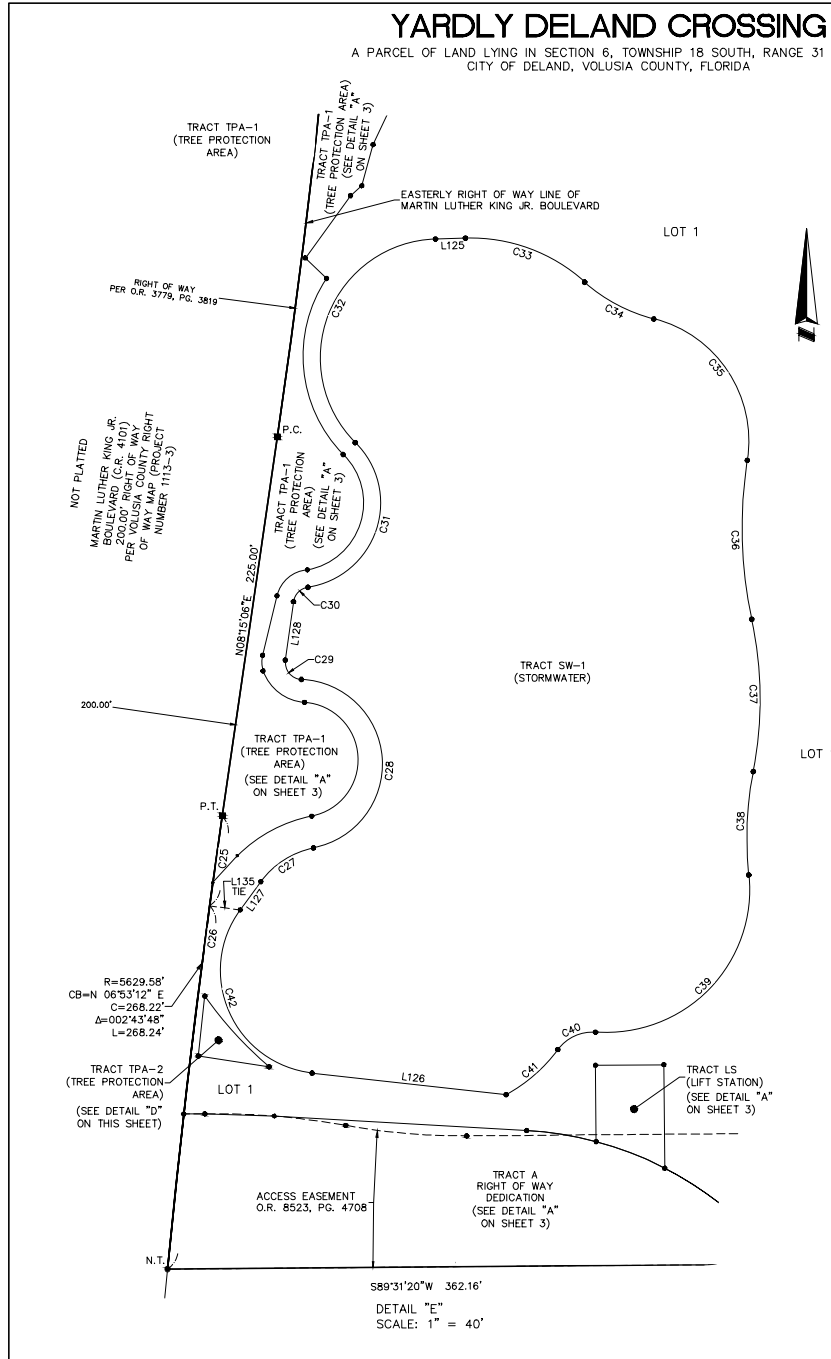
A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST,
CITY OF DELAND, VOLUSIA COUNTY, FLORIDA

SHEET 6 OF 6

MAP BOOK ____ OF ____

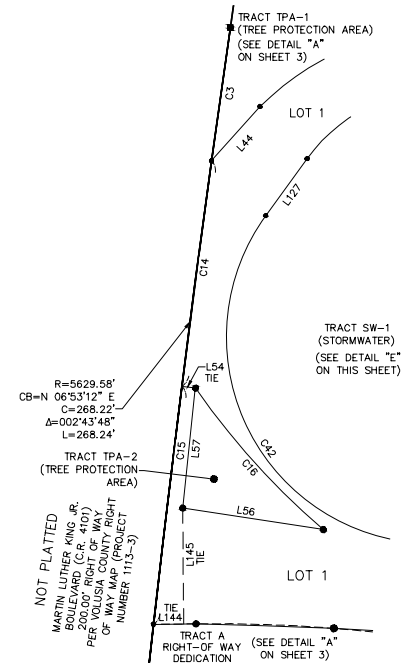
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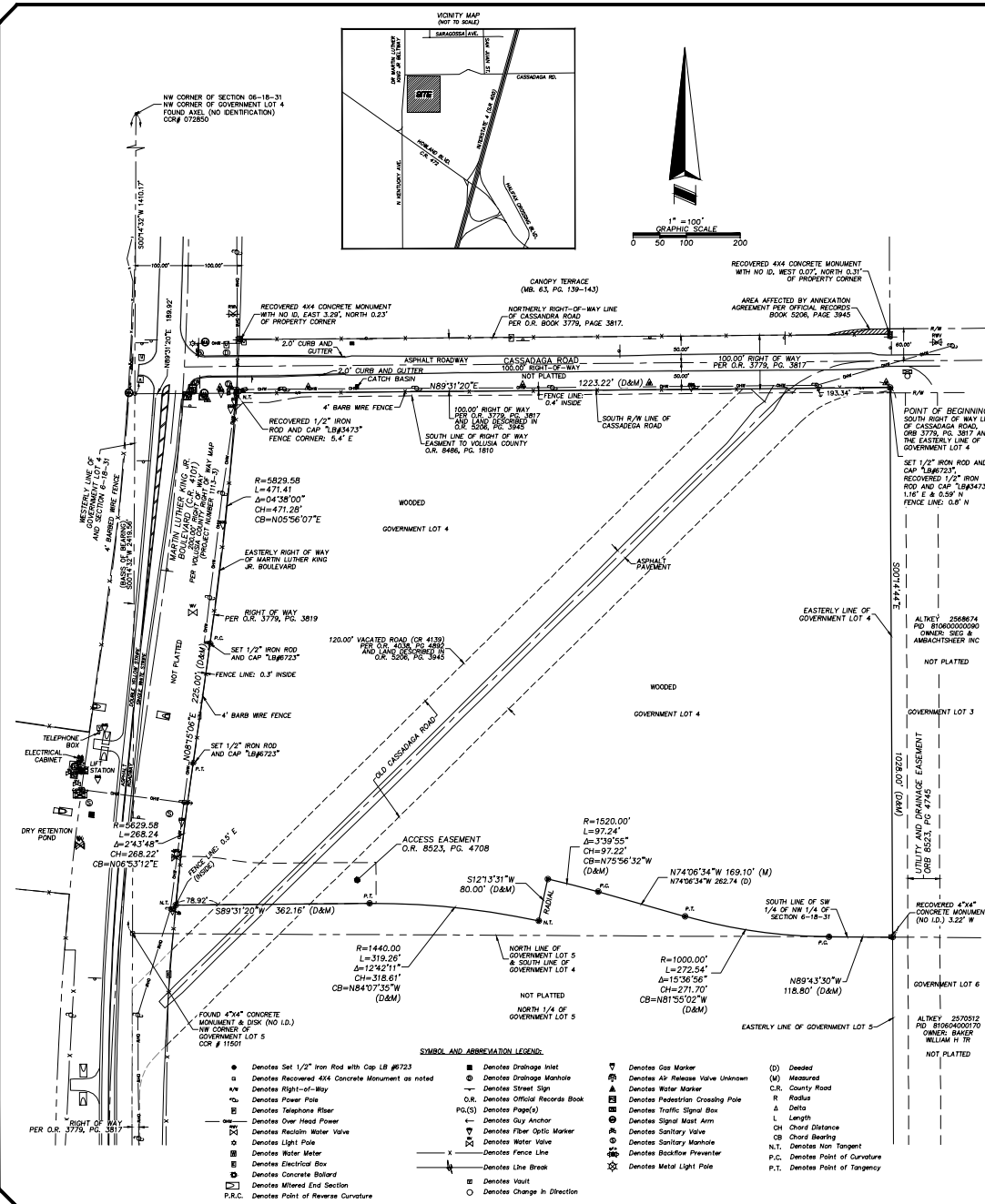
LINE TABLE		
LINE	BEARING	LENGTH
L44	S41°49'46\"W	21.31'
L54	N82°49'51\"W	4.07'
L56	S81°17'17\"E	41.84'
L57	S06°04'43\"W	35.40'
L125	S88°17'59\"W	17.63'
L126	S83°39'52\"E	114.77'
L127	S36°05'48\"W	20.61'
L128	S08°04'06\"W	34.70'
L135	N82°17'25\"W	17.97'
L144	N89°31'20\"E	8.86'
L145	S00°28'40\"E	34.10'

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C3	5629.58'	S08°03'03\"W	39.49'	000°24'07\"
C14	5629.58'	S07°30'34\"W	66.86'	000°40'50\"
C15	5629.58'	S06°20'44\"W	161.88'	001°38'51\"
C16	221.00'	N42°08'54\"W	55.96'	014°32'52\"
C25	5629.58'	S07°58'51\"W	53.26'	000°32'31\"
C26	5629.58'	S06°36'56\"W	214.96'	002°11'17\"
C27	50.00'	S57°36'08\"W	36.66'	043°00'38\"
C28	50.00'	S04°07'54\"E	99.30'	166°28'42\"
C29	10.00'	S39°39'05\"E	14.80'	095°26'21\"
C30	10.00'	S44°47'29\"W	11.96'	073°26'46\"
C31	50.00'	S18°07'46\"W	89.40'	126°46'12\"
C32	70.00'	S21°31'20\"W	128.66'	133°33'18\"
C33	100.00'	N69°46'13\"W	74.69'	043°51'36\"
C34	95.00'	N61°49'54\"W	45.94'	027°58'58\"
C35	74.00'	N33°28'13\"W	99.71'	084°42'18\"
C36	256.00'	N01°36'58\"W	93.29'	020°59'48\"
C37	224.00'	N00°34'22\"W	89.64'	023°05'00\"
C38	206.00'	N02°29'43\"E	60.71'	016°56'48\"
C39	84.00'	N44°12'37\"E	129.05'	100°22'36\"
C40	25.00'	N65°12'34\"E	24.38'	058°22'43\"
C41	90.00'	N48°57'29\"E	40.30'	025°52'35\"
C42	60.64'	S23°47'02\"E	104.90'	119°45'40\"



DETAIL "D"
SCALE: 1" = 20'





LEGAL DESCRIPTION: (AS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY - COMMITMENT NUMBER NOS-1262972-CAST)

A PORTION OF GOVERNMENT LOT 4, SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA.

BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CASSADAGA ROAD PER OFFICIAL RECORDS BOOK 3779, PAGE 3817 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND THE EASTERLY LINE OF SAID GOVERNMENT LOT 4; THENCE RUN SOUTH 0°04'44\"/>

CONTAINING 28.642 ACRES OF LAND, MORE OR LESS.

SURVEY NOTES:

1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY FIRST AMERICAN TITLE INSURANCE COMPANY, PROPERTY INFORMATION REPORT NUMBER: NOS-1262972-CAST, UPDATED AND REVISED ON DECEMBER 22, 2025.
3. REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL, WHOSOEVER.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF GOVERNMENT LOT 4 AS BEING S 0°04'44\"/>

EASEMENTS OF RECORD PER PROPERTY INFORMATION REPORT: PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NOS-1262972-CAST DATED SEPTEMBER 28, 2025

1. TERMS AND PROVISIONS OF ORDINANCE NO. 2003-05 FOR ANNEXATION INTO THE CITY OF DELAND, RECORDED IN OFFICIAL RECORDS BOOK 5041, PAGE 3360, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY, BUT CANNOT BE SHOWN, BLANKET IN NATURE.
2. TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT BETWEEN THE CITY OF DELAND AND W. L. KIRK, JR. AND A SCOTT KIRK RECORDED IN OFFICIAL RECORDS BOOK 5206, PAGE 3945, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
3. TERMS AND PROVISIONS OF ORDINANCE NO. 2018-115, RECORDED IN OFFICIAL RECORDS BOOK 7645, PAGE 2073, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.
4. TERMS AND PROVISIONS OF ORDINANCE NO. 2021-14, RECORDED IN OFFICIAL RECORDS BOOK 8092, PAGE 1701, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.
5. RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8486, PAGE 1810, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
6. ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8523, PAGE 4708, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.
7. UTILITY AND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8523, PAGE 4731 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.
8. NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 8541, PAGE 1402 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
9. NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 8541, PAGE 1403 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

CERTIFIED TO:

First American Title Insurance Company,
WESTERN ALLIANCE BANK, an Arizona corporation, its participants, and assigns
ATTN: Deland, LLC
TM BTR Ventures, LLC
TM BTR of Florida, LLC
TM BTR Ventures, LLC
City: Deland, FL
VP: Deland Holdings, LLC and its affiliates, successors and assigns

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALLOUING LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7(a),
8, 9 AND 13 OF TABLE A, THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 10, 2025.

DATE OF PLAN OR MAP: SEPTEMBER 10, 2021

JAMES L. RICKMAN, PSM #5633

James L.
Rickman
2026.01.13 07:
54:25 -05'00'



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WINTER GARDEN, FLORIDA 34787
(877) 654-5355 LB#6627

ALTANSPS LAND TITLE SURVEY
OF
YARDLY - DELAND CROSSING
SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST
VOLUSIA COUNTY, FLORIDA

FOR:
TM BTR OF FLORIDA,
LLC, A FLORIDA
LIMITED LIABILITY
COMPANY,

DATE	REVISION
09/15/21	1

JOB # 20210467
DATE: 09/15/21
SCALE: 1" = 100 FEET
CALC BY: JLR
FIELD BY: SS/BN/BA/CH/ACH
DRAWN BY: TS/PC/BS
CHECKED BY: JLR

SHEET 1 OF 1

**PLANNING DIVISION STAFF REPORT
TO
CITY COMMISSION**

March 2, 2026

APPLICATION NO.: FSB25-022
STAFF PLANNER: Kendall Story
APPLICANT: TM BTR of Florida
REQUEST: Approval of a Final Plat for DeLand Crossings (Yardly)

APPLICABLE REGULATIONS:

Sec. 33-146. — Procedures for securing subdivision plat approval

Sec. 33-146.04. Final Plat. As the third step in the plat action procedure, the subdivider shall submit a final plat.

Sec. 33-146.04. (c) The city commission shall approve, disapprove, or table for cause within 45 days of the date such plat was submitted to the city.

SITE FACTORS:

Location: On the south side of Cassadaga Rd., east of Dr. MLK Jr. Bltwy
Size: ±28.64 Acres
Land Use: West Central District (WCD)
Existing Zoning: CTC DeLand PD

	SURROUNDING USE:	SURROUNDING ZONING:
North:	Community	Canopy Terrace PD
South:	Commerce	DeLand Tech Park PD
East:	Commerce	DeLand Tech Park PD
West:	Low Density Residential/VC	Canopy Preserve, VC

ANALYSIS:

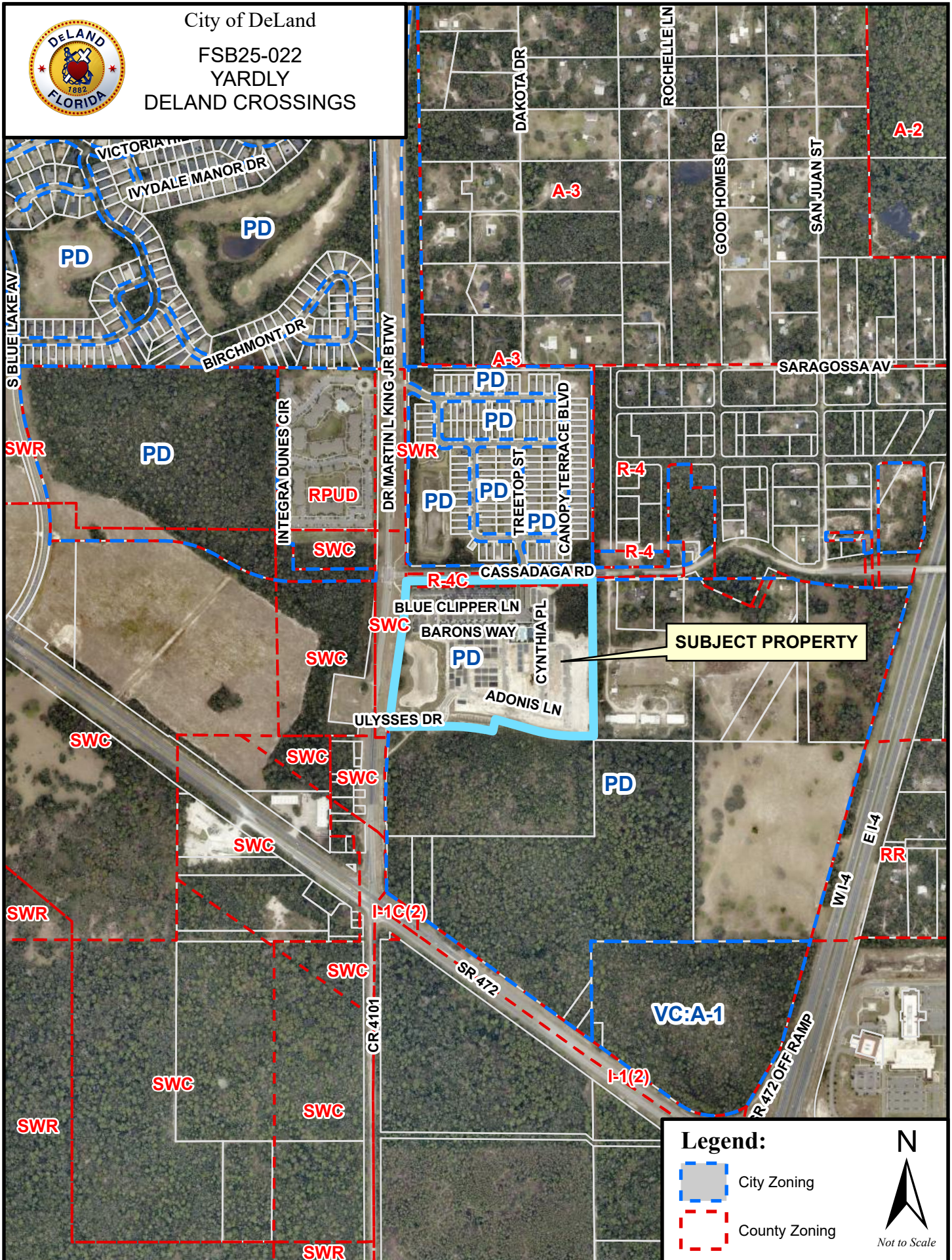
The applicant, TM BTR of Florida, is seeking approval of a Final Plat for a ±28.64-acre lot, known as the CTC DeLand Planned Development (PD). The PD, also known as the DeLand Crossings Build-to-Rent development, permits up to 233 detached apartment units with stormwater tract, and tree protection areas along MLK Jr. Bltwy. According to the CTC DeLand Planned Development (PD) agreement, the applicant or its successors shall maintain unified ownership of the property and are prohibited from conveying fee simple ownership of individual residential units. The PD agreement was approved in part due to the project providing a unique rental housing product that would be owned and managed by one property owner/manager. All standards set forth in The CTC DeLand PD have been met. Staff reviewed the application for consistency with the approved site plan (SP22-247). On March 20, 2025, the Technical Review Committee recommended that the final plat be forwarded to the City Commission, once all comments were satisfied, including those from the City Attorney and City Surveyor.

STAFF RECOMMENDATION:

Staff recommends that the City Commission approve the final plat, as presented.

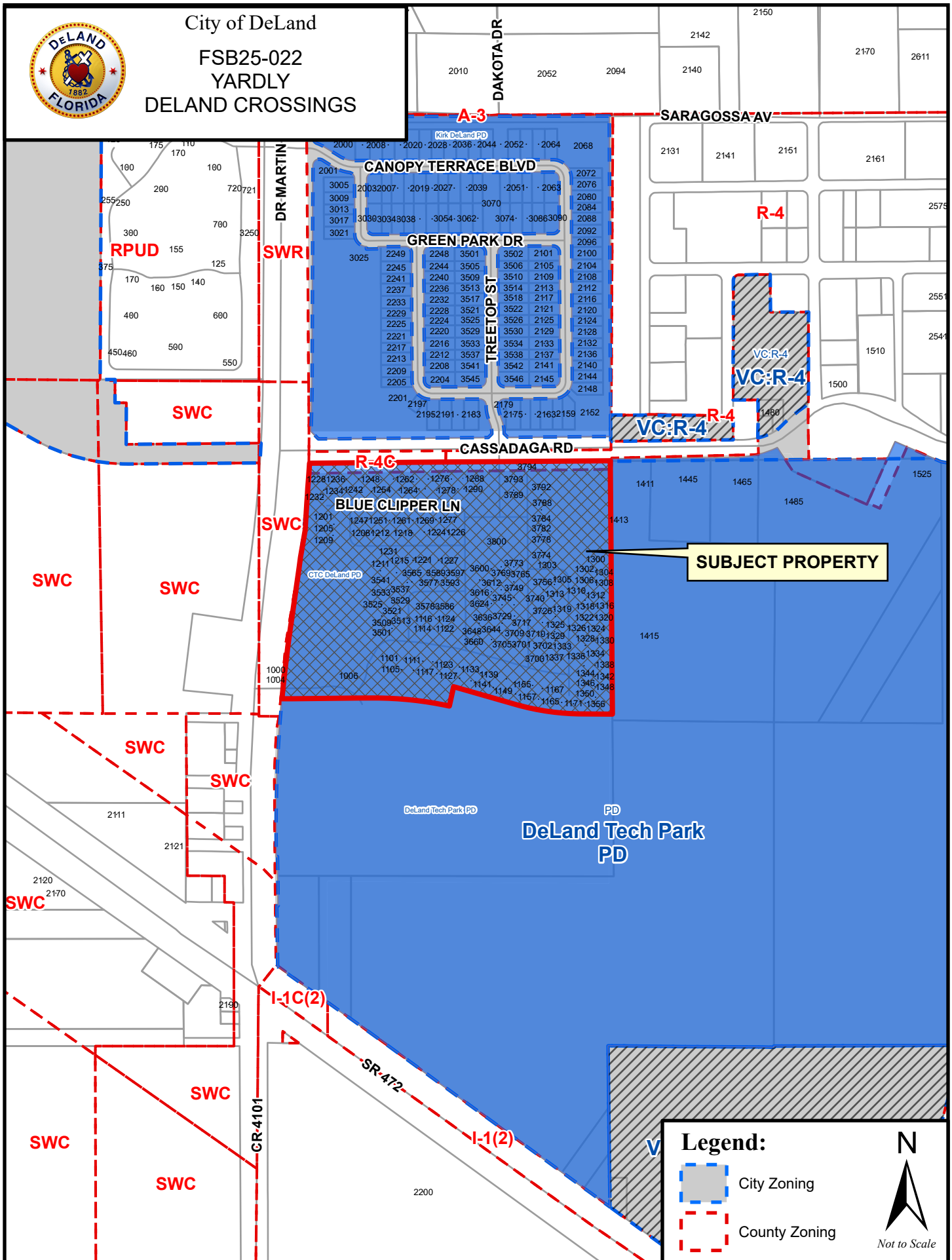


City of DeLand
FSB25-022
YARDLY
DELAND CROSSINGS





City of DeLand
FSB25-022
YARDLY
DELAND CROSSINGS



CITY OF DELAND
Request for Commission Action
March 2, 2026

SUBJECT: Approval of purchase contract 401 E. New Hampshire Avenue.

DEPARTMENT: Legal

PREPARED BY: Darren Elkind, City Attorney

ATTACHMENTS: PSA 401 E New Hampshire

APPROVED BY: Michael Pleus, City Manager, February 24, 2026

SUMMARY/HIGHLIGHT:

The City is able to purchase an additional property adjacent to the City's utility plant / public works campus and is seeking City Commission approval for the purchase in the amount of \$225,000.00.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

SUSTAINABILITY:

FISCAL IMPACT:

The purchase will cost \$225,000.00 together with typical due diligence (survey and environmental inspection) and closing costs. Funds are included in the Water & Sewer FY 25/26 budget for the purchase.

RECOMMENDATION:

Approve the attached purchase and sale agreement.

BACKGROUND/DISCUSSION:

The City has for the last several years been attempting to purchase properties adjacent to the City's utility plant / public works campus through voluntary sales. The plant is finishing a major upgrade and expansion of its water treatment facilities and the site will need more space in the future for growth. Given the state of the real estate market, the City is trying to prudently purchase properties in this location when the opportunities to purchase properties at reasonable prices come along. This will avoid the need to acquire property through the eminent domain process in the future. The purchase funds will come from the Utility enterprise fund.

Residential Contract For Sale And Purchase
THIS FORM HAS BEEN APPROVED BY
THE FLORIDA REALTORS AND THE FLORIDA BAR

142 East New York Avenue
 DeLand, FL 32724
 (386) 734-3020

PARTIES: Nora B. Romero and Denise Figueroa ("Seller"),
 and CITY OF DELAND ("Buyer"),

agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property (collectively "Property") pursuant to the terms and conditions of this Residential Contract For Sale And Purchase and any riders and addenda ("Contract"):

1. PROPERTY DESCRIPTION:

- (a) Street address, city, zip: 401 East New Hampshire Avenue, DeLand, Florida 32724
 (b) Located in: Volusia County, Florida. Property Tax ID #: 7021-01-00-0040
 (c) Real Property: The legal description is 21-17-30 Lots 4 thru 6 INC HARPERS SUB MB 9 PG 15 PER OR 3707 PG 2480 PER OR 5966 PG 0293 PER OR 6933 PG 4334 PER OR 7080 PG 2591 PER OR 7115 PG 0224 PER OR 7642 PG 4661 PER OR 766
 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or by other terms of this Contract.
 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase: range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), light fixture(s), drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), thermostat(s), doorbell(s), television wall mount(s) and television mounting hardware, security gate and other access devices, mailbox keys, and storm shutters/storm protection items and hardware ("Personal Property").
 Other Personal Property items included in this purchase are: _____

Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

- (e) The following items are excluded from the purchase: _____

PURCHASE PRICE AND CLOSING

2. PURCHASE PRICE (U.S. currency): \$ 225,000.00

- (a) Initial deposit to be held in escrow in the amount of **(checks subject to Collection)** \$ 5,000.00

The initial deposit made payable and delivered to "Escrow Agent" named below
(CHECK ONE): (i) ☐ accompanies offer or (ii) ☒ is to be made within 3 (if left blank, then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN OPTION (ii) SHALL BE DEEMED SELECTED.

Escrow Agent Name: First Choice Title ATTN: Missy Elkins

Address: 112 West Indiana Avenue, Suite 102, DeLand FL 32720

Phone: 386-878-2930

Email: _____

Fax: 386-878-2940

- (b) Additional deposit to be delivered to Escrow Agent within _____ (if left blank, then 10) days after Effective Date \$ _____

(All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

- (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8..... \$ _____

- (d) Other: \$ _____

- (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire transfer or other Collected funds (See STANDARD S) \$ 220,000.00

3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

- (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before February 11, 2026, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned to Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day the counter-offer is delivered.
 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or initialed and delivered this offer or final counter-offer ("Effective Date").

4. CLOSING; CLOSING DATE: The closing of this transaction shall occur when all funds required for closing are received by Closing Agent and Collected pursuant to STANDARD S and all closing documents required to be furnished by each party pursuant to this Contract are delivered ("Closing"). Unless modified by other provisions of

this Contract, the Closing shall occur on May 29, 2026 ("Closing Date"), at the time established by the Closing Agent.

5. EXTENSION OF CLOSING DATE:

- (a) In the event Closing funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements ("CFPB Requirements"), if Paragraph 8(b) is checked, Loan Approval has been obtained, and lender's underwriting is complete, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 7 days.
- (b) If an event constituting "Force Majeure" causes services essential for Closing to be unavailable, including the unavailability of utilities or issuance of hazard, wind, flood or homeowners' insurance, Closing Date shall be extended as provided in STANDARD G.

6. OCCUPANCY AND POSSESSION:

- (a) Unless Paragraph 6(b) is checked, Seller shall, at Closing, deliver occupancy and possession of the Property to Buyer free of tenants, occupants and future tenancies. Also, at Closing, Seller shall have removed all personal items and trash from the Property and shall deliver all keys, garage door openers, access devices and codes, as applicable, to Buyer. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to the Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall have accepted the Property in its existing condition as of time of taking occupancy (see Rider T PRE-CLOSING OCCUPANCY BY BUYER), except with respect to any items identified by Buyer pursuant to Paragraph 12, prior to taking occupancy, which require repair, replacement, treatment or remedy.
- (b) ☐ **CHECK IF PROPERTY IS SUBJECT TO LEASE(S) OR OCCUPANCY AFTER CLOSING.** If Property is subject to a lease(s) or any occupancy agreements (including seasonal and short-term vacation rentals) after Closing or is intended to be rented or occupied by third parties beyond Closing, the facts and terms thereof shall be disclosed in writing by Seller to Buyer and copies of the written lease(s) shall be delivered to Buyer, all within 5 days after Effective Date. If Buyer determines, in Buyer's sole discretion, that the lease(s) or terms of occupancy are not acceptable to Buyer, Buyer may terminate this Contract by delivery of written notice of such election to Seller within 5 days after receipt of the above items from Seller, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. Estoppel Letter(s) and Seller's affidavit shall be provided pursuant to STANDARD D, except that tenant Estoppel Letters shall not be required on seasonal or short-term vacation rentals. If Property is intended to be occupied by Seller after Closing, see Rider U POST-CLOSING OCCUPANCY BY SELLER.

- 7. ASSIGNABILITY: (CHECK ONE):** Buyer ☐ may assign and thereby be released from any further liability under this Contract; ☐ may assign but not be released from liability under this Contract; or ☐ may not assign this Contract. IF NO BOX IS CHECKED, THEN BUYER MAY NOT ASSIGN THIS CONTRACT.

FINANCING

8. FINANCING:

- ☒ (a) This is a cash transaction with no financing contingency.
- ☐ (b) This Contract is contingent upon, within _____ (if left blank, then 30) days after Effective Date ("Loan Approval Period"): (1) Buyer obtaining approval of a ☐ conventional ☐ FHA ☐ VA or ☐ other _____ (describe) mortgage loan for purchase of the Property for a (**CHECK ONE**): ☐ fixed, ☐ adjustable, ☐ fixed or adjustable rate in the Loan Amount (See Paragraph 2(c)), at an initial interest rate not to exceed _____ % (if left blank, then prevailing rate based upon Buyer's creditworthiness), and for a term of _____ (if left blank, then 30) years ("Financing"); and (2) Buyer's mortgage broker or lender having received an appraisal or alternative valuation of the Property satisfactory to lender, if either is required by lender, which is sufficient to meet the terms required for lender to provide Financing for Buyer and proceed to Closing ("Appraisal").

(i) Buyer shall make application for Financing within _____ (if left blank, then 5) days after Effective Date and use good faith and diligent effort to obtain approval of a loan meeting the Financing and Appraisal terms of Paragraph 8(b)(1) and (2), above, ("Loan Approval") within the Loan Approval Period and, thereafter, to close this Contract. Loan Approval which requires Buyer to sell other real property shall not be considered Loan Approval unless Rider V is attached.

Buyer's failure to use good faith and diligent effort to obtain Loan Approval during the Loan Approval Period shall be considered a default under the terms of this Contract. For purposes of this provision, "diligent effort" includes, but is not limited to, timely furnishing all documents and information required by Buyer's mortgage broker and lender and paying for Appraisal and other fees and charges in connection with Buyer's application for Financing.

(ii) Buyer shall, upon written request, keep Seller and Broker fully informed about the status of Buyer's mortgage loan application, loan processing, appraisal, and Loan Approval, including any Property related conditions

Buyer's Initials MP

Page 2 of 14

Seller's Initials DPK

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of Loan Approval. Buyer authorizes Buyer's mortgage broker, lender, and Closing Agent to disclose such status and progress and release preliminary and finally executed closing disclosures and settlement statements, as appropriate and allowed, to Seller and Broker.

(iii) If within the Loan Approval Period, Buyer obtains Loan Approval, Buyer shall notify Seller of same in writing prior to expiration of the Loan Approval Period; or, if Buyer is unable to obtain Loan Approval within the Loan Approval Period but Buyer is satisfied with Buyer's ability to obtain Loan Approval and proceed to Closing, Buyer shall deliver written notice to Seller confirming same, prior to the expiration of the Loan Approval Period.

(iv) If Buyer is unable to obtain Loan Approval within the Loan Approval Period, or cannot timely meet the terms of Loan Approval, all after the exercise of good faith and diligent effort, Buyer may terminate this Contract by delivering written notice of termination to Seller prior to expiration of the Loan Approval Period; whereupon, provided Buyer is not in default under the terms of this Contract, Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract.

(v) If Buyer fails to timely deliver any written notice provided for in Paragraph 8(b)(iii) or (iv), above, to Seller prior to expiration of the Loan Approval Period, then Buyer shall proceed forward with this Contract as though Paragraph 8(a), above, had been checked as of the Effective Date; provided, however, Seller may elect to terminate this Contract by delivering written notice of termination to Buyer within 3 days after expiration of the Loan Approval Period and, provided Buyer is not in default under the terms of this Contract, Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract.

(vi) If Buyer has timely provided either written notice provided for in Paragraph 8(b)(iii), above, and Buyer thereafter fails to close this Contract, the Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default or inability to satisfy other contingencies of this Contract; or (2) Property related conditions of the Loan Approval (specifically excluding the Appraisal valuation) have not been met unless such conditions are waived by other provisions of this Contract; in which event(s) the Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

☐ (c) Assumption of existing mortgage (see Rider D for terms).

☐ (d) Purchase money note and mortgage to Seller (see Rider C for terms).

CLOSING COSTS, FEES AND CHARGES

9. CLOSING COSTS; TITLE INSURANCE; SURVEY; HOME WARRANTY; SPECIAL ASSESSMENTS:

(a) COSTS TO BE PAID BY SELLER:

- Documentary stamp taxes and surtax on deed, if any
- Owner's Policy and Charges (if Paragraph 9(c)(i) is checked)
- Title search charges (if Paragraph 9(c)(iii) is checked)
- Municipal lien search (if Paragraph 9(c)(i) or (iii) is checked)
- Charges for FIRPTA withholding and reporting
- HOA/Condominium Association estoppel fees
- Recording and other fees needed to cure title
- Seller's attorneys' fees
- Seller's Closing Services
- Other: _____

Seller shall pay the following amounts/percentages of the Purchase Price for the following costs and expenses:

(i) up to \$ _____ or _____ % (1.5% if left blank) for General Repair Items ("General Repair Limit"); and

(ii) up to \$ _____ or _____ % (1.5% if left blank) for WDO treatment and repairs ("WDO Repair Limit"); and

(iii) up to \$ _____ or _____ % (1.5% if left blank) for costs associated with closing out open or expired building permits and obtaining required building permits for any existing improvement for which a permit was not obtained ("Permit Limit").

If, prior to Closing, Seller is unable to meet the Maintenance Requirement as required by Paragraph 11 or the repairs, replacements, treatments or permitting as required by Paragraph 12, then sums equal to 125% of estimated costs to complete the applicable item(s) (but not in excess of applicable General Repair, WDO Repair, and Permit Limits set forth above, if any) shall be escrowed at Closing. If actual costs of Maintenance Requirement or required repairs, replacements, treatment or permitting exceed applicable escrowed amounts, Seller shall pay such actual costs (but not in excess of applicable General Repair, WDO Repair, and Permit Limits set forth above). Any unused portion of escrowed amount(s) shall be returned to Seller.

[The remainder of this page is intentionally left blank.]

This Contract continues with Paragraph 9(b) on Page 4 of 14.]

Buyer's Initials

Page 3 of 14

Seller's Initials

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(b) **COSTS TO BE PAID BY BUYER:**

- Taxes and recording fees on notes and mortgages
- Recording fees for deed and financing statements
- Owner's Policy and Charges (if Paragraph 9(c)(ii) is checked)
- Survey (and elevation certification, if required)
- Lender's title policy and endorsements
- HOA/Condominium Association application/transfer fees
- Municipal lien search (if Paragraph 9(c)(ii) is checked)
- Other: _____
- Loan expenses
- Appraisal fees
- Buyer's Inspections
- Buyer's attorneys' fees
- All property related insurance
- Owner's Policy Premium (if Paragraph 9(c)(iii) is checked)
- Buyer's Closing Services

(c) **TITLE EVIDENCE AND INSURANCE:** At least 15 (if left blank, then 15, or if Paragraph 8(a) is checked, then 5) days prior to Closing Date ("Title Evidence Deadline"), a title insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see STANDARD A for terms) shall be obtained and delivered to Buyer. If Seller has an owner's policy of title insurance, or other evidence of title covering the Real Property, Seller shall furnish a copy to Buyer and Closing Agent within 5 days after Effective Date. The owner's title policy premium and title search (collectively, "Owner's Policy and Charges") shall be paid as set forth below. The title insurance premium charges for the owner's policy and any lender's policy will be calculated and allocated in accordance with Florida law, but may be reported differently on certain federally mandated closing disclosures and other closing documents. For purposes of this Contract "municipal lien search" means a search of records necessary for the owner's policy of title insurance to be issued without exception for unrecorded liens imposed pursuant to Chapters 153, 159 or 170, F.S., in favor of any governmental body, authority or agency.

"Closing Services" shall have the meaning ascribed to that term in Section 627.7711(1)(a), F.S.; each party shall bear their own Closing Services fees payable to Closing Agent or such other provider(s) as each party may select.

(CHECK ONE):

- ☐ (i) Seller shall designate Closing Agent and pay for Owner's Policy and Charges. Buyer shall pay premiums for any lender's title policy and endorsements; or
- ☒ (ii) Buyer shall designate Closing Agent and pay for Owner's Policy and Charges and premiums for any lender's title policy and endorsements; or
- ☐ (iii) **[MIAMI-DADE/BROWARD REGIONAL PROVISION]:** Buyer shall designate Closing Agent and pay for premiums for owner's title policy, any lender's title policy and endorsements, and any post-Closing continuation. Seller shall pay actual costs for: (A) a title search or continuation of title evidence acceptable to Buyer's title insurance underwriter, not to exceed \$_____ (if left blank, then \$200.00); (B) tax search; and (C) municipal lien search.

(d) **SURVEY:** At least 5 days prior to Closing Date, Buyer may, at Buyer's expense, have the Real Property surveyed and certified by a registered Florida surveyor ("Survey"). If Seller has a survey covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date.

(e) **HOME WARRANTY:** At Closing, ☐ Buyer ☐ Seller ☒ N/A shall pay for a home warranty plan issued by _____ at a cost not to exceed \$_____. A home warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in appliances in the event of breakdown due to normal wear and tear during the agreement's warranty period.

(f) **SPECIAL ASSESSMENTS:** At Closing, Seller shall pay: (i) the full amount of liens imposed by a public body ("public body" does not include a Condominium or Homeowner's Association) that are certified, confirmed and ratified before Closing; and (ii) the amount of the public body's most recent estimate or assessment for an improvement which is substantially complete as of Effective Date, but that has not resulted in a lien being imposed on the Property before Closing. Buyer shall pay all other assessments. If special assessments may be paid in installments **(CHECK ONE):**

☒ (a) Seller shall pay installments due prior to Closing and Buyer shall pay installments due after Closing. Installments prepaid or due for the year of Closing shall be prorated.

☐ (b) Seller shall pay, in full, prior to or at the time of Closing, any assessment(s) allowed by the public body to be prepaid. For any assessment(s) which the public body does not allow prepayment, OPTION (a) shall be deemed selected for such assessment(s).

IF NEITHER BOX IS CHECKED, THEN OPTION (a) SHALL BE DEEMED SELECTED.

This Paragraph 9(f) shall not apply to a special benefit tax lien imposed by a community development district (CDD) pursuant to Chapter 190, F.S., or special assessment(s) imposed by a special district pursuant to Chapter 189, F.S., which lien(s) or assessment(s) shall be prorated pursuant to STANDARD K.

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DISCLOSURES

10. DISCLOSURES:

- (a) **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.
- (b) **PERMITS DISCLOSURE:** Except as may have been disclosed by Seller to Buyer in a written disclosure, Seller does not know of any improvements made to the Property which were made without required permits or made pursuant to permits which have not been properly closed or otherwise disposed of pursuant to Section 553.79, F.S. If Seller identifies permits which have not been closed or improvements which were not permitted, then Seller shall promptly deliver to Buyer all plans, written documentation or other information in Seller's possession, knowledge, or control relating to improvements to the Property which are the subject of such open permits or unpermitted improvements.
- (c) **MOLD:** Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or desires additional information regarding mold, Buyer should contact an appropriate professional. See Rider I MOLD INSPECTION.
- (d) **FLOOD ZONE; ELEVATION CERTIFICATION:** Buyer is advised to verify by elevation certificate which flood zone the Property is in, whether flood insurance is required by Buyer's lender, and what restrictions apply to improving the Property and rebuilding in the event of casualty. If Property is in a "Special Flood Hazard Area" or "Coastal Barrier Resources Act" designated area or otherwise protected area identified by the U.S. Fish and Wildlife Service under the Coastal Barrier Resources Act and the lowest floor elevation for the building(s) and/or flood insurance rating purposes is below minimum flood elevation or is ineligible for flood insurance coverage through the National Flood Insurance Program or private flood insurance as defined in 42 U.S.C. §4012a, Buyer may terminate this Contract by delivering written notice to Seller within 30 (if left blank, then 20) days after Effective Date, and Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract, failing which Buyer accepts existing elevation of buildings and flood zone designation of Property.
- (e) **ENERGY BROCHURE:** Buyer acknowledges receipt of Florida Energy-Efficiency Rating Information Brochure required by Section 553.996, F.S.
- (f) **LEAD-BASED PAINT:** If Property includes pre-1978 residential housing, a lead-based paint disclosure is mandatory.
- (g) **HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE: BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE, IF APPLICABLE.**
- (h) **PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.**
- (i) **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Seller shall inform Buyer in writing if Seller is a "foreign person" as defined by the Foreign Investment in Real Property Tax Act ("FIRPTA"). Buyer and Seller shall comply with FIRPTA, which may require Seller to provide additional cash at Closing. If Seller is not a "foreign person", Seller can provide Buyer, at or prior to Closing, a certification of non-foreign status, under penalties of perjury, to inform Buyer and Closing Agent that no withholding is required. See STANDARD V for further information pertaining to FIRPTA. Buyer and Seller are advised to seek legal counsel and tax advice regarding their respective rights, obligations, reporting and withholding requirements pursuant to FIRPTA.
- (j) **SELLER DISCLOSURE:** Seller knows of no facts materially affecting the value of the Real Property which are not readily observable and which have not been disclosed to Buyer. Except as otherwise disclosed in writing Seller has received no written or verbal notice from any governmental entity or agency as to a currently uncorrected building, environmental or safety code violation.

PROPERTY MAINTENANCE, CONDITION, INSPECTIONS AND EXAMINATIONS

11. **PROPERTY MAINTENANCE:** Except for ordinary wear and tear and Casualty Loss, and those repairs, replacements or treatments required to be made by this Contract, Seller shall maintain the Property, including, but

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not limited to, lawn, shrubbery, and pool, in the condition existing as of Effective Date ("Maintenance Requirement"). See Paragraph 9(a) for escrow procedures, if applicable.

12. PROPERTY INSPECTION AND REPAIR:

(a) **INSPECTION PERIOD:** Buyer shall have 45 (if left blank, then 15) days after Effective Date ("Inspection Period"), within which Buyer may, at Buyer's expense, conduct "General", "WDO", and "Permit" Inspections as described below. If Buyer fails to timely deliver to Seller a written notice or report required by (b), (c), or (d) below, then, except for Seller's continuing Maintenance Requirement, Buyer shall have waived Seller's obligation(s) to repair, replace, treat or remedy the matters not inspected and timely reported. If this Contract does not close, Buyer shall repair all damage to Property resulting from Buyer's inspections, return Property to its pre-inspection condition and provide Seller with paid receipts for all work done on Property upon its completion.

(b) GENERAL PROPERTY INSPECTION AND REPAIR:

(i) **General Inspection:** Those items specified in Paragraph 12(b) (ii) below, which Seller is obligated to repair or replace ("General Repair Items") may be inspected ("General Inspection") by a person who specializes in and holds an occupational license (if required by law) to conduct home inspections or who holds a Florida license to repair and maintain the items inspected ("Professional Inspector"). Buyer shall, within the Inspection Period, inform Seller of any General Repair Items that are not in the condition required by (b)(ii) below by delivering to Seller a written notice and upon written request by Seller a copy of the portion of Professional Inspector's written report dealing with such items.

(ii) **Property Condition:** The following items shall be free of leaks, water damage or structural damage: ceiling, roof (including fascia and soffits), exterior and interior walls, doors, windows, and foundation. The above items together with pool, pool equipment, non-leased major appliances, heating, cooling, mechanical, electrical, security, sprinkler, septic, and plumbing systems and machinery, seawalls, dockage, watercraft lift(s) and related equipment, are, and shall be maintained until Closing, in "Working Condition" (defined below). Torn screens (including pool and patio screens), fogged windows, and missing roof tiles or shingles shall be repaired or replaced by Seller prior to Closing. Seller is not required to repair or replace "Cosmetic Conditions" (defined below), unless the Cosmetic Conditions resulted from a defect in an item Seller is obligated to repair or replace. "Working Condition" means operating in the manner in which the item was designed to operate. "Cosmetic Conditions" means aesthetic imperfections that do not affect Working Condition of the item, including, but not limited to: pitted marcite; tears, worn spots and discoloration of floor coverings, wallpapers, or window treatments; nail holes, scrapes, scratches, dents, chips or caulking in ceilings, walls, flooring, tile, fixtures, or mirrors; and minor cracks in walls, floor tiles, windows, driveways, sidewalks, pool decks, and garage and patio floors. Cracked roof tiles, curling or worn shingles, or limited roof life shall not be considered defects Seller must repair or replace, so long as there is no evidence of actual leaks, leakage or structural damage.

(iii) **General Property Repairs:** Seller is only obligated to make such general repairs as are necessary to bring items into the condition specified in Paragraph 12(b) (ii) above. Seller shall within 10 days after receipt of Buyer's written notice or General Inspection report, either have the reported repairs to General Repair Items completed at Seller's expense, or have repairs estimated by an appropriately licensed person and a copy delivered to Buyer, or have a second inspection made by a Professional Inspector and provide a copy of such report and estimates of repairs to Buyer. If Buyer's and Seller's inspection reports differ and the parties cannot resolve the differences, Buyer and Seller together shall choose, and equally split the cost of, a third Professional Inspector, whose written report shall be binding on the parties.

If cost to repair General Repair Items equals or is less than the General Repair Limit, Seller shall have repairs made in accordance with Paragraph 12(f). If cost to repair General Repair Items exceeds the General Repair Limit, then within 5 days after a party's receipt of the last estimate: (A) Seller may elect to pay the excess by delivering written notice to Buyer, or (B) Buyer may deliver written notice to Seller designating which repairs of General Repair Items Seller shall make (at a total cost to Seller not exceeding the General Repair Limit) and agreeing to accept the balance of General Repair Items in their "as is" condition, subject to Seller's continuing Maintenance Requirement. If neither party delivers such written notice to the other, then either party may terminate this Contract and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

(c) WOOD DESTROYING ORGANISM ("WDO") INSPECTION AND REPAIR:

(i) **WDO Inspection:** The Property may be inspected by a Florida-licensed pest control business ("WDO Inspector") to determine the existence of past or present WDO infestation and damage caused by infestation ("WDO Inspection"). Buyer shall, within the Inspection Period, deliver a copy of the WDO Inspector's written report to Seller if any evidence of WDO infestation or damage is found. "Wood Destroying Organism" ("WDO") means arthropod or plant life, including termites, powder-post beetles, oldhouse borers and wood-decaying fungi, that damages or infests seasoned wood in a structure, excluding fences.

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(ii) **WDO Repairs:** If Seller previously treated the Property for the type of WDO found by Buyer's WDO Inspection, Seller does not have to retreat the Property if there is no visible live infestation, and Seller, at Seller's cost, transfers to Buyer at Closing a current full treatment warranty for the type of WDO found. Seller shall within 10 days after receipt of Buyer's WDO Inspector's report, have reported WDO damage estimated by an appropriately licensed person, necessary corrective treatment, if any, estimated by a WDO Inspector, and a copy delivered to Buyer. Seller shall have treatments and repairs made in accordance with Paragraph 12(f) below up to the WDO Repair Limit. If cost to treat and repair the WDO infestations and damage to Property exceeds the WDO Repair Limit, then within 5 days after receipt of Seller's estimate, Buyer may deliver written notice to Seller agreeing to pay the excess, or designating which WDO repairs Seller shall make (at a total cost to Seller not exceeding the WDO Repair Limit), and accepting the balance of the Property in its "as is" condition with regard to WDO infestation and damage, subject to Seller's continuing Maintenance Requirement. If Buyer does not deliver such written notice to Seller, then either party may terminate this Contract by written notice to the other, and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

(d) **INSPECTION AND CLOSE-OUT OF BUILDING PERMITS:**

(i) **Permit Inspection:** Buyer may have an inspection and examination of records and documents made to determine whether there exist any open or expired building permits or unpermitted improvements to the Property ("Permit Inspection"). Buyer shall, within the Inspection Period, deliver written notice to Seller of the existence of any open or expired building permits or unpermitted improvements to the Property. If Buyer's inspection of the Property identifies permits which have not been properly closed or improvements which were not permitted, then Seller shall promptly deliver to Buyer all plans, written documentation or other information in Seller's possession, knowledge, or control relating to improvements to the Property which are the subject of such open permits or unpermitted improvements.

(ii) **Close-Out of Building Permits:** Seller shall, within 10 days after receipt of Buyer's Permit Inspection notice, have an estimate of costs to remedy Permit Inspection items prepared by an appropriately licensed person and a copy delivered to Buyer. No later than 5 days prior to Closing Date, Seller shall, up to the Permit Limit, have open and expired building permits identified by Buyer or known to Seller closed by the applicable governmental entity, and obtain and close any required building permits for improvements to the Property. Prior to Closing Date, Seller will provide Buyer with any written documentation that all open and expired building permits identified by Buyer or known to Seller have been closed out and that Seller has obtained and closed required building permits for improvements to the Property. If final permit inspections cannot be performed due to delays by the governmental entity, Closing Date shall be extended for up to 10 days to complete such final inspections, failing which, either party may terminate this Contract, and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

If cost to close open or expired building permits or to remedy any permit violation of any governmental entity exceeds Permit Limit, then within 5 days after a party's receipt of estimates of cost to remedy: (A) Seller may elect to pay the excess by delivering written notice to Buyer; or (B) Buyer may deliver written notice to Seller accepting the Property in its "as is" condition with regard to building permit status and agreeing to receive credit from Seller at Closing in the amount of Permit Limit. If neither party delivers such written notice to the other, then either party may terminate this Contract and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

(e) **WALK-THROUGH INSPECTION/RE-INSPECTION:** On the day prior to Closing Date, or on Closing Date prior to time of Closing, as specified by Buyer, Buyer or Buyer's representative may perform a walk-through (and follow-up walk-through, if necessary) inspection of the Property solely to confirm that all items of Personal Property are on the Property and to verify that Seller has maintained the Property as required by the Maintenance Requirement, has made repairs and replacements required by this Contract, and has met all other contractual obligations.

(f) **REPAIR STANDARDS; ASSIGNMENT OF REPAIR AND TREATMENT CONTRACTS AND WARRANTIES:** All repairs and replacements shall be completed in a good and workmanlike manner by an appropriately licensed person, in accordance with all requirements of law, and shall consist of materials or items of quality, value, capacity and performance comparable to, or better than, that existing as of the Effective Date. Except as provided in Paragraph 12(c)(ii), at Buyer's option and cost, Seller will, at Closing, assign all assignable repair, treatment and maintenance contracts and warranties to Buyer.

ESCROW AGENT AND BROKER

13. ESCROW AGENT: Any Closing Agent or Escrow Agent (collectively "Agent") receiving the Deposit, other funds and other items is authorized, and agrees by acceptance of them, to deposit them promptly, hold same in escrow within the State of Florida and, subject to Collection, disburse them in accordance with terms and conditions of this

Contract. Failure of funds to become Collected shall not excuse Buyer's performance. When conflicting demands for the Deposit are received, or Agent has a good faith doubt as to entitlement to the Deposit, Agent may take such actions permitted by this Paragraph 13, as Agent deems advisable. If in doubt as to Agent's duties or liabilities under this Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties agree to its disbursement or until a final judgment of a court of competent jurisdiction shall determine the rights of the parties, or Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. An attorney who represents a party and also acts as Agent may represent such party in such action. Upon notifying all parties concerned of such action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as amended and FREC rules to timely resolve escrow disputes through mediation, arbitration, interpleader or an escrow disbursement order.

In any proceeding between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in any proceeding where Agent interpleads the subject matter of the escrow, Agent shall recover reasonable attorney's fees and costs incurred, to be paid pursuant to court order out of the escrowed funds or equivalent. Agent shall not be liable to any party or person for mis-delivery of any escrowed items, unless such mis-delivery is due to Agent's willful breach of this Contract or Agent's gross negligence. This Paragraph 13 shall survive Closing or termination of this Contract.

- 14. PROFESSIONAL ADVICE; BROKER LIABILITY:** Broker advises Buyer and Seller to verify Property condition, square footage, and all other facts and representations made pursuant to this Contract and to consult appropriate professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction contemplated by this Contract. Broker represents to Buyer that Broker does not reside on the Property and that all representations (oral, written or otherwise) by Broker are based on Seller representations or public records. **BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE AND NOT ON THE REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) OF BROKER.** Buyer and Seller (individually, the "Indemnifying Party") each individually indemnifies, holds harmless, and releases Broker and Broker's officers, directors, agents and employees from all liability for loss or damage, including all costs and expenses, and reasonable attorney's fees at all levels, suffered or incurred by Broker and Broker's officers, directors, agents and employees in connection with or arising from claims, demands or causes of action instituted by Buyer or Seller based on: (i) inaccuracy of information provided by the Indemnifying Party or from public records; (ii) Indemnifying Party's misstatement(s) or failure to perform contractual obligations; (iii) Broker's performance, at Indemnifying Party's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor for, or on behalf of, Indemnifying Party; (iv) products or services provided by any such vendor for, or on behalf of, Indemnifying Party; and (v) expenses incurred by any such vendor. Buyer and Seller each assumes full responsibility for selecting and compensating their respective vendors and paying their other costs under this Contract whether or not this transaction closes. This Paragraph 14 will not relieve Broker of statutory obligations under Chapter 475, F.S., as amended. For purposes of this Paragraph 14, Broker will be treated as a party to this Contract. This Paragraph 14 shall survive Closing or termination of this Contract.

DEFAULT AND DISPUTE RESOLUTION

15. DEFAULT:

- (a) **BUYER DEFAULT:** If Buyer fails, neglects or refuses to perform Buyer's obligations under this Contract, including payment of the Deposit, within the time(s) specified, Seller may elect to recover and retain the Deposit for the account of Seller as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon Buyer and Seller shall be relieved from all further obligations under this Contract, or Seller, at Seller's option, may, pursuant to Paragraph 16, proceed in equity to enforce Seller's rights under this Contract.
- (b) **SELLER DEFAULT:** If for any reason other than failure of Seller to make Seller's title marketable after reasonable diligent effort, Seller fails, neglects or refuses to perform Seller's obligations under this Contract, Buyer may elect to receive return of Buyer's Deposit without thereby waiving any action for damages resulting from Seller's breach, and, pursuant to Paragraph 16, may seek to recover such damages or seek specific performance.

This Paragraph 15 shall survive Closing or termination of this Contract.

- 16. DISPUTE RESOLUTION:** Unresolved controversies, claims and other matters in question between Buyer and Seller arising out of, or relating to, this Contract or its breach, enforcement or interpretation ("Dispute") will be settled as follows:

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- (a) Buyer and Seller will have 10 days after the date conflicting demands for the Deposit are made to attempt to resolve such Dispute, failing which, Buyer and Seller shall submit such Dispute to mediation under Paragraph 16(b).
- (b) Buyer and Seller shall attempt to settle Disputes in an amicable manner through mediation pursuant to Florida Rules for Certified and Court-Appointed Mediators and Chapter 44, F.S., as amended (the "Mediation Rules"). The mediator must be certified or must have experience in the real estate industry. Injunctive relief may be sought without first complying with this Paragraph 16(b). Disputes not settled pursuant to this Paragraph 16 may be resolved by instituting action in the appropriate court having jurisdiction of the matter. This Paragraph 16 shall survive Closing or termination of this Contract.

17. ATTORNEY'S FEES; COSTS: The parties will split equally any mediation fee incurred in any mediation permitted by this Contract, and each party will pay their own costs, expenses and fees, including attorney's fees, incurred in conducting the mediation. In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS")

18. STANDARDS:

A. TITLE:

(i) **TITLE EVIDENCE; RESTRICTIONS; EASEMENTS; LIMITATIONS:** Within the time period provided in Paragraph 9(c), the Title Commitment, with legible copies of instruments listed as exceptions attached thereto, shall be issued and delivered to Buyer. The Title Commitment shall set forth those matters to be discharged by Seller at or before Closing and shall provide that, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the Purchase Price, shall be issued to Buyer insuring Buyer's marketable title to the Real Property, subject only to the following matters: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines); (e) taxes for year of Closing and subsequent years; and (f) assumed mortgages and purchase money mortgages, if any (if additional items, attach addendum); provided, that, unless waived by Paragraph 12 (a), there exists at Closing no violation of the foregoing and none prevent use of the Property for **RESIDENTIAL PURPOSES**. If there exists at Closing any violation of items identified in (b) - (f) above, then the same shall be deemed a title defect. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law.

(ii) **TITLE EXAMINATION:** Buyer shall have 5 days after receipt of Title Commitment to examine it and notify Seller in writing specifying defect(s), if any, that render title unmarketable. If Seller provides Title Commitment and it is delivered to Buyer less than 5 days prior to Closing Date, Buyer may extend Closing for up to 5 days after date of receipt to examine same in accordance with this STANDARD A. Seller shall have 30 days ("Cure Period") after receipt of Buyer's notice to take reasonable diligent efforts to remove defects. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted title as it then is. If Seller cures defects within Cure Period, Seller will deliver written notice to Buyer (with proof of cure acceptable to Buyer and Buyer's attorney) and the parties will close this Contract on Closing Date (or if Closing Date has passed, within 10 days after Buyer's receipt of Seller's notice). If Seller is unable to cure defects within Cure Period, then Buyer may, within 5 days after expiration of Cure Period, deliver written notice to Seller: (a) extending Cure Period for a specified period not to exceed 120 days within which Seller shall continue to use reasonable diligent effort to remove or cure the defects ("Extended Cure Period"); or (b) electing to accept title with existing defects and close this Contract on Closing Date (or if Closing Date has passed, within the earlier of 10 days after end of Extended Cure Period or Buyer's receipt of Seller's notice), or (c) electing to terminate this Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. If after reasonable diligent effort, Seller is unable to timely cure defects, and Buyer does not waive the defects, this Contract shall terminate, and Buyer shall receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

B. SURVEY: If Survey discloses encroachments on the Real Property or that improvements located thereon encroach on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable governmental regulations described in STANDARD A (i)(a), (b) or (d) above, Buyer shall deliver written notice of such matters, together with a copy of Survey, to Seller within 5 days after Buyer's receipt of Survey, but no later than Closing. If Buyer timely delivers such notice and Survey to Seller, such matters identified in the notice and Survey shall constitute a title defect, subject to cure obligations of STANDARD A above. If Seller has delivered a

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prior survey, Seller shall, at Buyer's request, execute an affidavit of "no change" to the Real Property since the preparation of such prior survey, to the extent the affirmations therein are true and correct.

C. INGRESS AND EGRESS: Seller represents that there is ingress and egress to the Real Property and title to the Real Property is insurable in accordance with STANDARD A without exception for lack of legal right of access.

D. LEASE INFORMATION: Seller shall, at least 10 days prior to Closing, furnish to Buyer estoppel letters from tenant(s)/occupant(s) specifying nature and duration of occupancy, rental rates, advanced rent and security deposits paid by tenant(s) or occupant(s) ("Estoppel Letter(s)"). If Seller is unable to obtain such Estoppel Letter(s) the same information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit, and Buyer may thereafter contact tenant(s) or occupant(s) to confirm such information. If Estoppel Letter(s) or Seller's affidavit, if any, differ materially from Seller's representations and lease(s) provided pursuant to Paragraph 6, or if tenant(s)/occupant(s) fail or refuse to confirm Seller's affidavit, Buyer may deliver written notice to Seller within 5 days after receipt of such information, but no later than 5 days prior to Closing Date, terminating this Contract and receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. Seller shall, at Closing, deliver and assign all leases to Buyer who shall assume Seller's obligations thereunder.

E. LIENS: Seller shall furnish to Buyer at Closing an affidavit attesting (i) to the absence of any financing statement, claims of lien or potential lienors known to Seller and (ii) that there have been no improvements or repairs to the Real Property for 90 days immediately preceding Closing Date. If the Real Property has been improved or repaired within that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors, subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth names of all such general contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at Closing.

F. TIME: Time is of the essence in this Contract. Calendar days, based on where the Property is located, shall be used in computing time periods. Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, national legal public holiday (as defined in 5 U.S.C. Sec. 6103(a)), or a day on which a national legal public holiday is observed because it fell on a Saturday or Sunday, shall extend to the next calendar day which is not a Saturday, Sunday, national legal public holiday, or a day on which a national legal public holiday is observed.

G. FORCE MAJEURE: Buyer or Seller shall not be required to exercise or perform any right or obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the right or obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by a Force Majeure event. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fires, or other acts of God, unusual transportation delays, wars, insurrections, civil unrest, or acts of terrorism, governmental actions and mandates, government shut downs, epidemics, or pandemics, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. The Force Majeure event will be deemed to have begun on the first day the effect of the Force Majeure prevents performance, non-performance, or the availability of services, insurance or required approvals essential to Closing. All time periods affected by the Force Majeure event, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure event no longer prevents performance under this Contract; provided, however, if such Force Majeure event continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.

H. CONVEYANCE: Seller shall convey marketable title to the Real Property by statutory warranty, trustee's, personal representative's, or guardian's deed, as appropriate to the status of Seller, subject only to matters described in STANDARD A and those accepted by Buyer. Personal Property shall, at request of Buyer, be transferred by absolute bill of sale with warranty of title, subject only to such matters as may be provided for in this Contract.

I. CLOSING LOCATION; DOCUMENTS; AND PROCEDURE:

(i) **LOCATION:** Closing will be conducted by the attorney or other closing agent ("Closing Agent") designated by the party paying for the owner's policy of title insurance and will take place in the county where the Real Property is located at the office of the Closing Agent, or at such other location agreed to by the parties. If there is no title insurance, Seller will designate Closing Agent. Closing may be conducted by mail, overnight courier, or electronic means.

(ii) **CLOSING DOCUMENTS:** Seller shall, at or prior to Closing, execute and deliver, as applicable, deed, bill of sale, certificate(s) of title or other documents necessary to transfer title to the Property, construction lien affidavit(s), owner's possession and no lien affidavit(s), and assignment(s) of leases. Seller shall provide Buyer with paid

Buyer's Initials

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Seller's Initials

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receipts for all work done on the Property pursuant to this Contract. Buyer shall furnish and pay for, as applicable, the survey, flood elevation certification, and documents required by Buyer's lender.

(iii) **FinCEN GTO REPORTING OBLIGATION.** If Closing Agent is required to comply with a U.S. Treasury Department's Financial Crimes Enforcement Network ("FinCEN") Geographic Targeting Order ("GTO"), then Buyer shall provide Closing Agent with essential information and documentation related to Buyer and its Beneficial Owners, including photo identification, and related to the transaction contemplated by this Contract which are required to complete mandatory reporting including the Currency Transaction Report; and Buyer consents to Closing Agent's collection and report of said information to IRS.

(iv) **PROCEDURE:** The deed shall be recorded upon Collection of all closing funds. If the Title Commitment provides insurance against adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow closing procedure required by STANDARD J shall be waived, and Closing Agent shall, **subject to Collection of all closing funds**, disburse at Closing the brokerage fees to Broker and the net sale proceeds to Seller.

J. ESCROW CLOSING PROCEDURE: If Title Commitment issued pursuant to Paragraph 9(c) does not provide for insurance against adverse matters as permitted under Section 627.7841, F.S., as amended, the following escrow and closing procedures shall apply: (1) all Closing proceeds shall be held in escrow by the Closing Agent for a period of not more than 10 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 10 day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect; (3) if Seller fails to timely cure the defect, the Deposit and all Closing funds paid by Buyer shall, within 5 days after written demand by Buyer, be refunded to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and re-convey the Property to Seller by special warranty deed and bill of sale; and (4) if Buyer fails to make timely demand for refund of the Deposit, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale.

K. PRORATIONS; CREDITS: The following recurring items will be made current (if applicable) and prorated as of the day prior to Closing Date, or date of occupancy if occupancy occurs before Closing Date: real estate taxes (including special benefit tax assessments imposed by a CDD pursuant to Chapter 190, F.S., and assessments imposed by special district(s) pursuant to Chapter 189, F.S.), interest, bonds, association fees, insurance, rents and other expenses of Property. Buyer shall have option of taking over existing policies of insurance, if assumable, in which event premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required by prorations to be made through day prior to Closing. Advance rent and security deposits, if any, will be credited to Buyer. Escrow deposits held by Seller's mortgagee will be paid to Seller. Taxes shall be prorated based on current year's tax. If Closing occurs on a date when current year's millage is not fixed but current year's assessment is available, taxes will be prorated based upon such assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on prior year's tax. If there are completed improvements on the Real Property by January 1st of year of Closing, which improvements were not in existence on January 1st of prior year, then taxes shall be prorated based upon prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request shall be made to the County Property Appraiser for an informal assessment taking into account available exemptions. In all cases, due allowance shall be made for the maximum allowable discounts and applicable homestead and other exemptions. A tax proration based on an estimate shall, at either party's request, be readjusted upon receipt of current year's tax bill. This STANDARD K shall survive Closing.

L. ACCESS TO PROPERTY TO CONDUCT APPRAISALS, INSPECTIONS, AND WALK-THROUGH: Seller shall, upon reasonable notice, provide utilities service and access to Property for appraisals and inspections, including a walk-through (or follow-up walk-through if necessary) prior to Closing.

M. RISK OF LOSS: If, after Effective Date, but before Closing, Property is damaged by fire or other casualty ("Casualty Loss") and cost of restoration (which shall include cost of pruning or removing damaged trees) does not exceed 1.5% of Purchase Price, cost of restoration shall be an obligation of Seller and Closing shall proceed pursuant to terms of this Contract. If restoration is not completed as of Closing, a sum equal to 125% of estimated cost to complete restoration (not to exceed 1.5% of Purchase Price) will be escrowed at Closing. If actual cost of restoration exceeds escrowed amount, Seller shall pay such actual costs (but, not in excess of 1.5% of Purchase Price). Any unused portion of escrowed amount shall be returned to Seller. If cost of restoration exceeds 1.5% of Purchase Price, Buyer shall elect to either take Property "as is" together with the 1.5%, or receive a refund of the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. Seller's sole obligation with respect to tree damage by casualty or other natural occurrence shall be cost of pruning or removal.

N. 1031 EXCHANGE: If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with Closing or deferred) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate in all reasonable respects to effectuate the Exchange, including execution of documents; provided, however,

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Seller's Initials 

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cooperating party shall incur no liability or expense related to the Exchange, and Closing shall not be contingent upon, nor extended or delayed by, such Exchange.

O. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; DELIVERY; COPIES; CONTRACT EXECUTION: Neither this Contract nor any notice of it shall be recorded in any public or official records. This Contract shall be binding on, and inure to the benefit of, the parties and their respective heirs or successors in interest. Whenever the context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to the attorney or broker (including such broker's real estate licensee) representing any party shall be as effective as if given by or to that party. All notices must be in writing and may only be made by mail, facsimile transmission, personal delivery or email. A facsimile or electronic copy of this Contract and any signatures hereon shall be considered for all purposes as an original. This Contract may be executed by use of electronic signatures, as determined by Florida's Electronic Signature Act and other applicable laws.

P. INTEGRATION; MODIFICATION: This Contract contains the full and complete understanding and agreement of Buyer and Seller with respect to the transaction contemplated by this Contract and no prior agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon Buyer or Seller unless in writing and executed by the parties intended to be bound by it.

Q. WAIVER: Failure of Buyer or Seller to insist on compliance with, or strict performance of, any provision of this Contract, or to take advantage of any right under this Contract, shall not constitute a waiver of other provisions or rights.

R. RIDERS; ADDENDA; TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Riders, addenda, and typewritten or handwritten provisions shall control all printed provisions of this Contract in conflict with them.

S. COLLECTION or COLLECTED: "Collection" or "Collected" means any checks tendered or received, including Deposits, have become actually and finally collected and deposited in the account of Escrow Agent or Closing Agent. Closing and disbursement of funds and delivery of closing documents may be delayed by Closing Agent until such amounts have been Collected in Closing Agent's accounts.

T. RESERVED.

U. APPLICABLE LAW AND VENUE: This Contract shall be construed in accordance with the laws of the State of Florida and venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in the county where the Real Property is located.

V. FIRPTA TAX WITHHOLDING: If a seller of U.S. real property is a "foreign person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code ("Code") requires the buyer of the real property to withhold up to 15% of the amount realized by the seller on the transfer and remit the withheld amount to the Internal Revenue Service (IRS) unless an exemption to the required withholding applies or the seller has obtained a Withholding Certificate from the IRS authorizing a reduced amount of withholding.

(i) No withholding is required under Section 1445 of the Code if the Seller is not a "foreign person". Seller can provide proof of non-foreign status to Buyer by delivery of written certification signed under penalties of perjury, stating that Seller is not a foreign person and containing Seller's name, U.S. taxpayer identification number and home address (or office address, in the case of an entity), as provided for in 26 CFR 1.1445-2(b). Otherwise, Buyer shall withhold the applicable percentage of the amount realized by Seller on the transfer and timely remit said funds to the IRS.

(ii) If Seller is a foreign person and has received a Withholding Certificate from the IRS which provides for reduced or eliminated withholding in this transaction and provides same to Buyer by Closing, then Buyer shall withhold the reduced sum required, if any, and timely remit said funds to the IRS.

(iii) If prior to Closing Seller has submitted a completed application to the IRS for a Withholding Certificate and has provided to Buyer the notice required by 26 CFR 1.1445-1(c) (2)(i)(B) but no Withholding Certificate has been received as of Closing, Buyer shall, at Closing, withhold the applicable percentage of the amount realized by Seller on the transfer and, at Buyer's option, either (a) timely remit the withheld funds to the IRS or (b) place the funds in escrow, at Seller's expense, with an escrow agent selected by Buyer and pursuant to terms negotiated by the parties, to be subsequently disbursed in accordance with the Withholding Certificate issued by the IRS or remitted directly to the IRS if the Seller's application is rejected or upon terms set forth in the escrow agreement.

(iv) In the event the net proceeds due Seller are not sufficient to meet the withholding requirement(s) in this transaction, Seller shall deliver to Buyer, at Closing, the additional Collected funds necessary to satisfy the applicable requirement and thereafter Buyer shall timely remit said funds to the IRS or escrow the funds for disbursement in accordance with the final determination of the IRS, as applicable.

(v) Upon remitting funds to the IRS pursuant to this STANDARD, Buyer shall provide Seller copies of IRS Forms 8288 and 8288-A, as filed.

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ADDENDA AND ADDITIONAL TERMS

19. ADDENDA: The following additional terms are included in the attached addenda or riders and incorporated into this Contract **(Check if applicable):**

- | | | |
|--|--|---|
| ☐ A. Condominium Rider | ☐ O. Insulation Disclosure | ☐ AA. Licensee Property Interest |
| ☐ B. Homeowners' Assn. | ☐ P. Lead Paint Disclosure (Pre-1978) | ☐ BB. Binding Arbitration |
| ☐ C. Seller Financing | ☐ Q. Housing for Older Persons | ☐ CC. Miami-Dade County
Special Taxing District
Disclosure |
| ☐ D. Mortgage Assumption | ☐ R. Rezoning | ☐ DD. Seasonal/Vacation Rentals |
| ☐ E. FHA/VA Financing | ☐ S. Lease Purchase/ Lease Option | ☐ EE. PACE Disclosure |
| ☐ F. Appraisal Contingency | ☐ T. Pre-Closing Occupancy | ☐ FF. Credit Related to Buyers
Broker Compensation |
| ☐ G. Short Sale | ☐ U. Post-Closing Occupancy | ☐ GG. Sellers Agreement with
Respect to Buyers Broker
Compensation |
| ☐ H. Homeowners'/Flood Ins | ☐ V. Sale of Buyer's Property | ☐ Other: _____ |
| ☐ I. Mold Inspection | ☐ W. Back-up Contract | _____ |
| ☐ J. Interest-Bearing Acct. | ☐ X. Kick-out Clause | _____ |
| ☐ K. "As Is" | ☐ Y. Seller's Attorney Approval | |
| ☐ L. Right to Inspect/ Cancel | ☐ Z. Buyer's Attorney Approval | |
| ☐ M. Defective Drywall | | |
| ☐ N. Coastal Construction
Control Line | | |

20. ADDITIONAL TERMS: _____
Buyer agrees to pay all closing costs with the exception of prorated taxes and any assessments or other liens.

SIGNATURE BY THE CITY IS CONTINGENT UPON APPROVAL OF THE CITY COMMISSION.

COUNTER-OFFER

☐ Seller counters Buyer's offer.

695 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE**
 696 **OF AN ATTORNEY PRIOR TO SIGNING.**

697 **THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR.**

698 *Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the terms*
 699 *and conditions in this Contract should be accepted by the parties in a particular transaction. Terms and conditions*
 700 *should be negotiated based upon the respective interests, objectives and bargaining positions of all interested persons.*

701 **AN ASTERISK (*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO**
 702 **BE COMPLETED.**

703 **ATTENTION: SELLER AND BUYER**

704 **CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023
 705 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers
 706 who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian
 707 Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the
 708 Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property**
 709 **in violation of the Act.**

710 **At time of purchase, Buyer must provide a signed affidavit which complies with the requirements of the Act.**
 711 **Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.**

712 Buyer: *Theresa P. P...*

Date: *2/10/24*

713 Buyer: _____

Date: _____

714 Seller: *Denise Figueroa*

Date: *2-9-26*

715 Seller: *Nora B. Romero*

Date: *2-9-26*

716 Buyer's address for purposes of notice
 717 *City of DeLand c/o Darren J. Elkind, Esq.*
 718 *142 East New York Avenue*
 719 *DeLand, Florida 32724*

Seller's address for purposes of notice
Nora B. Romero *Denise Figueroa*
3200 Quail Drive *2307 Lake Helen Osteen Rd*
Deltona, Florida 32738 *Deltona, Florida 32738*

720 **BROKER:** Listing and Cooperating Brokers, if any, named below (collectively, "Broker"), are the only Brokers entitled
 721 to compensation in connection with this Contract. Instruction to Closing Agent: Seller and Buyer direct Closing Agent to
 722 disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties
 723 and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the
 724 escrowed funds. This Contract shall not modify any offer of compensation made by Seller or Listing Broker to
 725 Cooperating Brokers.

726 *None*
 727 **Cooperating Sales Associate, if any**

None
Listing Sales Associate

728 _____
 729 **Cooperating Broker, if any**

Listing Broker

CITY OF DELAND
Request for Commission Action
March 2, 2026

SUBJECT: Approval of Minutes from the regular meeting of the City Commission held on Monday, February 16, 2026.

DEPARTMENT: City Clerk

PREPARED BY:

ATTACHMENTS: Minutes regular meeting for 021626

APPROVED BY: Michael Pleus, City Manager, February 24, 2026

SUMMARY/HIGHLIGHT:

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

SUSTAINABILITY:

FISCAL IMPACT:

RECOMMENDATION:

BACKGROUND/DISCUSSION:

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, FEBRUARY 16, 2026, AT 7:00 P.M.
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor Cloudman at 7:06 p.m.

Mayor Cloudman requested that anyone present who wished to address the City Commission on an item appearing on the agenda, or with regard to an item not on the agenda, please fill out a Speaker's Card and give it to the City Clerk. He explained the public has a right to speak with regard to an item not on the agenda, or any item on which the City Commission is to take action.

INVOCATION:

Sr. Chaplain Mike Carroll, Volusia County Sheriff's Office, gave the Invocation.

PLEDGE OF ALLEGIANCE: Mayor Cloudman led the Pledge of Allegiance

ROLL CALL

Commissioner Richard Paiva	Present
Vice Mayor Jessica Davis	Present
Commissioner Dan Reed	Present
Commissioner Kevin Reid	Present
Mayor Chris Cloudman	Present

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Dale Arrington, Interim City Clerk-Auditor; Jonathan Jacob, Document Imaging Specialist; Michael Grebosz, Assistant City Manager; Adam Kisthardt, Deputy Chief; Todd Allen, Fire Chief; Jeremy Wiggins, Human Resources Director; Dan Stauffer, Finance Director; Rick Werbiskis, Community Development Director; Jim Ailes, Deputy Public Service/Utilities Director; Ray Bahrami, City Engineer; Rick Hall, Parks and Recreation Director; Ray Underwood, Public Works Director; Carol Kuhn, Planning Director; Sarah Lux, Community Information Manager; Kendall Story, Senior Planner; Emily Kunkel, Planner II;

Jefferson Borden, Stormwater/Streets Superintendent II; Laurie Windham, Community Information Specialist; Kieu Moses, Risk/Safety/Events Manager; Richard Lovett, Code Enforcement Manager; Erin Carello, Administrative Assistant III; Alberto Cirelli, I.T. Director; John Eiff, Airport Manager; members of the public and press.

PRESENTATIONS

1. Resolution No. 2026-07, Honoring the Retirement of Julie A. Hennessy.

Mayor Cloudman invited entire commission to present the resolution to Julie Hennessy honoring her retirement. Mayor Cloudman read the resolution. Vice Mayor Davis made a motion to approve Resolution No. 2026-07. Kevin Reid seconded the motion, which carried by a unanimous vote, 5-0.

Member of FACC (Florida Association of City Clerks) read a speech on Ms. Hennessy's accomplishments and presented her with resolution 2696 from the FACC.

Ms. Hennessy briefly spoke and expressed it was her honor to have served the City and citizens of DeLand.

2. Proclamation for the House Next Door 50th Anniversary.

Vice Mayor Jessica Davis read the proclamation. Commissioner Kevin Reid presented the proclamation to members and board of the House Next Door.

3. Proclamation for Encephalitis Awareness Day.

Richard Paiva read the Proclamation, which will be provided to the recipient at a later time.

4. Presentation re Volunteer of the Year Awards and Certificates.

Courtney Edgecomb, President and CEO of Community Foundation and United Way of Volusia/Flagler Counties and Stephanie Garcia-Mullins Executive Director of Mainstreet DeLand Association; who are committee members for Volunteer of the Year, announced the nominees and winners, and presented recipients with certificates.

Nominees: Tarayn Nix, Nicole Morgan-Mewhorter, Matthew Maniscalco, Lori Smith, Joseph Hearn, Jaclyn Carrell, Derion Johnson, Becky Adesso, Allen Nix, and Abby Marion.

Under 40 Volunteer of the Year winner: Derion Johnson

Volunteer of the Year: Becky Adesso

The entire Commission personally thanked every Volunteer for the work they do.

CONSENT AGENDA

1. Resolution 2026-09 Approving Revised Building Permit Fee Schedule.

Resolution Approving Revised Building Permit Fees.

2. Resolution 2026-10 re Surplus Equipment.

Resolution declaring equipment surplus and authorizing its disposal as set forth therein.

3. Consideration re Ground Lease Agreement between MT Propeller USA, Inc. and the City of DeLand Located, at 1540 Old NDB Road.

Approval of the “Ground Lease Agreement” agreement between Albrecht Investments and the City of DeLand and authorization of the Mayor Commissioner to execute the “Ground Lease” agreement.

4. Consideration re Timmons Group Agreement for Professional Services, Geographic Information System (GIS) Utility Network Migration Phase 2, Change Order # 1.

Approve Change Order No. 1 to Timmons Group Professional Services, in the amount of \$18,165.00 for deployment of ArcGIS Enterprise 11.5 to City new servers as part of Utility Network Migration Phase 2 project.

5. Consideration re Task Authorization to Mead & Hunt to Update the Utilities Wastewater/ Reclaim Plan.

Approve a task authorization to Mead & Hunt to update the Utilities Wastewater/ Reclaim Plan.

6. Consideration re Change Order No. 2 to the East Regional Force Main (Part A) Project.

Approve Change Order No. 2 in the amount of \$177,339. 38.

7. Consideration re Change Order No. 1 Reconciliation to the FY 2024 Water Main Improvements Project.

Approve Change Order No. 1 correction in the amount of \$15,502. 00.

Commissioner Richard Paiva made a motion to approve consent agenda items 1-7.
Commissioner Dan Reed seconded the motion, which carried unanimously, 5-0.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Gretchen Lind spoke on concerns of property conditions and illegal activity at Super Save convenience store at 223 E Voorhis Ave. Mayor Cloudman said staff would get more information and get back in touch.

Rosemarie Latham spoke on behalf of the Northwest Volusia Democratic Club. She explained club activities and goals of attending meetings and informing on the right to vote.

Kevin Copan, business owner next to Super Save, shared his concerns about illegal activity and conditions of 223 E Voorhis Ave. A daycare is adjacent to the building which causes him an additional concern.

Randy Williams, a homeless man, said a prayer and expressed appreciation for the community that has helped him.

OLD BUSINESS

1. Second Reading of Ordinance No. 2026-05 Amending Chapter 7 - Building and Housing Codes of the Code of Ordinances.

Mr. Elkind read Ordinance No. 2026-05 by title only.

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING CHAPTER 7 “BUILDING AND HOUSING CODES” OF THE CODE OF ORDINANCES OF THE CITY OF DELAND BY AMENDING SECTION 7-2 “LOCAL SUPPLEMENT TO THE FLORIDA BUILDING CODE”, SUBSECTION 105.3.2 “TIME LIMITATION OF APPLICATION” AND PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

There was no presentation or any comments from the public.

The public hearing was closed.

Commissioner Richard Paiva moved to approve Ordinance No. 2026-05 on second reading. Commissioner Dan Reed seconded the motion, carried by a unanimous vote of 5-0.

Commissioner Paiva	YES
Vice Mayor Davis	YES
Commissioner Dan Reed	YES
Commissioner Kevin Reid	YES
Mayor Cloudman	YES

NEW BUSINESS

1. Discussion Re: Short Term Rentals

Carol Kuhn, Planning Director, presented information on Short Term Rentals (STRs) in DeLand. She explained that because they are not allowed in any zoning district, they are currently prohibited. Code Enforcement has issued 48 notices of violation. There are an estimated 160 STRs currently in DeLand. Ms. Kuhn displayed a chart indicating most cities and the county currently prohibit short term rentals with a few exceptions. Ms. Kuhn presented options to the Commission whether to allow and regulate, or to continue to ban them.

Mayor Cloudman clarified that the Commission has never banned them but current rules do not allow them.

Darren Elkind, City Attorney, clarified the City can't ban them under the current law; but that STRs are prohibited only because they were previously not allowed before a 2011 statute.

Mayor Cloudman opened discussion to the commission and multiple speakers.

Vice Mayor Davis expressed concerns about the potential impact on hotels from short term rentals.

Commissioner Paiva requested information on other cities' rules and regulations that allow short term rentals. He also wanted information about the rates and requirements of the various business platforms related to STRs as they relate to STR owners and operators.

Mayor Cloudman opened up discussion for the public.

Christie Jarrell addressed the commission and stated she is an owner of an STR who also lives on the property. She has had almost no issues with her STR and takes better care of it than most long-term rentals.

Georgia Turner of the West Volusia Tourism Advertising Authority expressed her support for STRs and the revenue they bring the community. She advised of the economic impact that STRs provide and offered her help in any way she can.

Gene Perkins has operated short term rentals commercially in the Garden District for more than 2 years. He stated he follow all laws, strict standards, monitoring and has a 5-star rating. He is concerned STRs may be shut down even though his STRs are not much different than a Bed and Breakfast, which are currently allowed.

Robert “Bob” Levings is in favor of short-term rentals as he enjoys running one and maintaining it with 5-star rating. He enjoys using STRs and their uniqueness when he travels.

Kaley Macomber, owner of an STR that was her former home, explained the unique uses her property provides that can’t be matched at a hotel.

Peggy Smith explained the rating system importance, and the cleanliness and cameras needed to run her STR successfully. She further explained the economic importance to the community and the benefits that hotels can’t provide.

Ken Goldberg stated he supports STRs and provided national and international statistics on the large number of STRs available and the revenue they provide.

In response to a question, Darren Elkind advised that he would research the rental platform issue for more accurate answers as to owner/operator requirements.

Commissioner Dan Reed enjoyed staying in STRs and feels there is a place for them, but has concerns about impact on housing affordability due to increased profitability of STR’s and their impact on long term housing if STR’s are predominate in neighborhoods.

Commissioner Kevin Reid had similar concerns regarding neighborhoods if neighbors are more transient in nature due to STRs. He also looks to see what type of regulations should be enacted as not every owner/operator may be as meticulous as the STR owners speaking this evening.

Commissioner Dan Reed questioned whether current STR operators could be “grand-fathered” in before a new ordinance or new zoning changes are made to allow STRs. Darren Elkind responded with No to both questions and explained the law.

Vice Mayor Davis advised that she uses both STRs and hotels depending on the situation and both are important to DeLand. She further advised she would like more information to discuss potential rules, regulations and all aspects of STRs.

Commissioner Paiva expressed concerns if the City allowed STRs, they would increase in the community and might not be as responsible as the ones that spoke tonight that are currently in operation. He would like more information before making a decision and would like to establish a low tolerance for violations and swift action for any violations that may occur.

Mayor Cloudman expressed the consensus of the Commission is to hear more information and data on STRs.

Rick Werbiskis stated that they have guidance from the Commission to further review and answer more questions at a later time on the topic of STRs. While any vote on issue is delayed there will be a grace period past June before any enforcement is taken. Vice Mayor Davis expressed agreement on the delay until more guidance is brought to Commission.

Michael Pleus recommended more discussion before any ordinance is drafted and presented to the Commission.

Commissioner Paiva would like a strong public notice made to DeLand residents so they are aware the Commission is considering allowing STRs.

2. Consideration re Scott Price Appeal.

Discussion regarding the Mac McBride mural at 102 ½ W. Rich Avenue.

Kieu Moses updated the Commission on the Mac McBride mural appeal by Scott Price from Sept. 2025. The mural displays a Thin Blue Line Flag that is the point of contention. Mr. Price would like to leave it the same.

Mayor Cloudman advised the Mural Committee made a decision for a replacement of the American flag while Mr. Price would like to leave the Thin Blue Line Flag as is. The piece of art is up for view and shows Mac McBride downtown with Thin Blue Line Flag next to him.

Darren Elkind advised how having Thin Blue Line Flag may be considered a political statement to some people compared to an American Flag.

Mr. Price explained history of this issue related to the artwork which has been there for three years with no issues.

In response to a question from Mayor Cloudman, Mr. Price responded "Absolutely" twice; indicating he would sign the needed easement if he were allowed to keep the Thin Blue Line Flag depiction.

Commissioner Paiva advised that he didn't notice the flag initially and that he is "on the fence" with the issue.

Commissioner Kevin Reid tended to agree with multiple Committees' decision that decided to proceed with the mural painting with an American Flag.

Kieu Moses stated that the Historic Preservation Board, the Mural Art Board, and a separate committee that worked up a draft, all recommended the American Flag.

Commissioner Kevin Reid stated any of the Committees' decisions must remain apolitical on similar issues and he respected those Committee's decision.

Commissioner Dan Reed indicated it should be painted as is; based on it is a Police flag and Mac McBride was a Police officer.

Vice-Mayor Davis was happy the mural was much improved visually. She researched the issue seeing both the positive and negatives of the current flag. She advised the mural should be mostly about McBrides' picture and that she would support the committee's decision to have the American Flag.

Commissioner Dan Reed asked if there was any consideration on removing the flag completely. Kieu Moses stated that she had suggested that but Mr. Price wanted to keep elements from original mural including the Thin Blue Line Flag, bench and Mac McBride in uniform.

Mayor Cloudman outlined the Commissions' viewpoint, with Commissioner Paiva on the fence. Commissioner Paiva asked Mr. Price if he would be ok with the American Flag.

After further discussion Mr. Price stated he agrees to the American flag. Mr. Price advised he will sign the easement and have the mural painted on his building with the American Flag.

3. Report with Recommendations for Ordinance Revision and Proposed New Ordinance for Bicycles or Other Wheeled Devices on Streets and Sidewalks

Lieutenant Stacy spoke on bicycle and particularly e-bike ordinance changes based on statistics previously provided to the Commission. He recommends creating an ordinance for those under 18 to require wearing a helmet while operating an e-bike.

Commissioner Kevin Reid asked if micro-mobility devices like scooters and segway devices would be included in ordinance. Lieutenant Stacy stated they are focusing on the 3 levels of e-bikes due to potential for high speeds for the helmet ordinance.

Vice Mayor Davis expressed her concerns regarding the dangers with these devices and the need to make things safer for young people.

Commissioner Paiva expressed his belief that helmets on micro-mobility devices are needed. He also thinks the ordinance should name all the devices under micro-mobility to avoid confusion.

Lieutenant Stacy proposed adding a micro-mobility devices ban on downtown streets and sidewalks to the current ordinance for downtown wheeled devices. He also explained that the other change to the ordinance would be establishing a monetary fine, rather than arrest on a first offense, for a bit more discretion.

Darren Elkind recommended bringing these changes to the ordinance to the commission. He also recommends a separate ordinance regarding helmet requirement for ages 18 and under, as it's a separate issue to the current ordinance.

CITY MANAGERS REPORT

Michael Pleus reminded the Commission that Strategic Planning is scheduled for February 28th at 8:30 am. Commissioner Dan Reed is unable to attend. Michael Pleus will meet with him to discuss what is in the Strategic Planning materials and obtain his thoughts.

CITY ATTORNEY REPORT

Darren Elkind had nothing to report.

CITY CLERK REPORT

Dale Arrington had nothing to report.

CITY COMMISSION REPORTS

Commissioner Paiva had nothing to Report.

Vice Mayor Davis advised that she represented the City at the Hulley Tower Day of Celebration. There was a book vending machine donated to Starke Elementary that students can get a free book by inserting a token.

Commissioner Kevin Reid commented he heard how great Vice Mayor Davis did at the Hulley Tower Day of Celebration. He is happy Starke elementary got a book vending machine. Commissioner Kevin Reid would like the Commission to issue a letter of opposition for the potential truck stop/travel center at Interstate I4 and SR 44. If the Commission could come together, he believes it would hold more weight.

Commissioner Dan Reed commented he enjoyed the 29th annual Dog Parade on the Saturday the 14th.

Mayor Cloudman thanked everyone for their patience and input tonight.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:56 p.m.

RESPECTFULLY SUBMITTED:

Dale Arrington
Interim City Clerk – Auditor

APPROVED ON:

Date

CITY OF DELAND
Request for Commission Action
March 2, 2026

SUBJECT: Consideration re two Appointments to the Downtown Community Redevelopment Agency (CRA).

DEPARTMENT: City Clerk

PREPARED BY: Dale Arrington, Interim City Clerk

ATTACHMENTS: 3_2_26 Downtown CRA Applicant List, Ella Ran's Board Resignation Email, DT CRA Map, DOWNTOWN CRA MEMBERS, RCA Policy RESO. 91-47, RCA Board Policy Guidelines, Need for CRA, Anderson, Jonathan, Bass, Taylor, Bowman, Michael, Cabrera, Jose, Culbertson, Michael, Davis, Shameka, De La Vega, Manny, Graf, Jonathan, Harper, Amy, Hollmann, Mark, Hylton, Mourice, Joyce, Matthew, Lennon, Daniel, Littler, Brandi, Lorenzo, Edwin, Macomber, Kaley, Martinez, Fernando, Melendez, Roberto, Moreau, Zachary, Naidoo, Serusha, Nemchik, Amanda, Pereyra, Luis, Rohde, Haley, Sharpe, Scott, Shepherd, Jeffrey, Tobias, Elias, Wakefield, Logan, Ward, Tomas, Whitman, Marc

APPROVED BY: Michael Pleus, City Manager, February 24, 2026

SUMMARY/HIGHLIGHT:

Seat 6 (formerly held by Ella Ran) on the Downtown Community Redevelopment Agency is vacant for a partial term due to her resignation, which will run until December 1, 2026. Terms are typically four (4) years. Seat 7 is also vacant, as Mr. Bill Budzinski's term expired on December 1, 2025. Having completed two full terms, Mr. Budzinski is stepping down to allow a new member to apply for the position. This seat will be filled for the remainder of the four (4)-year term expiring December 1, 2029.

To be eligible, candidates must either be City residents, or be engaged in business within the Downtown Redevelopment District. This includes owning a business, practicing a profession, performing a service for compensation, or serving as an officer or director of a corporation or other business entity operating within the district.

Twenty eight applications have been received. Staff has checked to see if the applicants met the requirements and this is shown on the attached table.

The following applications have been received:

APPLICANTS NAME	RESIDENT	BUSINESS ENGAGEMENT
Anderson, Jonathan	N	N
Bass, Taylor	Y	Y
Bowman, Michael	Y	N
Cabrera, Jose	Y	N
Culbertson, Michael	Y	N

Davis, Shameka	Y	N
De La Vega, Manny	Y	Y
Graf, Jonathan	N	Y
Harper, Amy	N	N
Hollmann, Mark	N	Y
Hylton, Mourice	Y	N
Joyce, Matthew	Y	Y
Lennon, Daniel	Y	N
Little, Brandi	Y	Y
Lorenzo, Edwin	Y	N
Macomber, Kaley	N	Y
Martinez, Fernando	N	N
Melendez, Roberto	N	N
Moreau, Zachary	Y	N
Naidoo, Serusha	?	N
Nemchik, Amanda	Y	N
Pereyra, Luis	Y	N
Rohde, Haley	Y	N
Sharpe, Scott	Y	N
Shepherd, Jeffrey	Y	Y
Tobias, Elias	N	Y
Wakefield, Logan	Y	N
Ward, Tomas	Y	N
Whitman, Marc	Y	N

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

It is recommended that the City Commission review the applications and make an appoint/reappointment to Seat 6 on the Downtown CRA, for a partial term to expire December 1, 2026 and an appointment to Seat 7 for a partial term to expire on December 1, 2029.

BACKGROUND/DISCUSSION:

N/A

3/2/26 Downtown CRA Board Applicants

	APPLICANTS NAME	RESIDENT	BUSINESS ENGAGEMENT
1	Anderson, Jonathan	N	N
2	Bass, Taylor	Y	Y
3	Bowman, Michael	Y	N
4	Cabrera, Jose	Y	N
5	Culbertson, Michael	Y	N
6	Davis, Shameka	Y	N
7	De La Vega, Manny	Y	Y
8	Graf, Jonathan	N	Y
9	Harper, Amy	N	N
10	Hollmann, Mark	N	Y
11	Hylton, Mourice	Y	N
12	Joyce, Matthew	Y	Y
13	Lennon, Daniel	Y	N
14	Littler, Brandi	Y	Y
15	Lorenzo, Edwin	Y	N
16	Macomber, Kaley	N	Y
17	Martinez, Fernando	N	N
18	Melendez, Roberto	N	N
19	Moreau, Zachary	Y	N
20	Naidoo, Serusha	?	N
21	Nemchik, Amanda	Y	N
22	Pereyra, Luis	Y	N
23	Rohde, Haley	Y	N
24	Sharpe, Scott	Y	N
25	Shepherd, Jeffrey	Y	Y
26	Tobias, Elias	N	Y
27	Wakefield, Logan	Y	N
28	Ward, Tomas	Y	N
29	Whitman, Marc	Y	N

Julie Hennessy

From: Julia Hewitt
Sent: Monday, December 1, 2025 10:39 AM
To: Ella Ran
Cc: Julie Hennessy; Mike Grebosz
Subject: RE. CRA Public Notice

Thank you, Ella — I totally understand. We truly appreciate your time and dedication to the City of DeLand



Julia Hewitt

Deputy City Clerk, CMC.

120 S Florida Ave. DeLand, FL 32720
(386) 626-7132
Hewittj@deland.org
www.deland.org



From: Ella Ran <ella.j.ran@gmail.com>
Sent: Monday, December 1, 2025 10:36 AM
To: Julia Hewitt <Hewittj@deland.org>
Subject: Re: CRA Public Notice

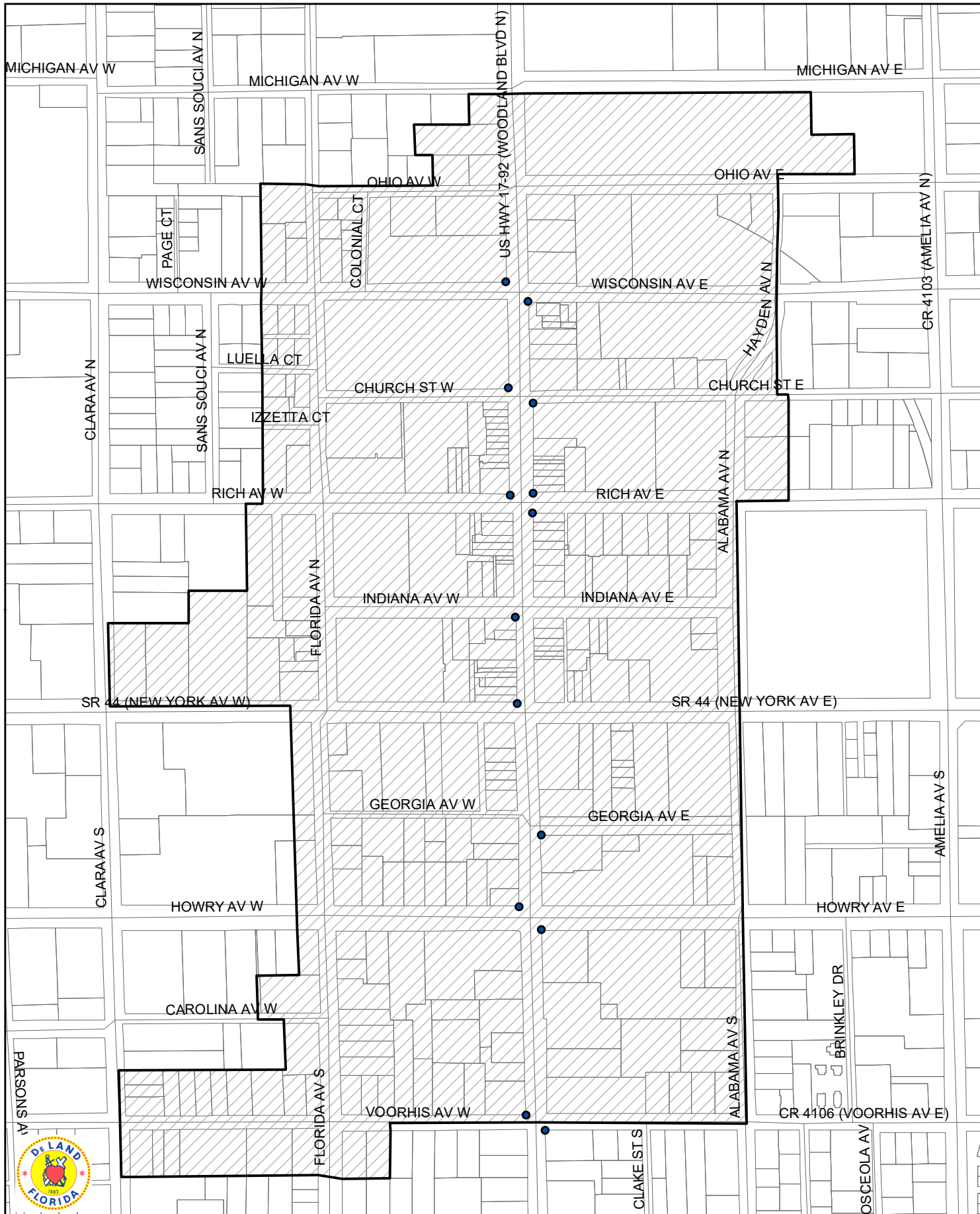
Hi Julia,

I won't be able to make it today. I believe it's time to open up my CRA seat to someone who can be consistently available Monday evenings (which I've not been able to do). My apologies, as I've really enjoyed being able to serve my community in this way.



Ella Ran

Studio Manager & Certified Iyengar Yoga Teacher
Yoga Shed DeLand
(386) 943 9180



Sources: Volusia County GIS
 City of DeLand Planning Dept.
 This map is a graphic representation and is not intended
 to be used for any engineering or surveying purposes.
 The City of DeLand is not liable for any decisions made
 on the basis of this map or on the information contained
 within the map.

February 26, 2020

Downtown CRA Limits

City of DeLand

Legend	
	Downtown CRA
	Parcel Lines
	Sign Pole Location



COMMUNITY REDEVELOPMENT AGENCY

Revised 03-06-26

7 Members; 4-year Terms

SEAT NO.	MEMBER	ZIP CODE	TELEPHONE	APPOINTED	TERM EXPIRES
1.	Christopher Cloudman	32724	255-7558 (O) 734-5731 (H)	11-15-22	11-00-2026
2.	Richard Paiva 897 North Garfield	32724	235-3344 (C)	11-19-24	11-00-2028
3.	Jessica Davis 1305 Bramley Lane	32724	675-5071 (C)	11-03-14	11-00-2026
4.	Dan Reed 1275 S Boston Ave	32724	822-7500 (O) 624-1086 (H)	11-15-22	11-00-2028
5.	Kevin Reid 1532 Covered Bridge Dr.	32724	473-3411 (H) 734-9441 (O)	11-20-18	11-00-2026
6.	Ella Ran 112 S. Woodland Blvd. ella.j.ran@gmail.com	32720	386-490-5023 321-323-9138	01-22-19	12-01-2026
7.	Bill Budzinski 1014 Sage Hollow Ct. 129 No. Woodland Blvd. Elusivegrape@cfl.rr.com	32720 32720	717-4652 (H) 785-2467 (O)	03-06-17 08-02-21	12-01-2025

Four Year Terms. Seven Members; must be a resident of, or be engaged in business within the Downtown Redevelopment District, i.e. own a business, practice a profession, perform a service for compensation or serve as an officer or director of a corporation or other business entity engaged in business within the Downtown Redevelopment District.

INTENT: To direct the rehabilitation, conservation, and/or redevelopment of the area as necessary for the public health, safety, morals or welfare of the residents of the City of DeLand.

[NOTE: 2009 - Terms adjusted to comport with new terms for City Commission (even-numbered years)].

RESOLUTION 91-47

A RESOLUTION OF THE CITY OF DELAND, FLORIDA, INCREASING THE NUMBER OF MEMBERS TO SIT ON THE COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission created the Community Redevelopment Agency by Resolution No. 84-13 on April 2, 1984; and

WHEREAS, Resolution No. 84-13 provided that the Community Redevelopment Agency be composed of the five City Commissioners; and

WHEREAS, F.S. §163.357(c) allows for the appointment of two additional persons to act as members of the Community Redevelopment Agency; and

WHEREAS, the City Commission has determined that it would be in the best interests of the citizens of DeLand to expand the membership of the Community Redevelopment Agency to include the five City Commissioners plus two additional persons;

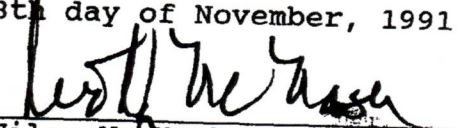
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF DELAND, FLORIDA:

Section 1. The membership of the Community Redevelopment Agency is hereby expanded from five to seven members, to include the five City Commissioners plus two additional persons who shall be appointed by the City Commission. The two additional members shall either be City residents or be engaged in business within the Downtown Redevelopment District, i.e., own a business, practice a profession, perform a service for compensation or serve as an officer or director of a corporation or other business entity engaged in business within the Downtown Redevelopment District.

Section 2. Pursuant to F.S. §163.357(c), the term for Seat 6 on the Community Redevelopment Agency shall expire on December 1, 1993, and every four (4) years thereafter. The term for Seat 7 on the Community Redevelopment Agency shall expire on December 1, 1995, and every four years thereafter.

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

PASSED AND DULY ADOPTED this 18th day of November, 1991.


Wiley M. Nash
Mayor - Commissioner

ATTEST:


Viola H. Ballentine
City Clerk - Auditor



RESOLUTION NO. 84-13

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA CREATING A COMMUNITY REDEVELOPMENT AGENCY AND DESIGNATING THE DELAND CITY COMMISSION AS THE MEMBERS OF THE DELAND COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING WHEN THIS RESOLUTION SHALL TAKE EFFECT.

WHEREAS, the City Commission of the City of DeLand on the 6th day of February, 1984 adopted Resolution No. 84-3 finding that there is one or more slum or blighted areas within the City of DeLand and that the rehabilitation, conservation or redevelopment thereof is in the best interests of the public health, safety, morals, and welfare of the residents of the City of DeLand; and

WHEREAS, the City Commission of the City of DeLand has designated an area as appropriate for a community redevelopment project; and

WHEREAS, the City Commission of the City of DeLand, on the 19th day of March, 1984, adopted Resolution No. 84-10 finding a need for a community redevelopment agency.

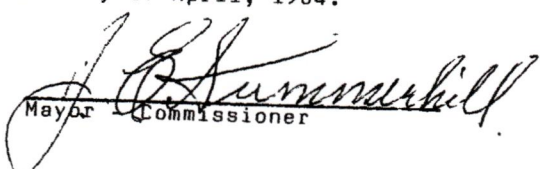
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA, AS FOLLOWS:

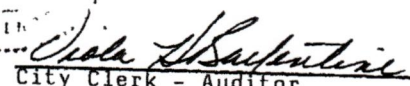
Section 1. The City Commission hereby creates a Community Redevelopment Agency, a public agency created by Florida Statutes 163 Part III as amended by Chapter 83-29 and 83-231, Laws of Florida.

Section 2. The City Commission hereby appoints the DeLand City Commission as the members of the Community redevelopment Agency. Qualification of membership shall be governed by Florida Statute 163.357 (1983).

Section 3. This resolution shall take effect immediately upon adoption.

PASSED and ADOPTED this 2nd day of April, 1984.


Mayor - Commissioner


ATTEST:

City Clerk - Auditor

RESOLUTION NO. 84-10

A RESOLUTION OF THE CITY OF DELAND, FLORIDA FINDING AND DETERMINING THAT THERE IS A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING WHEN THIS RESOLUTION SHALL TAKE EFFECT.

WHEREAS, the City Commission of the City of DeLand, Florida has adopted Resolution No. 84-3 which found and determined that there was one or more slum or blight areas within the City limits; and

WHEREAS, the City Commission of the City of DeLand, Florida found and determined that it is in the best interest of the public health, safety, morals and welfare of the residents for the rehabilitation, conservation and redevelopment of those areas; and

WHEREAS, the City Commission of the City of DeLand, Florida has previously found that there was an area within the City limits of the City of DeLand, Florida that was appropriate for a community redevelopment project; and

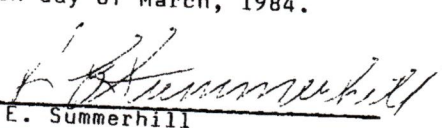
WHEREAS, the City Commission of the City of DeLand, Florida hereby finds and determines that there is a need for a community redevelopment agency.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA, AS FOLLOWS:

Section 1. The City Commission of the City of DeLand, Florida hereby finds and determines that there is a need within the City limits of the City of DeLand, Florida for a community redevelopment agency to exercise such powers as may hereinafter be authorized.

Section 2. That this Resolution shall take effect immediately upon its adoption by the City Commission of the City of DeLand, Florida.

PASSED and ADOPTED, this 19th day of March, 1984.


J. E. Summerhill
Mayor - Commissioner

ATTEST:


Viola H. Ballentine
City Clerk - Auditor

Board Policy guidelines

RESOLUTION 90-52

A RESOLUTION OF THE CITY OF DELAND, FLORIDA CONCERNING CITY BOARDS AND COMMITTEES; REPEALING RESOLUTION NOS. 87-14 AND 88-58; SETTING FORTH THE POLICY OF THE CITY REGARDING RESIDENCY, TERMS OF OFFICE AND THE MONTH OF EXPIRATION FOR EACH BOARD, RECRUITMENT, ATTENDANCE AND ABSENTEEISM, AND THE APPOINTMENT PROCESS FOR CITY BOARDS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF DELAND, FLORIDA:

Section 1. Resolution No. 87-14 is hereby repealed in its entirety.

Section 2. Resolution No. 88-58 is hereby repealed in its entirety.

Section 3. The City hereby adopts the following policy with regard to City Boards:

RESIDENCY

Residency shall be defined as individuals physically domiciled within the corporate boundaries of the City of DeLand.

Where non-city residents are included on a board, these individuals must be physically domiciled within the Greater DeLand area as defined by Chapter 73-441, Special Acts of Florida, or own property within the corporate limits of the City of DeLand. Only the Code Appeals Board, Economic Development Committee and Housing Authority Board will include non-city residents. In any case, city residents shall make up a majority of the membership on all City boards.

Each member of the Code Enforcement Board, the Board of Adjustment and the Planning Board shall reside within the corporate limits of the City.

The Library Board shall consist of nine members; five appointed by the County and four appointed by the City. After initial appointments expire, only city residents shall be eligible to serve as City appointees on the Library Board.

TERMS OF OFFICE

The Commission will attempt to give all interested citizens an opportunity to serve on a city board or committee when terms expire. Therefore, an individual may serve only two consecutive full terms on the board to which he is appointed. Once a member has completed his second consecutive full term, he will not be eligible for reappointment to that board unless there are no other qualified applicants as defined in the Code of Ordinances. An individual must wait a minimum of one year before reapplying for membership on that board or any other board.

At the expiration of the term assigned to any seat, the appointee in that seat shall continue to serve until the appointment of his or her successor; however, this shall not affect the expiration date of the successor's term. The expiration date of the successor's term shall be determined by measuring the term of office for that seat from the usual expiration date of the predecessor's term for that seat.

When a position becomes vacant before the end of the term, the City Commission shall appoint a substitute member to fill the vacancy for the duration of the vacated term. Any person appointed to fill an unexpired term will be eligible for reappointment for two consecutive full terms in addition to the remainder of the unexpired term.

The day and month of expiration for each board shall be as follows:

Code Appeals Board	October 1
Board of Adjustment	October 1
Planning Board	November 1
DeLand Housing Authority Board	November 1
Code Enforcement Board	December 1
Economic Development Committee	December 1

RECRUITMENT

The City Clerk shall:

1. Encourage applications from all interested citizens for appointment to city boards and

committees. Vacancies shall be made known to the public in a manner deemed appropriate by the City Clerk;

2. Respond to inquiries regarding applications by sending information kits to the people making those inquiries;
3. Initiate a training or orientation program for new and/or existing appointees to city boards and committees in order that they might be better acquainted with their duties and with changes in applicable laws, ordinances, rules and regulations; and
4. Conduct an annual appreciation day for the purposes of recognizing the citizens who are leaving service on a board or committee.

ATTENDANCE AND ABSENTEEISM

Any excessive absences shall be reported by the board secretary to the City Clerk who shall report such situation to the Commission. An individual who misses three consecutive, regularly scheduled meetings of a board without good cause shall be deemed to have resigned from that board and is not eligible for reappointment to that or any other board for at least one year. In that event, the City Clerk shall notify the individual that his position will be declared vacant by the Commission at the next regularly scheduled Commission meeting unless the individual demonstrates good cause for having been absent. In addition, the Commission may terminate the appointment of any board member for cause including, but not limited to, excessive absences and conflicts of interest, upon giving notice and an opportunity to be heard. The Commission shall take any and all actions it deems appropriate in its sole discretion.

APPOINTMENT PROCESS

The City Clerk's office shall submit the applications of all eligible candidates for city boards or committees to the City Commission for their review and appointment. The Commission may review applications, interview candidates and appoint members as it deems appropriate.

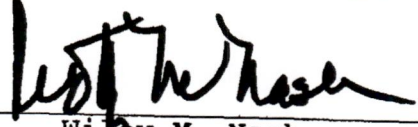
An individual may serve on only one board at a time. However, the Commission may, from time to time, create ad hoc committees whose membership may include representatives of codified boards in addition to other citizens appointed by the Commission. The Commission may determine residency requirements for each ad hoc committee so created.

Section 4. The City Clerk shall provide copies of this Resolution to the chairman and staff liaison for each board or committee for presentation to that board or committee.

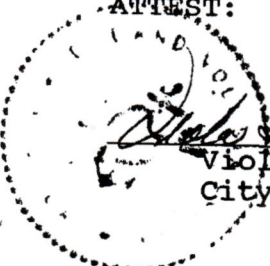
Section 5. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Resolution.

Section 6. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 19th day of November, 1990.


Wiley M. Nash
Mayor - Commissioner

ATTEST:



Viola H. Ballentine
City Clerk - Auditor

RESOLUTION NO. 84-10

A RESOLUTION OF THE CITY OF DELAND, FLORIDA FINDING AND DETERMINING THAT THERE IS A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING WHEN THIS RESOLUTION SHALL TAKE EFFECT.

WHEREAS, the City Commission of the City of DeLand, Florida has adopted Resolution No. 84-3 which found and determined that there was one or more slum or blight areas within the City limits; and

WHEREAS, the City Commission of the City of DeLand, Florida found and determined that it is in the best interest of the public health, safety, morals and welfare of the residents for the rehabilitation, conservation and redevelopment of those areas; and

WHEREAS, the City Commission of the City of DeLand, Florida has previously found that there was an area within the City limits of the City of DeLand, Florida that was appropriate for a community redevelopment project; and

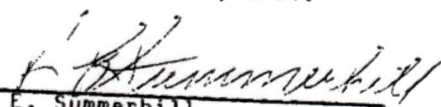
WHEREAS, the City Commission of the City of DeLand, Florida hereby finds and determines that there is a need for a community redevelopment agency.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA, AS FOLLOWS:

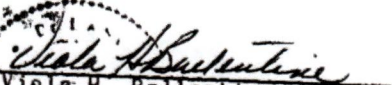
Section 1. The City Commission of the City of DeLand, Florida hereby finds and determines that there is a need within the City limits of the City of DeLand, Florida for a community redevelopment agency to exercise such powers as may hereinafter be authorized.

Section 2. That this Resolution shall take effect immediately upon its adoption by the City Commission of the City of DeLand, Florida.

PASSED and ADOPTED, this 19th day of March, 1984.


J. E. Summerhill
Mayor - Commissioner

ATTEST:


Viola H. Ballentine
City Clerk - Auditor

View History Report

Audit Trail

Show detailed result

Application **Submitted** by Jonathan Anderson <janderson020791@gmail.com>

Are you a City of DeLand resident?

Yes

How long have you lived in the DeLand area?

Roughly 18 years On and off since I was 5

Are you engaged in business within the Downtown Redevelopment District?

No

Are you currently serving on a City Board?

No

Have you ever served on a City Board?

No

Are you currently serving on any advisory board for any other governmental agency?

No

Please describe your community involvement:

I'm ashamed to say not much. I am going to change this to set an example for our 18 month old son. I have seen Deland grow through the decades, and I'm looking for a way to get more involved in my community.

Please describe your interest/activities:

I am a senior project manager for a commercial construction company. Construction is my passion. Design, development, implementation, etc. Other activities include exercising, golfing, and attending local festivals and events with friends and families.

Why do you desire to serve on this Board or Committee?

I have been looking for ways to get more involved in my Deland community, and the added fact that it could be related to construction seems like an incredible win win!

First name:

Jonathan

Last name:

Anderson

Email address:

janderson020791@gmail.com

Primary phone number:

(386) 215-0944

Address:

2441 Flamingo Rd, DeLand, FL 32724, USA

Employment History

Employer:

LMG Construction Services

Position:

Senior Project Manager

Employment date:

06/13/2019

Education

Degree(s):

High School Graduate

School or college:

DeLand High School

Graduation date:

05/2009

Completed Stages:

Application: ✓ 2025-12-16 10:17 - Jonathan Anderson <janderson020791@gmail.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

0 Comments 0 Emails

Comments

Comments(0)

To link emails to this workflow - send or CC them to this workflow using the following workflow specific address. wf-54402dee5926475bbe8897e612c18f12.prod@simpligov.com . All emails sent into the workflow will display in the list below.



DELAND
FLORIDA

**City of DeLand, Florida
Community Redevelopment
Agency Committee**

The following summarizes your transaction with City of DeLand, Florida for Request # 06821851

Are you a City of DeLand resident?:

Yes

How long have you lived in the DeLand area?:

36 years

Are you engaged in business within the Downtown Redevelopment District?:

Yes

What business?:

BakeChop

Business address:

110 Artisan Alley, DeLand, FL 32720, USA

Are you currently serving on a City Board?:

No

List board and time served::

Have you ever served on a City Board?:

No

When and which Board?:

Are you currently serving on any advisory board for any other governmental agency?:

No

Please list::

Please describe your community involvement::

I am deeply engaged in our city through long-term business ownership, job creation, and active participation in downtown revitalization efforts. As a local business owner, I have invested in restoring historic spaces, activating underutilized properties, and fostering a vibrant, community focused downtown. I regularly collaborate with city leaders, local organizations, and residents to strengthen economic development, support small businesses, and enhance

the quality of life in our community

Please describe your interest/activities::

I'm passionate about thoughtful growth, historic preservation, and creating spaces that bring people together. My interests include supporting small and local businesses, strengthening our downtown economy, and balancing development with the character and needs of the community. I care deeply about long-term sustainability, walkable and vibrant public spaces, and initiatives that improve quality of life for both residents and visitors.

Why do you desire to serve on this Board or Committee?:

I want to serve on this board because I care deeply about the long-term health of our downtown and believe I can offer a practical, local perspective. As a business owner who is directly invested in the success of our community, I understand both the challenges and opportunities that come with redevelopment. I want to help guide thoughtful decisions that support economic growth, preserve our city's character, and ensure revitalization efforts benefit residents, businesses, and visitors alike.

First name::

Taylor

Middle name::

Last name::

Bass

Email address::

taylor@bakechop.com

Primary phone number::

(386) 801-6270

Secondary phone number::

Address::

638 W Howry Ave, DeLand, FL 32720, USA

Apartment number::

Employment History:

Employment History

Employer:: BakeChop

Position:: CEO

Employment date:: 03/11/2016

Education:

Education

Degree(s):: AA, Culinary Degree

School or college:: Valencia Community College,
Natural Gourmet Institute

Graduation date.: 02/2012

**A resume or separate
sheet with additional
information may be
included::**

Vetting result::

**Public - Message to
applicant::**

View History Report

Audit Trail

Show detailed result

Application **Submitted** by Michael Bowman <michaelalanbowman@gmail.com>

Are you a City of DeLand resident?	Yes
How long have you lived in the DeLand area?	45 years
Are you engaged in business within the Downtown Redevelopment District?	No
Are you currently serving on a City Board?	No
Have you ever served on a City Board?	Yes
When and which Board?	City of Deltona Planning and Zoning Board - 2 years
Are you currently serving on any advisory board for any other governmental agency?	No

Please describe your community involvement:

I have lived in Deland for 2 years and the west Volusia area for 45. In the last I have worked on political campaigns for the current mayor of Deltona, as well as campaign manager for former City Commissioner Jody Lee Storozuk. During that time I also served as an alternate and then seated member of the planning and zoning board, appointed by a nomination for Commissioner Chris Nabicht with a 7-0 vote.

Please describe your interest/activities:

I am interested in music and art. I feel any community needs to develop that as part of a community development plan working with the local school programs and local artists.

Why do you desire to serve on this Board or Committee?

I feel Deland is at a turning point that if not managed properly could ruin the town that makes Deland special. I am a realist, development is coming, that can't be stopped, but it can be curbed and steered in a direction that allows for the future of the city while still respecting and honoring its past. I've been frequenting downtown Deland since the early 90's when Skylight Cafe and Happy Days were still around to give perspective on my long term knowledge of what has come and gone from Deland.

First name:	Michael
Middle name:	Alan
Last name:	Bowman
Email address:	michaelalanbowman@gmail.com
Primary phone number:	(386) 801-6877
Address:	237 Wellisford Way, DeLand, FL 32724, USA
Employment History	

Employer: Self employed
Position: Entertainer
Employment date: 03/10/2024

Education

Degree(s): Associates degree
School or college: University of Central Florida
Graduation date: 05/2003

Completed Stages:

Application:  2025-12-18 08:34 - Michael Bowman <michaelalanbowman@gmail.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

[0 Comments](#) [0 Emails](#)

Comments

Comments(0)

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View History Report

Audit Trail

Show detailed result

Application **Submitted** by Jose Cabrera <jcabrerajr23@icloud.com>

Are you a City of DeLand resident? Yes

How long have you lived in the DeLand area? 5 Years

Are you engaged in business within the Downtown No

Redevelopment District?

Are you currently serving on a City Board? No

Have you ever served on a City Board? No

Are you currently serving on any advisory board for any other governmental agency? No

Please describe your community involvement:

I am an active resident of DeLand with a strong interest in civic engagement, education, and long-term community development. Through my professional role as a Professor at Embry-Riddle Aeronautical University, I regularly engage with students, faculty, and local stakeholders, contributing to workforce development and regional economic vitality. I have participated in collaborative efforts that emphasize responsible planning, data-driven decision-making, and public accountability. As a DeLand resident, I follow City initiatives closely and value opportunities to contribute constructively to the community's growth and quality of life.

Please describe your interest/activities:

My interests center on urban development, infrastructure planning, and sustainable growth that balances economic development with community character. I am particularly interested in how redevelopment initiatives can strengthen downtown districts through thoughtful investment, public-private collaboration, and long-range planning. Professionally, my background emphasizes analysis, planning, and evaluation of complex projects, which aligns well with the CRA's mission. I also have a strong interest in ensuring redevelopment decisions are transparent, fiscally responsible, and beneficial to both residents and local businesses.

Why do you desire to serve on this Board or Committee?

I wish to serve on the Downtown Community Redevelopment Agency because I believe effective redevelopment plays a critical role in shaping the long-term health, identity, and economic resilience of DeLand's downtown. As a resident, I have a personal stake in ensuring redevelopment efforts are thoughtful, inclusive, and aligned with the City's strategic goals. Serving on the CRA would allow me to apply my analytical and planning experience in a public-service capacity, contribute an objective citizen perspective, and support decisions that enhance downtown DeLand while preserving its unique character. I view this

role as an opportunity to give back to the community through informed, responsible civic service.

First name: Jose
Middle name: Luis
Last name: Cabrera
Email address: jcabrerajr23@icloud.com
Primary phone number: (813) 770-3671
Address: 100 Cinnamon Oak Dr, DeLand, FL 32724, USA
Employment History

Employer: Embry-Riddle Aeronautical University
Position: Instructor of Uncrewed Aircraft Systems
Employment date: 09/04/2022

Education

Degree(s): Master of Science in Aviation and Space
School or college: Oklahoma State University
Graduation date: 05/2025
Degree(s): Bachelor of Science in Unmanned Aircraft Systems Science
School or college: Embry-Riddle Aeronautical University
Graduation date: 08/2022

Completed Stages:

Application:  2026-01-04 12:34 - Jose Cabrera <jcabrerajr23@icloud.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

[0 Comments](#) [0 Emails](#)

Comments

Comments(0)

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BOARD PROFILE

Army veteran and Embry-Riddle Aeronautical University instructor with experience in compliance administration, training/documentation development, and operational program support in regulated, safety-critical environments. I've called DeLand home since 2019, and I'm seeking this appointment because I want to dedicate my time and experience to the community. My career spans small-business ownership, applied aviation-safety and environmental research, and deployed service in Afghanistan supporting communications and electronic warfare readiness, followed by work on classified defense programs. I bring disciplined planning, clear communication, and follow-through to support practical, accountable decision-making and collaborative community engagement.

EXPERIENCE**Instructor, Aeronautical Science | Embry-Riddle Aeronautical University, College of Aviation***Daytona Beach, FL • 2024–Present*

- Teach Uncrewed Aircraft System (UAS) and remote sensing courses, develop applied labs and assessments.
- Mentor teams on operational planning, data collection, and safety-driven decision-making.

UAS Flight Instructor & Research Support Specialist (Team Lead, UNVAIL) | Embry-Riddle Aeronautical University*Daytona Beach, FL • 2021–2024*

- Uncrewed Vehicle and Atmospheric Investigation Lab (UNVAIL) mission support for projects with the Federal Aviation Administration (FAA), National Aeronautics and Space Administration (NASA), United States Department of Agriculture (USDA), and Northrop Grumman.
- Created mapping training (orthomosaic, multispectral, LiDAR) and implemented a department UAS inventory system for accountability.

President / Owner | Veterans Aircraft Services, LLC / Veterans Aircraft Detailing*Volusia / Orange County, FL • 2017–2020 (business closed due to COVID-19 impacts)*

- Built and operated a service business: business planning, payroll, marketing, hiring/scheduling, and customer relations.

Facility Security Officer (FSO) / IT Manager / Logistics | Bear Defense Services, LLC*Tampa, FL • 2014–2019*

- Managed security records, annual audits, and personnel security processes in accordance with Defense Security Service requirements.
- Drafted operating procedures, delivered recurring training, and managed logistics/inventory for aircraft parts and global shipping.

United States Army*Tampa, FL • 2009–2015*

- A war veteran with 8 medals, including two Army Commendation Medals, two Army Achievement Medals, and the Afghanistan Campaign Medal.
- Deployed to Afghanistan as part of a convoy security team, conducting missions throughout southern Afghanistan.
- Provided on-the-ground support for electronic warfare (jamming) systems (e.g., Duke/Guardian), radio communications, troubleshooting, and testing in support of convoy operations.

EDUCATION & CREDENTIALS

- M.S., Aviation and Space, Oklahoma State University (2025) - 4.0 GPA
- B.S., Unmanned Aircraft Systems, Embry-Riddle Aeronautical University (2022)
- Federal Aviation Administration (FAA) Part 107 Remote Pilot Certificate
- CompTIA A+ and Network+

Additional qualifications: Prior Top Secret clearance

Selected Academic & Professional Addendum

Provided to supplement the Board Resume for review; includes selected teaching, projects, awards, and public outreach.

TEACHING (SELECTED)

- UA 100 – Remote Pilot Operations
- UA 201 – UAS Robotics Mapping Applications and Data Collection with UAS
- UA 301 – Advanced UAS Flight Operations
- UA 401 – UAS Mission Application
- AS 220 – Uncrewed Aircraft Systems
- AS 368 – UAS Sensing Systems
- AS 390 – Application of UAS Technology

RESEARCH & PROJECTS (SELECTED)

- Marine conservation: UAS-based tracking and identification of sea turtles and North Atlantic right whales off the Florida coast; neural-network image recognition for detection/classification.
- GUMP (General Urban Area Microclimate Predictions Tool) – NASA Small Business Innovation Research (SBIR). collected atmospheric data to support microclimate prediction modeling
- Wildfire situational awareness – NASA SBIR: operated instrumented multi-rotor aircraft to collect atmospheric data supporting propagation prediction modeling.

AWARDS & RECOGNITION (SELECTED)

- Airport Cooperative Research Program (ACRP) Design Competition (2023–2024) – First Place
- FAA Challenge. Smart Airport Student Competition (2021) – Finalist (Team Lead)
- Afghanistan Campaign Medal (Campaign Star)
- Army Commendation Medal (2nd Award)
- Army Achievement Medal (2nd Award)
- Army Good Conduct Medal
- Global War on Terrorism Service Medal
- NATO Medal

PUBLICATIONS (SELECTED)

- Adkins, K. A , Li, K., Blasko, , Cabrera, J., et al (2024) Uncrewed aircraft bioaerosol sampling mechanism Landscape Ecology.
- Klenke, G , Brines, S., Hernandez, N., ... Cabrera, J., et al. (2024) Farmer perceptions of land cover classification of UAS imagery Geographies
- Mendonca, F. A C , Cabrera, J., Drennan, J., Ayres, R , & Wallace, R. (2023) Applying UAS technologies at night during a wildlife hazard assessment. Collegiate Aviation Review International

PUBLIC OUTREACH (SELECTED)

- Embry-Riddle News (Oct 2022): Drone inspections and hurricane response support.
- Embry-Riddle News (Jun 2022): Turtle tracking with beyond-visual-line-of-sight UAS operations
- Embry-Riddle News (Feb 2022): Simulated drone routes supporting NASA research



DeLAND
FLORIDA

City of DeLand, Florida Community Redevelopment Agency Committee

The following summarizes your transaction with City of DeLand, Florida for Request # 06714367

Are you a City of DeLand resident?:

Yes

How long have you lived in the DeLand area?:

40 years

Are you engaged in business within the Downtown Redevelopment District?:

No

What business?:

Business address:

Are you currently serving on a City Board?:

No

List board and time served::

Have you ever served on a City Board?:

No

When and which Board?:

Are you currently serving on any advisory board for any other governmental agency?:

No

Please list::

Please describe your community involvement::

President of the DeLand and Greater West Volusia Chamber of Commerce
President Elect of the West Volusia Kiwanis Club,
Finance Committee of Advent Health Fish Hospital
West Volusia Historic Society

Please describe your interest/activities::

Community Engagement, Historical Preservation, serving on several boards and held President positions on five statewide boards.

Why do you desire to serve on this Board or Committee?:

I want to continue to serve my community. As a retired JP Morgan Executive with a national book of business overseeing a \$25 Billion book of business, responsible for risk and compliance, I would like to utilize my expertise. Within my responsibilities, I monitored CRA activities of my national non-bank financial institutions.

First name::

Michael

Middle name::

Allen

Last name::

Culbertson

Email address::

culbertsonm5@gmail.com

Primary phone number::

(386) 337-0284

Secondary phone number::

Address::

117 N Garfield Ave, DeLand, FL 32724, USA

Apartment number::

16

Employment History:

Employment History

Employer JP Morgan Chase

Position.. National Executive Director, Commercial Banking, Financial Institutions

Employment date:: 03/01/2010

Education:

Education

Degree(s):: MA Political Science

School or college:: UCF

Graduation date:: 06/1992

A resume or separate sheet with additional information may be included::

MAC Resume.docx

Vetting result::

Public - Message to applicant::

Michael A. Culbertson

1631 Timber Edge Drive
Deland, Florida
386.337.0284

Experienced Finance Executive with a demonstrated history of working in national banking financial services. Proficient in Mortgage Warehouse compliance and risk, mortgage banking, credit analysis, and national non-bank financial corporate due diligence. Responsible for credit, risk and compliance covering a multi-billion-dollar book of warehouse business for one of the largest warehouse providers in the US.

Professional Experience

Fifth Third Bank

201 North Tryon Street
Charlotte, N.C. 28202
SVP/Senior Credit Risk Officer

02/13/23 to 08/02/2023

- Responsible for national risk and compliance over the Commercial Bank's National Mortgage Warehouse Team. Second line of defense, working with the Bank's Executive credit risk team.
- Credit Approval levels up to \$350mm
- Approved all new mortgage warehouse clients for the Bank
- In July 2023, the Bank decided to exit the warehouse business due to the national regulatory challenges facing large regional banks. Position was eliminated

J.P. Morgan Chase Bank

Corporate Client Banking/Specialized Industries
Mortgage Finance
712 Main Street, 7th Floor
Houston, Texas. 77003
Executive Director

11/01/11 to 3/1/2021

- Responsible for all risk and compliance covering a \$25Bn book of business. Clients included most of the top 50 non-bank financial institutions
- Visited all fifty national clients on a yearly basis to meet all C-Suite executives prior to approving or renewing lines
- Responsible for credit decisions pertaining to warehouse finance lines with largest client exposure exceeding \$2Bn
- Responsible for national Warehouse Due Diligence Team

JP Morgan Chase Bank

Chase Correspondent Bank
10151 Deerwood Park Blvd.
Jacksonville, Florida

VP National Performance and Due Diligence Manager/Chase Management Group

03/01/10 to 11/01/11

- Managed the JP Morgan Chase National Correspondent due diligence team covering the correspondent portfolio as part of the Chase Management Group
- Managed the national performance measuring and monitoring group covering the correspondent channel loan portfolio
- Member of the JP Morgan Chase Risk Senior Management Team

Mercantile Bank, a subsidiary of Carolina First Bank

Greenville, South Carolina

President/Director of Mortgage

01/06/05 to 03/31/09

- Director of the Retail Mortgage line of business for Mercantile Bank (Florida)
- Mortgage Executive responsible for sales, operations, compliance, QC, product development, construction administration and loss mitigation
- Member of TSFG's Senior Management Team, Mercantile Bank Executive Team, TSFG Compliance Committee and Carolina First Bank's Product Development and CRA Committee
- Full credit and underwriting authority
- P & L responsibilities for Mortgage Division

Huntington Bank/Mortgage Division

Columbus, Ohio

VP/Florida Sales Manager

04/01/97 to 01/03/05

- State Retail Manager over eight mortgage production offices
- Managed mortgage production, operations, marketing, and administrative staff
- Member of the Huntington Bank Advisory Board
- Member of the Bank's Service Quality Team, Florida Executive Team and CRA Committee
- Full credit and underwriting authority

Additional Professional Experiences

Old Kent National Bank/Mortgage Division

Grand Rapids, Michigan

VP/Central Florida Regional Sales Manager

Commonwealth Savings Bank

Valley Forge, Pennsylvania

VP/Florida Sales Manager

Firststate Financial

Orlando, Florida

SVP/Mortgage Division

Culbertson and Associates, Inc

Mortgage Brokerage Office

Winter Park, Florida

President/CEO

Dade Federal Savings and Loan

Orlando, Florida

Mortgage Loan Officer

Educational Experience

Plantation High School

Plantation, Florida
High School Diploma

University of Central Florida (UCF)

Orlando, Florida
BA, MA
Political Science/Pre-Law and International Relations

Industry and Civic Organizations

MBA of Florida President
MBA of Central Florida President
Maitland Chamber of Commerce President
Maitland Historical Society President
FNMA SW Advisory Board Chairman
FNMA Member Partner (Florida)
Foundation for Orange County Public Schools Board Member
American Cancer Society Board Member
Chamber of Commerce DeLand/Orange City Board Member

Additional information or references available upon request



DELAND
FLORIDA

**City of DeLand, Florida
Community Redevelopment
Agency Committee**

The following summarizes your transaction with City of DeLand, Florida for Request # 06712731

Are you a City of DeLand resident?:

Yes

How long have you lived in the DeLand area?:

30 years

Are you engaged in business within the Downtown Redevelopment District?:

No

What business?:

Business address:

Are you currently serving on a City Board?:

No

List board and time served::

Have you ever served on a City Board?:

No

When and which Board?:

Are you currently serving on any advisory board for any other governmental agency?:

No

Please list::

Please describe your community involvement::

I get out with all the local events and do pop up shops.

Please describe your interest/activities::

I'm interested in involving the youth with better education and doing positive things

Why do you desire to serve on this Board or Committee?:

To bring community together

First name::

Shameka

Middle name::

S

Last name::

Davis

Email address::

davisshemeka@yahoo.com

Primary phone number::

(386) 450-8325

Secondary phone number::

Address::

406 W Vermont Ave, DeLand, FL 32720, USA

Apartment number::

Employment History:

Employment History

Employer:: Dunkin Donuts

Position:: Store manager

Employment date:: 04/01/2023

Education:

Education

Degree(s):: None

School or college.: None

Graduation date:: 12/2025

A resume or separate sheet with additional information may be included::

Vetting result::

Public - Message to applicant::

View History Report

Audit Trail

Show detailed result

Application **Submitted** by Manny De La Vega <manny@delavega.io>

Are you a City of DeLand resident?

Yes

How long have you lived in the DeLand area?

25 years

Are you engaged in business within the Downtown Redevelopment District?

Yes

What business?

De La Vega Restaurant

Business address

128 N Woodland Blvd, DeLand, FL 32720, USA

Are you currently serving on a City Board?

No

Have you ever served on a City Board?

No

Are you currently serving on any advisory board for any other governmental agency?

No

Please describe your community involvement:

As a DeLand-based engineer and local restaurateur, I am deeply committed to community involvement. I actively network through local chambers of commerce, professional associations, technology forums, and innovation events, while participating in men's Bible study groups and business investment networks to foster collaboration and impact. My outgoing, collaborative personality equips me to facilitate meaningful connections and contribute effectively to community development.

Please describe your interest/activities:

Entrepreneurship, innovation, family, education, social impact.

Why do you desire to serve on this Board or Committee?

My passion for a thriving Downtown DeLand, shared with fellow business owners, aligns closely with the CRA's mission to promote new business development, infrastructure improvements, grants, and mixed-use projects. This enables me to contribute collaborative leadership and foster economic vitality in our historic downtown district.

First name:

Manny

Last name:

De La Vega

Email address:

manny@delavega.io

Primary phone number:

(386) 538-0770

Address:

702 Elkhorn Fern Ln, DeLand, FL 32720, USA

Employment History

Employer:

De La Vega Restaurant

Position:

Co owner

Employment date: 07/04/2004

Education

Degree(s): Computer Electrical Engineering

School or college: University of New Mexico

Graduation date: 05/2004

A resume or separate
sheet with additional
information may be
included:

Resume_2025.pdf

Completed Stages:

Application:  2025-12-21 17:45 - Manny De La Vega <manny@delavega.io>

Uploaded Files

Name	Uploaded by	Version	Source
Resume_2025.pdf	SYSTEM	1	A resume or separate sheet with additional information may be included.
Redevelopment Application.pdf	Document builder	1	Document builder

0 Comments 0 Emails

Comments

Comments(0)

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MANNY DE LA VEGA



☎ 386 538 0770

✉ manny@delavega.io

📍 Daytona Beach, FL

PROFILE

Certified System and Soul Business Coach | Trusted Advisor | Electrical and Computer Engineer (ECE) | Founder Entrepreneur 20+ years

EDUCATION

Bachelor's in Computer & Electrical Engineering.

University of New Mexico
2001-2005

Associates in Computer Information Analysis.

Daytona State College
1998-1999

Associates in Computer Programming.

INDECC University
1995-1997

TECHNICAL SKILLS

- Six Sigma Green Belt (certified)
- Effective Marketing Strategies (Dan Kennedy's Training)

EXPERIENCE

System and Soul, Orlando, FL

Certified Business Coach, and Trusted Advisor 2019-Current

- ✓ As a certified System and Soul coach (www.systemandsoul.com), I am passionate about helping teams achieve clarity, control, and growth by eliminating the chaos and complexity of running a business

De La Vega Enterprises LLC- DeLand, FL

Co-founder 2005-Current

- ✓ Responsible for establishing processes and controls in different business areas (sales, marketing, financials, product quality, service, management, special projects) to ensure the restaurant operated efficiently and profitably while maintaining its excellent reputation
- ✓ Responsible for training and developing management teams by implementing leadership initiatives to guarantee consistency and a high level of quality on each visit.
- ✓ Created marketing strategies that included programs like frequent customers, customer referrals, new product introduction, and VIP customer offers.
- ✓ Engaged the entire staff in marketing strategies that resulted in positive results internally (staff motivation and profit) and externally (customer satisfaction).
- ✓ Created and promoted the family business's reputation within the local community by being committed to the mission and vision of the organization.

Creating Jobs Inc - A global non-profit business organization, Florida

Project Manager, Entrepreneurship Education & Mentoring, 2010 - Current Responsible for piloting and digitalizing a beginner's business education course using advanced LMS (Learning Management Systems)

- ✓ Delivered a four-month online training and mentoring course for two different groups of African entrepreneurs (Zambia and South Africa).
- ✓ Responsible for launching (with a group of other local entrepreneurs) a successful entrepreneurship mentoring program in Honduras, Mexico, and Haiti
- ✓ Launched and managed three different mentoring cohorts of 9 local businesses in different countries.

MANNY DE LA VEGA

Senior Executive

☎ 386 538 0770

✉ manny@delavega.io

📍 Orlando, FL

EXPERIENCE CONTINUED

AREAS OF EXPERTISE

- Team organization, motivation, and vision.
- Entrepreneurship concepts. Co-author of Grow book for business.
- Strategic & tactical execution of new products/concept launch
- Customer service improvement strategies
- Management of multicultural teams across the world
- Action driven problem-solving skills
- Highly committed to quality
- Fluent in Spanish (written & verbal)

FARO Technologies Inc. – Lake Mary, Florida

Project Manager & Account Manager, Sales Strategies 2007 to 2009.

- ✓ Responsible for launching (with a group of five other engineers and account managers) direct sales operations in Mexico. Assumed the role of informal leader to solve team miscommunications and improve processes of invoicing, customer support, logistics, and collections.
- ✓ Able to individually bring close to \$1.5 million in revenue per year using sales tactics and negotiation skills
- ✓ Collaborated with field account engineers to understand the deliverables required by our Power Generator accounts so we could put together a complete 3D Measurement and inspection solution (specifically FARO Laser Scanner solution) that would satisfy their needs
- ✓ Negotiated successfully to obtain positive sales results on numerous occasions. Built strong relationships with clients and prospects in Mexico like GE, PEMEX, Comision Federal de Electricidad, Luz y Fuerza, GM, Ford, Caterpillar, Chrysler, Bombardier, etc.
- ✓ Responsible for reviewing, negotiating, and signing T's and C's of Commercial Purchase Contracts to meet the requirements of both companies (client and FARO).
- ✓ Responsible for setting up numerous appointments and phone conferences to make sure clients and prospects understood all the technical specifications of the solutions being proposed

MANNY DE LA VEGA

Senior Executive

☎ 386 538 0770

✉ manny@delavega.io

📍 Orlando, FL

AFFILIATIONS

- Leadership DeLand (participant)
- Global Diversity Team (champion)
- Lambda Theta Phi Latin Fraternity Inc (member)
- HESO Hispanic Engineering Student Organization (member)

INTERESTS

- Sunrises
- Traveling
- Learning
- Poetry
- Technology

REFERENCES

Hector Gonzalez
Sr. Program &
Development Manager
BOSCH Home Appliances
865 582 6816
hegonza@hotmail.com

Evan Keller
Executive Director
Creating Jobs Inc
123 456 7890
evan@creatingjobs.org

John Meyer
CEO
Kermit's Key Lime Shoppe
813 335 4888
jmeyer@att.com

EXPERIENCE CONTINUED

GE Consumer Finance. - Albuquerque NM (2000-2005)

Project Manager, 2000 to 2005.

- ✓ Responsible for the integration of new products and services to the site operations.
- ✓ Obtained Six Sigma Green Belt certification by improving a process to allocate shrinkage budget within the GE Capital Albuquerque site. The project allowed the company to save around \$300,000 per year
- ✓ Directly involved with all project teams including, marketing, integration, IT, forecast, training, testing, literature, and scheduling to ensure a successful product integration to our business
- ✓ Closely involved in all marketing strategy planning to be able to effectively predict and prepare our business for consumer's reactions to those strategies.
- ✓ Responsible of managing team operation that included training, scheduling, call volume monitoring, and Spanish servicing of regular teams and special teams created during peak seasons

GE Appliances. - Louisville KY (1998-2000)

Customer Service Manager, 1998 to 2004.

- ✓ Responsible for the management of a group of customer service representatives' functions included: attendance, corrective actions, career development, skills development, action plans, special projects, training, motivational activities, etc
- ✓ Provided associates with effective coaching and constructive feedback to improve their level of satisfaction in their work environment
- ✓ Motivated my customer service team to meet and exceed monthly goals; my team won top cross-selling team of the month on several occasions
- ✓ Responsible for management of the finances of my team, always making sure they met specifications
- ✓ Involved in a great variety of special projects including, quality Initiatives, IT initiatives, interview process, voice of the customer Initiative, management processes improvement, management consistency project, etc.

PROFESSIONAL DEVELOPMENT

- ✓ Business Mastery (Training by Anthony Robbins Inc)
- ✓ System and Soul Business Framework (Certified Coach)
- ✓ Six Sigma Process Improvement (Green Belt Certified)

View History Report

Audit Trail

Show detailed result

Application **Submitted** by Jonathan Graf <grafsdrywall81@gmail.com>

Are you a City of DeLand resident?	Yes
How long have you lived in the DeLand area?	13
Are you engaged in business within the Downtown Redevelopment District?	Yes
What business?	Grafs drywall
Business address	243 N Woodland Blvd, DeLand, FL 32720, USA
Are you currently serving on a City Board?	No
Have you ever served on a City Board?	No
Are you currently serving on any advisory board for any other governmental agency?	No
Please describe your community involvement:	Board member for the ymca. Sponsor to the volusia county sheriff's office . Deland little league sponsor. Sponsor for the ymca.
Please describe your interest/activities:	Fishing, Boating, Enjoying downtown deland. Volunteering with the ymca.
Why do you desire to serve on this Board or Committee?	To more engaged with the community.
First name:	Jonathan
Middle name:	Christopher
Last name:	Graf
Email address:	grafsdrywall81@gmail.com
Primary phone number:	(386) 734-1107
Secondary phone number:	(386) 804-8331
Address:	4075 FL-11, DeLand, FL 32724, USA
Employment History	
Employer:	Grafs drywall
Position:	President
Employment date:	12/19/2013

Education

Degree(s): High school
School or college: Deland high
Graduation date: 01/2000

Completed Stages:

Application:  2025-12-19 11:06 - Jonathan Graf <grafsdrywall81@gmail.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

0 Comments 0 Emails

Comments

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Application **Submitted** by Amu Harper <Amy@PrimeraSpecialty.com>

Are you a City of DeLand resident?

Yes

How long have you lived in the DeLand area?

I have lived in Deland for 28 years

Are you engaged in business within the Downtown Redevelopment District?

No

Are you currently serving on a City Board?

No

Have you ever served on a City Board?

No

Are you currently serving on any advisory board for any other governmental agency?

No

I'm very involved in community-based healthcare, business, and nonprofit work across Central Florida. I'm the Vice Chair of Virtually Seminole, a networking group within the Seminole County Chamber of Commerce that allows professionals to connect from anywhere while still building strong local relationships and relationship set travel further than the traditional chamber. Through virtually Seminole I've been able to help Connect small businesses and Seminole County to those in Deland, Orange city, Deltona, Daytona and beyond.

Please describe your community involvement:

I also serve on the Executive Board of the Crohn's & Colitis Foundation, where I support patient advocacy, education, and fundraising efforts tied to chronic illness and access to care. In addition, I'm an active member of the Alzheimer's Association and participated in this year's Alzheimer's Walk at Earl Brown Park, supporting awareness, research, and caregivers.

Through my work as the Founder and Owner of Primera Specialty Infusion, I partner closely with local providers, businesses, and organizations, and I'm consistently involved in initiatives focused on community health, connection, and sustainable growth.

Spending time downtown with my two children has always been one of our favorite family traditions. We love walking through downtown DeLand, especially around Chess Park, and making it part of our everyday life, not just a special occasion.

Please describe your interest/activities:

Going to the farmers market each week is something we truly look forward to. I love supporting local vendors and seeing the excitement on my kids' faces when they discover something new for the first time. Those moments are what make

a downtown feel alive, welcoming, and worth investing in. My interest in redevelopment comes from these real experiences. I care about downtown spaces that feel safe, vibrant, and accessible for families, small businesses, and the community as a whole.

I want to serve on the Community Redevelopment Agency Committee because DeLand is already my home, and I care deeply about how our downtown grows and how we can make sure it also stays the same in the best possible way. As a business owner and healthcare leader, I see firsthand how thoughtful redevelopment can strengthen a community and how disconnected planning can miss the mark. I bring a practical real world perspective, with experience in operations, budgeting, and the day to day challenges local businesses face, and I value collaboration and common sense solutions. I am also very active on social media and have hands on experience with marketing, promotion, and community engagement through my work with Virtually Seminole, the Lake Mary Council, and the Business Alliance Council, all part of the Seminole County Chamber of Commerce. I have seen the positive impact that consistent promotion and community storytelling can have, and I would love to help support redevelopment efforts that keep DeLand strong, vibrant, and thriving for my children and for future generations.

Why do you desire to serve on this Board or Committee?

First name: Amy
Middle name: Sue
Last name: Harper
Email address: amy@primeraspecialty.com
Primary phone number: (689) 323-2482
Secondary phone number: (689) 303-3286
Address: 1484 7th Ave, DeLand, FL 32724, USA

Employment History

Employer: Primera Specialty Infusion
Position: CEO
Employment date: 10/11/2021

Education

Degree(s): Bachelors Degree
School or college: NUC University
Graduation date: 12/2023

Completed Stages:

Application: ✓ 2025-12-15 23:46 - Amu Harper <Amy@PrimeraSpecialty.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application pdf	Document builder	1	Document builder

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Application Submitted by Mark hollmann <Drmwh@me.com>

Are you a City of DeLand resident? No

Are you engaged in business within the Downtown Redevelopment District? Yes

What business? Persimmon hollow rentals

Business address 3865 Bird Dog Ln, DeLand, FL 32724, USA

Are you currently serving on a City Board? No

Have you ever served on a City Board? No

Are you currently serving on any advisory board for any other governmental agency? No

Please describe your community involvement: I have been actively involved in leadership at Advent health Deland including Chief of Staff and chief of Surgery I also have started 2 Ambulatory Surgery centers in west Volusia. I am president of FOA Previously I was Chairman of the board at St Barnabas Currently I serve on the Board Of the Arts and Science school at Stetson.

Please describe your interest/activities: I have also served as Head Team Physician at Stetson University for 34 years. I enjoy spending time with my family. Stacia and I also enjoying restoring historical homes and property.

Why do you desire to serve on this Board or Committee? I have lived in DeLand for 35 years and have contributed to the community through social and business leadership. I am motivated to serve because of my strong interest in restoring historic homes in the downtown area, with a focus on preserving local character while supporting responsible growth

First name: Mark

Last name: hollmann

Email address: drmwh@me.com

Primary phone number: (386) 804-6926

Address: 3865 Bird Dog Ln, DeLand, FL 32724, USA

Employment History

Employer: FOA

Position: President/ Orthopedic surgeon

Employment date: 07/01/1991

Education

Degree(s): MD

School or college:

UT Health Science Center Dallas

Graduation date:

06/1985

Completed Stages:

Application: ✓ 2025-12-21 22:15 - Mark hollmann <Drmwh@me.com>

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Redevelopment Application.pdf	Document builder	1	Document builder

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DELAND
FLORIDA

City of DeLand, Florida
Community Redevelopment
Agency Committee

The following summarizes your transaction with City of DeLand, Florida for Request # 06714364

Are you a City of DeLand resident?:

Yes

How long have you lived in the DeLand area?:

5 years

Are you engaged in business within the Downtown Redevelopment District?:

No

What business?:

Business address:

Are you currently serving on a City Board?:

No

List board and time served::

Have you ever served on a City Board?:

Yes

When and which Board?:

Community Development Board in Sunrise, FL and the Police Oversight Committee and Police Policy Review Committee in Sunrise, FL

Are you currently serving on any advisory board for any other governmental agency?:

No

Please list::

Please describe your community involvement::

I am relatively new to the DeLand area, transplanted 5 years ago from South Florida where I was very involved in the tri-county area. Since moving to DeLand, I have been looking for ways to impact this community the way I did there, as this is where I think is a much better place to build my family. I would love to be a part of building and maintaining the charm that

attracted me to this city.

Please describe your interest/activities::

I love reading the Bible and building a strong foundation on the Word of God. I also love playing chess, and spending time with my wife and kids finding new adventures and building lasting memories.

Why do you desire to serve on this Board or Committee?:

DeLand's Downtown was what changed my mind from leaving the state of Florida. During the pandemic, I was over South Florida and was intending on moving to a small town in Tennessee...until I visited someone in DeLand, and my world was forever changed. I moved here 3 months later, and commuted to South Florida for work until I was able to fully transition here in 2022. It still remains one of the best decisions I have made with my life. So the opportunity to serve on this board to build out the downtown's future while preserving that same small town charm that drew me in would be an honor, privilege, and a pleasure.

First name::

Mourice

Middle name::

Hirra

Last name::

Hylton

Email address::

modotmoney@gmail.com

Primary phone number::

(954) 854-9351

Secondary phone number::

Address::

244 W Fiesta Key Loop, DeLand, FL 32720, USA

Apartment number::

Employment History:

Employment History

Employer:: National Scholastic Chess Foundation

Position:: Program Coordinator

Employment date:: 07/19/2016

Education:

Education

Degree(s):: EMT Certification

School or college:: Emergency Education Institute

International

Graduation date:: 04/2013

A resume or separate sheet with additional information may be

included::

Vetting result::

**Public - Message to
applicant::**

View History Report

Audit Trail

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Application **Submitted** by Matthew Joyce <mattj@empirecustombuilders.net>

Are you a City of DeLand resident?	Yes
How long have you lived in the DeLand area?	My family moved to DeLand in 1979
Are you engaged in business within the Downtown Redevelopment District?	Yes
What business?	Empires Emporium
Business address	119 N Woodland Blvd, DeLand, FL 32720, USA
Are you currently serving on a City Board?	No
Have you ever served on a City Board?	No
Are you currently serving on any advisory board for any other governmental agency?	No
Please describe your community involvement:	My wife and i own 7 properties in downtown DeLand, we live downtown with our 3 children that all go to school here in DeLand. I am a member of the Rotary club of Downtown DeLand, my wife and I own the mens store downtown. I own a building company and our retail store downtown. Free time consists of spending time with our kids and helping them with their activities and schoolwork. My wife and i travel as often as we can. We enjoy RVing, fishing, attending music events and many other activities. We both dedivmcate time to helping others out and volunteering atound our community.
Please describe your interest/activities:	I have a deep vested interest both personally and professionally in our downtown. I grew up when downtown was vacant and struggled. My family lives in, works in and believes in DeLand. Our children work in downtown and support the local economy as well. My 30+ years as a general contractor brings a different view that i fedl the board needs. We are DeLand and we love our community.
Why do you desire to serve on this Board or Committee?	
First name:	Matthew
Middle name:	James
Last name:	Joyce
Email address:	mattj@empirecustombuilders.net
Primary phone number:	(321) 377-0134
Secondary phone number:	(386) 734-1662
Address:	511 New York Ave W, DeLand, FL 32720, USA

Employment History

Employer: Empire Custom builders
Position: President
Employment date: 10/30/2003

Education

Degree(s): Attended DBCC
School or college: DeLand highschool /DBCC
Graduation date: 06/1992

Completed Stages:

Application:  2025-12-16 08:55 - Matthew Joyce <mattj@empirecustombuilders.net>

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Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

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Application **Submitted** by Daniel Lennon <dplennon83@gmail.com>

Are you a City of DeLand resident?	Yes
How long have you lived in the DeLand area?	2013
Are you engaged in business within the Downtown Redevelopment District?	No
Are you currently serving on a City Board?	No
Have you ever served on a City Board?	No
Are you currently serving on any advisory board for any other governmental agency?	No
Please describe your community involvement:	I am a first responder and realtor. I love Deland and feel it necessary to contribute to our community.
Please describe your interest/activities:	Fitness, family, gardening, investing
Why do you desire to serve on this Board or Committee?	Deland is my home. As a AF veteran and first responder I have always has a desire to lead and to serve. As my career in the fire service comes to a close, I feel the timing to be apart of this board aligns with my desires to serve my local community.
First name:	Daniel
Middle name:	Patrick
Last name:	Lennon
Email address:	dplennon83@gmail.com
Primary phone number:	(954) 483-9760
Address:	1500 Aldridge Ln, DeLand, FL 32720, USA

Employment History

Employer:	Orange County Government
Position:	Fire Lieutenant
Employment date:	05/08/2008

Education

Degree(s):	BAS Business Management
School or college:	Daytona State
Graduation date:	12/2012

Completed Stages:

Application: ✓ 2025-12-16 08:42 - Daniel Lennon <dplennon83@gmail.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

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DELAND
FLORIDA

City of DeLand, Florida Community Redevelopment Agency Committee

The following summarizes your transaction with City of DeLand, Florida for Request # 06712505

Are you a City of DeLand resident?:

Yes

How long have you lived in the DeLand area?:

Born here in 1973, moves to Europe from 1999 through 2005, then returned because I missed DeLand.

Are you engaged in business within the Downtown Redevelopment District?:

Yes

What business?:

Pretty Little Things and Life's Path Counseling, LLC

Business address:

113 N Woodland Blvd, DeLand, FL 32720, USA

Are you currently serving on a City Board?:

No

List board and time served::

Have you ever served on a City Board?:

No

When and which Board?:

Are you currently serving on any advisory board for any other governmental agency?:

No

Please list::

Please describe your community involvement::

I work at two businesses downtown DeLand, and am usually present at most events either while working or on my own time. I have not had many opportunities to volunteer lately, but I am hoping to become more active in that arena. I love to tell people about all of the wonderful things to do in DeLand, and often encourage people to engage in local events.

Please describe your interest/activities::

I love historic buildings. I enjoy our events - markets, festivals, attending shows at The Athens (I am seeing the Orlando Big Band Christmas Show Wednesday - I see them every Christmas and Fourth of July there). I like riding my bicycle to work or craft fairs downtown sometimes. I participate in Wine Women and Chocolate (my boss Tracy at Pretty Little Things puts it on). I also enjoy the historic home tours at Christmas. I donated two tables to the Henry DeLand house. My son attends camp at the West Volusia Historical Society every year. I enjoy Mr. Stanton O'Neal's history re-enactments (he was my history teacher in high school).

Why do you desire to serve on this Board or Committee?:

I love DeLand - the architecture, the history of DeLand, Stetson. I live downtown on University Avenue across from Stetson. I work at two jobs on the 100 block of North Woodland. It is my hometown, and I have so much pride in it. My Uncle was DeLand High School class president in 1954. My mom graduated from DHS in 1957, I graduated in 1991, and my daughter graduated in 2019. I graduated with my Masters from Stetson in 2023. I would love to be involved with the continuing development of our beautiful city.

First name::

Brandi

Middle name::

Ryan

Last name::

Littler

Email address::

brandilittler@gmail.com

Primary phone number::

(386) 631-7124

Secondary phone number::

Address::

225 W University Ave, DeLand, FL 32720, USA

Apartment number::

Employment History:

Employment History

Employer: Pretty Little Things of DeLand

Position:: Shopgirl

Employment date:: 04/01/2015

Employer:: Life's Path Counseling, LLC

Position.. Licensed Mental Health Counselor

Employment date:: 12/01/2025

Education:

Education

Degree(s):: Masters of Science - Clinical Mental Health

School or college:: Stetson University

Graduation date:: 05/2023

Degree(s):: Bachelors of Science - Psychology

School or college:: University of Central Florida

Graduation date:: 05/2013

A resume or separate sheet with additional information may be included::

Vetting result::

Public - Message to applicant::



DeLAND
FLORIDA

**City of DeLand, Florida
Community Redevelopment
Agency Committee**

The following summarizes your transaction with City of DeLand, Florida for Request # 06713455

Are you a City of DeLand resident?:

Yes

How long have you lived in the DeLand area?:

4 Years

Are you engaged in business within the Downtown Redevelopment District?:

No

What business?:

Business address:

Are you currently serving on a City Board?:

No

List board and time served::

Have you ever served on a City Board?:

No

When and which Board?:

Are you currently serving on any advisory board for any other governmental agency?:

No

Please list::

Please describe your community involvement::

I am a newer resident of the DeLand area; however, during my previous residency in Syracuse, New York, I was highly involved in the community. I served in leadership roles on initiatives such as the Latin American Festival for the Syracuse area.

Please describe your interest/activities::

As a current resident, I enjoy actively supporting Downtown DeLand and its local businesses, including favorites such as Cliff's Books, The Half Wall, and

Athens, among others. I value the unique character these establishments bring to the community and would love to see more locally owned businesses open and thrive in the area.

In my free time, I enjoy riding my Vespa on Saturday and Sunday mornings—often stopping by DeLand Bagel—while taking in the charm of the historic downtown streets and the surrounding rural landscapes. These experiences reflect what I appreciate most about DeLand: its vibrant small-business community, scenic beauty, and relaxed yet engaging lifestyle.

After carefully reviewing several areas before relocating to Florida, my family and I chose DeLand because of its welcoming small-town feel and its convenient proximity to larger areas such as Daytona Beach and Lake Mary. We were drawn to the strong sense of community and the opportunity to become actively involved.

Why do you desire to serve on this Board or Committee?:

As a previous business owner and former community leader, I would be honored to contribute my experience, ideas, and passion to help support DeLand's continued growth in a positive and thoughtful way. I look forward to building strong relationships and giving back to the community that we are proud to now call home.

First name::

Edwin

Middle name::

Last name::

Lorenzp

Email address::

edwinlorenzo74@gmail.com

Primary phone number::

(315) 920-3086

Secondary phone number::

Address::

1030 River Fls Cir, DeLand, FL 32720, USA

Apartment number::

Employment History:

Employment History

Employer:: National General/ALLSTATE

Position:: Sr. Material Damage Specialist

Employment date.. 04/01/2020

Education:

Education

Degree(s):: HS Diploma

School or college:: Antonio S Pedreira

Graduation date:: 07/1992

**A resume or separate
sheet with additional
information may be
included::**

Edwin_Lorenzo_Resume1.pdf

Vetting result::

**Public - Message to
applicant::**

Edwin Lorenzo

Summary

Experienced and results-driven automotive professional with over 20 years of expertise in vehicle damage appraisal, production management, and team leadership. Proven ability to manage high-performing teams, streamline operations, and drive organizational efficiency. Adept at coordinating cross-functional departments, negotiating with vendors and insurance providers, and implementing process improvements. Recognized for strategic thinking, strong decision-making skills, and a hands-on leadership approach.

Dedicated professional prepared to bring extensive expertise and results-oriented approach to Specialist role. Known for effectively managing tasks and supporting organizational goals through collaborative efforts and adaptive strategies. Recognized for excellent communication and analytical skills, ensuring seamless operations and consistent outcomes.

Work History

National General - Sr. Material Damage Specialist

Florida

09/2020 - Current

- Conduct live file reviews for Training and promotional reviews
- Train and assist in developing training procedures for new and current teams
- Provide guidance and support to adjusters and appraisers on proper appraisal techniques and claim-handling practices
- Stay at the forefront of evolving repair techniques and industry standards.
- Collaborate with internal claims team members to resolve complex cases efficiently
- Assist current team Managers with interviews for new candidates.
- Evaluated staff performance and provided coaching to address inefficiencies.

Davidson Carstar - Production/Shop Manager

Clay, NY

09/2020 - 12/2020

- Lead and supervise a team of five technicians to ensure high-quality repair processes and timely vehicle delivery

✉ Edwin.Lorenzo@ngic.com

☎ (315) 920-3086

📍 DeLand, FL 32720

Highlights

- Operations & Team Management
- Insurance & Claims Negotiation
- Production Scheduling & Workflow Optimization
- Employee Training & Performance Monitoring
- Strategic Planning & Process Improvement
- Bilingual Communication (English/Spanish)
- CCC One & Mitchell RMG Software
- Microsoft Office Suite (Word, Excel, Outlook)

Education

Efrain Sánchez Hidalgo

Moca, PR

High School Diploma

SFOT

Suffern, NY

School for Officer Training: Business Administration And Management

- Schedule and oversee repair workflows from teardown to final inspection and delivery
- Write and negotiate repair estimates with major insurance companies, including State Farm, Travelers, and GEICO.
- Monitor performance and implement efficiency improvements across the production floor
- Collaborate with upper management on strategic initiatives to drive business growth and customer satisfaction
- Managed daily operations, ensuring efficient workflow and high-quality service delivery
- Conducted performance evaluations, providing constructive feedback to enhance team performance.
- Managed inventory control, cash control, and store opening and closing procedures
- Oversaw employee performance, corrected problems, and increased efficiency to maintain productivity targets

The Hanover Insurance Company - Staff Field Appraiser

Worcester, MA

09/2006 - 09/2020

- Conduct detailed inspections of damaged vehicles to determine the extent of damage and repair requirements
- Negotiated with repair facilities to agree on labor and parts costs, ensuring cost-effective solutions for claim settlements.
- Trained and mentored junior appraisers and adjusters on company protocols and damage assessment techniques.
- Prepared comprehensive documentation for claims processing in accordance with company standards
- Participated as Team Lead on the Catastrophe Team
- Mentored junior appraisers, providing guidance on best practices and industry standards.
- Assisted in training new hires on company policies, procedures, and best practices within the field appraisal profession
- Contributed to company growth by consistently meeting or exceeding assigned work volume targets
- Carried and managed consistently heavy project workload through exemplary organizational, time management and collaboration talents.

Certifications

Licensed Automobile Damage Appraiser,
Florida, North Carolina

Languages

Spanish



Native or Bilingual

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Application **Submitted** by Kaley Macomber <iaconisk@gmail.com>

Are you a City of DeLand resident?	Yes
How long have you lived in the DeLand area?	35 years
Are you engaged in business within the Downtown Redevelopment District?	Yes
What business?	Own a rental property in the CRA
Business address	204 Luella Ct, DeLand, FL 32720, USA
Are you currently serving on a City Board?	No
Have you ever served on a City Board?	No
Are you currently serving on any advisory board for any other governmental agency?	No
	Most recent community service: I have served as a Director on board of the West Volusia Association of Realtors 2024-2025 and served as a board member for the Adams Cameron Foundation 2021-2024.
Please describe your community involvement:	I was born in DeLand and raised most of my life in the area. I am an alumni of DeLand High School (2005) and have been serving as one of the head alumni to put together our class reunions since graduation. I have been a Realtor since 2013 with many volunteer hours and fund raising within the community, Girl Scout leader, YMCA soccer coach, and Pop Warner cheer coach. My career, my family, my daughters' sports, some home renovations at my current home, and community efforts within Volusia County keep my schedule filled, but love to travel whenever it's possible! I have a retired horse I adventure with about twice a year and enjoy spending time at the beach or kayaking when there's any sort of spare time. I love my hometown of DeLand and am always interested in learning of our history here. A childhood friend of mine and I created a podcast in 2020 that can still be found on Apple/Spotify, etc: DeLand - Small Town Big Heart. I am ending a term on the West Volusia Association of Realtors board and love the City of DeLand. The opportunity has presented itself and I would love to be a part of the ongoing revitalization in my community.
Please describe your interest/activities:	
Why do you desire to serve on this Board or Committee?	I purchased a home built in 1916 on its 100th birthday in 2016 and restored it. With no back yard to speak of, the City of DeLand became my back yard for 6 years and where I raised my young children. I know the downtown area

extremely well and am passionate about keeping it lively and beautiful.

First name: Kaley
Last name: Macomber
Email address: iaconisk@gmail.com
Primary phone number: (386) 561-1925
Address: 1628 Wild Indigo Dr, DeLand, FL 32724, USA

Employment History

Employer: Adams, Cameron & Co. Realtors
Position: Realtor and Agent Advisor
Employment date: 04/30/2013

Education

Degree(s): Associate of Science in Business Management
School or college: Daytona State College
Graduation date: 05/2008

Completed Stages:

Application:  2025-12-16 17:40 - Kaley Macomber <iaconisk@gmail.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

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Application **Submitted** by Fernando Martinez <fmartinez.actor@gmail.com>

Are you a City of DeLand resident?	Yes
How long have you lived in the DeLand area?	I've lived in Deland since 2007. Was in nearby Debary prior.
Are you engaged in business within the Downtown Redevelopment District?	No
Are you currently serving on a City Board?	No
Have you ever served on a City Board?	No
Are you currently serving on any advisory board for any other governmental agency?	No
Please describe your community involvement:	I attend all local events like the MeStrong 5k and parades. I make it a point to support local small businesses in any way I can.
Please describe your interest/activities:	I have been a professional actor and writer for 13 years but I am also into photography and wildlife conservation. I've recently started an insurance business where I work remotely. I enjoy an active lifestyle and am a big time foodie. A huge fan of many of our local establishments.
Why do you desire to serve on this Board or Committee?	I care about this community. I've worked in many different states where I've had to spend alot of time on gigs somewhere else and its grown my appreciation for our city and the wonderful people here. I only want to see Deland thrive.
First name:	Fernando
Middle name:	Miguel
Last name:	Martinez
Email address:	fmartinez.actor@gmail.com
Primary phone number:	(386) 801-3923
Address:	1795 Holly Blvd, DeLand, FL 32720, USA

Employment History

Employer:	Choice Health Insurance Brokers
Position:	Agent
Employment date:	12/01/2025
Employer:	Freelance
Position:	Actor
Employment date:	03/17/2012

Education

Degree(s): Some college
School or college: Daytona State College
Graduation date: 05/2026

Completed Stages:

Application:  2025-12-17 11:42 - Fernando Martinez <fmartinez.actor@gmail.com>

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Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

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Comments

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Application **Submitted** by Roberto Melendez <robiem7@yahoo.com>

Are you a City of DeLand resident?	Yes
How long have you lived in the DeLand area?	two years
Are you engaged in business within the Downtown Redevelopment District?	No
Are you currently serving on a City Board?	No
Have you ever served on a City Board?	No
Are you currently serving on any advisory board for any other governmental agency?	No
Please describe your community involvement:	None, this is why I'm applying in order to get involved
Please describe your interest/activities:	To beautify Downtown DeLand and attract more business
Why do you desire to serve on this Board or Committee?	I feel DeLand should to shift its focus from residential sprawl to true economic development. By attracting high-wage industries and top-tier talent, we can transform DeLand into the high-end, sophisticated city it has the potential to become.
First name:	Roberto
Last name:	Melendez
Email address:	robiem7@yahoo.com
Primary phone number:	(407) 234-0869
Address:	2227 Spg Gdn Ave S, DeLand, FL 32720, USA
Employment History	
Employer:	Deliverse Consulting, LLC
Position:	Digital Analyst
Employment date:	05/06/2024
Education	
Degree(s):	Master of Science Degree (Business Intelligence)
School or college:	Full Sail University
Graduation date:	12/2025

Application: 2025-12-19 15:31 - Roberto Melendez <robiem7@yahoo.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

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Comments

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Application **Submitted** by Zachary Moreau <Zachtmore@gmail.com>

Are you a City of DeLand resident? Yes

How long have you lived in the DeLand area? 5 years

Are you engaged in business within the Downtown Redevelopment District? No

Are you currently serving on a City Board? No

Have you ever served on a City Board? No

Are you currently serving on any advisory board for any other governmental agency? No

Please describe your community involvement: Honestly my community involvement has been lacking, although I do make my way to most festivals and activities hosted by The City of DeLand and am currently looking to become a night teacher for an apprenticeship program outside of DeLand

Please describe your interest/activities: Anything in nature is for me, I love kayaking and visiting the various springs in Florida. I love working with my hands, since moving into the office I regularly find projects to keep me busy outside of the office

Why do you desire to serve on this Board or Committee? I would love to see the heart of DeLand revitalized and be a part of the team that made it happen, I believe I will be able to provide a valuable perspective to this board that protects the interest of the community and business owners alike

First name: Zachary

Middle name: Taylor

Last name: Moreau

Email address: zachtmore@gmail.com

Primary phone number: (318) 529-8715

Secondary phone number: (407) 257-1611

Address: 236 Miller Rd, DeLand, FL 32724, USA

Employment History

Employer: All Electric Services

Position: Estimator/ Project Manager

Employment date: 12/22/2025

Education

Degree(s): Certificate of Graduation
School or college: FEAT Technical College
Graduation date: 12/2025

Completed Stages:

Application:  2025-12-22 13:48 - Zachary Moreau <Zachtmore@gmail.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

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Comments

Comments(0)

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DELAND
FLORIDA

**City of DeLand, Florida
Community Redevelopment
Agency Committee**

The following summarizes your transaction with City of DeLand, Florida for Request # 05494983

Are you a City of DeLand resident?:

Yes

How long have you lived in the DeLand area?:

19 months

Are you engaged in business within the Downtown Redevelopment District?:

Yes

What business?:

PARACHUTE MANUFACTURING AND DISTRIBUTION

Business address:

1725 Lexington Ave, DeLand, FL 32724, USA

Are you currently serving on a City Board?:

No

List board and time served::

Have you ever served on a City Board?:

No

When and which Board?:

Are you currently serving on any advisory board for any other governmental agency?:

No

Please list::

Please describe your community involvement::

WE HAVE BEEN PART OF THE AERODYNE GROUP SINCE 2006 WITH A SOUTH AFRICAN FACTORY AND SALES AND DISTRIBUTION HUB IN DELAND. WE HAVE NOW RELOCATED FROM SOUTH AFRICA TO USA TO MANAGE AND CONTROL THE GROUP AND EXPAND OPERATIONS BY STARTING UP NEW FACTORY IN DELAND WE ARE COMMITTED TO EMPLOY PEOPLE FROM THE

COMMUNITY AND INTEND TO GROW THE WORK
FORCE IN THE COMMUNITY WITH YOUR
SUPPORT.

**Please describe your
interest/activities::**

SKYDIVING
MANUFACTURING OF PRODUCTS

**Why do you desire to
serve on this Board or
Committee?:**

MEETING PEOPLE OF DIFFERENT BACK
GROUNDS
PASSING ON KNOWLEDGE TO THOSE WHO
APPRECIATE IT
GROW OUR COMMUNITY AND BE PART OF AS
MUCH INITIATIVES AS POSSIBLE. WE ARE
EDUCATED AND WELL EXPERIENCED AND FEEL
THAT MYSELF AS AN ACCOUNTANT AND MY
PARTNER AS AN ENGINEER, WE CAN
CONTRIBUTE ALOT TO OUR COMMUNITY IN
DELAND.

First name::

Serusha

Middle name::

Last name::

Naidoo

Email address::

serusha@flyaerodyne.com

Primary phone number::

(407) 346-2409

**Secondary phone
number::**

(386) 279-7990

Address::

1725 Lexington Ave, DeLand, FL 32724, USA

Apartment number::

:

:

:

:

:

:

**A resume or separate
sheet with additional
information may be
included::**

Serusha Naidoo CV USA Nov2022.pdf

Vetting result::

Accepted

**Public - Message to
applicant::**

The information is accurate as of 01/11/2024.

Serusha Naidoo

1725 Lexington Avenue, Deland, FL, 32724

Mobile: +14073462409 Email serusha@flyaerodyne.com

PERSONAL

- Date of Birth : 07 February 1986
- Identity Number : 860207 0033 084
- Passport No : A05250444
- EE/AA : Indian Female
- Driver's License : Yes - Own Car
- Marital Status : Married
- Nationality : South African
- Visa Type : LIA Work Visa
- Languages : English (Primary)
- Criminal Offences : None

EDUCATION

2011-2015 Post Graduate Diploma in Accounting Sciences CTA level 1

Institution: University of South Africa

Modules completed successfully

- Advanced Financial Accounting
- Advanced Taxation (individuals/business)
- Advanced Auditing
- Advanced Management Accounting

2013 Professional Evaluation Exam for designation as Professional Accountant of South Africa:
Registered as a member with South African Institute of Professional Accountants (Member no: 32200)

2006-2010 BCOM Accounting: Bachelor of Commerce in Accounting

Institution: University of South Africa

1st year – Accounting I, Economics I, Information systems I, Business Management I, Commercial Law I, Quantitive Management I

2nd year – Accounting II, Economics II, Business Management II, Commercial Law II, Taxation for Businesses, Individuals, Deceased and insolvent Estates.

3rd year – Accounting III, Auditing III and Managerial, Accounting and finance III

1999-2003 Matriculation: Senior Certificate 'B' Aggregate (70% - 80%)

Institution: Stanger Manor Secondary School

Subjects (HG) - English; Afrikaans; Mathematics; Accounting; Geography; Biology

N.B. Certificates attached

PROFESSIONAL EXPERIENCE

1) Aerodyne Research LLC

Position : Group CFO
Duration : 1 April 2022 to current (Permanent position)
Description : Responsible for overall financial function of the Group

Responsibilities

- Majority of sales in the US office are initiated by online orders via store flyaerodyne.com, where a customer will customize a parachute or container and submit their order
- Once the Order is submitted, it is managed via an Order Management system called "Mintron".
- Overseeing the sales function by analyzing the data put into the sales system and ensuring that this agrees with financial information reported in the financial records on Syspro ERP system
- Analyze Sales information on a weekly basis, and this will allow the sales and marketing team to identify with their weaknesses and strengths to help improve their current goals
- Analyse this information more frequently and action can be taken on any weaknesses timeously
- Serusha will be able to guide the sales department in achieving their goals within approved financial budgets
- Face-to-Face meetings with staff will allow them to have the relevant support and this is bound to create greater sales opportunities with more insight on target areas, markets, etc.
- Control Costs of the entity more closely and ensure maximum benefit at reasonable cost
- Identify markets that have greater opportunities with the team whilst effectively controlling the marketing costs.
- Prepare reports: Unit sales analysis by product, Sales by Countries, Sales by Customers, order analysis by month or week
- Identifying order processing delays arising from the accounting department together with shipping delays
- Perform root cause analysis of negative processes and risks of the entity and implement controls/procedures to mitigate this risk by performing constant review operations and providing support to staff
- From a group perspective, oversees that the orders are being manufactured timeously by SA and the facility in the US.
- Weekly administration meetings with Accounting Manager and Sales and Marketing Manager to discuss the analysis of Sales/Finance reports and identify any weaknesses with support staff (accounting and sales)
- • Maintain weekly meetings remotely with the South African staff to follow up on issues that they may have overall
- • Identify controls and procedures to allow for better workflow between the companies to reduce risk of incorrect manufactured product or any sort of dissatisfaction to the customer

- Reduce the processing time of orders and oversee that the systems are in place constantly to deliver products to customers in the shortest time possible as well as create the foundation of a stronger internal environment for the US office during her time there.
- Support the existing staff so that they can become more efficient and fluent in using the systems in place (Syspro and Minitron).
- Be responsible for the hiring and firing of staff within her Finance and Administration function together with Sales and Marketing.
- Review the payroll reports before the payroll is executed and any deviations will be analyzed, and controls can be implemented to reduce these costs where possible
- Build and implement policies / processes for the new manufacturing division referred to as AREMC
- Cost our manufactured products properly if we have a proper ERP system in place ie Bills of Materials, Inventory Management, etc.
- Implement the trial Syspro company with the IT contractors of the group (Computate) separately for this manufacturing division (AREMC)
- Setup the necessary administration team to carry out the functions required in a manufacturing company finance structure with little additional time and cost
- Budget costs better by being present in US office
- Lead the financial, administration, sales and marketing of the organization as discussed above and in line with International Financial reporting Standards (IFRS
- work closely with the company's CPA to forecast and discuss Tax related matters
- analyse the company's financial and sales information on a constant basis and issue monthly reports to the management team (COO and CEO)

2) Aerodyne Research Manufacturing (Pty) Ltd

Position : Group Financial Manager
Duration : 21/10/2013 to current (Permanent position)
Description : Responsible for overall financial function of the Group

Responsibilities:

- Management of complete finance function for both Aerodyne Research LLC based in Florida, USA and Aerodyne Research Manufacturing (Pty) Ltd in South Africa
- reconciling creditor's monthly, analysing monthly reports, capturing cashbook, preparation of bank reconciliations, prepare monthly management reports
- Preparing monthly vat calculations and Payroll Taxes and submitting to Receiver of Revenue
- Accounting for monthly foreign exchange differences from creditors, debtors and foreign loans
- Preparing annual financial statements in terms of International Financial Reporting Standards (IFRS)
- Preparing accounting records for audit including reconciliations of control accounts ie Vat, creditors, debtors, bank, tax computations, etc
- Preparation of tax returns for companies, individuals
- Registration of foreign loans
- Calculating and preparing tax computations for Individuals, trusts and companies
- Assessing appropriateness of going concern assumption for companies and provide necessary supporting documents.
- Reconcile foreign loans and foreign debtors and creditors
- Supervision and training of staff
- Scheduling of jobs and liaising with clients and external parties
- Performing payments to vendors and others using Standard Bank Business Online
- Preparation of Budgets and quarterly financials of the Group, including analysis of variances against budgets and prior years
- Preparation of grant applications and loan applications
- Planning of production
- Analysis of production efficiency and report to Management accordingly

3) **Roberts and Chaplin**

Article Clerk (SAICA accredited articles)

Duration : 01/06/2010 to 31/08/2013 sign off

Description : 3 year extensive training in terms of the South African Institute
Of Chartered Accountants (SAICA).

Industries I worked for include:

- Parachute manufacturers and distributors, Schools (Pre Primary and Primary)
- Floral farms, Wholesalers (Floral and Accessories), Non Profit Organisations,
- Mill Group Boards, Body corporates, Construction and development,
- Cane Farmers, Hotel Industry (5 Star Hotels), Golf Clubs,

Responsibilities:

- Capturing creditor's invoices, reconciling creditor's monthly, capturing sales invoices, analysing monthly reports, capturing cashbook, preparation of bank reconciliations, prepare monthly management reports.
- Preparing monthly vat calculations and Payroll Taxes and submitting to Receiver of Revenue
- Accounting for monthly foreign exchange differences.
- Preparing annual financial statements in terms of International Financial Reporting Standards.
- Preparing accounting records for audit including reconciliations of control accounts ie' Vat, creditors, debtors, bank, tax computations, etc.
- Preparation of tax returns for companies, trusts, body corporate, individuals
- Performs detail audits for companies, trusts, body corporate as well as smaller special audits for government grants and TV licences
- Registration of foreign loans
- Registrations for PAYE
- Preparations of PAYE, VAT and STC returns for various companies
- Deregistration of companies
- Calculating and preparing tax computations for Individuals, trusts and companies
- Tax planning for individuals
- Assessing appropriateness of going concern assumption for companies and provide necessary supporting documents
- Supervision and training of staff
- Scheduling of jobs and liaising with clients and external parties
- Industries experienced in, retail, farming, manufacturing, Legal practices, medical practices, Educational institutions, Investment property
- **Accounting/Audit packages that I am familiar with include, however I can adapt to any system at ease due to my vast experience:**
 - 1) Caseware
 - 2) Pastel Partner / Pastel Xpress / VIP Payroll
 - 3) Ohio MBA net



DeLAND
FLORIDA

City of DeLand, Florida Community Redevelopment Agency Committee

The following summarizes your transaction with City of DeLand, Florida for Request # 06712545

Are you a City of DeLand resident?: Yes

How long have you lived in the DeLand area?: 5 years

Are you engaged in business within the Downtown Redevelopment District?: No

What business?:

Business address:

Are you currently serving on a City Board?: No

List board and time served::

Have you ever served on a City Board?: No

When and which Board?:

Are you currently serving on any advisory board for any other governmental agency?: No

Please list::

Please describe your community involvement::

I am an active resident of the City of DeLand and regularly participate in community-based initiatives that support local families, education, and civic engagement. My involvement has included volunteer coordination, event planning, and collaboration with nonprofit and faith-based organizations serving residents in and around the downtown area.

Please describe your

My interests include community redevelopment, public

interest/activities::

policy, education access, and economic sustainability at the local level. I am particularly interested in initiatives that support small businesses, encourage responsible growth, preserve community character, and enhance quality of life for residents. I am also engaged in academic study related to public policy and governance, which informs my interest in data-driven, transparent decision-making within municipal structures.

Why do you desire to serve on this Board or Committee?:

I desire to serve on the Community Redevelopment Agency Committee to contribute thoughtful, community-focused input to decisions impacting DeLand's downtown redevelopment district. As a resident with both academic and practical experience in policy, administration, and community engagement, I value collaborative governance and responsible stewardship of public resources. Serving on this committee would allow me to support balanced redevelopment efforts that promote economic vitality while respecting the needs of residents, businesses, and the long-term vision of the city.

First name::

Amanda

Middle name::

Marie

Last name::

Nemchik

Email address::

amandamarienemchik@gmail.com

Primary phone number::

(407) 912-9433

Secondary phone number::

Address::

733 E Georgia Ave, DeLand, FL 32724, USA

Apartment number::

Employment History:

Employment History

Employer:: Amgen

Position:: Field Reimbursement Manager

Employment date:: 07/01/2025

Education:

Education

Degree(s):: Masters in Public Health

School or college:: Liberty University

Graduation date:: 12/2023

A resume or separate sheet with additional

Amanda Nemchik resume one page PDF.pdf

**information may be
included::**

Vetting result::

**Public - Message to
applicant::**



Amanda Nemchik

FIELD REIMBURSEMENT MANAGER

OBJECTIVE

Experienced healthcare professional specializing in patient care coordination Seeking to leverage in-depth knowledge of medical terminology and patient-centered service

CONTACT

733 East Georgia Avenue, DeLand, FL 32724

EMAIL

amandamarienemchik@gmail.com

PHONE 407-912-9433

EDUCATION

MASTER'S DEGREE IN PUBLIC HEALTH LIBERTY UNIVERSITY, 2021

BACHELOR'S DEGREE IN HEALTH SCIENCES SEMINOLE STATE COLLEGE, 2019

Associate Degree in Medical Assisting Keiser University, 2016

CERTIFICATIONS

- HEALTH, LIFE, AND VARIABLE ANNUITIES INSURANCE LICENSE (FL-215)
- Prior Authorization Certified Specialist through PACS

SKILLS

Extensive knowledge of biologics therapy and medical terminology
Proficient in-patient care coordination, medical billing, and customer service
Strong communication, problem-solving, and project management skills

Field Reimbursement Manager

Syneos Health (Tezspire) – September 2024 to Present

- Oversee patient access to pharmaceutical products (insurance verification, prior authorizations, appeals)
- Cultivate relationships with insurers, providers, and advocacy groups to facilitate medication access.
- Provide training on reimbursement processes, coding, and billing practices.
- Identify coverage gaps, recommend assistance programs, and develop strategies with sales/marketing teams
- Coordinate patient assistance programs, ensuring timely therapy access and resolution of reimbursement issues

Marketing / Infusion Specialist

VIVO Infusion Centers – 2022 to September 2024

- Developed and executed marketing strategies to boost brand visibility and patient engagement
- Collaborated with healthcare providers for coordinated care and optimal service delivery
- Analyzed patient feedback and market trends to enhance offerings and increase satisfaction

Patient Care Coordinator / Patient Resource Specialist

MPP/VIVO Infusion Centers – 2019 to 2022

- Guided patients from initial consultation through follow-up, maintaining high satisfaction levels
- Resolved billing inquiries and ensured compliance with recordkeeping protocols.
- Streamlined service delivery through effective communication and process coordination

Customer Service Representative / Patient Care Navigator

MPP/VIVO Infusion Centers – 2021 to 2022

- Provided responsive support, improving patient experience with proactive problem-solving
- Coordinated closely with healthcare providers to optimize patient outcomes and service quality.

View History Report

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Application **Submitted** by luis Pereyra <l.pereyra718@gmail.com>

Are you a City of DeLand resident?	Yes	
How long have you lived in the DeLand area?	2014	
Are you engaged in business within the Downtown Redevelopment District?	Yes	
What business?	Lp auto care	Per Google:
Business address	202 Crystal Ridge Rd, DeLand, FL 32720, USA	342 W
Are you currently serving on a City Board?	No	New York
Have you ever served on a City Board?	No	
Are you currently serving on any advisory board for any other governmental agency?	No	
Please describe your community involvement:	Little league coach	
Please describe your interest/activities:	Make deland better	
Why do you desire to serve on this Board or Committee?	Help deland be a better place for everyone that comes to visit and live in it.	
First name:	luis	
Last name:	Pereyra	
Email address:	l.pereyra718@gmail.com	
Primary phone number:	(386) 414-6044	
Address:	202 crystal ridge rd	
Employment History		
Employer:	Lp auto care	
Position:	CEO/ President	
Employment date:	08/01/2016	
Education		
Degree(s):	Na	
School or college:	James Monroe ha	
Graduation date:	06/2019	

Completed Stages.

Application:  2025-12-17 01:44 - luis Pereyra <l.pereyra718@gmail.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

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Comments

Comments(0)

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Application **Submitted** by Haley Rohde <haleyyy357@icloud.com>

Are you a City of DeLand resident?	Yes
How long have you lived in the DeLand area?	4 years
Are you engaged in business within the Downtown Redevelopment District?	No
Are you currently serving on a City Board?	No
Have you ever served on a City Board?	No
Are you currently serving on any advisory board for any other governmental agency?	No
Please describe your community involvement:	I love the city of deland, I walk around the town all the time I love this community
Please describe your interest/activities:	Long walks,trying new restaurants and food, seeing all of what Florida has to offer
Why do you desire to serve on this Board or Committee?	To be a passionate advocate for the community and what they want
First name:	Haley
Middle name:	Anne
Last name:	Rohde
Email address:	haleyyy357@icloud.com
Primary phone number:	(407) 462-1916
Address:	617 W Minnesota Ave, DeLand, FL 32720, USA

Employment History

Employer:	Publix supermarket
Position:	Produce clerk
Employment date:	02/02/2019

Education

Degree(s):	None
School or college:	None
Graduation date:	06/2020

Application:  2025-12-16 17:03 - Haley Rohde <haleyyy357@icloud.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

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Comments

Comments(0)

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View History Report

Audit Trail

Show detailed result

Application **Submitted** by Scott Sharpe <docsharp93@gmail.com>

Are you a City of DeLand resident? Yes

How long have you lived in the DeLand area? Three years

Are you engaged in business within the Downtown Redevelopment District? No

Are you currently serving on a City Board? No

Have you ever served on a City Board? No

Are you currently serving on any advisory board for any other governmental agency? No

Please describe your community involvement: As a downtown resident, I am involved in most of the community events, use local services for needs, spend time in the downtown area visiting merchants and eating at restaurants.

Please describe your interest/activities: I am a small business owner, so I have long hours, but I enjoy participating in the various events that happen in the downtown DeLand area. I also enjoy running, going to estate sales, and vacationing.

Why do you desire to serve on this Board or Committee? My family and I chose to move to DeLand, specifically the downtown area, because we had visited it for years and wanted to make it our home. As such, I take great pride in DeLand and want it to be the best it can be. I want to be a voice for DeLand and take action to keep our city a desirable place to live and visit.

First name: Scott

Last name: Sharpe

Email address: docsharp93@gmail.com

Primary phone number: (407) 405-4063

Address: 230 S Stone St, DeLand, FL 32720, USA

Employment History

Employer: Sharpe Point Construction (SP Construction)

Position: Owner/Operator

Employment date: 04/18/2016

Education

Degree(s): Masters of Business Administration

School or college: Rollins College

Graduation date: 05/2006

Completed Stages:

Application: ✓ 2025-12-18 12:05 - Scott Sharpe <docsharp93@gmail.com>

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

0 Comments 0 Emails

Comments

Comments(0)

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Why do you desire to serve on this Board or Committee? * My whole life, I've dedicated time & energy to public/ community service. Now that I'm retired (and still vital) I want to continue that service. On the Downtown Deland CRA Board, I will bring an important perspective, as a managing partner in Conrad Realty Co. I have 27 tenants operating small businesses in downtown. I understand on a personal and professional level the challenges & the potential for these businesses. I will bring this, and more to inform my discussion & decisions as a member of this board.



DELAND

FLORIDA

Community Redevelopment Agency Committee - Personal Information

First name: * Jeffrey Middle name: D. Last name * Shepherd

Email address: * Jeffdshepherd14@gmail.com

Primary phone number: * 386 748-5280 Secondary phone number:

Address: * 112 W. New York Ave., ~~Suite 209~~ Apartment number: Suite 209
Deland, FL 32720

Employment History

Employer: * Florida Dept. of Transportation

Position: * rodman/instrument operator/party chief Employment date: * 09/1986 - 12/2019
on survey crew (1986-1990) senior mapping 12/02/2025 (Retired)
tech. (Computer Aided Draftsman) (1990-2019)

Education Grad. Haworth High School (1975) (Kokomo, IN)

Degree(s): * Assoc/Science Surveying Technology, Valencia College (Orlando)

Application



DELAND

FLORIDA

Community Redevelopment Agency Committee - Application

CRITERIA:

Must be city resident or be engaged in business within the Downtown Redevelopment District, i.e., own a business, practice a profession, perform a service for compensation or serve as an officer or director of a corporation or other business entity engaged in business within the Downtown Redevelopment District.

Are you a City of DeLand resident? *

Yes

Are you engaged in business within the Downtown Redevelopment District? *

Yes

Are you currently serving on a City Board? *

No

Have you ever served on a City Board? *

Yes

Are you currently serving on any advisory board for any other governmental agency? *

No

Please describe your community involvement: * Member of Board DeLand Police Athletic League, Member Democratic Executive Committee of Volusia County, Member of Board St Johns River to Sea Loop Alliance, Member of planning Committee "Thin Man"

Please describe your interest/activities: * Watts Jazz Fest, Mentor Encouraging participation in activities provided by DeLand PAL, Encouraging safe cycling for all citizens, Encouraging use of our nearby multiuse trails, Encouraging people to inform themselves on issues, and voting, playing instrument in many bands, teaching & writing music, mentoring youth, running (5K's to Marathons)

School or college: * Valencia College (Orlando) Graduation date: * 1985

12/2025

A resume or separate sheet with additional information may be included:

West Volusia Beacon Newspaper, 110 W New York Ave, Deland, columnist
reporter, photographer, 1991 - present (very part time)

Steinman & Associates Land Surveying Inc., 995 W. Volusia Ave. Deland
rodman/instrument operator/ draftsman 1984 - 1986

Various jobs as opportunities/needs arose (during college years etc)

Yardwork (mowing/edging etc.), Fernery work (supervised by Rick Taylor)
bee keeper asst. (supervised by Doug Johnson), Collecting recyclables
(metals & newsprint), Caretaking (inhome) for elderly resident
(shared these duties with my wife - Barb Shepherd)

Ardmore Farms, 1915 N Woodland Blvd., Deland
press operator 1980

PPG Industries 1400 E Murden St., Kokomo, IN
extrusion press operator 1978 - 1979

ADDITIONAL VOLUNTEER WORK

- Volusia/Flagler Transportation Planning Organization
Bike/Ped committee 2005-2008
- City of Deland Planning Board 2008 - 2020
- Adopt-a-Highway (FDOT) litter collection (on NY Ave in Deland)
- Mentor (Volusia County Public Schools via CATALYST)
- Basketball coach Deland Pal 1995 - 1999
- Boardmember West Volusia Beacon Newspaper 1996 - 2002
- VIPS (Volunteer in Public Schools) Math superstars 1996
- Boardmember Sugar & Spice Daycare (nonprofit) 1981 - 1982
- Vice President Lake Helen League for Better Living 1981

Additional Professional Work

- Part-time musician (composer/arranger/saxophonist/Flutist/
clarinetist) 1973 - present



DELAND
FLORIDA

**City of DeLand, Florida
Community Redevelopment
Agency Committee**

The following summarizes your transaction with City of DeLand, Florida for Request # 06737802

Are you a City of DeLand resident?:

No

How long have you lived in the DeLand area?:

Are you engaged in business within the Downtown Redevelopment District?:

Yes

What business?:

Liquid Gold Tattoo Studio & Art Gallery

Business address:

115 W Rich Ave, DeLand, FL 32720, USA

Are you currently serving on a City Board?:

No

List board and time served::

Have you ever served on a City Board?:

No

When and which Board?:

Are you currently serving on any advisory board for any other governmental agency?:

No

Please list::

Please describe your community involvement::

As a resident of Volusia County (not DeLand by a few hundred feet), I am actively involved in the DeLand community through both civic service and volunteerism. I am a member of the Greater West Volusia Chamber of Commerce and the MainStreet DeLand Association, where I have participated in various committees and volunteer roles supporting downtown initiatives. I was appointed to the Volusia County Environmental & Natural Resources Advisory

Committee (ENRAC) in 2022. Previously, I served as a Board Member and Assistant Coach for DeLand Little League from 2018-2020. I have also volunteered for community events such as the Wild Game Feast and the Veterans Day Parade. I always look for opportunities to give back, whether by donating my time or providing my business's services.

Please describe your interest/activities::

Having been born and raised in Central Florida, I value an active, outdoor lifestyle and a strong sense of place. I enjoy endurance swim training, paddleboarding, fishing and other water-related activities that highlight the natural assets of our region. I also have an interest in classic cars and appreciate their cultural and historical significance. Most importantly, I prioritize spending quality time with my two sons, ages 6 and 10, and being engaged in a community that supports families, recreation and long-term livability.

Why do you desire to serve on this Board or Committee?:

I desire to serve on this committee because I am deeply invested in the success of downtown DeLand as both a business owner and long time downtown professional. I have opened and actively operate a business in the Downtown Redevelopment District and am present daily, working open to close, building relationships with neighboring merchants and the public. I bring over 20 years of experience working in downtown environments, including Orlando and Cocoa Beach, and have spent much of my career engaged in the day-to-day realities of downtown corridors. I also have prior committee experience through public companies and understand how boards function, including the importance of preparation and consistent participation. I am confident my hands-on experience and long term commitment can help downtown DeLand continue to grow, adapt and thrive.

First name::

Elias

Middle name::

Last name::

Tobias

Email address::

hungreli@gmail.com

Primary phone number::

(407) 927-1110

Secondary phone number::

Address::

2510 DeLeon Dr, DeLand, FL 32724, USA

Apartment number::

Employment History:

Employment History

Employer:: Liquid Gold Tattoo Studio & Art Gallery

Position:: Owner/Operator

Employment date.. 10/05/2025

Education:

Education

Degree(s):: n/a

School or college:: n/a

Graduation date:: 12/2025

**A resume or separate
sheet with additional
information may be
included::**

Vetting result::

**Public - Message to
applicant::**



DeLAND
FLORIDA

City of DeLand, Florida Community Redevelopment Agency Committee

The following summarizes your transaction with City of DeLand, Florida for Request # 06712830

Are you a City of DeLand resident?:

Yes

How long have you lived in the DeLand area?:

6 months

Are you engaged in business within the Downtown Redevelopment District?:

No

What business?:

Business address:

Are you currently serving on a City Board?:

No

List board and time served::

Have you ever served on a City Board?:

No

When and which Board?:

Are you currently serving on any advisory board for any other governmental agency?:

No

Please list::

Please describe your community involvement::

None, first position applied

Please describe your interest/activities::

I love downtown DeLand, its culture, and its beauty.

Why do you desire to serve on this Board or Committee?:

To help out in the coolest city in DeLand.

First name::

Logan

Middle name::

Last name::

Wakefield

Email address::

loganwakefield.portfolio@gmail.com

Primary phone number::

(407) 813-7306

Secondary phone number::

Address::

1340 Hyssop Wy, DeLand, FL 32724, USA

Apartment number::

Employment History:

Employment History

Employer:: BNY

Position:: Customer Service Representative

Employment date:: 05/06/2025

Education:

Education

Degree(s):: Associates Degree

School or college:: Valencia College

Graduation date:: 05/2026

A resume or separate sheet with additional information may be included::

ResumeLoganWakefield2025.pdf

Vetting result::

Public - Message to applicant::

Logan J. Wakefield

loganwakefield.portfolio@gmail.com | <https://www.linkedin.com/in/loganjwakefield>

SUMMARY

Dedicated professional assistant with law office experience in personal injury and VA disability claims. Enhanced client satisfaction by efficiently managing office correspondence and drafting detailed documents. Seeking to leverage office experience and organizational skills to support administrative and legal teams in delivering top tier client services.

EXPERIENCE

Pre-Litigation Assistant

Campione Law Firm

September 2024 - February 2025 , Orlando, FL

- Correspondence with clients on personal injury claims.
- Drafted letters for insurance agencies, clients, and courts
- Assisted veterans with VA disability claims
- Office management and record keeping

Stage Technician

Encore Global

February 2025 - Present , Orlando, FL

- Set up strike, and installation of audio visual and theatrical elements
- Communicated professionally and courteously with clients

Photographer

WaltDisneyWorld Resort

April 2023 - January 2025 Lake Buena Vista, FL

- Captured high-quality images and moments for over 200 guests daily, utilizing advanced DSLR cameras to deliver exceptional guest service
- Over 300 employee recognitions from customers.
- Greeted guests with utmost respect, courtesy, and professionalism
- Delivered exceptional customer service for clients at a world class theme park.

EDUCATION

Associates in art

Valencia College | Orlando, FL | 2026 | 3.16 GPA

- Awarded scholarship money from Seneff Honors program due to exceptional grades
- Paralegal studies at Valencia College approved by the American Bar Association.

SKILLS

Spanish
Writing
Communication
Customer Service
Client Confidentiality
Proofreading

View History Report

Audit Trail

Show detailed result

Application **Submitted** by Tomas Ward <Tomasward3@gmail.com>

Are you a City of DeLand resident?	Yes
How long have you lived in the DeLand area?	22 years
Are you engaged in business within the Downtown Redevelopment District?	No
Are you currently serving on a City Board?	No
Have you ever served on a City Board?	No
Are you currently serving on any advisory board for any other governmental agency?	No
Please describe your community involvement:	Training kids for sports, youth football coach, soon to be school teacher
Please describe your interest/activities:	I like to draw, play video games, shoot pool, watch nba/nfl/nhl, throw darts, ride jet skis, and fish.
Why do you desire to serve on this Board or Committee?	I know I can help bring in new ideas with a different perspective from others Having some knowledge about our downtown and the history. It would be cool to help be apart of any projects.
First name:	Tomas
Last name:	Ward
Email address:	tomasward3@gmail.com
Primary phone number:	(386) 235-5956
Address:	390 South Boston Avenue
Employment History	
Employer:	Boulevard tire center
Position:	Warehouse
Employment date:	08/28/2025
Education	
Degree(s):	AA, Bachelors
School or college:	Asa college, Albany State university
Graduation date:	12/2026

Completed Stages.

Uploaded Files

Name	Uploaded by	Version	Source
Redevelopment Application.pdf	Document builder	1	Document builder

0 Comments 0 Emails

Comments

Comments(0)

To link emails to this workflow - send or CC them to this workflow using the following workflow specific address wf-f0987fd67a394fa6bf29e05a88745c05_prod@simpligov.com All emails sent into the workflow will display in the list below



DeLAND
FLORIDA

**City of DeLand, Florida
Community Redevelopment
Agency Committee**

The following summarizes your transaction with City of DeLand, Florida for Request # 06712807

Are you a City of DeLand resident?: Yes

How long have you lived in the DeLand area?: 6

Are you engaged in business within the Downtown Redevelopment District?: No

What business?:

Business address:

Are you currently serving on a City Board?: No

List board and time served::

Have you ever served on a City Board?: No

When and which Board?:

Are you currently serving on any advisory board for any other governmental agency?: Yes

Please list:: Florida Roofing and Sheet-Metal Association. Florida Building Codes

Please describe your community involvement:: 4th Generation Florida Native, DeLand VFW member, supporting Delands small business owners through commerce.

Please describe your interest/activities:: Gardening, active beach-goer/surfer, historical homes, walking Nature trails, roofing, boating, trucks, construction.

Why do you desire to serve on this Board or Committee?:

To represent my age demographic, for the benefit of future generations to maintain both the land and Florida's natural beauty and historic charm.

First name::

Marc

Middle name::

Oberle

Last name::

Whitman

Email address::

marcwhitman09@gmail.com

Primary phone number::

(407) 435-1701

Secondary phone number::

Address::

623 N Cherokee Ave, DeLand, FL 32724, USA

Apartment number::

Employment History:

Employment History

Employer:: Weathershield Roofing Group

Position:: Operations Manager

Employment date:: 01/01/2024

Education:

Education

Degree(s):: High school Diploma with some College credits

School or college:: Tavares High School

Graduation date:: 06/2014

A resume or separate sheet with additional information may be included::

Marc_Whitman_resume.pdf

Vetting result::

Public - Message to applicant::

Marc Whitman

US Army Veteran

DeLand, FL 32724

marcoberlewhitmaniii7_5tm@indeedemail.com

+1 407 435 1701

Military Veteran with a Secret Security Clearance and 6 years of proven experience in the United States Army. An organized, detail oriented professional able to strategize and prioritize effectively; who balances the necessity of sales with the need to maintain good relationships with customers and the public. Equally capable of working alone or as a valuable member of a team, and comfortable exercising initiative and solving problems.

- Microsoft office proficient
- Training in communications
- Adept at conflict resolution
- Top Secret Security Clearance

Authorized to work in the US for any employer

Work Experience

Senior Roofing Salesman

Avenue Roofing - Jacksonville, FL

December 2020 to Present

General salesman, Achieving 3-5 sales a week by generating leads from Online sources, door-to-door, and referrals. As well as managed job sites, and customer relations from the beginning to end of all projects.

- Sold between 3-5 units a week consistently for 13 months. With an average sale cost of \$24,000
- Assisted homeowners with filing insurance claims, estimated roof damage using Xactimate, and worked in conjunction with insurance adjusters.
- Found avenues for new business such as contacting and working with insurance agents to expand the companies incoming jobs.
- Appointed as the companies lead salesman and tasked with one-on-one training of all new salesman

Sales Specialist

NORTH FLORIDA LINCOLN - Jacksonville, FL

February 2020 to December 2020

"Lincoln Brand Ambassador" is the title Lincoln uses for my position as a senior Salesman.

- certified with FMC to sell Fords, Lincoln's, and used vehicles.
- My First month I was tied for the top sales position at 18 cars in a very low volume store.
- Achieved top salesman three times in 6 months. Averaging 16 cars a month.
- Through my first 6 months, I achieved tier 3 bonuses (24+ New car sales in a 3 month period) the highest tier available with Lincoln.

Security Specialist

UNITED STATES ARMY - Fort Bliss, TX

2014 to March 2020

- Supervised employees to conduct a ceremony for the president of the United States of America during the 2017 Inauguration with zero errors.
- Delegated and supervised co-workers to direct groups of employees to accomplish various data collections and survey's for the arrival of Pope Francis.
- Established connections and relationships between the United States Army and civilians through communication and organized events.
- Organized multiple Funeral Ceremonies and processions. Awarded Army Achievement Medal for 100% completion with zero errors
- Provided leadership to 25 personnel ensuring a 30% decrease in staff turnover and a 10% increase in promotions.
- Managed source files and contracts.
- Implemented new system of equipment organization that led to increased proficiency in the workplace.

Education

High school or equivalent

Tavares High School

2014

Skills

- Software: Microsoft Office (2003, 2007, 2010),
Operating Systems: Mac/ Microsoft Windows (95, 98, XP, Vista), Windows 7, Windows 8, Windows 10
- Military Experience (8 years)
- Information Security
- Computer Networking (2 years)
- DoD Experience (8 years)
- Intelligence Experience
- System Administration
- Cybersecurity
- Program Management
- Network Support
- Retail sales (2 years)
- Host/hostess experience
- Social media management

Military Service

Branch: United States Army

Rank: Staff Sergeant

First Aid Certification

CITY OF DELAND
Request for Commission Action
March 2, 2026

SUBJECT: Discussion re Police Security Wall Conceptual Plan.

DEPARTMENT: City Clerk

PREPARED BY:

ATTACHMENTS: DeLand PD Wall Morning - Photo, DeLand PD Wall 2.25.26_1 - Photo, DeLand PD Wall 2.25.26_2 - Photo, DeLand PD Wall 2.25.26_3 - Photo, DeLand PD Wall 2.25.26_4 - Photo, DeLand PD Wall 2.25.26_5 - Photo, DeLand PD Wall Evening - Photo, Police Wall Survey - 19B

APPROVED BY: Michael Pleus, City Manager, February 25, 2026

SUMMARY/HIGHLIGHT:

The Commission received a presentation from the architect designing the wall around the police department parking lot. During that presentation, there was some discussion regarding maintaining parking along the south side adjacent to Howry Avenue. The architect will present a revised design to the Commission for consideration. If approved, the project will go through permitting and then out to bid for construction.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

SUSTAINABILITY:

FISCAL IMPACT:

This item does not have a fiscal impact.

RECOMMENDATION:

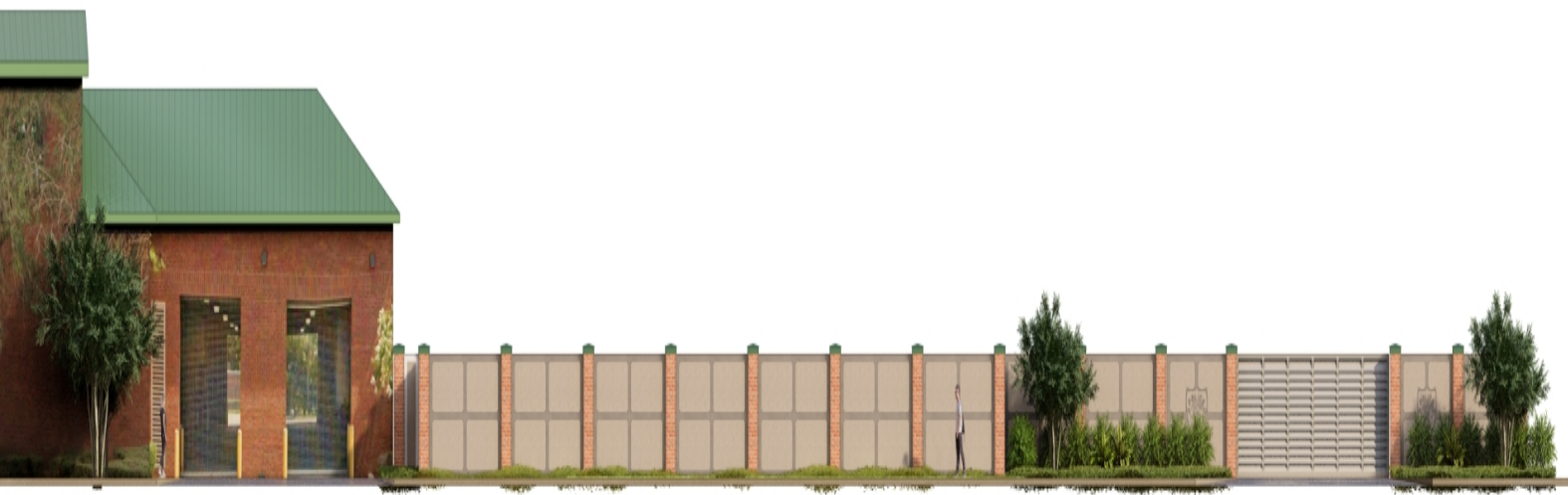
Provide staff and the architect any feedback regarding the revised design.

BACKGROUND/DISCUSSION:





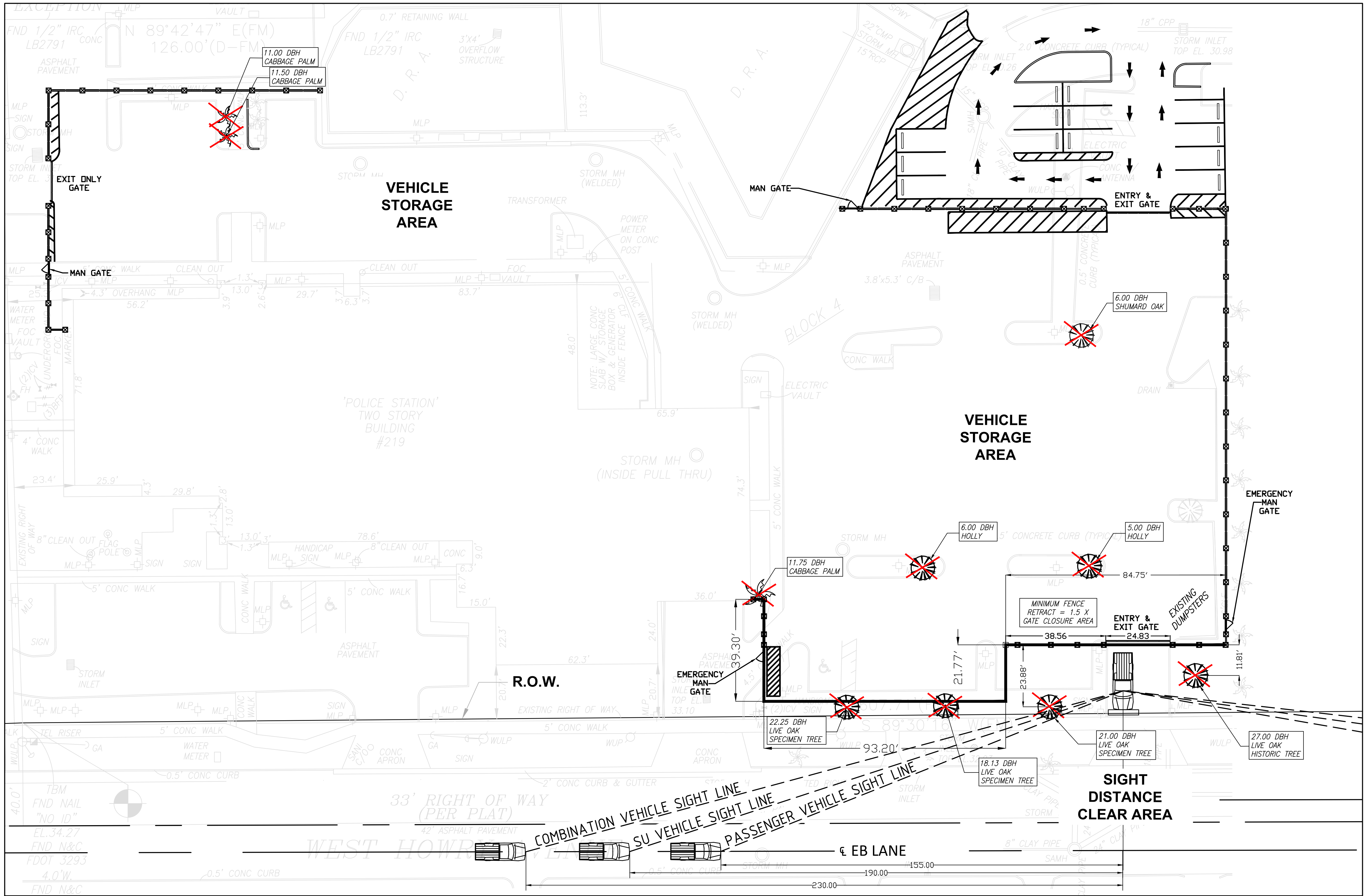










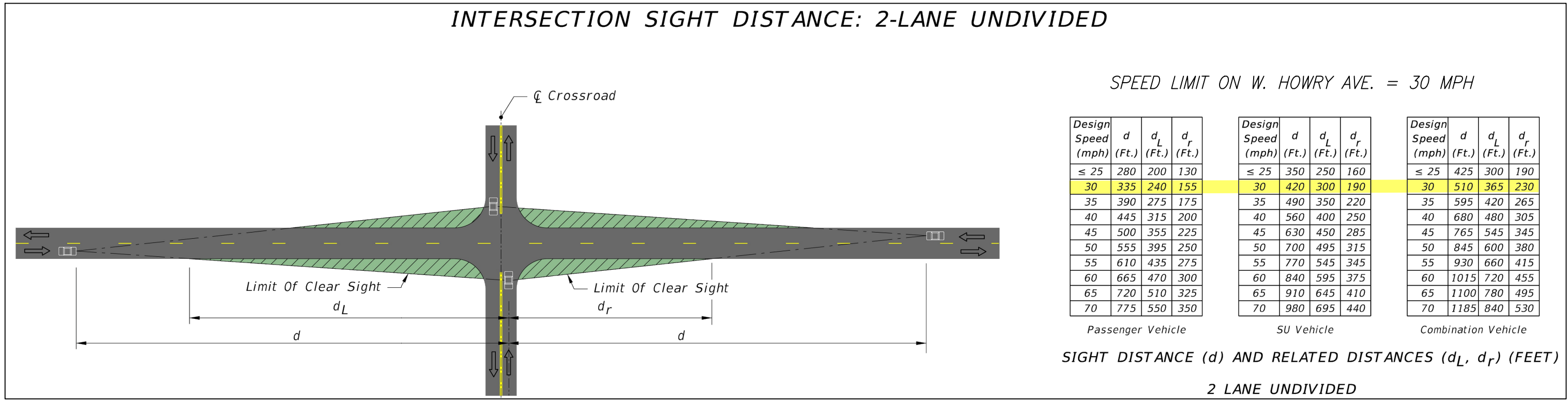


✕ - TREE TO BE REMOVED

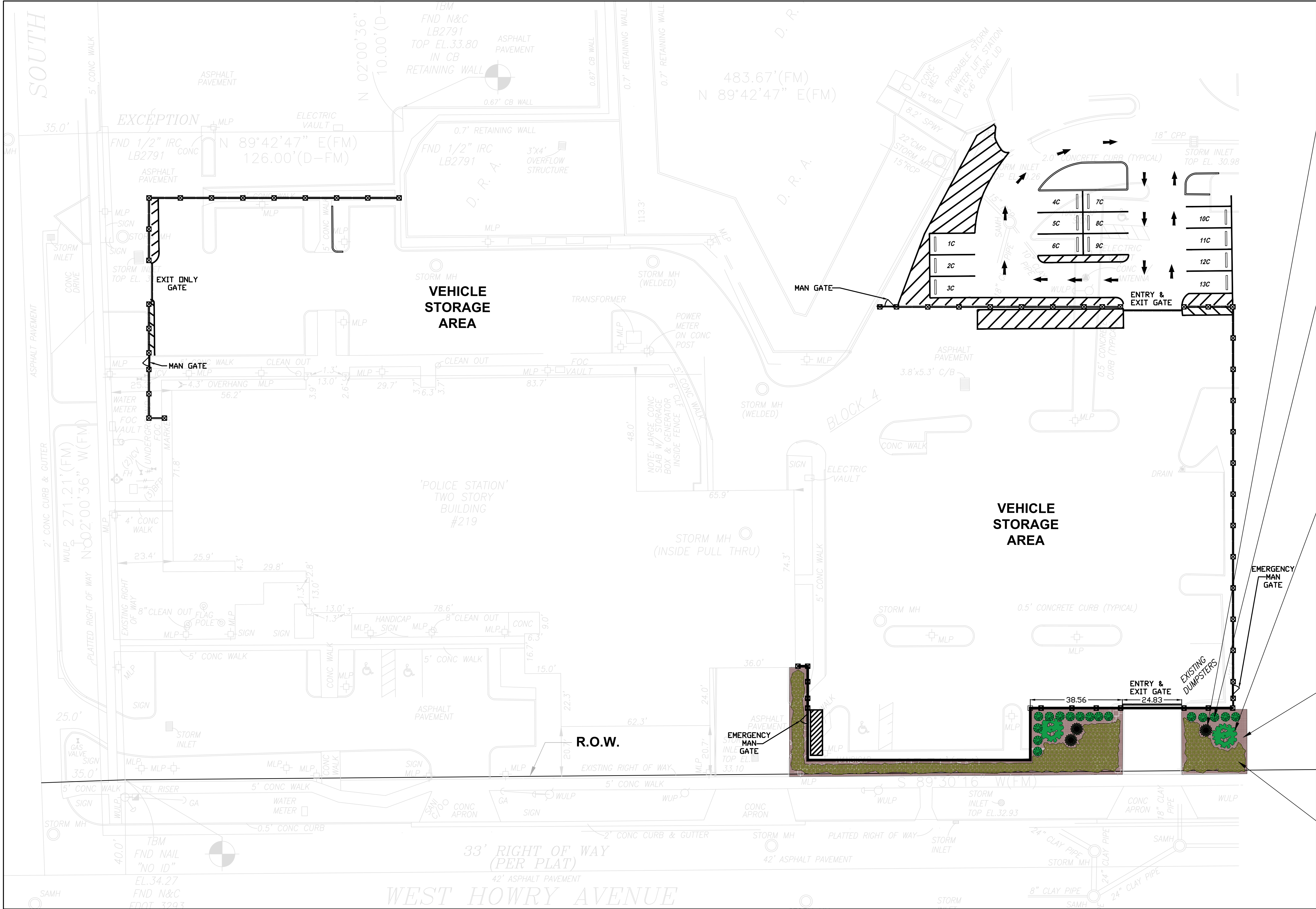
TREE MITIGATION DBH (DIAMETER AT BREAST HEIGHT):

SPECIMEN TREE - 22.25" X 0.5= 11.13"
SPECIMEN TREE - 18.13" X 0.5= 9.06"
SPECIMEN TREE - 22.00" X 0.5= 11.00"
HISTORIC TREE - 27.00" X 1.0= 27.00"
TOTAL DBH TO REPLACE = 58.19"

PROPOSED DBH REPLACEMENT (PLANT SCHEDULE)			
QTY	Botanical Name	Common Name	Size
Trees			
4	*Quercus Virginiana	Live Oak	6" cal, 17' ht., 10' spd, 52" rb, 200-gallon
2	Ligustrum japonicum	Japanese privet	3" cal, 8' ht., 42" spd, 32" rb, 45-gallon
3	Sabal palmetto	Sabal Palm	10' height
*May substitute with Taxodium distichum (Bald Cypress) 6" Cal, 17' ht., 6' spd, 52" rb, 200-gallon container			
These trees will provide 20" DBH replacement and may be planted at the City Cemetery located at 601 West Beresford Avenue. To make up for the other 38" DBH replacement, there are two options. 1. Plant an additional 38" DBH replacement at the City Cemetery; or 2. Contribute into the City's Tree Replacement Reserve account for a total of \$2,850.00 (38" x \$75.00/inch not planted.)			
Note: Removal of historic trees will require review by the Tree Advisory Committee and approval by the City Commission.			



SEC. 16, T. 17, R. 30 E.			City of DeLand, Florida ENGINEERING DEPARTMENT 1102 S. Amelia Avenue DeLand, Florida 32724 TEL: 386/626-7196	
			TREE MITIGATION DeLAND POLICE STATION SECURITY WALL	
NO.	REVISIONS	BY	DATE	
APPROVED BY:		DRAWING		
RAYMOND BAHRAIMI, P.E., CITY ENGINEER		NOT VALID UNLESS EMBOSSED WITH ENGINEER'S SEAL AND ORIGINAL SIGNATURE		
FL LIC. PROF. ENGINEER No. 65552		DATE:	2/19/2026	PROJECT NO. 24-07
		SCALE:	1:20	DRAWING NO.
		DRAWN BY:	E.M.S.	Sheet 1 of 2



REQUIRED PLANTING FOR W. HOWRY AVE. AREA:

- COONTI PALM -



3 EA.

Slow-growing, low-profile plants, typically reaching a mature height of 2 to 4 feet tall, and 3 to 5 feet round.
- PODOCARPUS HEDGE -



16 EA.

Heights from 4-5 feet for low screens to 6-12 feet for privacy, easily controlled with regular pruning.
- LIGUSTRUM TREE -



2 EA.

Typically small-to-medium trees or large shrubs, usually maturing around 10-15 feet tall, which is not suitable for climbing.
- MULCH AREA SURROUNDING -



306 SQYD

Layer of organic material (shredded trees) applied to the surface of soil for water retention and to limit erosion.
- SOUTHERN SUNSET JASMINE -



375 EA.

A low-maintenance, drought-tolerant vining groundcover known for vibrant, variegated foliage in shades of orange, red, gold, and green.

PARKING

CURRENT PARKING LAYOUT = 107 SPACES TOTAL
PROPOSED PARKING TOTAL = 121 SPACES TOTAL
INSIDE POLICE WALL = 108 SPACES
OUTSIDE POLICE WALL = 13 SPACES

SEC. 16, T. 17, R. 30 E.

				 City of DeLand, Florida ENGINEERING DEPARTMENT 1102 S. Amelia Avenue DeLand, Florida 32724 TEL: 386/626-7196	
					LANDSCAPING DeLAND POLICE STATION SECURITY WALL
NO.	REVISIONS	BY	DATE		
APPROVED BY:		DRAWING NOT VALID UNLESS EMBOSSED WITH ENGINEER'S SEAL AND ORIGINAL SIGNATURE		DATE: 2/19/2026	PROJECT NO. 24-07
----- RAYMOND BAHRAMI, P.E., CITY ENGINEER FL. LIC. PROF. ENGINEER No. 65552				SCALE: 1:20	DRAWING NO.
				DRAWN BY: E.M.S.	Sheet 2 of 2