INDEPENDENCE

COMMUNITY DEVELOPMENT DISTRICT

August 5, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING AND REGULAR MEETING AGENDA

INDEPENDENCE

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Independence Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W●Boca Raton, Florida 33431

Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

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

July 29, 2025

Board of Supervisors
Independence Community Development District

Dear Board Members:

The Board of Supervisors of the Independence Community Development District will hold a Public Hearing and a Regular Meeting on August 5, 2025 at 2:30 p.m. (Central Time), at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Acceptance of Resignation of Robert Isakson

4. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*

   - Administration of Oath of Office to Appointed Supervisor *(the following will be provided under separate cover)*

   A. Required Ethics Training and Disclosure Filing

      - Sample Form 1 2023/Instructions

   B. Membership, Obligations and Responsibilities

   C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

   D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

5. Consideration of Resolution 2025-05, Electing and Removing Officers of the District and Providing for an Effective Date

6. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

   A. Affidavit of Publication

   B. Consideration of Resolution 2025-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

7. Consideration of Fiscal Year 2026 Budget Funding Agreement

8. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

   - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

9. Acceptance of Unaudited Financial Statements as of June 30, 2025

10. Approval of Minutes

    A. August 5, 2024 Public Hearing and Regular Meeting

    B. June 3, 2025 Regular Meeting

11. Staff Reports

    A. District Counsel: *Kutak Rock LLP*

    B. District Engineer: *Avcon, Inc.*

    C. District Manager: *Wrathell, Hunt and Associates, LLC*

       - Property Insurance on Vertical Assets
       - Form 1 Submission and Ethics Training
       - Hard Copy Agendas vs Tablets
       - NEXT MEETING DATE: October 7, 2025 at 2:30 PM (Central Time)
         - QUORUM CHECK

SEAT 1	MATT HOWELL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JASON EAVES	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	SOPHIE SUMNER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KRISTEN MILLER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5		☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

<u>**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**</u>
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 885 847 3683

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Independence Community Development District
Attn: Cindy Cerbone, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Robert Isakson
Printed Name

Date: 7/15/2025
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Independence Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and [] personally presented at a duly noticed meeting of the Board of Supervisors, [X] scanned and electronically transmitted to gillyardd@whhassociates.com or [] faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable andthe fax or email copy shall be binding and enforceable as an original.

Signature

INDEPENDENCE

COMMUNITY DEVELOPMENT DISTRICT

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INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

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

____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _________________________________

The foregoing oath was administered before me before me by means of ▢ physical presence or ▢ online notarization on this ___ day of ________________, 202__, by ___________________________________, who personally appeared before me, and is personally known to me or has produced ___________________________ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Independence Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

____
Notary Public, State of Florida

Print Name: _________________________________

Commission No.: ____________ Expires: _________

MAILING ADDRESS: ☐ Home ☐ Office County of Residence __________________

____________________________________ ______________________ ________________________
Street Phone Fax

_______________________________________ ____
City, State, Zip Email Address

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective August 5, 2025:

___________________________ is elected Chair

___________________________ is elected Vice Chair

___________________________ is elected Assistant Secretary

___________________________ is elected Assistant Secretary

___________________________ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 5, 2025:

Robert Isakson ____________ Chair ____________________

___________________________ ______________________________

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Chris Conti Is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 5th day of August, 2025.

ATTEST:

INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

INDEPENDENCE

COMMUNITY DEVELOPMENT DISTRICT

6A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Independence CDD
2300 Glades RD # 401W
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

07/10/2025, 07/17/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/17/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	$359.87
Tax Amount:	$0.00
Payment Cost:	$359.87
Order No:	11475497
Customer No:	955787
PO #:	

\# of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

INDEPENDENCE COMMUNITY DEVELOPMENT DISTRIC NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Independence Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 5, 2025
TIME: 2:30 P.M., Central Time
LOCATION: Holiday Inn Express & Suites
125 Cracker Barrel Road,
Crestview, Florida 32536

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget").A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://independencecdd.net/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
\#11475497; 07/10, 07/17/2025

INDEPENDENCE

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2025-06
[FY 2026 APPROPRIATION RESOLUTION]

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Independence Community Development District (**"District"**) prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager will post the Proposed Budget on the District's website in accordance with Chapter 189, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Independence Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

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

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED this 5th day of August, 2025.

ATTEST:

INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT
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INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/25	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Landowner contribution	$ 98,790	$14,671	$ 54,928	$ 69,599	$ 83,140
Total revenues	98,790	14,671	54,928	69,599	83,140
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	12,000	12,000	24,000	32,000
Legal	25,000	-	25,000	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	-	-	-	250
EMMA software service*	1,000	-	-	-	-
Trustee*	5,500	-	-	-	-
Telephone	200	100	100	200	200
Postage	500	11	489	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	7,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	6,350
Contingencies/bank charges	750	537	1,200	1,737	1,750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	210	-	210	210
Total expenditures	98,790	18,483	49,494	67,977	83,140
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,812)	5,434	1,622	-
Fund balance - beginning (unaudited)	-	(1,622)	(5,434)	(1,622)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(5,434)	-	-	-
Fund balance - ending	$ -	$ (5,434)	$ -	$ -	$ -

* These items will be realized when bonds are issued

** WHA will charge a reduced management fee of $2,000 per month until bonds are issued.

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/recording**	$ 32,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	250
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	7,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,350
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	$ 83,140

* These items will be realized when bonds are issued.

** WHA will charge a reduced management fee of $2,000 per month until bonds are issued.

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

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<u>BUDGET FUNDING AGREEMENT</u>
<u>FISCAL YEAR 2026</u>

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2025, by and between:

> **Independence Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, ("**District**") and located in Okaloosa County, Florida ("**County**"), and
>
> **D.R. Horton, Inc.,** a Delaware corporation and the owner and/or developer of property located within the boundaries of the District, and
>
> **68 Ventures, LLC**, a limited liability company and the owner and/or developer of property located within the boundaries of the District (and together with D.R. Horton, Inc., the "**Developers**").

For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developers on the Effective Date of this Agreement .

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Developers presently own and/or are developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Developers and District (together, the "**Parties**") recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developers are willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developers agree that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developers agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developers and District agree such Budget funding obligation by the Developers may be secured and collection enforced pursuant to the methods provided herein.

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

1. **FUNDING.** The Developers agree to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. The Developers acknowledge that the Funding Obligation will be shared among them as follows: fifty percent (50%) by D.R. Horton, Inc. and fifty percent (50%) by 68 Ventures, LLC. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developers' consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developers fund the actual expenses of the District, and the Developers are not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District's general checking account. In the event the Developers sell any of the Property during the term of this Agreement, the Developers' rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developers acknowledge and agree, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developers in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

   a. The District shall have the right to file a continuing lien ("**Lien**") upon all or a portion of the Property , which Lien shall be effective as of the date and time of the recording of a "Notice of Lien" in the public records of the County.
   b. The District shall have the right to file an action against the Developers in the appropriate judicial forum in and for the County.
   c. The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

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

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

[SIGNATURES ON NEXT PAGE]

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

Attest:

____
Secretary/Assistant Secretary

Witness

Witness

Independence Community Development District

____
By: ___________________________
Its: ___________________________

D.R. Horton, Inc.,
a Delaware corporation

____
Witness

____
By: ___________________________
Its: ___________________________

68 Ventures, LLC,
a Florida limited liability company

____
Witness

____
By: ___________________________
Its: ___________________________

EXHIBIT A: FY 2026 Budget

INDEPENDENCE

COMMUNITY DEVELOPMENT DISTRICT

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INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

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

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

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

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

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

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

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

Achieved: Yes □ No □

Goal 3.3 Annual Financial Audit

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

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

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

Achieved: Yes □ No □

District Manager	Chair/Vice Chair, Board of Supervisors
Print Name	Print Name
Date	Date

INDEPENDENCE

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025

	General Fund	Total Governmental Funds
ASSETS		
Cash	$ 10,264	$ 10,264
Due from Landowner	1,061	1,061
Due from 68 Ventures	2,090	2,090
Total assets	13,415	13,415
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	$ 9,002	$ 9,002
Landowner advance	6,000	6,000
Total liabilities	15,002	15,002
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	3,151	3,151
Total deferred inflows of resources	3,151	3,151
Fund balances:		
Unassigned	(4,738)	(4,738)
Total fund balances	(4,738)	(4,738)
Total liabilities, deferred inflows of resources and fund balances	$ 13,415	$ 13,415

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025

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	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ 5,710	$ 19,680	$ 98,790	20%
Total revenues	5,710	19,680	98,790	20%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	18,000	48,000	38%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
EMMA software service*	-	-	1,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	150	200	75%
Postage	63	74	500	15%
Printing & binding	42	375	500	75%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	90	807	750	108%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Total expenditures	2,212	25,696	98,790	26%
Excess/(deficiency) of revenues over/(under) expenditures	3,498	(6,016)	-	
Fund balances - beginning	(8,236)	1,278	-	
Fund balances - ending	$ (4,738)	$ (4,738)	$ -	

*These items will be realized when bonds are issued

INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES
A

DRAFT

MINUTES OF MEETING
INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Independence Community Development District held a Public Hearing and Regular Meeting on August 5, 2024 at 1:30 p.m. (Central Time), at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230.

Present:

Sophie Sumner	Chair
Jason Eaves	Vice Chair
Anthony "Tony" Kucera	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Katie Buchanan (via telephone)	District Counsel
Heath Jenkins (via telephone)	District Engineer
Bob Jacobs	DR Horton
Kristen Miller (via telephone)	68 Ventures
Bobby Isakson	68 Ventures
Kat Holladay	68 Ventures
Chloe Kelly (via telephone)	68 Ventures

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

Ms. Cerbone called the meeting to order at 1:30 p.m., Central Time.

Supervisors Sumner, Eaves and Kucera were present. Supervisors Chatraw and Smith were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

▪ **Board Transition**

This item, previously the Sixth Order of Business, was presented out of order.

A. Acceptance of Resignations from Supervisor(s)

Ms. Cerbone presented resignations from Mr. Casey Smith and Ms. Lacey Chatraw.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, the resignations of Mr. Casey Smith and Ms. Lacey Chatraw, from Seats 5 and 4, respectively, were accepted.

B. Appointment of Supervisor(s) to Vacant Seats

Mr. Eaves nominated Mr. Robert Isakson to fill Seat 5.

No other nominations were made.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, the appointment of Mr. Robert Isakson to fill Seat 5, was approved.

Mr. Kucera nominated Ms. Kristen Miller to fill Seat 4.

No other nominations were made.

On MOTION by Mr. Eaves and seconded by Ms. Sumner, with all in favor, the appointment of Ms. Kristen Miller to fill Seat 4, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisors**

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Robert Isakson. Ms. Kristen Miller will be sworn in at or before the next meeting.

THIRD ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-04, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024. She reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. This is a Landowner-funded budget with expenses funded as they are incurred. Management's full fee is budgeted but a reduced management fee of $2,000 will be billed until bonds are issued.

On MOTION by Mr. Kucera and seconded by Mr. Isakson, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kucera and seconded by Mr. Isakson, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, Resolution 2024-04, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Budget Funding Agreement Fiscal Year 2025**

Ms. Cerbone presented the Budget Funding Agreement for Fiscal Year 2025. The Agreement will be updated to include the CDD, D.R. Horton, Inc. and 68 Ventures, with a 50/50 funding split between D.R. Horton, Inc. and 68 Ventures.

On MOTION by Mr. Kucera and seconded by Ms. Sumner, with all in favor, the Budget Funding Agreement Fiscal Year 2025, as amended and in substantial form, subject to District Counsel and Developer Counsel review, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year**

2024/2025 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-02.

Discussion ensued regarding the bond issuance timeline, Sunshine Law requirements and whether to schedule recurring meeting dates. Ms. Buchanan stated that bond issuance would likely require six months given the need to complete bond validation.

The following changes were made to the Fiscal Year 2025 Meeting Schedule:

DATES: Delete November 5, 2024; July 1, 2025; and September 2, 2025

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Resolution 2024-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Board Transition**

A. Acceptance of Resignations from Supervisor(s)

B. Appointment of Supervisor(s) to Vacant Seats

- **Administration of Oath of Office to Newly Appointed Supervisors, (the following to be provided in a separate package)**
  - **I. Required Ethics Training and Disclosure Filing**
    - **Sample Form 1 2023/Instructions**
  - **II. Membership, Obligations and Responsibilities**
  - **III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - **IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

These items were addressed following the Second Order of Business.

C. Consideration of Resolution 2024-05, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-05.

Mr. Eaves nominated the following:

Robert Isakson	Chair
Tony Kucera	Vice Chair
Sophie Sumner	Assistant Secretary
Jason Eaves	Assistant Secretary
Kristen Miller	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Oleysa “Lacey” Chatraw	Assistant Secretary
Casey Smith	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Sumner and seconded by Mr. Eaves, with all in favor, Resolution 2024-05, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Cerbone presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Kucera and seconded by Mr. Isakson, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS **Update: Financing**

Ms. Cerbone stated that a call being scheduled will likely include Mr. Bob Jacobs, of 68 Ventures; District Counsel; the District Engineer; the Underwriter; and one Board Member. An updated Engineer's Report will be prepared.

Ms. Buchanan stated that the bond validation process to have the bonds approved by the court takes two to four months. After validation, a 30-day window must pass before bonds can actually be issued; therefore, it can take four to six months before bond funds will be available. Mr. Isakson will initiate a call with 68 Ventures and coordinate scheduling of the call with District Management.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2024**

On MOTION by Mr. Kucera and seconded by Mr. Isakson, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

TENTH ORDER OF BUSINESS **Approval of June 3, 2024 Regular Meeting Minutes**

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, the June 3, 2024 Regular Meeting Minutes, as presented, were approved.

Ms. Cerbone stated that, before today she had a call with Mr. Isakson, Mr. Jacobs and Ms. Chloe Kelly and it was determined that Ms. Kelly would be unable to serve on the Board. That is why Ms. Kristen Miller was appointed to the Board.

Ms. Cerbone and Ms. Buchanan explained the items listed in the Sixth Order of Business, including registering with the Florida Commission on Ethics, filing Form 1 electronically, and the requirement to complete four hours of ethics training by December 31, 2024 or December 31, 2025 depending on when they were appointed/elected.

Ms. Cerbone and Ms. Buchanan discussed conflicts of interest, the Sunshine Law, completion and filing of Form 1, and keeping personal and CDD emails and records separate from each other. Ms. Cerbone stated that all CDD emails should be copied to the District Manager and all public records requests should be sent to District Management immediately.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Avcon, Inc.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: September 9, 2024 at 1:30 PM (Central Time)**
  - **QUORUM CHECK**

The next meeting will be held on September 9, 2024, unless cancelled.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, the meeting adjourned at 2:16 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair

INDEPENDENCE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

MINUTES OF MEETING
INDEPENDENCE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Independence Community Development District held a Regular Meeting on June 3, 2025 at 2:30 p.m. (Central Time), at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230.

Present:

Robert Isakson	Chair
Sophie Sumner	Assistant Secretary
Jason Eaves	Assistant Secretary
Kristen Miller	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates LLC
Katie Buchanan (via telephone)	District Counsel
Bob Jacobs	DR Horton
Chole Kelly	DR Horton
Michael Holdship	DR Horton
Matt Howell	DR Horton

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

Ms. Cerbone called the meeting to order at 2:32 p.m., Central Time and stated the Oath of Office was administered to Ms. Kristen Miller prior to the meeting commencing.

Supervisors Isakson, Sumner, Miller and Eaves were present. Mr. Kucera was absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Appointed Supervisor [Kristen Miller - Seat 4] (the following to be provided under separate cover)**

This item was addressed during the First Order of Business.

Ms. Cerbone provided and she and Ms. Buchanan explained the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Ratification of Resolution 2024-05, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-05.

On MOTION by Mr. Isakson and seconded by Mr. Eaves, with all in favor, Resolution 2024-05, Electing and Removing Officers of the District and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS **Acceptance of Resignation of Tony Kucera [Seat 1]**

Ms. Cerbone presented the resignation of Tony Kucera from Seat 1.

On MOTION by Mr. Isakson and seconded by Ms. Sumner, with all in favor, the resignation of Tony Kucera from Seat 1, was accepted.

SIXTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2028**

Mr. Isakson nominated Mr. Matt Howell to fill Seat 1.

No other nominations were made.

On MOTION by Mr. Isakson and seconded by Ms. Sumner, with all in favor, the appointment of Mr. Matt Howell to fill Seat 1, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Matt Howell.

Ms. Cerbone provided a new Supervisor packet to Mr. Howell and stated explanations of the contents will be emailed to Mr. Howell.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-01.

Mr. Isakson nominated the following slate:

Robert Isakson	Chair
Matt Howell	Vice Chair
Sophie Sumner	Assistant Secretary
Jason Eaves	Assistant Secretary
Kristen Miller	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Tony Kucera	Vice Chair

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Chris Conti	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Isakson and seconded by Ms. Sumner, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Discussion: District Engineering Services**

Ms. Cerbone stated Avcon is the current District Engineering firm and Mr. Keith Jenkins served as the District Engineer. With his departure, Avcon is still the District Engineer of record. She asked what action the Board would like to take.

Discussion ensued regarding terminating the contract with Avcon, the termination date, engaging an Interim District Engineer and publicizing a Request for Qualifications (RFQ).

On MOTION by Mr. Eaves and seconded by Mr. Isakson, with all in favor, terminating the Avcon, Inc., Engineering Services Agreement based on the termination clause, effective once an Interim District Engineering Services Agreement is in place with a new District Engineer, was approved.

On MOTION by Ms. Sumner and seconded by Ms. Miller, with all in favor, authorizing Staff to advertise a RFQ for Engineering Services, using the same evaluation ranking criteria as the original RFQ, was approved.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-02. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Isakson and seconded by Mr. Eaves, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026

and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2025 at 2:30 p.m., at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-03.

On MOTION by Mr. Howell and seconded by Ms. Sumner, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-04.

On MOTION by Mr. Isakson and seconded by Ms. Miller, with all in favor, Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Update: Financing**

Ms. Cerbone noted the Board’s goal to issue bonds in June 2026 and stated that it will take four to six months. She recommended starting the process at the August 2025 budget adoption meeting. She discussed the bond timing and bond issuance process, including the need to produce a District Engineer’s Report by mid-July 2025, along with a Master Assessment

Methodology Report. Thereafter, Staff can set a public hearing to levy the debt on the properties of the District, followed by a bond validation hearing, all with the involvement and assistance from District Counsel, Bond Counsel, Bond Underwriter and Developer Counsel.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Isakson and seconded by Mr. Howell, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of August 5, 2024 Public Hearings and Regular Meeting Minutes**

This item was deferred to the next meeting.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Buchanan stated she should be contacted once the CDD reaches a point where it is ready to turn over the utilities or improvements to the County, City or utility authority so she can make sure the CDD is eligible for funding.

B. District Engineer: Avcon, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: August 5, 2025 at 2:30 PM (Central Time)**
  - **QUORUM CHECK**

SIXTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Eaves and seconded by Ms. Sumner, with all in favor, the meeting adjourned at 3:14 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair

INDEPENDENCE

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2025	Regular Meeting	2:30 PM (CT)
November 4, 2025	Regular Meeting	2:30 PM (CT)
December 2, 2025	Regular Meeting	2:30 PM (CT)
January 6, 2026	Regular Meeting	2:30 PM (CT)
February 3, 2026	Regular Meeting	2:30 PM (CT)
March 3, 2026	Regular Meeting	2:30 PM (CT)
April 7, 2026	Regular Meeting	2:30 PM (CT)
May 5, 2026	Regular Meeting	2:30 PM (CT)
June 2, 2026	Regular Meeting	2:30 PM (CT)
July 7, 2026	Regular Meeting	2:30 PM (CT)
August 4, 2026	Regular Meeting	2:30 PM (CT)
September 1, 2026	Regular Meeting	2:30 PM (CT)