

***Falcon Trace
Community Development District***

Agenda

May 15, 2024

AGENDA

Falcon Trace

Community Development District

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 - Fax: 407-839-1526

May 8, 2024

Board of Supervisors
Falcon Trace
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of **Falcon Trace Community Development District** will be held **Wednesday, May 15, 2024 at 6:00 PM at the Big Hawk Lake Recreation Center, 13600 Hawk Lake Drive, Orlando, Florida.** Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 20, 2024 Board of Supervisors Meeting
4. Discussion of Community Movie Night
5. Presentation of Fiscal Year 2023 Financial Audit Report
6. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Registered Voters- 1,759
 - C. Field Manager's Report
 - D. Amenity Manager Report
7. Supervisor's Requests
8. Adjournment

MINUTES

**MINUTES OF MEETING
FALCON TRACE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Falcon Trace Community Development District was held Wednesday, **March 20, 2024** at 6:00 p.m. at the Big Hawk Lake Recreational Center, 13600 Hawk Lake Drive, Orlando, Florida.

Present and constituting a quorum were:

Sara Hurst	Chairperson
Carole Miller	Vice Chairperson
Sue Marchesi Baron	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kate John	District Counsel <i>by telephone</i>
Jarett Wright	Field Operations
Marcia Calleja	CALM

The following is a summary of the discussions and actions taken at the March 20, 2024 Falcon Trace Community Development District's regular Board of Supervisor meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 17, 2024 Meeting

Ms. Hurst moved to approve the minutes of the January 17, 2024 meeting Ms. Miller seconded the motion. The motion passed on the following roll call vote:
 Ms. Hurst yes.
 Ms. Miller yes.
 Ms. Baron yes.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Approving the Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Mr. Showe stated Resolution 2024-01 approves the proposed Fiscal Year 2025 budget and sets the public hearing for July 17, 2024 for adoption, it directs us to post the proposed budget to the CDD website and transmit it to the local government. The proposed budget is very similar to what you have seen in the past and we prepared it with the goal of not raising assessments.

Ms. Hurst moved to approve Resolution 2024-01, Ms. Miller seconded the motion. The motion passed on the following roll call vote.
 Ms. Hurst yes.
 Ms. Miller yes.
 Ms. Baron yes.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02 Relating
to the General Election and Qualifying
Period Procedures**

Mr. Showe stated this year we have three seats up for general election, seat 1 Ms. Baron, seat 2 Felix’s seat and seat 3 Ms. Miller’s seat. We have notified the supervisor of elections that those seats will be coming up. The resolution details the qualifying process and the qualifying period is from noon June 10th until noon on June 14th. That is the official qualifying period, although you can go down there now and qualify.

Ms. Miller moved to approve Resolution 2024-02, Ms. Baron seconded the motion. The motion passed on the following roll call vote.
 Ms. Hurst yes.
 Ms. Miller yes.

Ms. Baron yes.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. John updated the board on recent legislative changes.

B. Manager

Mr. Showe stated I have the agreement with the Sharks & Minnows that did not make it into the agenda package.

Ms. Hurst moved to approve the agreement with the Sharks & Minnows, Ms. Miller seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Ms. Baron yes.

i. Approval of Check Register

Ms. Baron moved to approve the check register, Ms. Hurst seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Ms. Baron yes.

iii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

C. Field Manager’s Report

Mr. Wright gave an overview of the field manager’s report.

i. Consideration of Plant Replacement Proposals

Ms. Hurst moved to approve the plant replacement with Blade Runners in an amount not to exceed \$10,000, Ms. Baron seconded the motion. The motion passed on the following roll call vote.

<p>Ms. Hurst yes. Ms. Miller yes. Ms. Baron yes.</p>
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ii. Consideration of Flooring Proposals

No action taken.

D. Amenity Manager’s Report

Ms. Calleja reviewed the amenity manager’s report, copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Showe stated the next meeting is scheduled for May 15, 2024.

EIGHTH ORDER OF BUSINESS

Adjournment

<p>Ms. Baron moved to adjourn the meeting at 7:00 p.m., Ms. Miller seconded the motion. The motion passed on the following roll call vote: Ms. Hurst yes. Ms. Miller yes. Ms. Baron yes.</p>

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2023

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2023

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Falcon Trace Community Development District
Orange County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Falcon Trace Community Development District, Orange County, Florida ("District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 4, 2024, on our consideration of the Falcon Trace Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated March 4, 2024 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

March 4, 2024

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

Our discussion and analysis of Falcon Trace Community Development District, Orange County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,023,642.
- The change in the District's total net position in comparison with the prior fiscal year was (\$79,617), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$564,766. A portion of fund balance is assigned to operating reserves and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

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

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one individual governmental fund. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2023	2022
Current assets	\$ 587,596	\$ 621,075
Capital assets	458,876	500,931
Total assets	<u>1,046,472</u>	<u>1,122,006</u>
Current liabilities	<u>22,830</u>	<u>18,747</u>
Total liabilities	<u>22,830</u>	<u>18,747</u>
Net position		
Net investment in capital assets	458,876	500,931
Restricted for capital projects	233,333	217,461
Unrestricted	<u>331,433</u>	<u>384,867</u>
Total net position	<u>\$ 1,023,642</u>	<u>\$ 1,103,259</u>

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2023	2022
Program revenues	\$ 366,477	\$ 363,789
General revenues	14,885	4,592
Total revenues	<u>381,362</u>	<u>368,381</u>
Expenses		
General government	113,878	90,534
Physical environment	347,101	307,817
Total expenses	<u>460,979</u>	<u>398,351</u>
Change in net position	(79,617)	(29,970)
Net position - beginning of year	<u>1,103,259</u>	<u>1,133,229</u>
Net position - end of year	<u>\$ 1,023,642</u>	<u>\$ 1,103,259</u>

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2023

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$460,979, which primarily consisted of costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were significantly lower than the original budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS

At September 30, 2023, the District had \$458,876 invested in infrastructure and equipment for recreational facilities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2024, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Falcon Trace Community Development District's Finance Department at 219 East Livingston Street Orlando, Florida 32801.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2023

	<u>GOVERNMENTAL ACTIVITIES</u>
ASSETS	
Cash and cash equivalents	\$ 382,594
Investments	167,360
Accounts receivable	9,531
Assessments receivable	120
Prepaid items	27,991
Capital assets:	
Depreciable	458,876
TOTAL ASSETS	<u>\$ 1,046,472</u>
LIABILITIES	
Accounts payable and accrued expenses	\$ 22,830
TOTAL LIABILITIES	<u>22,830</u>
NET POSITION	
Net investment in capital assets	458,876
Restricted for:	
Capital projects	233,333
Unrestricted	331,433
TOTAL NET POSITION	<u>\$ 1,023,642</u>

The accompanying notes are an integral part of this financial statement

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Contributions	Revenues and Changes in Net Position
				Governmental Activities
Governmental activities				
General government	\$ 113,878	\$ 113,878	\$ -	\$ -
Physical environment	347,101	252,599	-	(94,502)
Total governmental activities	<u>\$ 460,979</u>	<u>\$ 366,477</u>	<u>\$ -</u>	<u>(94,502)</u>
General revenues:				
				9,855
Investment earnings				5,030
Miscellaneous income				<u>14,885</u>
Total general revenues				(79,617)
Change in net position				
Net position - October 1, 2022				<u>1,103,259</u>
Net position - September 30, 2023				<u>\$ 1,023,642</u>

The accompanying notes are an integral part of this financial statement

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2023

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	CAPITAL PROJECTS	
<u>ASSETS</u>			
Cash and cash equivalents	\$ 149,261	\$ 233,333	\$ 382,594
Investments	167,360	-	167,360
Accounts receivable	9,531	-	9,531
Assessments receivable	120	-	120
Prepaid items	27,991	-	27,991
TOTAL ASSETS	<u>\$ 354,263</u>	<u>\$ 233,333</u>	<u>\$ 587,596</u>
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts payable and accrued expenses	\$ 22,830	\$ -	\$ 22,830
TOTAL LIABILITIES	<u>22,830</u>	<u>-</u>	<u>22,830</u>
FUND BALANCES			
Nonspendable:			
Prepaid items	27,991	-	27,991
Restricted for:			
Capital projects	-	233,333	233,333
Unassigned	303,442	-	303,442
TOTAL FUND BALANCES	<u>331,433</u>	<u>233,333</u>	<u>564,766</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 354,263</u>	<u>\$ 233,333</u>	<u>\$ 587,596</u>

The accompanying notes are an integral part of this financial statement

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances in the Balance Sheet \$ 564,766

Amount reported for governmental activities in the Statement of Net
Assets are different because:

Capital asset used in governmental activities are not financial
resources and therefore are not reported in the governmental funds:

Governmental capital assets	1,982,409
Less accumulated depreciation	(1,523,533)
Net Position of Governmental Activities	<u>\$ 1,023,642</u>

The accompanying notes are an integral part of this financial statement

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2023

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	CAPITAL PROJECTS	
REVENUES			
Special assessments	\$ 366,477	\$ -	\$ 366,477
Miscellaneous revenue	5,030	-	5,030
Investment earnings	9,836	19	9,855
TOTAL REVENUES	381,343	19	381,362
EXPENDITURES			
General government	113,878	-	113,878
Physical environment	250,899	21,607	272,506
Capital outlay	-	32,540	32,540
TOTAL EXPENDITURES	364,777	54,147	418,924
EXCESS REVENUES OVER (UNDER) EXPENDITURES	16,566	(54,128)	(37,562)
OTHER SOURCES (USES)			
Transfers in (out)	(70,000)	70,000	-
TOTAL OTHER SOURCES (USES)	(70,000)	70,000	-
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	(53,434)	15,872	(37,562)
FUND BALANCE			
Beginning of year	384,867	217,461	602,328
End of year	\$ 331,433	\$ 233,333	\$ 564,766

The accompanying notes are an integral part of this financial statement

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds \$ (37,562)

Amount reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the costs of those assets are depreciated
over their estimated useful lives:

Capital outlay	32,540
Current year provision for depreciation	<u>(74,595)</u>
Change in Net Position of Governmental Activities	<u><u>\$ (79,617)</u></u>

The accompanying notes are an integral part of this financial statement

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Falcon Trace Community Development District ("District") was established on April 8, 1998 by the Board of County Commissioners of Orange County, Florida Ordinance 98-30 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, and Statement 39, an amendment of GASB Statement 14. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds and reports investments at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure - recreation facilities	10 - 30
Equipment - recreation facilities	10

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

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position (continued)

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Fund Equity/Net Position (continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

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

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	\$ 167,360	S&P AAAm	Weighted average maturity: 35 days
Total Investments	<u>\$ 167,360</u>		

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

The District participated in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District’s investments in Florida Prime™, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	<u>Balance</u> <u>10/01/2022</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>09/30/2023</u>
Governmental activities:				
Capital assets, being depreciated				
Infrastructure - recreational facilities	\$ 1,810,929	\$ 18,680	\$ -	\$ 1,829,609
Equipment - recreational facilities	138,940	13,860	-	152,800
Total capital assets, being depreciated	<u>1,949,869</u>	<u>32,540</u>	<u>-</u>	<u>1,982,409</u>
Less accumulated depreciation for:				
Infrastructure - recreational facilities	1,413,269	61,301	-	1,474,570
Equipment - recreational facilities	35,669	13,294	-	48,963
Total accumulated depreciation	<u>1,448,938</u>	<u>74,595</u>	<u>-</u>	<u>1,523,533</u>
Total capital assets, being depreciated - net	<u>500,931</u>	<u>(42,055)</u>	<u>-</u>	<u>458,876</u>
Governmental activities capital assets - net	<u>\$ 500,931</u>	<u>\$ (42,055)</u>	<u>\$ -</u>	<u>\$ 458,876</u>

Depreciation expense was charged to physical environment.

NOTE F - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2023

NOTE G - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2023

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Special assessments	\$ 355,855	\$ 366,477	\$ 10,622
Investment earnings	100	9,836	9,736
Miscellaneous revenue	100	5,030	4,930
TOTAL REVENUES	<u>356,055</u>	<u>381,343</u>	<u>25,288</u>
EXPENDITURES			
General government	118,350	113,878	4,472
Physical environment	281,584	250,899	30,685
TOTAL EXPENDITURES	<u>399,934</u>	<u>364,777</u>	<u>35,157</u>
TOTAL EXPENDITURES AND RESERVES	<u>399,934</u>	<u>364,777</u>	<u>35,157</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(43,879)	16,566	60,445
OTHER FINANCING SOURCES (USES)			
Carry forward balance	113,879	-	(113,879)
Transfer out - capital reserve	(70,000)	(70,000)	-
TOTAL OTHER FINANCING SOURCES (USES)	43,879	(70,000)	(113,879)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>\$ -</u>	(53,434)	<u>\$ (53,434)</u>
FUND BALANCES			
Beginning of year		<u>384,867</u>	
End of year		<u>\$ 331,433</u>	

* Original and final budget.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes, The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements, The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than the original budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

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

To the Board of Supervisors
Falcon Trace Community Development District
Orange County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Falcon Trace Community Development District, as of September 30, 2023 and for the year ended, which collectively comprise the Falcon Trace Community Development District's basic financial statements and have issued our report thereon dated March 4, 2024.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
March 4, 2024

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Falcon Trace Community Development District
Orange County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Falcon Trace Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
March 4, 2024

Management Letter

To the Board of Supervisors
Falcon Trace Community Development District
Orange County, Florida

Report on the Financial Statements

We have audited the financial statements of Falcon Trace Community Development District as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated March 4, 2024

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 4, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

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

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

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Falcon Trace Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 10.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$7,400.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$410,501.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Falcon Trace Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District is \$420 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$366,477.
- c. The total amount of outstanding bonds issued by the district as N/A.

Additional Matters

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

Purpose of this Letter

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

DiBartolomeo, McBee, Hartley & Barnes
DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
March 4, 2024

SECTION VI

SECTION B

SECTION 1

Falcon Trace Community Development District

Summary of Check Register

February 1, 2024 to March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	2/1/24	4545-4547	\$ 2,798.64
	2/8/24	4548-4550	\$ 3,564.61
	2/15/24	4551-4553	\$ 5,576.50
	2/29/24	4554-4557	\$ 610.00
	3/5/24	4558-4561	\$ 10,563.68
	3/14/24	4562-4565	\$ 19,713.74
	3/22/24	4566-4567	\$ 117.40
	3/28/24	4568-4570	\$ 3,972.45
	3/29/24	4571	\$ 10,041.00
			\$ 56,958.02
Total Amount			\$ 56,958.02

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	00131	1/29/24	459051	202401	320-53800-47600		PLAYGROUND MULCH INSTALL	*	4,125.00		
		2/01/24	459038	202402	320-53800-47500		LANDSCAPING MAINT - FEB24	*	2,958.00		
										7,083.00	004545

3/28/24	00131	1/29/24	459051	202401	320-53800-47600		PLAYGROUND MULCH INSTALL	V	4,125.00-		
		2/01/24	459038	202402	320-53800-47500		LANDSCAPING MAINT - FEB24	V	2,958.00-		
										7,083.00-	004545

2/01/24	00027	12/31/23	712	202312	320-53800-47600		DOORLOCKS/CAULK/GATELOCKS	*	2,007.14		
										2,007.14	004546

2/01/24	00022	1/13/24	302151	202401	320-53800-47400		INSTALL 6IN FLOWMETER	*	791.50		
										791.50	004547

2/08/24	00079	1/31/24	17232	202401	320-53800-47000		MTHLY LAKE MAINT JAN24	*	650.00		
										650.00	004548

2/08/24	00124	2/01/24	14	202402	320-53800-12200		POOL ATTENDANTS - FEB 24	*	2,205.00		
		2/01/24	14	202402	300-13100-10100		REMOTE REFUND	*	40.39-		
										2,164.61	004549

2/08/24	00100	2/01/24	10084	202402	320-53800-47400		POOL MAINTENANCE - FEB 24	*	750.00		
										750.00	004550

2/15/24	00079	12/20/23	17238	202312	320-53800-47000		MTHLY LAKE MAINT DEC23	*	650.00		
		2/08/24	17239	202402	320-53800-49100		OUTFALL SKIMMER REPAIR	*	2,000.00		
		2/08/24	17239	202402	320-53800-49100		FAB OF SKIMMER BRACKET	*	1,200.00		
		2/08/24	17239	202402	320-53800-49100		VEGETATION CLEARING	*	1,200.00		
										5,050.00	004551

2/15/24	00027	1/01/24	708	202401	310-51300-34000		MANAGEMENT FEES - JAN 24	*	5,078.83		

FALC FALCON TRACE CWRIGHT

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/01/24	708	708	202401 310-51300-35200	WEBSITE ADMIN - JAN 24	*	66.25	
1/01/24	708	708	202401 310-51300-35100	INFORMATION TECH - JAN 24	*	121.50	
1/01/24	708	708	202401 310-51300-51000	OFFICE SUPPLIES	*	.12	
1/01/24	708	708	202401 310-51300-42000	POSTAGE	*	2.53	
1/01/24	709	709	202401 320-53800-12000	FIELD MANAGEMENT - JAN 24	*	1,903.33	
2/01/24	710	710	202402 310-51300-34000	MANAGEMENT FEES - FEB 24	*	5,078.83	
2/01/24	710	710	202402 310-51300-35200	WEBSITE ADMIN - FEB 24	*	66.25	
2/01/24	710	710	202402 310-51300-35100	INFORMATION TECH - FEB 24	*	121.50	
2/01/24	710	710	202402 310-51300-51000	OFFICE SUPPLIES	*	.90	
2/01/24	710	710	202402 310-51300-42000	POSTAGE	*	41.39	
2/01/24	710	710	202402 310-51300-42500	COPIES	*	19.50	
2/01/24	711	711	202402 320-53800-12000	FIELD MANAGEMENT - FEB 24	*	1,903.33	
1/01/24	708	708	202401 310-51300-34000	MANAGEMENT FEES - JAN 24	V	5,078.83-	
1/01/24	708	708	202401 310-51300-35200	WEBSITE ADMIN - JAN 24	V	66.25-	
1/01/24	708	708	202401 310-51300-35100	INFORMATION TECH - JAN 24	V	121.50-	
1/01/24	708	708	202401 310-51300-51000	OFFICE SUPPLIES	V	.12-	
1/01/24	708	708	202401 310-51300-42000	POSTAGE	V	2.53-	
1/01/24	709	709	202401 320-53800-12000	FIELD MANAGEMENT - JAN 24	V	1,903.33-	
2/01/24	710	710	202402 310-51300-34000	MANAGEMENT FEES - FEB 24	V	5,078.83-	
2/01/24	710	710	202402 310-51300-35200	WEBSITE ADMIN - FEB 24	V	66.25-	
2/01/24	710	710	202402 310-51300-35100	INFORMATION TECH - FEB 24	V	121.50-	
2/01/24	710	710	202402 310-51300-51000	OFFICE SUPPLIES	V	.90-	
2/01/24	710	710	202402 310-51300-42000	POSTAGE	V	41.39-	

FALC FALCON TRACE CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/01/24	710	202402	310	51300	42500			V	19.50-		
			COPIES										
		2/01/24	711	202402	320	53800	12000			V	1,903.33-		
			FIELD MANAGEMENT - FEB 24										
									GOVERNMENTAL MANAGEMENT SERVICES			.00	004552
2/15/24	00113	2/12/24	3352470	202401	310	51300	31500			*	526.50		
			GENERAL COUNSEL - JAN 24										
									KUTAK ROCK LLP			526.50	004553
2/22/24	00131	12/01/23	458910	202312	320	53800	47500			*	2,958.00		
			LANDSCAPE MAINT - DEC23										
		12/01/23	458910	202312	320	53800	47500			V	2,958.00-		
			LANDSCAPE MAINT - DEC23										
									BLADE RUNNERS COMMERCIAL			.00	004554
2/29/24	00126	2/23/24	S107375	202402	320	53800	47600			*	215.00		
			IT ASSISTANCE										
									ACCESS CONTROL SYSTEMS LLC			215.00	004555
2/29/24	00131	3/01/24	459109	202402	300	15500	10000			*	2,958.00		
			LANDSCAPING MAINT - MAR24										
									BLADE RUNNERS COMMERCIAL			2,958.00	004556
3/28/24	00131	3/01/24	459109	202402	300	15500	10000			V	2,958.00-		
			LANDSCAPING MAINT - MAR24										
									BLADE RUNNERS COMMERCIAL			2,958.00-	004556
2/29/24	00022	2/14/24	303144	202402	320	53800	47400			*	365.00		
			SULFURIC ACID										
		2/18/24	20384	202402	300	15500	10000			*	30.00		
			TANK RENTAL FEE - MAR24										
									SPIES POOL, LLC			395.00	004557
3/05/24	00079	2/28/24	17340	202402	320	53800	47000			*	650.00		
			MTHLY LAKE MAINT FEB24										
									AQUATIC WEED MANAGEMENT, INC.			650.00	004558
3/05/24	00124	3/01/24	15	202403	320	53800	12200			*	8,881.18		
			POOL ATTENDANTS - MAR24										
									COMMUNITY ASSOC. & LIFESTYLE MGMT			8,881.18	004559
3/05/24	00100	3/01/24	10129	202403	320	53800	47400			*	750.00		
			POOL MAINTENANCE - MAR 24										
									ROBERTS POOL SERVICE AND REPAIR INC			750.00	004560

FALC FALCON TRACE CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/05/24	00022	2/24/24	303222	202402	320	53800	47400		REPLACE TUBE AND ROLLER SPIES POOL, LLC	*	282.50	282.50	004561
3/14/24	00131	12/01/23	458910	202312	320	53800	47500		LANDSCAPE MAINT - DEC23	*	2,958.00		
		12/01/23	458910	202312	320	53800	47500		LANDSCAPE MAINT - DEC23 BLADE RUNNERS COMMERCIAL	V	2,958.00	.00	004562
3/14/24	00027	1/31/24	715	202401	320	53800	47600		CONCRETE/SING/GRILLS/CLN	*	8,136.27		
		3/01/24	713	202403	310	51300	34000		MANAGEMENT FEES - MAR 24	*	5,078.83		
		3/01/24	713	202403	310	51300	35200		WEBSITE ADMIN - MAR 24	*	66.25		
		3/01/24	713	202403	310	51300	35100		INFORMATION TECH - MAR 24	*	121.50		
		3/01/24	713	202403	310	51300	51000		OFFICE SUPPLIES	*	.33		
		3/01/24	713	202403	310	51300	42000		POSTAGE	*	5.97		
		3/01/24	714	202403	320	53800	12000		FIELD MANAGEMENT - MAR 24	*	1,903.33		
		3/01/24	714	202403	320	53800	47600		PRESSURE WASHING HOSES GOVERNMENTAL MANAGEMENT SERVICES	*	331.26	15,643.74	004563
3/14/24	00113	3/11/24	3365529	202402	310	51300	31500		GENERAL COUNSEL - FEB 24 KUTAK ROCK LLP	*	267.50	267.50	004564
3/14/24	00105	3/06/24	06234	202403	320	53800	49100		ID PRINTER W/ DATABASE MODERN SECURITY SYSTEMS	*	3,802.50	3,802.50	004565
3/22/24	00022	3/18/24	20487	202403	300	15500	10000		TANK RENTAL FEE SPIES POOL, LLC	*	30.00	30.00	004566
3/22/24	00090	3/10/24	13245758	202403	300	15500	10000		SECURITY MONITORING APR24 SAFE TOUCH SECURITY SYSTEMS	*	87.40	87.40	004567
3/28/24	00079	3/25/24	17492	202403	320	53800	47000		MTHLY LAKE MAINT MAR24 AQUATIC WEED MANAGEMENT, INC.	*	650.00	650.00	004568

FALC FALCON TRACE CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/28/24	00131	4/01/24	459165	202403	300	15500	10000		LANDSCAPING MAINT - APR24	*	2,958.00		
BLADE RUNNERS COMMERCIAL											2,958.00	004569	
3/28/24	00022	3/15/24	304022	202403	320	53800	47400		CHLORINE STENNER PUMP	*	364.45		
SPIES POOL, LLC											364.45	004570	
3/29/24	00131	1/29/24	459051	202401	320	53800	47600		PLAYGROUND MULCH INSTALL	*	4,125.00		
		2/01/24	459038	202402	320	53800	47500		LANDSCAPING MAINT - FEB24	*	2,958.00		
		3/01/24	459109	202402	300	15500	10000		LANDSCAPING MAINT - MAR24	*	2,958.00		
BLADE RUNNERS COMMERCIAL											10,041.00	004571	
TOTAL FOR BANK A											56,958.02		
TOTAL FOR REGISTER											56,958.02		

SECTION 2

Falcon Trace
Community Development District

Unaudited Financial Reporting
March 31, 2024



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6	<hr/>	<u>Assessment Receipt Schedule</u>

Falcon Trace
Community Development District
Combined Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 305,754	\$ 226,775	\$ 532,529
<u>Investments:</u>			
State Board Administration	\$ 172,098	\$ -	\$ 172,098
Due from Other	\$ 7,083	\$ -	\$ 7,083
Prepaid Expenses	\$ 3,075	\$ -	\$ 3,075
Total Assets	\$ 488,010	\$ 226,775	\$ 714,785
Liabilities:			
Accounts Payable	\$ 19,995	\$ -	\$ 19,995
Total Liabilities	\$ 19,995	\$ -	\$ 19,995
Fund Balance:			
Assigned for:			
Capital Reserves	\$ -	\$ 226,775	\$ 226,775
Nonspendable:			
Deposits and Prepaid Items	\$ 3,075	\$ -	\$ 3,075
Unassigned	\$ 464,940	\$ -	\$ 464,940
Total Fund Balances	\$ 468,015	\$ 226,775	\$ 694,790
Total Liabilities & Fund Balance	\$ 488,010	\$ 226,775	\$ 714,785

Falcon Trace

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Maintenance Assessments	\$ 355,855	\$ 355,855	\$ 318,264	\$ (37,591)
Miscellaneous Income	\$ 500	\$ 500	\$ 530	\$ 30
Interest Income	\$ 1,500	\$ 1,500	\$ 5,285	\$ 3,785
Total Revenues	\$ 357,855	\$ 357,855	\$ 324,080	\$ (33,775)
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 8,000	\$ 4,000	\$ 2,400	\$ 1,600
FICA Expense	\$ 612	\$ 306	\$ 184	\$ 122
Engineering Fees	\$ 1,000	\$ 500	\$ -	\$ 500
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney Fees	\$ 25,000	\$ 12,500	\$ 4,185	\$ 8,315
Annual Audit	\$ 2,950	\$ -	\$ -	\$ -
Management Fees	\$ 60,946	\$ 30,473	\$ 30,473	\$ (0)
Information Technology	\$ 1,458	\$ 729	\$ 729	\$ (0)
Website Maintenance	\$ 795	\$ 398	\$ 398	\$ -
Telephone	\$ 50	\$ 25	\$ -	\$ 25
Postage	\$ 800	\$ 400	\$ 70	\$ 330
Printing and Binding	\$ 600	\$ 300	\$ 52	\$ 248
Insurance	\$ 14,034	\$ 14,034	\$ 13,205	\$ 829
Legal Advertising	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 2,000	\$ 1,000	\$ 92	\$ 908
Property Appraiser	\$ 1,000	\$ 500	\$ -	\$ 500
Office Supplies	\$ 350	\$ 175	\$ 310	\$ (135)
Dues, Licenses, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 127,269	\$ 71,764	\$ 57,272	\$ 14,492

Falcon Trace

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<i>Operations & Maintenance</i>				
Field Management	\$ 22,840	\$ 11,420	\$ 11,420	\$ (0)
Property Insurance	\$ 14,987	\$ 14,987	\$ 14,669	\$ 318
Pool Staff Payroll	\$ 88,030	\$ 44,015	\$ 24,975	\$ 19,040
Security	\$ 1,500	\$ 750	\$ 446	\$ 305
Telephone Expense	\$ 3,175	\$ 1,588	\$ 1,517	\$ 70
Electric	\$ 21,420	\$ 10,710	\$ 8,645	\$ 2,065
Irrigation/Water	\$ 15,593	\$ 7,796	\$ 4,025	\$ 3,771
Lake Maintenance	\$ 10,290	\$ 5,145	\$ 3,900	\$ 1,245
Pest Control	\$ 683	\$ 342	\$ -	\$ 342
Pool Maintenance	\$ 33,902	\$ 16,951	\$ 8,746	\$ 8,205
Grounds Maintenance	\$ 39,230	\$ 19,615	\$ 14,790	\$ 4,825
General Facility Maintenance	\$ 35,000	\$ 17,500	\$ 26,276	\$ (8,776)
Refuse Service	\$ 10,000	\$ 5,000	\$ 2,615	\$ 2,385
Field Contingency	\$ 6,000	\$ 3,000	\$ 8,203	\$ (5,203)
Subtotal Operations & Maintenance	\$ 302,648	\$ 158,817	\$ 130,226	\$ 28,591
Total Expenditures	\$ 429,918	\$ 230,582	\$ 187,498	\$ 43,083
Excess (Deficiency) of Revenues over Expenditures	\$ (72,063)		\$ 136,582	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (64,514)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (64,514)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (136,577)		\$ 136,582	
Fund Balance - Beginning	\$ 136,577		\$ 331,433	
Fund Balance - Ending	\$ -		\$ 468,015	

Falcon Trace
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues				
Interest	\$ 50	\$ 12	\$ 12	\$ -
Total Revenues	\$ 50	\$ 12	\$ 12	\$ -
Expenditures:				
Landscape Improvements	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Parking Lot Sealing	\$ 6,000	\$ 6,000	\$ 6,303	\$ (303)
Painting	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Miscellaneous	\$ 10,000	\$ 5,000	\$ 267	\$ 4,733
Total Expenditures	\$ 56,000	\$ 23,500	\$ 6,570	\$ 16,930
Excess (Deficiency) of Revenues over Expenditures	\$ (55,950)		\$ (6,559)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 64,514	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 64,514	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,564		\$ (6,559)	
Fund Balance - Beginning	\$ 191,369		\$ 233,334	
Fund Balance - Ending	\$ 199,933		\$ 226,775	

Falcon Trace
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 18,340	\$ 85,195	\$ 27,398	\$ 166,898	\$ 20,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318,264
Miscellaneous Income	\$ 455	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 530
Interest Income	\$ 921	\$ 854	\$ 837	\$ 899	\$ 851	\$ 923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,285
Total Revenues	\$ 1,376	\$ 19,269	\$ 86,032	\$ 28,297	\$ 167,749	\$ 21,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324,080
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 800	\$ -	\$ -	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expense	\$ 61	\$ -	\$ -	\$ 77	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney Fees	\$ 1,501	\$ 133	\$ 348	\$ 527	\$ 268	\$ 1,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,185
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,079	\$ 5,079	\$ 5,079	\$ 5,079	\$ 5,079	\$ 5,079	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,473
Information Technology	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 729
Website Maintenance	\$ 66	\$ 66	\$ 66	\$ 66	\$ 66	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 8	\$ 7	\$ 5	\$ 3	\$ 41	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70
Printing and Binding	\$ 4	\$ 26	\$ 3	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52
Insurance	\$ 13,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,205
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 47	\$ -	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 111	\$ 0	\$ 127	\$ 71	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310
Dues, Licenses, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 26,178	\$ 5,432	\$ 5,794	\$ 6,943	\$ 5,596	\$ 7,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,272
Operations & Maintenance													
Field Management	\$ 1,903	\$ 1,903	\$ 1,903	\$ 1,903	\$ 1,903	\$ 1,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,420
Property Insurance	\$ 14,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,669
Pool Staff Payroll	\$ 6,345	\$ 3,485	\$ 2,303	\$ 1,756	\$ 2,205	\$ 8,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,975
Security	\$ 87	\$ 96	\$ 96	\$ 87	\$ 79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446
Telephone Expense	\$ 246	\$ 253	\$ 253	\$ 253	\$ 253	\$ 259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,517
Electric	\$ 2,145	\$ -	\$ 1,501	\$ 1,716	\$ 1,699	\$ 1,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,645
Irrigation/Water	\$ 458	\$ 854	\$ 652	\$ 937	\$ 1,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,025
Lake Maintenance	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,923	\$ 680	\$ 1,725	\$ 1,572	\$ 1,428	\$ 1,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,746
Grounds Maintenance	\$ 2,958	\$ 2,958	\$ -	\$ 2,958	\$ 2,958	\$ 2,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,790
General Facility Maintenance	\$ 4,020	\$ 797	\$ 3,290	\$ 14,092	\$ 3,593	\$ 484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,276
Refuse Service	\$ 666	\$ 669	\$ -	\$ -	\$ 1,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,615
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 4,400	\$ 3,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,203
Subtotal Operations & Maintenance	\$ 36,070	\$ 12,345	\$ 12,373	\$ 25,925	\$ 21,572	\$ 21,941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,226
Total Expenditures	\$ 62,248	\$ 17,777	\$ 18,167	\$ 32,868	\$ 27,168	\$ 29,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,498
Excess Revenues (Expenditures)	\$ (60,872)	\$ 1,492	\$ 67,865	\$ (4,571)	\$ 140,582	\$ (7,914)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,582
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (60,872)	\$ 1,492	\$ 67,865	\$ (4,571)	\$ 140,582	\$ (7,914)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,582

Falcon Trace
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments \$ 378,569.40 \$ 378,569.40
Net Assessments \$ 355,855.24 \$ 355,855.24

100% 100%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>Total</i>
11/7/23	1	\$ 3,616.33	\$ (183.77)	\$ -	\$ -	\$ 3,432.56	\$ 3,432.56	\$ 3,432.56
11/15/23	2	\$ 2,518.20	\$ (100.74)	\$ -	\$ -	\$ 2,417.46	\$ 2,417.46	\$ 2,417.46
11/30/23	3	\$ 13,010.70	\$ (520.49)	\$ -	\$ -	\$ 12,490.21	\$ 12,490.21	\$ 12,490.21
12/7/23	4	\$ 24,762.30	\$ (990.61)	\$ -	\$ -	\$ 23,771.69	\$ 23,771.69	\$ 23,771.69
12/14/23	5	\$ 35,674.50	\$ (1,427.15)	\$ -	\$ -	\$ 34,247.35	\$ 34,247.35	\$ 34,247.35
12/21/23	6	\$ 28,071.65	\$ (1,123.00)	\$ -	\$ 227.03	\$ 27,175.68	\$ 27,175.68	\$ 27,175.68
1/10/24	7	\$ 28,539.60	\$ (1,141.72)	\$ -	\$ -	\$ 27,397.88	\$ 27,397.88	\$ 27,397.88
2/16/24	8	\$ 174,595.20	\$ (6,980.44)	\$ (716.73)	\$ -	\$ 166,898.03	\$ 166,898.03	\$ 166,898.03
3/15/24	9	\$ 18,886.50	\$ (755.55)	\$ -	\$ 2,302.51	\$ 20,433.46	\$ 20,433.46	\$ 20,433.46
Total		\$ 329,674.98	\$ (13,223.47)	\$ (716.73)	\$ 2,529.54	\$ 318,264.32	\$ 318,264.32	\$ 318,264.32

89.44% Net Percent Collected
\$ 37,590.92 Balance Remaining to Collect

SECTION 3

Glen Gilzean
Supervisor of Elections
Orange County, Florida



OUR MISSION IS TO:
*Ensure the integrity of the electoral process.
Enhance public confidence.
Encourage citizen participation.*

April 22, 2024

Jason Showe, District Manager
Falcon Trace CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2024. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2024**, there are **1,759 registered voter(s)** in the **Falcon Trace CDD**.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley Street
Orlando, FL 32806
soemapping@ocfelections.gov

SECTION C

Falcon Trace CDD

Field Management Report



May 15th, 2024

Jarett Wright

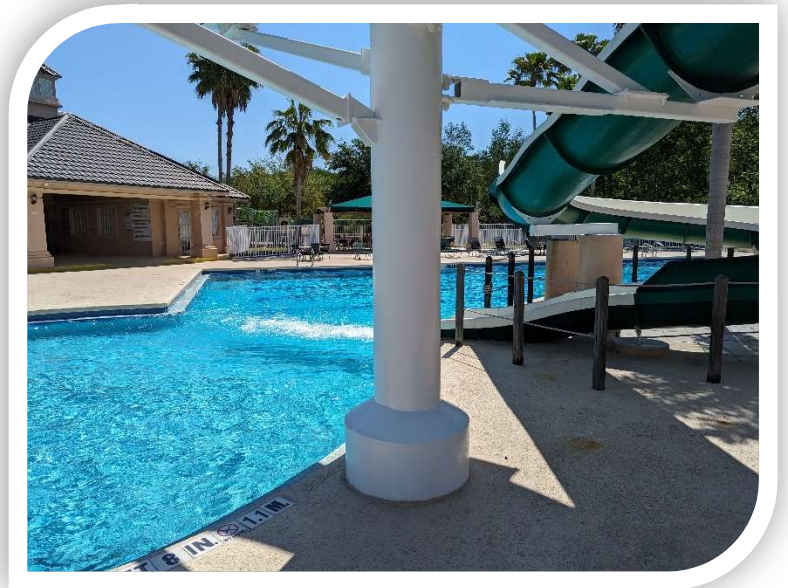
Field Manager

GMS

Completed

Slide Restorations

- + GMS staff removed most of the rusted metal on the slide support beams and painted the structure.
- + Looking for vendors to address the higher areas, as well as buff and re-caulk the slide.



InProgress

Plant Enhancements

- ✚ New plant materials were installed around the front entrance of the pool area.
- ✚ Minor changes to the layout are still being done, and any plants that did not survive the transition are being replaced.
- ✚ We will continue to monitor the plants as they establish and make any changes as needed.



Site Items

Landscape Maintenance

- ✚ Areas that were missing mulch from the initial delivery were filled in. The correct mulch yardage requirements were identified, and all areas will be done at the same time in the future.
- ✚ Excess foliage near the tennis court was removed from the lights.
- ✚ New pine needles were installed to fill in the barren areas.
- ✚ The irrigation leaks were corrected, and the heads are being adjusted to spray at the appropriate levels to reduce the amount of water in the parking lot.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION D

BIG HAWK LAKE RECREATION CENTER

**MAR-APR
2024**



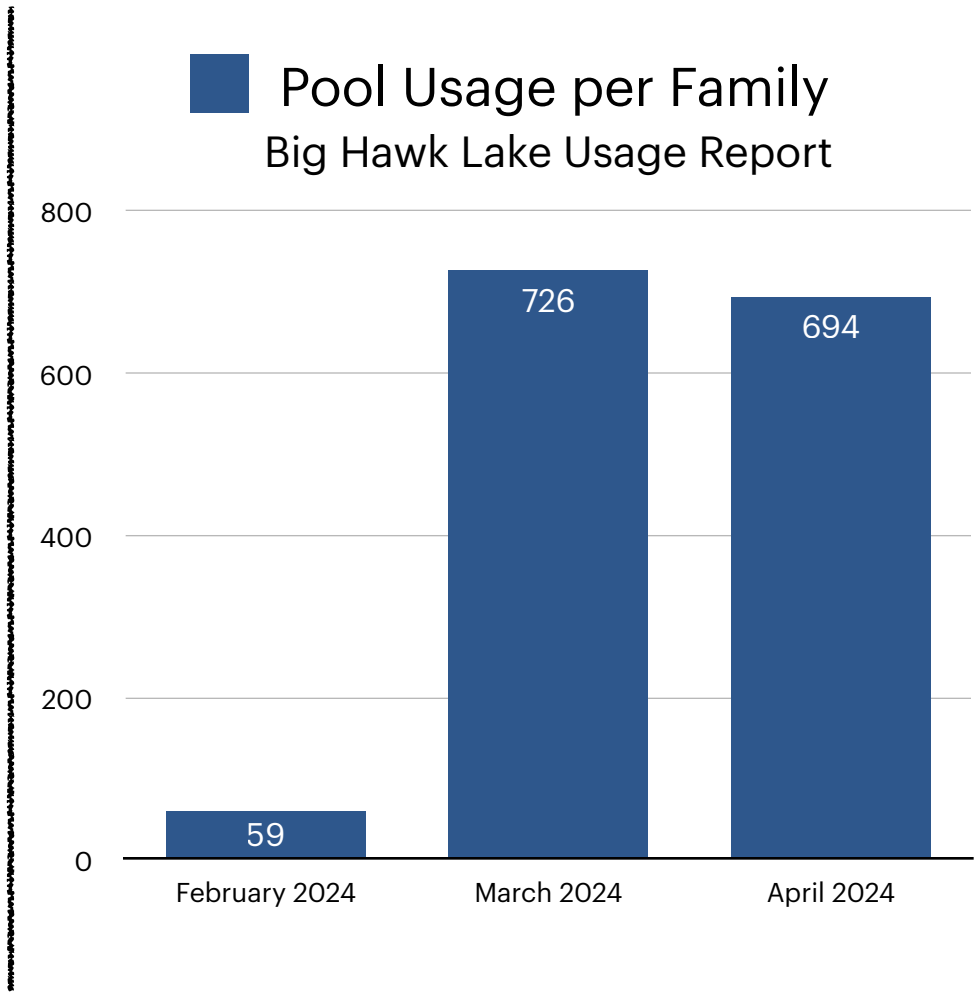
QUARTERLY REPORT

PROVIDED BY C.A.L.M.

TOTAL RENTALS

MAR - 1

APR - 3



UPDATES:

- Mike returned on May 1

SCHEDULE:

MAY THROUGH SEPTEMBER

- Opened: Monday, Wednesday, Thursday, Friday, Saturday and Sunday
 - 10:00am - 8:00pm
 - Tuesdays: 12:00pm - 8:00pm