City of Cocoa

65 Stone Street
Cocoa, FL 32922

Meeting Agenda

Tuesday, January 9, 2024

6:00 PM

Cocoa City Council Chambers

City Council

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA:

II.1 24-020 Approve the Agenda for the Regular City Council Meeting of January 9, 2024 as written or with amendments.

Attachments: 01-09-2024 Short Agenda.pdf

MINUTES:

II.2 24-018 Approve the Minutes of the October 24, 2023 Regular City Council Meeting as written or with amendments.

Attachments: 10-24-2023 Minutes ADA.pdf

III. AWARDS AND PRESENTATIONS:

III.1 24-010 Informational Annual Investment Report for FY2023

Attachments: City of Cocoa Council Presentation - January 9 2024 DRAFT.pptx
Cocoa City of - All Accts [20221001 - 20230930] Statement 2 (5710) v1.pdf
City of Cocoa AGG AA Summary Statement for September 2023.pdf

IV. DELEGATIONS:

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), and water and sewer customers (on matters related to the City's water and/or sewer system), may address the City Council under Delegations on items not on the printed agenda by filling out a speaker card.

Speaker cards are located outside the Council meeting room and should be provided to the City Clerk. Please observe the time limit of three (3) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. CONSENT AGENDA:

V.1 **23-784** To Approve Task Order 2024-07 with Carollo Engineers, Inc., Orlando, Florida, for Design of the PLC Replacements at the Jerry Sellers Water Reclamation Facility

*******This Item is Confidential per FS 119.0725 and Not for Public Release*******

Attachments: Q-23-13-COC Executed Agreement Engineering Services-Carollo.pdf
Carollo COI Exp 7-4-24.pdf
Confidential - Sellers WRF PLC replacement proposal.pdf
Confidential - TO-CAROLLO 2024-07 $80,322.80 - UT-SE.pdf

V.2 23-794 Approve a Resolution Amending the FY24 Budget, BAF #24-035-T, by way of a transfer from General Fund Contingency, in the amount of $2,300 for the purposes of updating the Highest and Best Use Appraisal for 915 Florida Ave.

Attachments: TAW appraisal update quote 12-21-23.pdf
Budget Resolution FY 2024- ADA Compliant.docx
BAF 24-035-T-CS- 915 Florida Ave Appraisal (01-09-24) Agenda 23-794.pdf

V.3 24-004 Approval to modify the FY2024 pay plan.

Sponsors: Director

Attachments: FY 2024 Pay Grades and Pay Plan (01-09-2024).pdf

V.4 24-008 Approve a Resolution Amending the FY24 Budget, BAF #24-037-A, in the amount of $112,400, accepting the revenue from Florida City Gas (Pivotal Holdings, Inc.) for the gas easement located at Lee Wenner Park to be allocated to General Fund Contingency for additional Cocoa Village Parking and Street Parking, Project (AFBP24).

Attachments: Budget Resolution FY 2024- ADA Compliant.docx
BAF 24-037-A-CS-Florida City Gas Pipeline (1-9-24) Agenda 24-008 V2.pdf

V.5 24-014 Approve a Resolution to Waive Competitive Bidding by way of Single Source to Community Housing Initiative, Inc. of Melbourne for the construction of the five homes in the Michael C. Blake Subdivision.

Attachments: Resolution 24-.doc
Recorded_ Construction Agreement for Michael C. Blake Subdivision.pdf

V.6 24-017 Announcement of Mayor Blake, Deputy Mayor Hearn and Councilmember Koss to Attend the Florida League of Cities Legislative Action Days from January 28, 2024 - January 31, 2024.

VI. PUBLIC HEARINGS:

VI.1 23-793 Approve Ordinance on First Reading amending Section 2-26 of the City Code regarding the qualification of candidates for City Council

Attachments: Ordinance ___-2024 Qualification of Candidates.pdf
Resolution 2024-____ Qualifying Statement CIty Elections.pdf
Ex. A - Qualifiying Statement of Candidates.pdf

VI.2 24-015 Consider Petition filed by The Taylor Morrison of Florida, Inc., to create a community development district pursuant to Chapter 190, Florida Statutes, known as the Windward Preserve Community Development District.

Attachments: Ordinance 01-2024 Establishing CDD - Windward Preserve
UPDATED Petition to Establish (FILED __.__.23) - Windward Preserve 4858-69
FT-38163718
FLORIDATODAY_20231226
FLORIDATODAY_20240102

VII. COUNCIL BUSINESS:

VII.1 23-760 Consideration of the 2024 City Council meeting date additions and cancellations.

VIII. CITY BUSINESS:

MULTI-YEAR CONTRACTS:

IX. INFORMATIONAL AGENDA:

IX.1 24-009 Bi-Weekly Report Covering December 8, 2023 - January 4, 2024.

Attachments: Council bi-weekly report.pdf

X. REPORTS:

XI. ADJOURNMENT

XII. NOTICE TO THE PUBLIC:

This is a public meeting. All interested parties may attend in person. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Carie Shealy, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8484 or via email at cshealy@cocoafl.org.

Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:
(1) https://tinyurl.com/s5e875r or
(2) https://cocoa.legistar.com/DepartmentDetail.aspx?ID=26365&GUID=FF9D3369-D354-4FAB-800A-57D0AEE30153&Mode=MainBody

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

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Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion. When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.
Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.

This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

Legislation Details (With Text)

File #:	24-020	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	1/5/2024			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Approve the Agenda for the Regular City Council Meeting of January 9, 2024 as written or with amendments.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	01-09-2024 Short Agenda.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: January 5, 2024
Agenda Date: January 9, 2024
Prepared By: Monica Arsenault, Interim City Clerk
Through: Stockton Whitten, City Manager
Requested Action:
Approve the Agenda for the Regular City Council Meeting of January 9, 2024 as written or with amendments.

BACKGROUND:

N/A

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approve the Agenda for the Regular City Council Meeting of January 9, 2024 as written or with amendments.

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Agenda
City of Cocoa
Regular Meeting of The City Council

Date: January 9, 2024
Time: 6:00 pm
Location: 65 Stone Street Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of January 9, 2024. (24-20).

2. Minutes: Regular Meeting of October 24, 2023. (24-18).

III. Awards and Presentations:

1. Informational Annual Investment Report for FY2023. (24-10). (Finance Director)

IV. Delegations:

In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), water and sewer customers (on matters related to the City's water and/or sewer system), and any person on any item on the agenda (except *Emergency items, Ministerial items, Quasi-judicial items, and Public Hearing items),* may address the City Council under Delegations by filling out a speaker card.

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under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

V. Consent Agenda:

(A) General Consent Items:

1. To Approve Task Order 2024-07 with Carollo Engineers, Inc., Orlando, Florida, for Design of the PLC Replacements at the Jerry Sellers Water Reclamation Facility. (23-784). (Utilities Director)

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2. Approve a Resolution Amending the FY24 Budget, BAF #24-035-T, by way of a transfer from General Fund Contingency, in the amount of $2,300 for the purposes of updating the Highest and Best Use Appraisal for 915 Florida Ave. (23-794). (Community Services Director)

3. Approval to modify the FY2024 pay plan. (24-04). (Administrative Services Director)

4. Approve a Resolution Amending the FY24 Budget, BAF #24-037-A, in the amount of $112,400, accepting the revenue from Florida City Gas (Pivotal Holdings, Inc.) for the gas easement located at Lee Wenner Park to be allocated to General Fund Contingency for additional Cocoa Village Parking and Street Parking, Project (AFBP24). (24-08). (Community Services Director)

5. Approve a Resolution to Waive Competitive Bidding by way of Single Source to Community Housing Initiative, Inc. of Melbourne for the construction of the five homes in the Michael C. Blake Subdivision. (24-14). (Community Services Director)

6. Announcement of Mayor Blake, Deputy Mayor Hearn and Councilmember Koss to Attend the Florida League of Cities Legislative Action Days from January 28, 2024 - January 31, 2024. (24-17). (Administrative Services Director)

(B) Multi-Year Contracts:

VI. Public Hearings:

1. Approve Ordinance on First Reading amending Section 2-26 of the City Code regarding the qualification of candidates for City Council. (23-793). (City Attorney)

2. Consider Petition filed by The Taylor Morrison of Florida, Inc., to create a community development district pursuant to Chapter 190, Florida Statutes, known as the Windward Preserve Community Development District. (24-15). (City Attorney)

VII. Council Business:

1. Consideration of the 2024 City Council meeting date additions and cancellations. (23-760). (Administrative Services Director)

VIII. City Business:

IX. Informational Agenda:

1. Bi-Weekly Report Covering December 8, 2023 - January 4, 2024. (24-09). (Administrative Services Director)

X. Reports:

XI. Adjournment:

XII. Notice To The Public:

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Legislation Details (With Text)

File #:	24-018	**Version:**	1	**Name:**	
Type:	Minutes			**Status:**	Agenda Ready
File created:	1/5/2024			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Approve the Minutes of the October 24, 2023 Regular City Council Meeting as written or with amendments.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	10-24-2023 Minutes ADA.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: January 5, 2024
Agenda Date: January 9, 2024
Prepared By: Monica Arsenault, Interim City Clerk
Through:
Requested Action:
Approve the Minutes of the October 24, 2023 Regular City Council Meeting as written or with amendments.

BACKGROUND:

N/A

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approve the Minutes of the October 24, 2023 Regular City Council Meeting as written or with amendments.

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MINUTES
City of Cocoa
Regular Meeting of The City Council

October 24, 2023

A Regular City Council Meeting was held on Tuesday, October 24, 2023, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 6:02 p.m.

Councilmember Koss provided the invocation and Rev. Johnny Dennis led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

The Interim City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Lavander Hearn	Deputy Mayor
	Alex Goins	Councilmember
	Lorraine Koss	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	Interim City Clerk

OTHER STAFF MEMBERS PRESENT:

Jack Walsh, Utilities Director; Charlene Neuterman, Community Services Director; Tammy Gemmati, Administrative Services Director; Evander Collier, Police Chief; Rebecca Bowman, Finance Director; Jonathan Lamm, Fire Chief; Robert Beach, Chief Technology Officer; and Lisa Richardson, Help Desk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of October 24, 2023. (23-679)

*** MOTION by Councilmember Goins; Seconded by Deputy Mayor Hearn, to approve the agenda for the Regular meeting of October 24, 2023 with an amendment to move Reports to the beginning of the agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

III. Reports:

Councilmember Goins wished to thank the Police Department for their efforts and everything they are doing.

Additionally, he asked Ms. Senger to share information about the upcoming Centennial event at the Moore Center.

In response, Ms. Senger spoke about the Centennial event noting that it will be held on Saturday, December 2, 2023 from 5-8pm at the Moore Building. The event will honor one hundred years of service to the Cocoa Community.

Councilmember Goins also shared that Endeavor Elementary is doing a Walk to School Day this coming Thursday starting at 7am. Everyone will be meeting at Save-A-Lot.

Councilmember Koss talked about her Town Hall meeting and noted that there were over eighty people in attendance and it was a great turn out.

Deputy Mayor Hearn spoke about small businesses in Cocoa, particularly regarding incoming smoke shops and kava bars. There was a recently approved smoke shop established across the street from a church and he wished to apologize to staff because he spoke out of turn and made a post on social media which brought about negative attention which he did not intend to cause.

Additionally, he asked if Council would consider a motion or a consensus to take another look at allowing smoke shops next to churches in the future. In response, Mayor Blake agreed but thought it might be better to discuss this with the City Manager.

City Manager Whitten clarified that the smoke shop is still under review and the business sign was put up without permission.

Mayor Blake shared photos from several recent events he attended.

IV. Awards and Presentations:

V. Delegations:

Wynell Bradley-Craig, 5670 Friendly St., Cocoa, spoke about broadband internet and handed out flyers to the City Council. She explained that she is trying to spread the word to get people to run a speed test from home. The results of this test will be sent to the Broadband office of Florida and the government will be looking at it to see what the needs are in each County.

Rev. J.B. Dennis, 3710 Catalina Dr., Cocoa, spoke about police patrolling. Law Enforcement should be consistent in patrolling the local hotspots. Several calls have been received regarding communities that were taken over by drugs and prostitution. He wished to thank the Police Department for their hard work, specifically the Police Chief, Evander Collier, who agreed to meet with him and then cracked down on the crime and made several arrests.

Bob James, 1222 Dixon Blvd., Cocoa, spoke about his new art gallery on Dixon Blvd. He is trying to give back to the community and he believes art is therapeutic. Admittedly, he does not believe this is the best location for an art gallery so he is going to give it one year and will be offering classes. He asked for help because he can't do it alone. He is holding an event in the beginning of November and there will be food trucks, music and other artists. He would love to include the Police Department and the Fire Department if they are willing to come out.

VI. Consent Agenda:

(A) General Consent Items:

1. Approve a Resolution Amending the FY24 Budget, BAF#24-005, Accepting the Grant Revenue and spend, for the Opioid Settlement Agreement Funds, for a drug abuse prevention kit, a drug abuse prevention display, drug abuse prevention brochures, and a drug abuse prevention message board. (23-597). (Police Chief)

2. To Approve Task Order 2024-03 with Carollo Engineers, Inc. to assist Sewer Field Operations (SFO) in Project Management and Coordination, Technical Support and Review, SCADA Maintenance, Long-Term Strategic Planning, and Manhole and Gravity Sewer Program Maintenance. Approve a Resolution Amending the FY24 Budget, BAF#24-020-T. (23-616). (Utilities Director)

3. To Approve a Resolution Waiving the Competitive Bidding Process for the Purpose of Making a Sole Source Purchase of Reconditioning the existing Aqua Guard® Continuous Self-Cleaning Bar/Filter Screen and Retrofitting it to the UltraClean™ version for the Sellers Water Reclamation Facility with Parts and Supervision provided by Parkson Corporation of Fort Lauderdale, Florida, in the amount of $77,890. (23-631). (Utilities Director)

4. To Approve a Resolution Waiving the Competitive Bidding Process for the Purpose of Making Sole Source Purchase of Cal~Flo Liquid Lime from Burnett Lime Co., Inc., Campobello, SC. To Authorize the City Manager to Approve Change Orders in an Amount not to Exceed the Total FY2024 Budget for Chemicals. (23-632). (Utilities Director)

5. Approve a Sole Source Resolution for Exemption from Competitive Bidding to purchase portable and mobile radios and to upgrade the Symphony Console equipment and programming services from Communications International for the Police Department and execute all applicable agreements for this purchase. (23-633). (Chief of Police)

6. Approval of a Resolution Amending the FY2024 Budget Accepting the Bureau of Justice Assistance FY2023 Bulletproof Vest Partnership Grant, BAF#24-018-A, in the amount of $12,940 and transfer the Match Budget to Account Number 001-2100-521.52-38, Project Number GR2402. (23-647). (Chief of Police)

7. Approve Orlando Utilities Commission (“OUC”) Utility Easement (St. Cloud East - Magnolia Ranch North 230 kV Line). (23-652). (Utilities Director)

8. Approve a Resolution Amending the FY24 Budget for the Fiske/Broadmoor Blvd Grant Project, BAF#24-009-A and #24-009-IFT. (23-661). (Finance Director)

9. Approval of the requested street closure outside the CBD on October 28, 2023. (23-669). (Communication and Economic Development Director)

10. Announcement of Councilmember Koss to Attend the Florida League of Cities IEMO II Conference from October 26, 2023 - October 28, 2023. (23-671). (Interim City Clerk)

11. Announcement of Mayor Blake, Councilmember Goins and Councilmember Koss to Attend the Florida League of Cities Legislative Conference from November 29, 2023 - December 1, 2023. (23-672). (Interim City Clerk)

(B) Multi-Year Contracts:

12. Approve participation in a Piggyback Agreement with Musco Sports Lighting LLC to provide Lights for the new multi-purpose field at Provost Park in the amount of $321,797 utilizing Clay County RFP 18/19-2. Approve a Resolution amending the FY24 Budget BAF#24-019-A to provide funding for this purchase. Authorize the City Manager to sign the related agreements and issue the purchase order. (23-530). (Interim Public Works Director)

13. Approve Participation in a Multi-Year Piggy-Back Agreement with V.A. Paving, Inc. for Paving Services & Asphaltic Concrete Utilizing Brevard County's Bid B-6-23-70, Effective October 3,2023 through August 31, 2024 with renewals for four (4) each, one (1) year terms. Approve a Resolution Amending the Budget, BAF 23-015-A, through the use of Assigned Fund Balance AFBP22. Authorize the City Manager to Approve a Task Order/Purchase Order to V.A. Paving, Inc. utilizing this piggy-back contract to resurface various streets within the City Limits in the amount of $923,204. Approve a Contingency Resolution Authorizing the City Manager to issue Change Order(s) not to exceed $26,796. Authorize the City Manager to execute renewals. (23-646). (Interim Public Works Director)

14. Approve a resolution authorizing the City Manager to contract for and authorize payment for a one-time technology critical infrastructure purchase utilizing GSA Contract #GS-35F-303DA in an amount not to exceed $120,000, and further authorize the City Manager to contract for and authorize payment for associated future maintenance, license, and cloud agreement extensions of up to $85,000 in the first renewal year (plus 5% each subsequent year) for the remainder of the useful life of the critical infrastructure. (23-667). (Chief Technology Officer)

******This Item is Confidential per FS 119.0725 and Not for Public Release******

* **MOTION by Deputy Mayor Hearn; Seconded by Councilmember Koss, to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

VII. Public Hearings:

1. Adopt on SECOND READING of Ordinance 21-2023, a Land Development Code Amendment to Appendix A, Article XI, Section 22 of the Zoning Ordinance of the City of Cocoa to allow Large Scale Commercial/Mixed-Use Buildings on certain properties within the Cocoa Waterfront Overlay District. (23-673). (Community Services Director)

City Attorney Garganese announced that this is the Second and Final Reading of Ordinance No. 21-2023 and read the title into the record as follows:

Ordinance No. 21-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 22 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW LARGE SCALE COMMERCIAL/MIXED-USE BUILDINGS ON CERTAIN PROPERTIES WITHIN THE COCOA WATERFRONT OVERLAY DISTRICT AS MORE PARTICULARLY DEPICTED ON EXHIBIT “A” ATTACHED HERETO; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Blake opened the hearing to the public for questions and comments.

Jennifer Riggs, 1629 N. Indian River Dr., Cocoa, spoke on behalf of herself and St. Marks Church. She asked Council to consider voting no due to traffic and parking concerns. They would like to see both Delannoy Avenue and Church Street remain green, safe walkways. She also talked about storm and waste water runoff. St. Marks Church would be on the downhill side of all of these potential units and there are flooding concerns.

There being no further questions, the public portion of the hearing was closed.

Councilmember Koss shared her concerns, sharing that she feels that it is important that Council understand what they are doing. She has researched the top eight historic villages in Florida and they all have height restrictions.

Furthermore, Cocoa is not Melbourne and its streets are narrower. She likes the Framework Group and likes what they’ve done with other redevelopment projects, however she feels that Council is making a decision that is taking a turn away from being a historic village. She referenced the City’s Comprehensive Plan which notes that the City has a responsibility to protect the character of Cocoa Village.

* **MOTION by Mayor Blake; Seconded by Councilmember Goins, to approve Ordinance No. 21-2023 on Second and Final Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins

NAYES: Koss

THE MOTION CARRIED (3-1)

2. Adopt on SECOND READING, Ordinance 20-2023, a Zoning Text Amendment on the Landscaping, Land Clearing, Tree Protection and Replacement Standards of the City Code, providing for a repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability and an effective date. (23-674). (Community Services Director)

City Attorney Garganese announced that this is the Second and Final Reading of Ordinance No. 20-2023 and read the title into the record as follows:

Ordinance No. 20-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XIII, SECTION 22, OF THE ZONING ORDINANCE OF THE CITY OF COCOA; AMENDING THE LANDSCAPING, LAND CLEARING, AND TREE PROTECTION AND REPLACEMENT STANDARDS OF THE CITY OF COCOA; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Blake opened the hearing to the public for questions and comments.

Janice Smith, 2107 Clairemont Dr., Cocoa, shared several concerns that she has with the ordinance. She gave several examples and asked Council to consider revising it to stop clear cutting.

There being no additional questions or comments, the public portion of the hearing was closed.

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Hearn, to approve Ordinance No. 20-2023 on Second and Final Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

VIII. Council Business:

1. Consider the Donation Application for the Brevard Schools Foundation's Jump Start Program in the amount of $1,000. (23-635). (Administrative Services Director)

Ms. Gemmati gave a brief background of the item and Ms. Janice Kershaw from the Brevard Schools Foundation elaborated on the program in further detail and thanked Council for their consideration.

Councilmember Goins shared that he feels this scholarship should be limited to Cocoa residents.

* **MOTION by Councilmember Koss; Seconded by Councilmember Goins, to approve the Donation Application request in the amount of $1,000, with each Councilperson donating $250, naming the scholarship the City of Cocoa Scholarship and to include the conditions put forth by staff as follows:**

- **Limit eligibility to a student attending Cocoa High School and also residing within the City limits.**
- **Require that the student submit their grades at the end of the semester**
- **Require proof of payment from Florida Pre-paid**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

2. Consider the appointment of a Qualified Candidate to fill the vacancy and unexpired term of City Council District 3 Seat through November, 2024. (23-666). (City Manager)

City Manager Whitten provided a brief background on how the vacancy came about and provided the names of the five individuals who submitted applications which were Matthew Barringer, Don Boisvert, Russell Sengel, Patricia Weeks and Marlene Weiss.

Mayor Blake shared that he would like to allow five minutes to each candidate to speak.

Councilmember Koss shared that she would like Council to consider approaching this appointment the same way they selected the City Manager. She believes this is the best process which allows each member of Council to rank their nominations.

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Hearn, to use the ranking method to make a selection.**

THE VOTE ON THE MOTION WAS:

AYES: Hearn, Goins, Koss

NAYES: Blake

THE MOTION CARRIED (3-1)

Mr. Matthew Barringer greeted Council and staff and thanked everyone for the opportunity. He would like to help Council enhance the decisions that need to be made. He has previous experience as a previous Councilmember for the City of Titusville. He further has invested all of his money to build a home here and has been a happy resident ever since.

He further understands the needs and inner workings of the City and the tools that can be used to enhance life here. He is familiar with planning, development and growth.

He spoke about the diverse population of the City, noting that he is bilingual and added that he believes in transformational leadership with a servant's heart.

He asked that Council consider that if they feel there is someone better qualified for the position that they make the appropriate decision, although he would love to serve the community in which his kids are growing up in.

Mr. Russell Sengel has lived in here since 1984 and recently retired from the City of Cocoa after thirty-one years. He also has a background in construction and can read blueprints and understands planning.

He is a previous board member for the City's Board of Adjustment and the Planning & Zoning Board. Since he is now retired, he has the time to serve the community. He is also familiar with staff after working with them for so long. He understands public service, feels he is well suited for the position and appreciates the opportunity to serve.

Ms. Patricia Weeks thanked Council for their consideration. She has lived in Cocoa for six years, but has lived in Brevard County for much longer. Her children and grandchildren live here and it is a great City to support.

She provided her background in real estate, sharing that she has been a realtor for twenty years and was previously the President for the Space Coast Association of Realtors. This year she is the District Vice President of Florida Realtors. She is a residential and commercial realtor and she knows how to sell and would love the opportunity to sell Cocoa to potential businesses and homeowners to help promote growth. Her goal is to see Cocoa be the best that it can be.

Ms. Marlene Weiss shared that she is happy to be here and allowed the opportunity to be considered for the District 3 seat. She shared the importance of knowing the legacies of the City of Cocoa and the importance of representing the constituents of Cocoa and District 3.

This is an ethnically diverse community that takes a lot of courage and stripes to make up Tiger Pride. She is supportive of tiger pride, the youth of the community in addition to the elders that live here.

She would like to support Council on their mission to make the city a better place. She thanked Council for their support and consideration.

Ms. Gemmati announced that the lowest composite score was Mr. Barringer with a total of 6, second was Mr. Sengel with a total of 7 and third was Ms. Weeks with a total of 13.

* **MOTION by Councilmember Koss; Seconded by Councilmember Goins, to appoint Mr. Matthew Barringer to fill the vacancy and unexpired term of the City Council District 3 Seat through November, 2024.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

IX. City Business:

Multi-Year Contracts:

None.

X. Informational Agenda:

1. FY 2023 September Budget Adjustment Report. (23-665). (Finance Director)

2. City Council Bi-Weekly Report (October 6 - 19, 2023). (23-670). (Administrative Services Director)

XI. Adjournment:

*** MOTION by Deputy Mayor Hearn; Seconded by Mayor Blake, to adjourn the Regular meeting of October 24, 2023.**

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (4-0)

The meeting adjourned at 7:46 p.m.

_____

Michael C. Blake, Mayor

ATTEST:

_____

Monica Arsenault, Interim City Clerk

Legislation Details (With Text)

File #:	24-010	**Version:**	1	**Name:**	
Type:	Awards/Presentations			**Status:**	Agenda Ready
File created:	1/2/2024			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Informational Annual Investment Report for FY2023. (Finance Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	City of Cocoa Council Presentation - January 9 2024 DRAFT.pdf Cocoa City of - All Accts [20221001 - 20230930] Statement 2 (5710) v1.pdf City of Cocoa AGG AA Summary Statement for September 2023.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: January 2, 2024
Agenda Date: January 9, 2024
Prepared By: Rebecca Bowman, MBA, CGFO, CGFM, Finance Director
Through: Stockton Whitten, City Manager
Requested Action:
Informational Annual Investment Report for FY2023

BACKGROUND:

In accordance with Florida Statutes Sec. 218.415, investment activity by a unit of local government must be consistent with a written investment plan adopted by the governing body. The City last updated its Investment Policy on July 24, 2019. **Section XV. Reporting/Article B. Annual Investment Report** of the City's investment Policy states that:

> On an annual basis, the City's Investment Manager shall submit to the City's Finance Director, City Council and Investment Committee (as applicable) a written report on the long-term core investment funds.

The City's Investment Manager, Public Trust Advisors, will provide the City Council with a brief presentation to report the City's investment status as of the fiscal year-ended September 30, 2023.

STRATEGIC PLAN CONNECTION:

Goal 2: Promote greater transparency in budgeting and financial matters.

BUDGETARY IMPACT:

Budgeted N/A

PREVIOUS ACTION:

The last investment presentation to City Council was on January 11, 2022.

RECOMMENDED MOTION:

N/A

PUBLIC TRUST ADVISORS

Portfolio Strategy Review

John F Grady, Managing Director

January 9, 2024

COCOA FLORIDA

Disclosures

Data unaudited. This presentation is for informational purposes only. The information contained herein has been obtained from sources that we believe to be reliable, but its accuracy and completeness are not guaranteed. The information presented should not be used in making any investment decisions and is not a recommendation to buy, sell, implement, or change any securities or investment strategy, function, or process. Any financial and/or investment decision should be made only after considerable research, consideration and involvement with an experienced professional engaged for the specific purpose. All comments and discussion presented are purely based on opinion and assumptions, not fact, and these assumptions may or may not be correct based on foreseen and unforeseen events.

Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk, including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. Public Trust Advisors is not a bank and your investment with Public Trust Advisors is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Past performance is not an indicator of future performance or results. **Any financial and/or investment decision may incur losses.**

Public Trust Advisors
717 17th Street, Suite 1850
Denver, Colorado 80202

Public Trust Advisors 2023 ©

City of Cocoa's Investment Program Review

- ✓ The City maintained an actively managed investment program during Fiscal year 2023 and the maturity structure for each portfolio is custom tailored based on the following criteria:
  - ✓ Sources and uses of funds
  - ✓ Anticipated timing of expenditures
  - ✓ Investment policy statement objectives and parameters
  - ✓ Current market conditions and historical performance
- ✓ This investment strategy has the primary focus on Safety of principal as the primary objective, providing daily liquidity from bank balances and local government investment pools, and the potential for increased earnings from the longer term investment portfolios.
- ✓ This multiple duration investment approach minimizes risks in rising and declining interest rate environments with the primary objective of safety of principal by investing in highly rated fixed income securities.
- ✓ We collaborate with the City's Finance Director and team to determine optimal investment options based on cash flows, investment policy and FI State Statutes, and current market conditions.
- ✓ The investment program is compliant with the City's investment policy and with Florida State Statutes.

Operating Portfolio Strategy Update

Investment Strategy and Maturity Structure

- The Operating Portfolio provides funding over multiple fiscal years. The portfolio is structured with maturities between one and five years. Funds are undesignated.
- The target duration is approximately 2.5 years
- The portfolio is managed as a with 1-5 year strategy, primarily using maturities between one and five years.

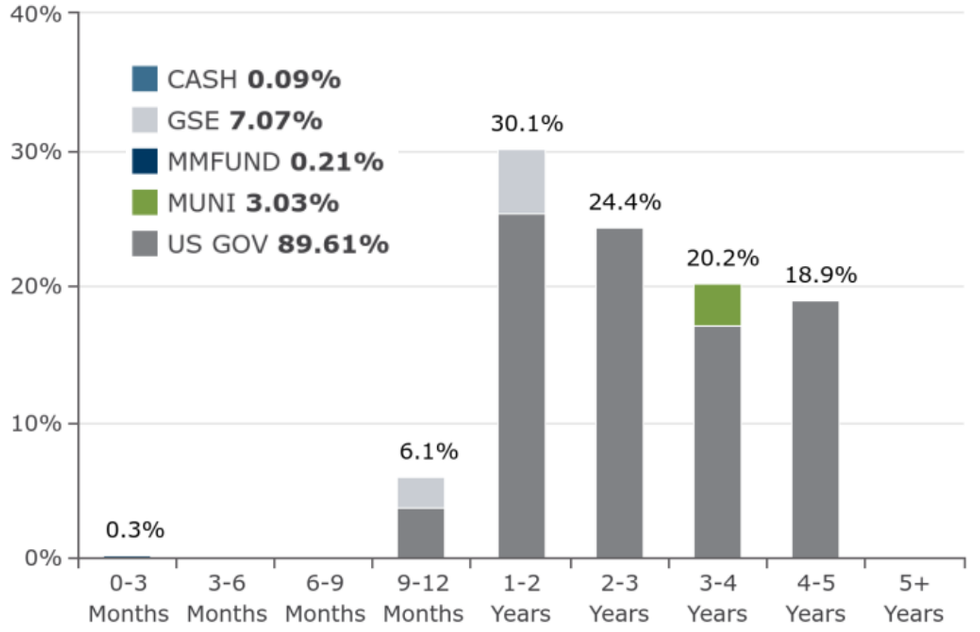
Asset Allocation and Diversification

- The portfolio is well diversified, 89.6% in UST, 7.1% in GSE, 3.0% in municipal bonds and 0.2% in MMF.
- Reinvested $9.5mm (33%) of the portfolio during the fiscal year in securities yielding 3.5% - 5.0%. These investments resulted in an increase in the book yield of 1.13%, providing the opportunity for higher income in FY2024 compared to FY2023.

Portfolio Summary

	09/30/22	09/30/23
Duration	2.483	2.504
Years to Effective Maturity	2.592	2.648
Years to Final Maturity	2.605	2.652
Coupon Rate	1.137	1.663
Book Yield	1.074	2.204
Market Yield	4.237	4.978

Maturity Distribution by Type



Source: Public Trust, Clearwater Analytics.
Data as of September 30, 2023.

Public Trust Advisors 2023 ©

Reserves Portfolio Strategy Update

Investment Strategy and Maturity Structure

- The Reserves Portfolio is structured based on requirements defined in the bond indenture for the City's outstanding debt per debt issuance.
- The target duration is approximately 2.5 years
- The portfolio is managed as a with 1-5 year strategy, primarily using maturities between one and five years.

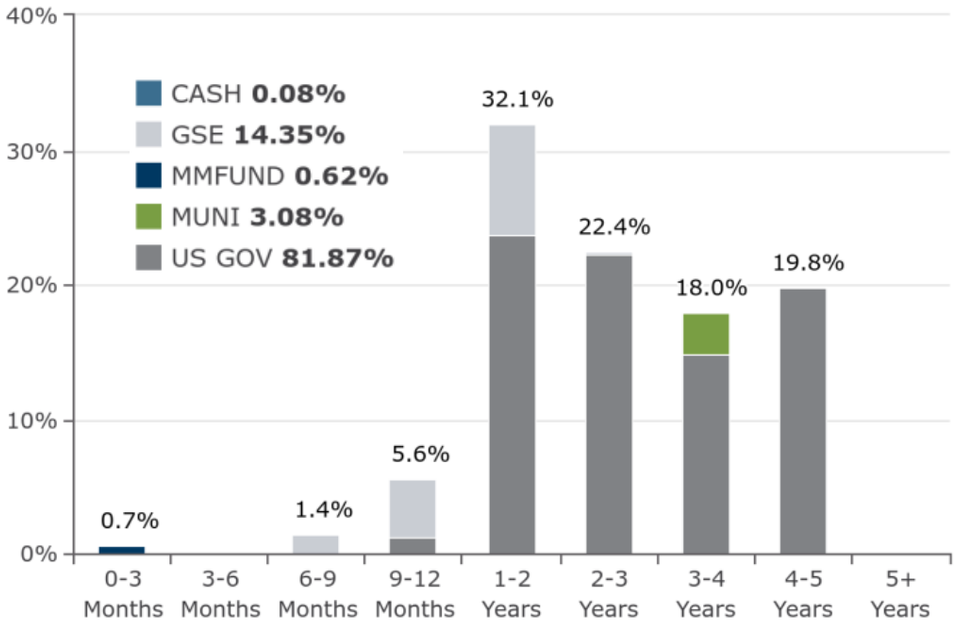
Asset Allocation and Diversification

- The portfolio is well diversified, 81.9% in UST, 14.4% in GSE, 3.1% in municipal bonds and 0.6% in MMF.
- Reinvested $4.4mm (32%) of the portfolio during the fiscal year in securities yielding 3.5% - 4.3%. These investments resulted in an increase in the book yield of 1.09%, providing the opportunity for higher income in FY2024 compared to FY2023.

Portfolio Summary

	09/30/22	09/30/23
Duration	2.455	2.478
Years to Effective Maturity	2.563	2.622
Years to Final Maturity	2.619	2.639
Coupon Rate	1.263	1.692
Book Yield	1.059	2.146
Market Yield	4.208	4.994

Maturity Distribution by Type



Source: Public Trust, Clearwater Analytics.
Data as of September 30, 2023.

Public Trust Advisors 2023 ©

Restricted Portfolio Strategy Update

Investment Strategy and Maturity Structure

- The Restricted Portfolio is restricted cash that is held long-term. These funds are restricted and held long-term.
- The target duration is approximately 2.0 years
- The portfolio is managed as a with 0-5 year strategy, primarily using maturities between three months and five years.

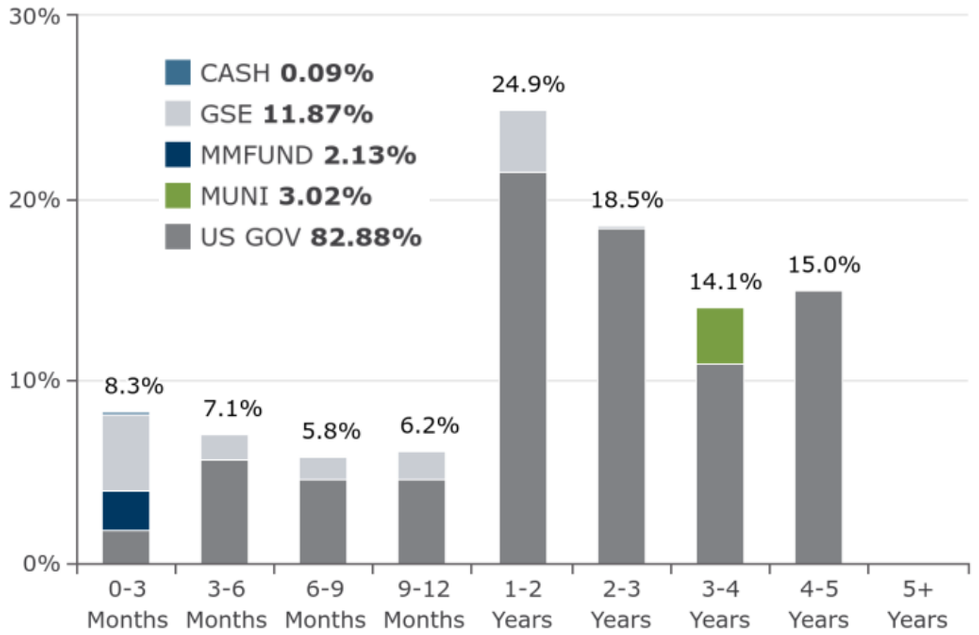
Asset Allocation and Diversification

- The portfolio is well diversified, 82.9% in UST, 11.9% in GSE, 3.0% in municipal bonds and 2.1% in MMF.
- Reinvested $8.3mm (32%) of the portfolio during the fiscal year in securities yielding 3.5% - 5.4%. These investments resulted in an increase in the book yield of 1.20%, providing the opportunity for higher income in FY2024 compared to FY2023.

Portfolio Summary

	09/30/22	09/30/23
Duration	1.983	1.983
Years to Effective Maturity	2.068	2.096
Years to Final Maturity	2.083	2.101
Coupon Rate	0.954	1.677
Book Yield	0.844	2.047
Market Yield	4.086	5.055

Maturity Distribution by Type



Source: Public Trust, Clearwater Analytics.
Data as of September 30, 2023.

Aggregate Asset Allocation – September 30, 2023

Security Distribution	September 30, 2023 Portfolio Balance	Portfolio Allocation	Book Yield	Permitted by Policy*	Compliant
	$				
Cash	31,838,242.12	19.55%	0.50%	100.00%	YES
LGIP	20,598,660.90	12.65%	5.49%	25.00%	YES
U.S. Treasury Notes	43,779,429.87	26.88%	2.34%	100.00%	YES
FNMA	1,587,157.73	0.97%	0.60%	40.00%	YES
FHLMC	1,612,487.61	0.99%	0.43%	40.00%	YES
FHLB	1,779,011.68	1.09%	0.29%	40.00%	YES
Money Market Funds	320,684.21	0.20%	4.96%	100.00%	YES
Municipal Bonds	1,541,721.39	0.95%	3.63%	25.00%	YES
FLCLASS	59,819,075.47	36.73%	5.59%	50.00%	YES
Total Portfolio Market Value	**$ 162,876,470.98**	**100.00%**	**3.53%**		

*Security allocations as defined within the City's investment policy statement.

City of Cocoa's Investment Program Review

- ✓ The Federal Open Market Committee (FOMC) began the most aggressive monetary tightening policy in March 2022 increasing the overnight Federal Funds Rate to from 0.25% to 5.50% by July 2023, following two years of zero interest rate policy (ZIRP). This is the highest level in more than two decades. As of December 31, 2023, market expectations are for no additional rate hikes, rather, that the FOMC will need to cut the overnight rate at some during 2024.

- ✓ This monetary policy has also resulted in the highest yields in overnight investment vehicles (LGIPs and MMF strategies) since the early 2000's with rates of more than 5.50% through September 2023.

- ✓ Longer term US Treasury rates have also continued to increase through the end of the fiscal year. The two year US Treasury was 5.05% on September 30th 2023, more than 0.70% higher than the rate of 4.28% on September 30th 2022.

- ✓ We reinvested more than 30% of each portfolio through active management and the higher interest rate environment provided the opportunity for reinvestment in yields as high as 3.5% - 5.0%, the highest yields since 2007. These securities will provide much higher income compared to the securities purchased during the lower interest rate environment.

- ✓ The City has utilized FLCLASS LGIP investment accounts with a yield of 5.59% (September 30, 2023) that the City invests in for daily liquidity. This investment option is AAA rated and provides higher interest earnings compared to the bank deposit rate and provides the same daily liquidity. FLCLASS is benefitting from the significant rise in rates with rates increasing almost daily.

- ✓ City's Operating, Reserve and Restricted portfolios maturity structures are based on historical balances and anticipated cash flow needs as well as serving as longer term reserves. The continued reinvestment within these portfolios during the fiscal year has resulted in higher income opportunities for these assets are benefitting with the reinvestments of securities that will provide higher income for the next 2-4 years. These duration strategies are complementary to the liquidity investments and provide benefits in both rising and declining rate environments.

PUBLIC TRUST ADVISORS



Cocoa, City Of

Investment Report

10/01/2022 to 09/30/2023

Table of Contents

Executive Summary

- Portfolio Overview 3
- Maturity Distribution 4
- Maturity Distribution 5
- Rating Distribution 6
- Security Distribution – Market Value 7
- Security Distribution – Historical Cost 8

Supporting Reports

- Portfolio Holdings 9
- Transactions 17
- Income 29
- GASB 40 41
- Portfolio Activity Summary 55

Disclaimers

Relationship Management Team

Relationship Managers

Tom Tight | Managing Director
Direct: (407) 588-9391
Mobile: (407) 765-0761
tom.tight@publictrustadvisors.com

John Grady | Managing Director
Direct: (407) 588-0525
Mobile: (407) 701-8002
john.grady@publictrustadvisors.com

Portfolio Manager

Neil Waud, CFA | Chief Investment Officer
Direct: (303) 244-0468
Mobile: (720) 255-7404
neil.waud@publictrustadvisors.com

| Director, Portfolio Management
Direct: (720) 845-5788
cory.gebel@publictrustadvisors.com



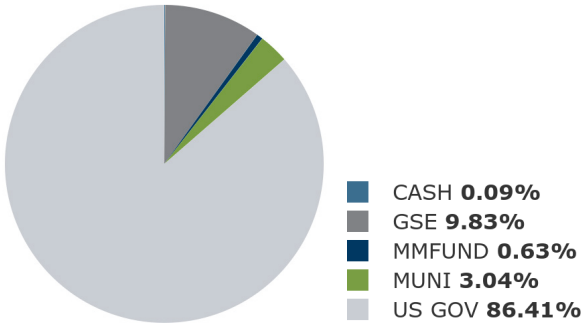
Portfolio Characteristics

	09/30/22	09/30/23
Duration	2.394	2.412
Years to Effective Maturity	2.499	2.551
Years to Final Maturity	2.524	2.559
Coupon Rate	1.141	1.674
Book Yield	1.033	2.163
Market Yield	4.205	4.995
Benchmark Yield	--	--

Portfolio Summary

Summary	09/30/22	09/30/23
Historical Cost	$53,303,983.82	$53,207,255.17
Book Value	53,108,023.08	53,303,246.08
Accrued Interest	97,795.16	201,397.12
Net Pending Transactions	399.23	43,147.76
Book Value Plus Accrued	**$53,206,217.47**	**$53,547,790.96**
Net Unrealized Gain/Loss	(3,669,739.87)	(2,884,150.71)
Market Value Plus Accrued	**$49,536,477.60**	**$50,663,640.25**

Asset Allocation



Income Summary

Period Income	Income
Interest Income	$724,742.09
Net Amortization/Accretion Income	112,573.92
Net Realized Gain/Loss	(492,054.59)
Net Income	**$345,261.42**

Detail may not add to total due to rounding.

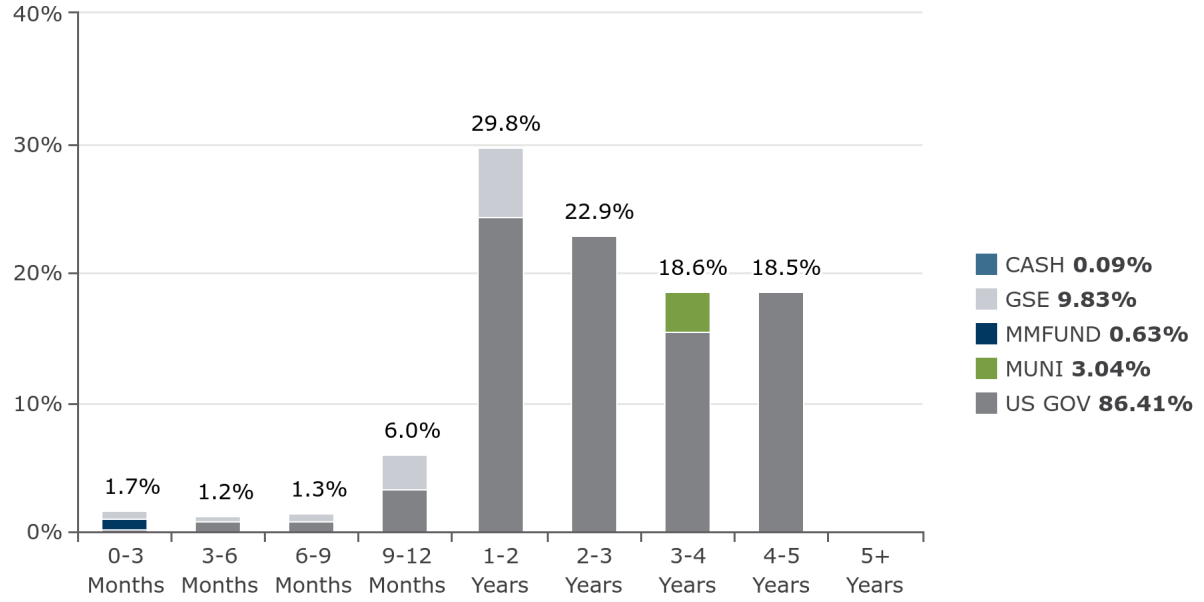
Maturity Distribution by Security Type

Security Distribution	0-3 Months	3-6 Months	6-9 Months	9-12 Months	1-2 Years	2-3 Years	3-4 Years	4-5 Years	5+ Years	Portfolio Total
CASH	$43,147.76	--	--	--	--	--	--	--	--	**$43,147.76**
FED INST (GSE)	348,947.25	124,038.10	293,809.98	1,398,273.78	2,758,693.83	54,894.08				**4,978,657.02**
MMFUND	320,684.21									**320,684.21**
MUNI							1,541,721.39			**1,541,721.39**
US GOV	153,434.52	467,493.99	386,459.58	1,628,593.67	12,330,645.47	11,556,949.19	7,883,780.69	9,372,072.77		**43,779,429.87**
TOTAL	**$866,213.74**	**$591,532.09**	**$680,269.56**	**$3,026,867.46**	**$15,089,339.30**	**$11,611,843.26**	**$9,425,502.08**	**$9,372,072.77**	**--**	**$50,663,640.25**

Top Ten Holdings

Issuer	Value
United States	86.41%
Federal Home Loan Banks	3.51%
Federal Home Loan Mortgage Corporation	3.18%
Federal National Mortgage Association	3.13%
City of New York, New York	1.08%
Oklahoma City Water Utilities Trust	0.99%
The District of Columbia	0.97%
U.S. Bancorp	0.63%
(CCYUSD) UNITED STATES OF AMERICA	0.09%

Maturity Distribution by Type



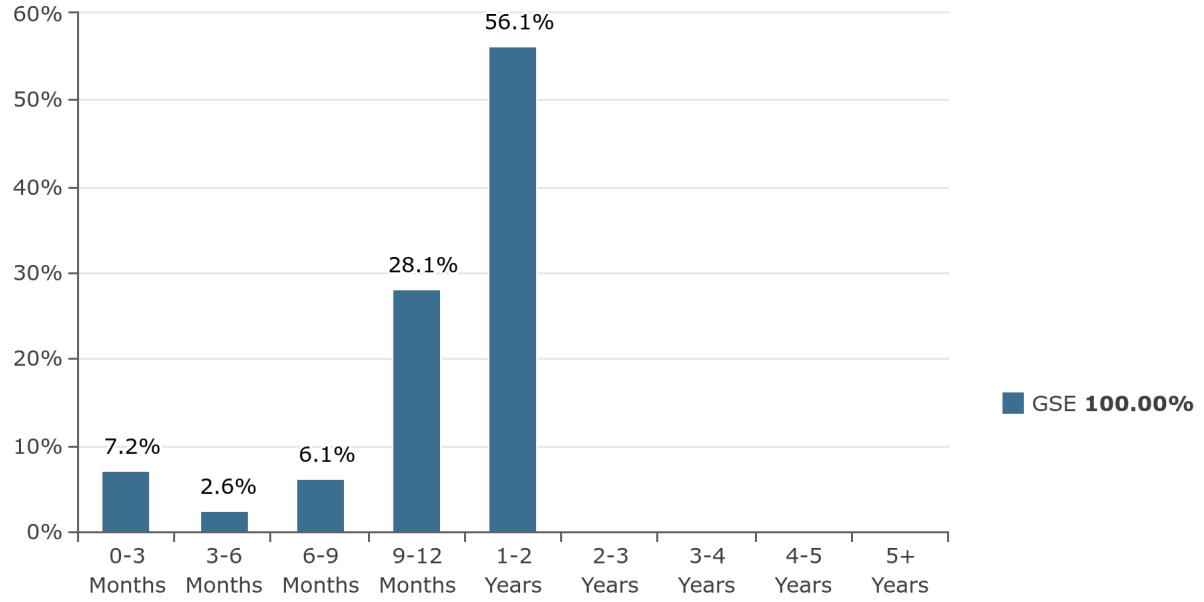
WAL Distribution by Security Type

Security Distribution	0-3 Months	3-6 Months	6-9 Months	9-12 Months	1-2 Years	2-3 Years	3-4 Years	4-5 Years	5+ Years	Portfolio Total
FED INST (GSE)	$348,947.25	$124,038.10	$293,809.98	$1,361,163.60	$2,724,110.85	--	--	--	--	**$4,852,069.78**
TOTAL	**$348,947.25**	**$124,038.10**	**$293,809.98**	**$1,361,163.60**	**$2,724,110.85**	**--**	**--**	**--**	**--**	**$4,852,069.78**

Top Ten Holdings

Issuer	Value
United States	86.41%
Federal Home Loan Banks	3.51%
Federal Home Loan Mortgage Corporation	3.18%
Federal National Mortgage Association	3.13%
City of New York, New York	1.08%
Oklahoma City Water Utilities Trust	0.99%
The District of Columbia	0.97%
U.S. Bancorp	0.63%
(CCYUSD) UNITED STATES OF AMERICA	0.09%

WAL Distribution by Type



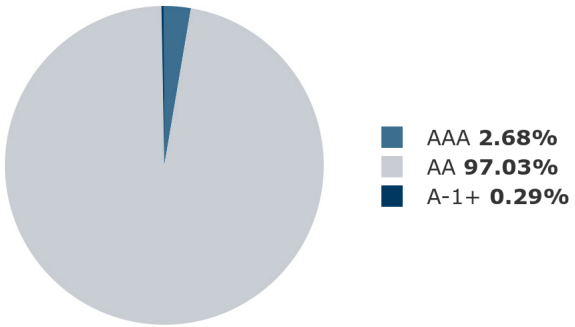
S&P Rating Distribution

S&P Rating Distribution	Sep 30, 2023 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
A-1+	$147,768.53	0.29%
A-1		
A-2		
Total Short Term Ratings	**$147,768.53**	**0.29%**
Long Term Rating Distribution		
AAA	$1,357,660.62	2.68%
AA	$49,158,211.10	97.03%
A		
Below A		
Not Rated		
Total Long Term Ratings	**$50,515,871.72**	**99.71%**
Portfolio Total	**$50,663,640.25**	**100.00%**

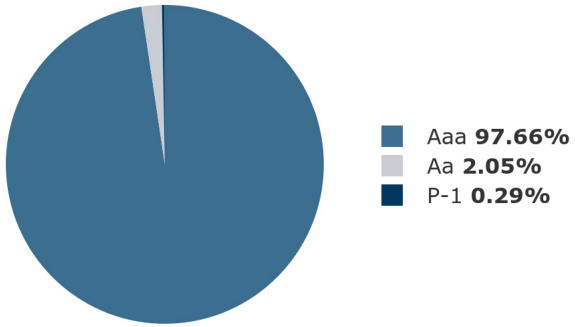
Moody's Rating Distribution

Moody's Rating Distribution	Sep 30, 2023 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
P-1	$147,768.53	0.29%
P-2		
Total Short Term Ratings	**$147,768.53**	**0.29%**
Long Term Rating Distribution		
Aaa	$49,477,030.77	97.66%
Aa	$1,038,840.95	2.05%
A		
Below A		
Not Rated		
Total Long Term Ratings	**$50,515,871.72**	**99.71%**
Portfolio Total	**$50,663,640.25**	**100.00%**

Allocation by Standard and Poor's Rating



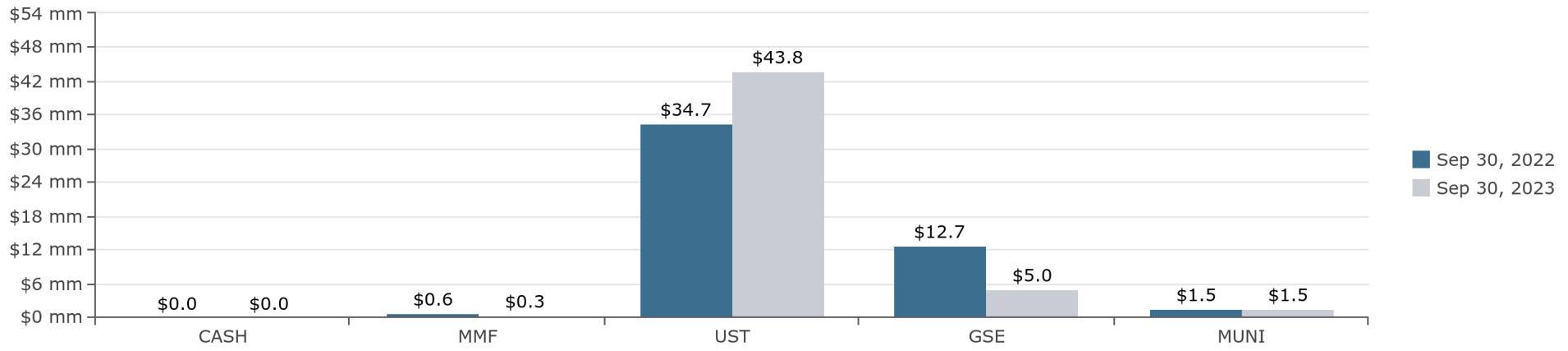
Allocation by Moody's Rating



Market Value Basis Security Distribution

Security Distribution	Sep 30, 2022 Ending Balance	Sep 30, 2022 Portfolio Allocation	Sep 30, 2023 Ending Balance	Sep 30, 2023 Portfolio Allocation	Change in Allocation	Book Yield
Cash	$399.23	0.00%	$43,147.76	0.09%	0.08%	0.00%
U.S. Treasury Notes	$34,708,950.34	70.07%	$43,779,429.87	86.41%	16.34%	2.29%
Federal Instrumentality (GSE)	12,681,108.01	25.60%	4,978,657.02	9.83%	(15.77%)	0.43%
Money Market Funds	$598,160.09	1.21%	$320,684.21	0.63%	(0.57%)	4.96%
Municipal Bonds	1,547,859.93	3.12%	1,541,721.39	3.04%	(0.08%)	3.63%
Portfolio Total	**$49,536,477.60**	**100.00%**	**$50,663,640.25**	**100.00%**		**2.16%**

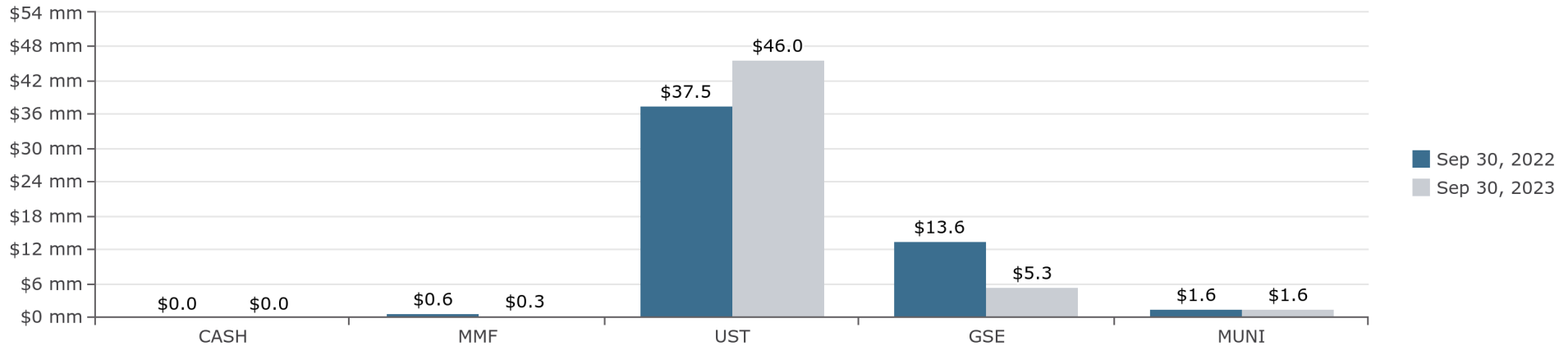
Asset Balance by Security Type



Historic Cost Basis Security Distribution

Security Distribution	Sep 30, 2022 Ending Balance	Sep 30, 2022 Portfolio Allocation	Sep 30, 2023 Ending Balance	Sep 30, 2023 Portfolio Allocation	Change in Allocation	Book Yield
Cash	$399.23	0.00%	$43,147.76	0.08%	0.08%	0.00%
U.S. Treasury Notes	$37,549,879.37	70.44%	$45,952,549.96	86.30%	15.85%	2.29%
Federal Instrumentality (GSE)	13,550,944.36	25.42%	5,329,021.00	10.01%	(15.41%)	0.43%
Money Market Funds	$598,160.09	1.12%	$320,684.21	0.60%	(0.52%)	4.96%
Municipal Bonds	1,605,000.00	3.01%	1,605,000.00	3.01%	0.00%	3.63%
Portfolio Total	**$53,304,383.05**	**100.00%**	**$53,250,402.93**	**100.00%**		**2.16%**

Asset Balance by Security Type



Description Identifier Coupon	Effective Maturity Final Maturity Duration	Trade Date Settle Date	Par Value	Original Cost Book Value	Market Value Market Price	MV + Accrued Accrued Balance	Net Unrealized Gain/Loss	% of Market Value	Callable Next Call Date	Book Yield YTM YTC	S&P Moody's
CASH								**0.00%**			
Receivable CCYUSD 0.00%	09/30/23 09/30/23 0.00	-- --	43,147.76	$43,147.76 $43,147.76	$43,147.76 1.00	$43,147.76 $0.00	$0.00	0.09%	N --	0.00% 0.00% 0.00%	AAA Aaa
CASH TOTAL	**09/30/23 09/30/23 0.00**	**-- --**	**43,147.76**	**$43,147.76 $43,147.76**	**$43,147.76 1.00**	**$43,147.76 $0.00**	**$0.00**	**0.09%**	**N --**	**0.00% 0.00% 0.00%**	**AAA Aaa**
MMFUND								**0.00%**			
FIRST AMER:GVT OBLG Y 31846V203 4.94%	09/30/23 09/30/23 0.00	-- --	320,684.21	$320,684.21 $320,684.21	$320,684.21 1.00	$320,684.21 $0.00	$0.00	0.63%	N --	4.96% -- --	AAAm Aaa
MMFUND TOTAL	**09/30/23 09/30/23 0.00**	**-- --**	**320,684.21**	**$320,684.21 $320,684.21**	**$320,684.21 1.00**	**$320,684.21 $0.00**	**$0.00**	**0.63%**	**N --**	**4.96% -- --**	**AAAm Aaa**
US GOV								**0.00%**			
UNITED STATES TREASURY 91282CBA8 0.12%	12/15/23 12/15/23 0.21	01/06/21 01/07/21	155,000.00	$154,654.88 $154,975.85	$153,377.34 98.95	$153,434.52 $57.17	($1,598.51)	0.30%	N --	0.20% 5.15% --	AA+ Aaa
UNITED STATES TREASURY 91282CDR9 0.75%	12/31/23 12/31/23 0.25	01/27/22 01/28/22	100,000.00	99,250.00 99,902.78	98,859.38 98.86	99,048.91 189.54	(1,043.40)	0.20%	N --	1.15% 5.31% --	AA+ Aaa
UNITED STATES TREASURY 912797GC5 0.00%	01/11/24 01/11/24 0.28	07/19/23 07/20/23	150,000.00	146,179.17 147,773.00	147,768.53 98.51	147,768.53 0.00	(4.47)	0.29%	N --	5.47% 5.37% --	A-1+ P-1
UNITED STATES TREASURY 91282CBM2 0.12%	02/15/24 02/15/24 0.37	02/18/21 02/19/21	225,000.00	224,481.45 224,934.88	220,640.62 98.06	220,676.55 35.92	(4,294.26)	0.44%	N --	0.20% 5.36% --	AA+ Aaa
UNITED STATES TREASURY 91282CCC3 0.25%	05/15/24 05/15/24 0.61	10/04/21 10/06/21	125,000.00	124,448.24 124,868.44	121,010.74 96.81	121,128.78 118.04	(3,857.69)	0.24%	N --	0.42% 5.49% --	AA+ Aaa
UNITED STATES TREASURY 91282CCG4 0.25%	06/15/24 06/15/24 0.69	09/01/21 09/03/21	275,000.00	274,076.17 274,765.41	265,127.93 96.41	265,330.80 202.87	(9,637.48)	0.52%	N --	0.37% 5.47% --	AA+ Aaa
UNITED STATES TREASURY 912828Y87 1.75%	07/31/24 07/31/24 0.81	01/06/21 01/07/21	250,000.00	263,242.19 253,094.26	242,451.17 96.98	243,188.26 737.09	(10,643.08)	0.48%	N --	0.26% 5.49% --	AA+ Aaa
UNITED STATES TREASURY 91282CCT6 0.38%	08/15/24 08/15/24 0.85	10/28/21 10/29/21	515,000.00	510,031.05 513,447.50	492,710.16 95.67	492,956.81 246.65	(20,737.35)	0.97%	N --	0.72% 5.49% --	AA+ Aaa

Portfolio Holdings

10/01/2022 to 09/30/2023

Description Identifier Coupon	Effective Maturity Final Maturity Duration	Trade Date Settle Date	Par Value	Original Cost Book Value	Market Value Market Price	MV + Accrued Accrued Balance	Net Unrealized Gain/Loss	% of Market Value	Callable Next Call Date	Book Yield YTM YTC	S&P Moody's
UNITED STATES TREASURY 912828YE4 1.25%	08/31/24 08/31/24 0.89	-- --	725,000.00	750,416.99 731,181.45	697,755.86 96.24	698,527.67 771.81	(33,425.59)	1.38%	N --	0.31% 5.49% --	AA+ Aaa
UNITED STATES TREASURY 9128282U3 1.88%	08/31/24 08/31/24 0.89	05/03/22 05/04/22	200,000.00	195,632.81 198,278.81	193,601.56 96.80	193,920.93 319.37	(4,677.25)	0.38%	N --	2.85% 5.49% --	AA+ Aaa
UNITED STATES TREASURY 91282CFN6 4.25%	09/30/24 09/30/24 0.95	01/04/23 01/05/23	75,000.00	74,704.10 74,829.65	74,124.02 98.83	74,132.73 8.71	(705.62)	0.15%	N --	4.49% 5.46% --	AA+ Aaa
UNITED STATES TREASURY 91282CFQ9 4.38%	10/31/24 10/31/24 1.03	11/28/22 11/29/22	120,000.00	119,728.13 119,846.64	118,654.69 98.88	120,851.70 2,197.01	(1,191.95)	0.24%	N --	4.50% 5.45% --	AA+ Aaa
UNITED STATES TREASURY 912828G38 2.25%	11/15/24 11/15/24 1.08	05/03/22 05/04/22	645,000.00	634,821.10 640,482.15	623,080.07 96.60	628,561.70 5,481.62	(17,402.08)	1.24%	N --	2.90% 5.39% --	AA+ Aaa
UNITED STATES TREASURY 912828YV6 1.50%	11/30/24 11/30/24 1.13	-- --	1,250,000.00	1,307,676.76 1,266,941.26	1,195,947.26 95.68	1,202,248.49 6,301.23	(70,993.99)	2.37%	N --	0.33% 5.36% --	AA+ Aaa
UNITED STATES TREASURY 9128283J7 2.12%	11/30/24 11/30/24 1.12	03/09/23 03/13/23	395,000.00	376,376.37 382,366.77	380,557.81 96.34	383,378.66 2,820.85	(1,808.96)	0.76%	N --	5.02% 5.39% --	AA+ Aaa
UNITED STATES TREASURY 91282CFX4 4.50%	11/30/24 11/30/24 1.11	05/01/23 05/03/23	125,000.00	125,102.54 125,075.71	123,745.12 99.00	125,635.49 1,890.37	(1,330.59)	0.25%	N --	4.44% 5.39% --	AA+ Aaa
UNITED STATES TREASURY 912828Z52 1.38%	01/31/25 01/31/25 1.29	-- --	1,560,000.00	1,609,940.24 1,577,075.58	1,481,268.75 94.95	1,484,882.61 3,613.86	(95,806.83)	2.93%	N --	0.55% 5.33% --	AA+ Aaa
UNITED STATES TREASURY 9128283V0 2.50%	01/31/25 01/31/25 1.28	08/29/22 08/30/22	760,000.00	743,553.12 750,930.99	732,539.06 96.39	735,740.15 3,201.09	(18,391.92)	1.45%	N --	3.44% 5.33% --	AA+ Aaa
UNITED STATES TREASURY 912828ZC7 1.12%	02/28/25 02/28/25 1.38	-- --	1,500,000.00	1,553,378.90 1,517,460.60	1,415,859.38 94.39	1,417,296.53 1,437.16	(101,601.23)	2.80%	N --	0.30% 5.28% --	AA+ Aaa
UNITED STATES TREASURY 91282CGN5 4.62%	02/28/25 02/28/25 1.35	05/01/23 05/03/23	755,000.00	759,836.72 758,741.75	748,157.81 99.09	751,131.66 2,973.85	(10,583.94)	1.48%	N --	4.25% 5.29% --	AA+ Aaa
UNITED STATES TREASURY 9128283Z1 2.75%	02/28/25 02/28/25 1.36	05/03/22 05/04/22	500,000.00	497,636.72 498,817.21	482,792.97 96.56	483,963.99 1,171.02	(16,024.24)	0.96%	N --	2.92% 5.30% --	AA+ Aaa

Portfolio Holdings

10/01/2022 to 09/30/2023

Description Identifier Coupon	Effective Maturity Final Maturity Duration	Trade Date Settle Date	Par Value	Original Cost Book Value	Market Value Market Price	MV + Accrued Accrued Balance	Net Unrealized Gain/Loss	% of Market Value	Callable Next Call Date	Book Yield YTM YTC	S&P Moody's
UNITED STATES TREASURY 912828ZF0 0.50%	03/31/25 03/31/25 1.46	-- --	1,095,000.00	1,100,218.75 1,096,574.67	1,020,360.35 93.18	1,020,375.31 14.96	(76,214.31)	2.01%	N --	0.40% 5.28% --	AA+ Aaa
UNITED STATES TREASURY 91282CEH0 2.62%	04/15/25 04/15/25 1.47	11/28/22 11/29/22	375,000.00	360,351.56 365,515.64	360,659.18 96.18	365,204.52 4,545.34	(4,856.46)	0.72%	N --	4.37% 5.24% --	AA+ Aaa
UNITED STATES TREASURY 912828ZL7 0.38%	04/30/25 04/30/25 1.54	03/01/21 03/02/21	350,000.00	347,457.03 349,034.68	324,474.61 92.71	325,023.86 549.25	(24,560.07)	0.64%	N --	0.55% 5.22% --	AA+ Aaa
UNITED STATES TREASURY 91282CHD6 4.25%	05/31/25 05/31/25 1.57	08/02/23 08/04/23	135,000.00	133,270.31 133,420.94	132,996.09 98.52	134,924.27 1,928.18	(424.85)	0.27%	N --	4.99% 5.19% --	AA+ Aaa
UNITED STATES TREASURY 912828ZT0 0.25%	05/31/25 05/31/25 1.62	09/01/21 09/03/21	1,375,000.00	1,358,188.48 1,367,517.27	1,267,900.40 92.21	1,269,055.62 1,155.23	(99,616.88)	2.50%	N --	0.58% 5.18% --	AA+ Aaa
UNITED STATES TREASURY 9128284R8 2.88%	05/31/25 05/31/25 1.58	07/07/22 07/08/22	195,000.00	193,925.98 194,382.79	187,816.99 96.32	189,701.06 1,884.07	(6,565.80)	0.37%	N --	3.07% 5.20% --	AA+ Aaa
UNITED STATES TREASURY 912828ZW3 0.25%	06/30/25 06/30/25 1.70	01/06/21 01/07/21	535,000.00	532,035.16 533,843.08	491,698.44 91.91	492,036.45 338.01	(42,144.64)	0.97%	N --	0.37% 5.14% --	AA+ Aaa
UNITED STATES TREASURY 91282CEY3 3.00%	07/15/25 07/15/25 1.70	01/26/23 01/30/23	335,000.00	327,043.75 329,207.99	322,830.08 96.37	324,960.24 2,130.16	(6,377.91)	0.64%	N --	4.02% 5.14% --	AA+ Aaa
UNITED STATES TREASURY 91282CAB7 0.25%	07/31/25 07/31/25 1.79	10/28/21 10/29/21	875,000.00	851,791.99 863,675.30	801,171.88 91.56	801,540.42 368.55	(62,503.43)	1.58%	N --	0.97% 5.12% --	AA+ Aaa
UNITED STATES TREASURY 91282CFP1 4.25%	10/15/25 10/15/25 1.89	08/29/23 08/30/23	400,000.00	395,156.25 395,355.74	393,734.38 98.43	401,584.10 7,849.73	(1,621.36)	0.79%	N --	4.85% 5.07% --	AA+ Aaa
UNITED STATES TREASURY 91282CAT8 0.25%	10/31/25 10/31/25 2.03	12/01/20 12/02/20	350,000.00	347,279.30 348,845.90	317,365.23 90.68	317,731.40 366.17	(31,480.67)	0.63%	N --	0.41% 5.01% --	AA+ Aaa
UNITED STATES TREASURY 91282CFW6 4.50%	11/15/25 11/15/25 1.97	11/28/22 11/29/22	440,000.00	443,403.12 442,440.68	435,342.19 98.94	442,820.99 7,478.80	(7,098.50)	0.87%	N --	4.22% 5.03% --	AA+ Aaa
UNITED STATES TREASURY 91282CAZ4 0.38%	11/30/25 11/30/25 2.11	01/06/21 01/07/21	300,000.00	299,367.19 299,720.05	271,816.41 90.61	272,194.48 378.07	(27,903.64)	0.54%	N --	0.42% 5.00% --	AA+ Aaa

Portfolio Holdings

10/01/2022 to 09/30/2023

Description Identifier Coupon	Effective Maturity Final Maturity Duration	Trade Date Settle Date	Par Value	Original Cost Book Value	Market Value Market Price	MV + Accrued Accrued Balance	Net Unrealized Gain/Loss	% of Market Value	Callable Next Call Date	Book Yield YTM YTC	S&P Moody's
UNITED STATES TREASURY 9128285N6 2.88%	11/30/25 11/30/25 2.05	05/01/23 05/03/23	190,000.00	184,945.70 185,755.89	181,761.72 95.66	183,597.48 1,835.76	(3,994.17)	0.36%	N --	3.97% 5.01% --	AA+ Aaa
UNITED STATES TREASURY 91282CGA3 4.00%	12/15/25 12/15/25 2.06	01/26/23 01/30/23	435,000.00	436,257.42 435,965.22	425,943.17 97.92	431,077.59 5,134.43	(10,022.05)	0.85%	N --	3.89% 5.00% --	AA+ Aaa
UNITED STATES TREASURY 91282CBC4 0.38%	12/31/25 12/31/25 2.19	09/01/21 09/03/21	1,305,000.00	1,287,667.97 1,295,982.95	1,179,750.59 90.40	1,180,987.32 1,236.74	(116,232.37)	2.33%	N --	0.69% 4.93% --	AA+ Aaa
UNITED STATES TREASURY 91282CGE5 3.88%	01/15/26 01/15/26 2.15	08/02/23 08/04/23	550,000.00	539,279.30 539,974.05	537,066.41 97.65	541,583.73 4,517.32	(2,907.64)	1.07%	N --	4.73% 4.97% --	AA+ Aaa
UNITED STATES TREASURY 91282CBH3 0.38%	01/31/26 01/31/26 2.27	09/01/21 09/03/21	1,600,000.00	1,577,187.51 1,587,921.13	1,440,312.50 90.02	1,441,323.37 1,010.87	(147,608.64)	2.84%	N --	0.70% 4.95% --	AA+ Aaa
UNITED STATES TREASURY 91282CBQ3 0.50%	02/28/26 02/28/26 2.35	10/28/21 10/29/21	790,000.00	770,003.14 778,870.98	711,246.88 90.03	711,583.28 336.40	(67,624.11)	1.40%	N --	1.10% 4.92% --	AA+ Aaa
UNITED STATES TREASURY 91282CBT7 0.75%	03/31/26 03/31/26 2.41	04/22/21 04/23/21	1,415,000.00	1,411,407.24 1,413,182.70	1,279,580.09 90.43	1,279,609.08 29.00	(133,602.61)	2.53%	N --	0.80% 4.86% --	AA+ Aaa
UNITED STATES TREASURY 91282CGV7 3.75%	04/15/26 04/15/26 2.35	05/01/23 05/03/23	550,000.00	548,367.19 548,595.90	534,960.94 97.27	544,484.50 9,523.57	(13,634.97)	1.07%	N --	3.86% 4.91% --	AA+ Aaa
UNITED STATES TREASURY 9128286S4 2.38%	04/30/26 04/30/26 2.44	01/04/23 01/05/23	75,000.00	71,159.18 72,012.34	70,470.70 93.96	71,216.12 745.41	(1,541.64)	0.14%	N --	4.04% 4.89% --	AA+ Aaa
UNITED STATES TREASURY 91282CBW0 0.75%	04/30/26 04/30/26 2.50	05/24/21 05/25/21	245,000.00	244,320.51 244,644.60	220,700.98 90.08	221,469.93 768.95	(23,943.62)	0.44%	N --	0.81% 4.88% --	AA+ Aaa
UNITED STATES TREASURY 91282CCF6 0.75%	05/31/26 05/31/26 2.58	09/01/21 09/03/21	650,000.00	649,974.61 649,985.73	583,755.86 89.81	585,394.18 1,638.32	(66,229.87)	1.16%	N --	0.75% 4.87% --	AA+ Aaa
UNITED STATES TREASURY 9128286X3 2.12%	05/31/26 05/31/26 2.53	07/07/22 07/08/22	250,000.00	241,367.19 244,097.17	233,017.58 93.21	234,802.93 1,785.35	(11,079.59)	0.46%	N --	3.07% 4.87% --	AA+ Aaa
UNITED STATES TREASURY 91282CCJ8 0.88%	06/30/26 06/30/26 2.65	09/01/21 09/03/21	650,000.00	653,402.35 651,937.85	584,847.65 89.98	586,284.98 1,437.33	(67,090.20)	1.16%	N --	0.76% 4.81% --	AA+ Aaa

Portfolio Holdings

10/01/2022 to 09/30/2023

Description Identifier Coupon	Effective Maturity Final Maturity Duration	Trade Date Settle Date	Par Value	Original Cost Book Value	Market Value Market Price	MV + Accrued Accrued Balance	Net Unrealized Gain/Loss	% of Market Value	Callable Next Call Date	Book Yield YTM YTC	S&P Moody's
UNITED STATES TREASURY 91282CHM6 4.50%	07/15/26 07/15/26 2.57	08/02/23 08/04/23	175,000.00	174,733.40 174,747.77	173,386.72 99.08	175,055.88 1,669.16	(1,361.05)	0.35%	N --	4.55% 4.85% --	AA+ Aaa
UNITED STATES TREASURY 91282CCP4 0.62%	07/31/26 07/31/26 2.75	-- --	1,430,000.00	1,417,314.45 1,422,627.49	1,272,755.86 89.00	1,274,261.63 1,505.77	(149,871.64)	2.52%	N --	0.81% 4.82% --	AA+ Aaa
UNITED STATES TREASURY 912828Y95 1.88%	07/31/26 07/31/26 2.70	01/26/23 01/30/23	400,000.00	375,343.75 380,051.20	369,000.00 92.25	370,263.59 1,263.59	(11,051.20)	0.73%	N --	3.77% 4.83% --	AA+ Aaa
UNITED STATES TREASURY 91282CCW9 0.75%	08/31/26 08/31/26 2.82	10/04/21 10/06/21	325,000.00	322,181.64 323,323.15	289,415.04 89.05	289,622.63 207.59	(33,908.12)	0.57%	N --	0.93% 4.81% --	AA+ Aaa
UNITED STATES TREASURY 91282CCZ2 0.88%	09/30/26 09/30/26 2.88	10/28/21 10/29/21	1,325,000.00	1,306,004.89 1,313,425.35	1,182,355.47 89.23	1,182,387.15 31.68	(131,069.88)	2.33%	N --	1.18% 4.77% --	AA+ Aaa
UNITED STATES TREASURY 912828U24 2.00%	11/15/26 11/15/26 2.95	-- --	500,000.00	462,750.00 470,517.49	459,902.34 91.98	463,679.52 3,777.17	(10,615.14)	0.92%	N --	4.06% 4.79% --	AA+ Aaa
UNITED STATES TREASURY 912828YX2 1.75%	12/31/26 12/31/26 3.08	-- --	985,000.00	947,654.10 958,895.04	896,465.43 91.01	900,821.65 4,356.22	(62,429.61)	1.78%	N --	2.62% 4.76% --	AA+ Aaa
UNITED STATES TREASURY 912828V98 2.25%	02/15/27 02/15/27 3.18	-- --	1,065,000.00	1,021,853.32 1,031,848.48	982,753.71 92.28	985,814.14 3,060.43	(49,094.77)	1.95%	N --	3.25% 4.75% --	AA+ Aaa
UNITED STATES TREASURY 91282CEC1 1.88%	02/28/27 02/28/27 3.24	03/09/22 03/11/22	1,480,000.00	1,480,693.75 1,480,476.26	1,347,031.25 91.02	1,349,394.57 2,363.32	(133,445.01)	2.66%	N --	1.87% 4.75% --	AA+ Aaa
UNITED STATES TREASURY 91282CET4 2.62%	05/31/27 05/31/27 3.40	06/09/22 06/10/22	850,000.00	833,365.24 837,743.77	790,167.97 92.96	797,666.44 7,498.46	(47,575.80)	1.57%	N --	3.05% 4.74% --	AA+ Aaa
UNITED STATES TREASURY 91282CEW7 3.25%	06/30/27 06/30/27 3.45	05/01/23 05/03/23	645,000.00	632,906.25 634,108.46	612,825.59 95.01	618,123.18 5,297.59	(21,282.87)	1.22%	N --	3.74% 4.71% --	AA+ Aaa
UNITED STATES TREASURY 9128282R0 2.25%	08/15/27 08/15/27 3.63	08/29/22 08/30/22	1,730,000.00	1,647,622.27 1,665,680.78	1,580,922.65 91.38	1,585,894.05 4,971.40	(84,758.13)	3.13%	N --	3.30% 4.71% --	AA+ Aaa
UNITED STATES TREASURY 91282CFM8 4.12%	09/30/27 09/30/27 3.57	11/28/22 11/29/22	780,000.00	786,764.07 785,592.04	763,760.16 97.92	763,848.07 87.91	(21,831.88)	1.51%	N --	3.93% 4.70% --	AA+ Aaa

Portfolio Holdings

10/01/2022 to 09/30/2023

Description Identifier Coupon	Effective Maturity Final Maturity Duration	Trade Date Settle Date	Par Value	Original Cost Book Value	Market Value Market Price	MV + Accrued Accrued Balance	Net Unrealized Gain/Loss	% of Market Value	Callable Next Call Date	Book Yield YTM YTC	S&P Moody's
UNITED STATES TREASURY 91282CAL5 0.38%	09/30/27 09/30/27 3.87	11/28/22 11/29/22	1,850,000.00	1,563,394.53 1,613,055.50	1,561,587.89 84.41	1,561,606.84 18.95	(51,467.61)	3.08%	N --	3.92% 4.69% --	AA+ Aaa
UNITED STATES TREASURY 91282CFZ9 3.88%	11/30/27 11/30/27 3.75	01/26/23 01/30/23	815,000.00	825,442.19 823,998.62	790,040.62 96.94	800,654.00 10,613.37	(33,958.00)	1.58%	N --	3.58% 4.69% --	AA+ Aaa
UNITED STATES TREASURY 91282CBB6 0.62%	12/31/27 12/31/27 4.09	03/09/23 03/13/23	1,595,000.00	1,347,712.70 1,376,191.63	1,348,647.27 84.55	1,351,166.55 2,519.28	(27,544.35)	2.67%	N --	4.23% 4.67% --	AA+ Aaa
UNITED STATES TREASURY 91282CBS9 1.25%	03/31/28 03/31/28 4.25	05/01/23 05/03/23	230,000.00	205,167.19 207,257.35	198,509.77 86.31	198,517.62 7.86	(8,747.59)	0.39%	N --	3.67% 4.66% --	AA+ Aaa
UNITED STATES TREASURY 91282CGT2 3.62%	03/31/28 03/31/28 4.02	05/01/23 05/03/23	315,000.00	314,655.47 314,684.47	301,981.64 95.87	302,012.84 31.20	(12,702.83)	0.60%	N --	3.65% 4.65% --	AA+ Aaa
UNITED STATES TREASURY 91282CHA2 3.50%	04/30/28 04/30/28 4.11	08/02/23 08/04/23	275,000.00	266,008.79 266,310.06	262,109.38 95.31	266,137.23 4,027.85	(4,200.68)	0.53%	N --	4.27% 4.65% --	AA+ Aaa
UNITED STATES TREASURY 91282CHE4 3.62%	05/31/28 05/31/28 4.18	06/22/23 06/26/23	1,555,000.00	1,526,694.14 1,528,218.66	1,490,370.31 95.84	1,509,313.91 18,943.60	(37,848.35)	2.98%	N --	4.04% 4.62% --	AA+ Aaa
UNITED STATES TREASURY 91282CCE9 1.25%	05/31/28 05/31/28 4.41	-- --	1,390,000.00	1,214,605.28 1,223,299.37	1,193,716.79 85.88	1,199,555.93 5,839.14	(29,582.58)	2.37%	N --	4.12% 4.65% --	AA+ Aaa
UNITED STATES TREASURY 91282CCH2 1.25%	06/30/28 06/30/28 4.50	08/29/23 08/30/23	1,165,000.00	1,010,364.46 1,013,166.46	997,622.26 85.63	1,001,302.46 3,680.20	(15,544.20)	1.98%	N --	4.32% 4.65% --	AA+ Aaa
UNITED STATES TREASURY 91282CHK0 4.00%	06/30/28 06/30/28 4.23	08/29/23 08/30/23	425,000.00	419,322.27 419,425.15	413,661.13 97.33	417,957.33 4,296.20	(5,764.01)	0.82%	N --	4.31% 4.63% --	AA+ Aaa
US GOV TOTAL	**05/31/26 05/31/26 2.52**	**-- --**	**47,175,000.00**	**$45,952,549.96 $46,068,896.51**	**$43,600,600.77 92.61**	**$43,779,429.87 $178,829.10**	**($2,468,295.74)**	**86.41%**	**N --**	**2.29% 4.96% --**	**AA+ Aaa**
GSE								**0.00%**			
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEY1 0.12%	10/16/23 10/16/23 0.05	10/15/20 10/16/20	125,000.00	$124,558.75 $124,993.96	$124,742.59 99.79	$124,814.21 $71.61	($251.36)	0.25%	N --	0.24% 4.49% --	AA+ Aaa

Portfolio Holdings

10/01/2022 to 09/30/2023

Description Identifier Coupon	Effective Maturity Final Maturity Duration	Trade Date Settle Date	Par Value	Original Cost Book Value	Market Value Market Price	MV + Accrued Accrued Balance	Net Unrealized Gain/Loss	% of Market Value	Callable Next Call Date	Book Yield YTM YTC	S&P Moody's
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEZ8 0.25%	11/06/23 11/06/23 0.10	11/03/20 11/05/20	225,000.00	224,797.50 224,993.35	223,906.48 99.51	224,133.04 226.56	(1,086.87)	0.44%	N --	0.28% 5.00% --	AA+ Aaa
FEDERAL HOME LOAN BANKS 3130A0XE5 3.25%	03/08/24 03/08/24 0.43	10/09/20 10/13/20	125,000.00	137,583.75 126,610.96	123,778.55 99.02	124,038.10 259.55	(2,832.41)	0.24%	N --	0.28% 5.51% --	AA+ Aaa
FEDERAL HOME LOAN BANKS 3130A8HK2 1.75%	06/14/24 06/14/24 0.69	10/09/20 10/13/20	300,000.00	316,020.00 303,072.49	292,249.56 97.42	293,809.98 1,560.42	(10,822.93)	0.58%	N --	0.29% 5.51% --	AA+ Aaa
FEDERAL HOME LOAN BANKS 3130AJX95 0.25%	09/13/24 09/13/24 0.93	10/19/20 10/20/20	1,430,000.00	1,427,769.20 1,429,454.83	1,360,984.85 95.17	1,361,163.60 178.75	(68,469.98)	2.69%	N --	0.29% 5.50% --	AA+ Aaa
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G04Z3 0.50%	06/17/25 06/17/25 1.67	10/15/20 10/16/20	975,000.00	978,100.50 976,136.55	901,482.95 92.46	902,891.29 1,408.33	(74,653.59)	1.78%	N --	0.43% 5.14% --	AA+ Aaa
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G05X7 0.38%	08/25/25 08/25/25 1.85	10/09/20 10/13/20	650,000.00	646,873.50 648,778.96	594,545.63 91.47	594,789.38 243.75	(54,233.33)	1.17%	N --	0.48% 5.13% --	AA+ Aaa
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEX3 0.38%	09/23/25 09/23/25 1.93	09/23/20 09/25/20	1,345,000.00	1,340,951.55 1,343,395.27	1,226,318.10 91.18	1,226,430.18 112.08	(117,077.17)	2.42%	N --	0.44% 5.11% --	AA+ Aaa
GSE TOTAL	**02/15/25 02/15/25 1.34**	**-- --**	**5,175,000.00**	**$5,196,654.75 $5,177,436.37**	**$4,848,008.72 93.76**	**$4,852,069.78 $4,061.06**	**($329,427.65)**	**9.58%**	**N --**	**0.38% 5.24% --**	**AA+ Aaa**
GSE MBS								**0.00%**			
FN MA2233 31418BPT7 2.50%	02/01/25 04/01/25 0.70	11/30/17 12/18/17	35,374.01	$35,650.37 $35,430.39	$34,509.29 97.56	$34,582.99 $73.70	($921.10)	0.07%	N --	2.36% 5.82% --	AA+ Aaa
FHR 4057 GA 3137ARHS8 1.75%	08/01/24 02/15/27 0.41	11/10/17 11/15/17	37,799.75	37,373.03 37,644.77	37,055.05 98.03	37,110.18 55.12	(589.72)	0.07%	Y --	1.87% -- --	AA+ Aaa
FN 890805 31410LU67 4.00%	11/01/25 03/01/31 1.02	10/25/17 10/30/17	56,685.71	59,342.86 58,153.83	54,705.13 96.51	54,894.08 188.95	(3,448.70)	0.11%	N --	3.54% 7.31% --	AA+ Aaa

Portfolio Holdings

10/01/2022 to 09/30/2023

Description Identifier Coupon	Effective Maturity Final Maturity Duration	Trade Date Settle Date	Par Value	Original Cost Book Value	Market Value Market Price	MV + Accrued Accrued Balance	Net Unrealized Gain/Loss	% of Market Value	Callable Next Call Date	Book Yield YTM YTC	S&P Moody's
GSE MBS TOTAL	**04/06/25 05/12/28 0.75**	**-- --**	**129,859.47**	**$132,366.25 $131,228.99**	**$126,269.47 97.24**	**$126,587.24 $317.77**	**($4,959.53)**	**0.25%**	**--**	**2.74% 6.73% --**	**AA+ Aaa**
MUNI								**0.00%**			
NEW YORK N Y 64966QC99 3.86%	05/01/27 05/01/27 3.24	05/20/22 05/26/22	565,000.00	$565,000.00 $565,000.00	$538,800.95 95.36	$547,892.74 $9,091.79	($26,199.05)	1.08%	N --	3.86% 5.30% --	AA Aa2
OKLAHOMA CITY WATER UTILITIES TRUST 67865EAE2 3.50%	07/01/27 07/01/27 3.43	07/08/22 07/26/22	525,000.00	525,000.00 525,000.00	498,288.00 94.91	502,880.44 4,592.44	(26,712.00)	0.99%	N --	3.50% 5.00% --	AAA Aaa
DISTRICT COLUMBIA INCOME TAX REV 25477GUY9 3.50%	07/01/27 07/01/27 3.43	07/13/22 07/27/22	515,000.00	515,000.00 515,000.00	486,443.25 94.46	490,948.21 4,504.96	(28,556.75)	0.97%	N --	3.50% 5.14% --	AAA Aa1
MUNI TOTAL	**06/09/27 06/09/27 3.36**	**-- --**	**1,605,000.00**	**$1,605,000.00 $1,605,000.00**	**$1,523,532.20 94.93**	**$1,541,721.39 $18,189.19**	**($81,467.80)**	**3.04%**	**N --**	**3.63% 5.15% --**	**AA+ Aa1**
PORTFOLIO TOTAL	**04/19/26 04/22/26 2.41**	**-- --**	**54,448,691.44**	**$53,250,402.93 $53,346,393.84**	**$50,462,243.13 92.14**	**$50,663,640.25 $201,397.12**	**($2,884,150.71)**	**100.00%**	**--**	**2.16% 4.99% 0.00%**	**AA+ Aaa**

Transactions

10/01/2022 to 09/30/2023

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
UNITED STATES TREASURY 91282CFW6	190,000.00	Buy	11/28/22	11/29/22	100.773	$191,469.53	$0.00	BMOHARRIS	($191,800.19)
UNITED STATES TREASURY 91282CAL5	250,000.00	Buy	11/28/22	11/29/22	84.508	211,269.53	0.00	BAML	(211,424.06)
UNITED STATES TREASURY 91282CAL5	1,075,000.00	Buy	11/28/22	11/29/22	84.508	908,458.98	0.00	BAML	(909,123.47)
UNITED STATES TREASURY 91282CEH0	375,000.00	Buy	11/28/22	11/29/22	96.094	360,351.56	0.00	BMOHARRIS	(361,568.51)
UNITED STATES TREASURY 91282CAL5	525,000.00	Buy	11/28/22	11/29/22	84.508	443,666.02	0.00	BAML	(443,990.54)
UNITED STATES TREASURY 91282CFM8	150,000.00	Buy	11/28/22	11/29/22	100.867	151,300.78	0.00	BMOHARRIS	(152,320.70)
UNITED STATES TREASURY 91282CFW6	250,000.00	Buy	11/28/22	11/29/22	100.773	251,933.59	0.00	BMOHARRIS	(252,368.67)
UNITED STATES TREASURY 912828U24	425,000.00	Buy	11/28/22	11/29/22	92.484	393,058.59	0.00	CITIGROUP	(393,387.32)
UNITED STATES TREASURY 91282CFM8	515,000.00	Buy	11/28/22	11/29/22	100.867	519,466.02	0.00	BMOHARRIS	(522,967.74)
UNITED STATES TREASURY 91282CFM8	115,000.00	Buy	11/28/22	11/29/22	100.867	115,997.27	0.00	BMOHARRIS	(116,779.21)
UNITED STATES TREASURY 91282CFQ9	120,000.00	Buy	11/28/22	11/29/22	99.773	119,728.13	0.00	BMOHARRIS	(120,148.71)
UNITED STATES TREASURY 91282CDA6	135,000.00	Buy	01/04/23	01/05/23	96.770	130,638.87	0.00	BMOHARRIS	(130,728.81)
UNITED STATES TREASURY 91282CFN6	75,000.00	Buy	01/04/23	01/05/23	99.605	74,704.10	0.00	RBC	(75,553.52)
UNITED STATES TREASURY 9128286S4	75,000.00	Buy	01/04/23	01/05/23	94.879	71,159.18	0.00	RBC	(71,483.94)
UNITED STATES TREASURY 912828U24	75,000.00	Buy	01/04/23	01/05/23	92.922	69,691.41	0.00	RBC	(69,902.74)
UNITED STATES TREASURY 91282CFZ9	415,000.00	Buy	01/26/23	01/30/23	101.281	420,317.19	0.00	BAML	(423,012.12)
UNITED STATES TREASURY 912828Y95	400,000.00	Buy	01/26/23	01/30/23	93.836	375,343.75	0.00	Wells	(379,073.37)
UNITED STATES TREASURY 912828V98	285,000.00	Buy	01/26/23	01/30/23	94.707	269,915.04	0.00	RBC	(272,842.49)
UNITED STATES TREASURY 91282CGA3	435,000.00	Buy	01/26/23	01/30/23	100.289	436,257.42	0.00	Wells	(438,456.32)

Transactions

10/01/2022 to 09/30/2023

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
UNITED STATES TREASURY 91282CEY3	335,000.00	Buy	01/26/23	01/30/23	97.625	327,043.75	0.00	GOLDMAN	(327,460.19)
UNITED STATES TREASURY 91282CFZ9	125,000.00	Buy	01/26/23	01/30/23	101.281	126,601.56	0.00	BAML	(127,413.29)
UNITED STATES TREASURY 91282CFZ9	275,000.00	Buy	01/26/23	01/30/23	101.281	278,523.44	0.00	BAML	(280,309.24)
UNITED STATES TREASURY 91282CBB6	960,000.00	Buy	03/09/23	03/13/23	84.496	811,162.50	0.00	RBC	(812,355.87)
UNITED STATES TREASURY 91282CBB6	200,000.00	Buy	03/09/23	03/13/23	84.496	168,992.19	0.00	RBC	(169,240.81)
UNITED STATES TREASURY 9128283J7	395,000.00	Buy	03/09/23	03/13/23	95.285	376,376.37	0.00	JP Morgan	(378,751.52)
UNITED STATES TREASURY 91282CBB6	435,000.00	Buy	03/09/23	03/13/23	84.496	367,558.01	0.00	RBC	(368,098.76)
UNITED STATES TREASURY 91282CGN5	245,000.00	Buy	05/01/23	05/03/23	100.641	246,569.53	0.00	CITIGROUP	(248,540.18)
UNITED STATES TREASURY 91282CBS9	115,000.00	Buy	05/01/23	05/03/23	89.203	102,583.59	0.00	BMOHARRIS	(102,713.20)
UNITED STATES TREASURY 91282CGT2	175,000.00	Buy	05/01/23	05/03/23	99.891	174,808.59	0.00	JP Morgan	(175,380.57)
UNITED STATES TREASURY 91282CEW7	45,000.00	Buy	05/01/23	05/03/23	98.125	44,156.25	0.00	BMOHARRIS	(44,653.18)
UNITED STATES TREASURY 91282CGN5	510,000.00	Buy	05/01/23	05/03/23	100.641	513,267.19	0.00	CITIGROUP	(517,369.36)
UNITED STATES TREASURY 91282CBS9	45,000.00	Buy	05/01/23	05/03/23	89.203	40,141.41	0.00	BMOHARRIS	(40,192.13)
UNITED STATES TREASURY 9128285N6	190,000.00	Buy	05/01/23	05/03/23	97.340	184,945.70	0.00	Wells	(187,256.76)
UNITED STATES TREASURY 91282CGT2	140,000.00	Buy	05/01/23	05/03/23	99.891	139,846.88	0.00	JP Morgan	(140,304.46)
UNITED STATES TREASURY 91282CGV7	280,000.00	Buy	05/01/23	05/03/23	99.703	279,168.75	0.00	Wells	(279,685.14)
UNITED STATES TREASURY 91282CGV7	270,000.00	Buy	05/01/23	05/03/23	99.703	269,198.44	0.00	Wells	(269,696.39)
UNITED STATES TREASURY 91282CEW7	600,000.00	Buy	05/01/23	05/03/23	98.125	588,750.00	0.00	BMOHARRIS	(595,375.69)
UNITED STATES TREASURY 91282CFX4	125,000.00	Buy	05/01/23	05/03/23	100.082	125,102.54	0.00	RBC	(127,482.35)

Transactions

10/01/2022 to 09/30/2023

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
UNITED STATES TREASURY 91282CBS9	70,000.00	Buy	05/01/23	05/03/23	89.203	62,442.19	0.00	BMOHARRIS	(62,521.08)
UNITED STATES TREASURY 91282CHE4	270,000.00	Buy	06/22/23	06/26/23	98.180	265,085.16	0.00	CITIGROUP	(265,780.45)
UNITED STATES TREASURY 91282CCE9	300,000.00	Buy	06/22/23	06/26/23	87.492	262,476.56	0.00	RBC	(262,742.95)
UNITED STATES TREASURY 91282CHE4	835,000.00	Buy	06/22/23	06/26/23	98.180	819,800.39	0.00	CITIGROUP	(821,950.63)
UNITED STATES TREASURY 91282CCE9	670,000.00	Buy	06/22/23	06/26/23	87.492	586,197.66	0.00	RBC	(586,792.61)
UNITED STATES TREASURY 91282CHE4	450,000.00	Buy	06/22/23	06/26/23	98.180	441,808.59	0.00	CITIGROUP	(442,967.40)
UNITED STATES TREASURY 91282CCE9	145,000.00	Buy	06/22/23	06/26/23	87.492	126,863.67	0.00	RBC	(126,992.43)
UNITED STATES TREASURY 912797GC5	150,000.00	Buy	07/19/23	07/20/23	97.453	146,179.17	0.00	BMO HARRIS NESBITT BURNS	(146,179.17)
UNITED STATES TREASURY 91282CCE9	75,000.00	Buy	08/02/23	08/04/23	86.934	65,200.20	0.00	WELLS FARGO SECURITIES, LLC	(65,366.70)
UNITED STATES TREASURY 91282CHM6	175,000.00	Buy	08/02/23	08/04/23	99.848	174,733.40	0.00	J.P. MORGAN SECURITIES LLC	(175,161.39)
UNITED STATES TREASURY 91282CHD6	135,000.00	Buy	08/02/23	08/04/23	98.719	133,270.31	0.00	Bank of Montreal Chicago	(134,289.26)
UNITED STATES TREASURY 91282CCE9	150,000.00	Buy	08/02/23	08/04/23	86.934	130,400.39	0.00	WELLS FARGO SECURITIES, LLC	(130,733.38)
UNITED STATES TREASURY 91282CCE9	50,000.00	Buy	08/02/23	08/04/23	86.934	43,466.80	0.00	WELLS FARGO	(43,577.80)
UNITED STATES TREASURY 91282CHA2	275,000.00	Buy	08/02/23	08/04/23	96.730	266,008.79	0.00	BOFA SECURITIES, INC	(268,519.66)
UNITED STATES TREASURY 91282CGE5	550,000.00	Buy	08/02/23	08/04/23	98.051	539,279.30	0.00	WELLS FARGO SECURITIES, LLC	(540,437.59)
UNITED STATES TREASURY 91282CHK0	425,000.00	Buy	08/29/23	08/30/23	98.664	419,322.27	0.00	JP MORGAN SECURITIES	(422,140.20)
UNITED STATES TREASURY 91282CFP1	400,000.00	Buy	08/29/23	08/30/23	98.789	395,156.25	0.00	RBC CAPITAL MARKETS	(401,519.64)
UNITED STATES TREASURY 91282CCH2	675,000.00	Buy	08/29/23	08/30/23	86.727	585,404.30	0.00	MORGAN STANLEY SMITH BARNEY	(586,802.91)
UNITED STATES TREASURY 91282CCH2	140,000.00	Buy	08/29/23	08/30/23	86.727	121,417.19	0.00	MORGAN STANLEY SMITH BARNEY	(121,707.27)

Transactions

10/01/2022 to 09/30/2023

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
UNITED STATES TREASURY 91282CCH2	350,000.00	Buy	08/29/23	08/30/23	86.727	303,542.97	0.00	MORGAN STANLEY SMITH BARNEY	(304,268.17)
Buy Total						**$16,567,579.21**	**$0.00**		**($16,639,662.21)**
UNITED STATES TREASURY 91282CDR9	(200,000.00)	Sell	11/28/22	11/29/22	95.773	($191,546.88)	($7,604.83)	BMOHARRIS	$192,166.45
UNITED STATES TREASURY 91282CBA8	(345,000.00)	Sell	11/28/22	11/29/22	95.313	(328,828.13)	(15,898.86)	BMOHARRIS	329,024.90
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEY1	(600,000.00)	Sell	11/28/22	11/29/22	95.904	(575,424.00)	(23,955.11)	KEYBANC	575,513.58
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEY1	(700,000.00)	Sell	11/28/22	11/29/22	95.904	(671,328.00)	(27,947.62)	KEYBANC	671,432.51
UNITED STATES TREASURY 91282CBM2	(450,000.00)	Sell	11/28/22	11/29/22	94.605	(425,724.61)	(23,854.27)	BMOHARRIS	425,886.63
UNITED STATES TREASURY 9128286G0	(825,000.00)	Sell	01/26/23	01/30/23	97.555	(804,826.17)	(17,383.28)	JP Morgan	813,053.38
UNITED STATES TREASURY 912828ZD5	(125,000.00)	Sell	01/26/23	01/30/23	99.508	(124,384.77)	(607.27)	BMOHARRIS	124,621.30
UNITED STATES TREASURY 912828W71	(655,000.00)	Sell	01/26/23	01/30/23	97.121	(636,143.16)	(33,213.06)	JP Morgan	640,808.24
UNITED STATES TREASURY 912828W71	(225,000.00)	Sell	01/26/23	01/30/23	97.121	(218,522.46)	(11,409.07)	JP Morgan	220,124.97
UNITED STATES TREASURY 91282CDR9	(200,000.00)	Sell	01/26/23	01/30/23	96.430	(192,859.38)	(6,424.81)	Wells	192,983.69
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEZ8	(1,150,000.00)	Sell	03/09/23	03/13/23	96.720	(1,112,280.00)	(37,495.25)	PNC	1,113,294.24
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEZ8	(350,000.00)	Sell	03/09/23	03/13/23	96.720	(338,520.00)	(11,411.60)	PNC	338,828.68
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEZ8	(350,000.00)	Sell	05/01/23	05/03/23	97.563	(341,469.45)	(8,476.80)	PNC	341,899.66
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEV7	(1,100,000.00)	Sell	05/01/23	05/03/23	98.492	(1,083,412.00)	(16,601.08)	Wells	1,083,939.08
UNITED STATES TREASURY 912828ZU7	(350,000.00)	Sell	05/01/23	05/03/23	99.457	(348,099.61)	(1,934.12)	BMOHARRIS	348,433.74
UNITED STATES TREASURY 912828W71	(75,000.00)	Sell	05/01/23	05/03/23	97.551	(73,163.09)	(3,121.89)	JP Morgan	73,306.79
FEDERAL HOME LOAN BANKS 3130A0XE5	(550,000.00)	Sell	05/01/23	05/03/23	98.490	(541,697.20)	(22,122.64)	BREAN CAPITAL	544,428.10
FEDERAL HOME LOAN BANKS 3130A0XE5	(200,000.00)	Sell	05/01/23	05/03/23	98.490	(196,980.80)	(8,044.59)	BREAN CAPITAL	197,973.86

Transactions

10/01/2022 to 09/30/2023

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
UNITED STATES TREASURY 912828ZW3	(115,000.00)	Sell	06/22/23	06/26/23	91.500	(105,225.00)	(9,492.28)	Wells	105,365.57
FEDERAL HOME LOAN BANKS 3130A0XE5	(450,000.00)	Sell	06/22/23	06/26/23	98.500	(443,250.00)	(16,087.51)	KEYBANC	447,637.50
UNITED STATES TREASURY 91282CCC3	(950,000.00)	Sell	06/22/23	06/26/23	95.617	(908,363.28)	(40,733.44)	Wells	908,634.34
UNITED STATES TREASURY 91282CCC3	(450,000.00)	Sell	06/22/23	06/26/23	95.617	(430,277.34)	(19,294.79)	Wells	430,405.74
UNITED STATES TREASURY 912828W71	(260,000.00)	Sell	06/22/23	06/26/23	97.590	(253,733.59)	(9,998.63)	CITIGROUP	255,046.91
UNITED STATES TREASURY 91282CBM2	(100,000.00)	Sell	08/02/23	08/04/23	97.258	(97,257.81)	(2,701.00)	WELLS FARGO SECURITIES, LLC	97,316.51
UNITED STATES TREASURY 912828W71	(125,000.00)	Sell	08/02/23	08/04/23	97.918	(122,397.46)	(4,146.05)	J.P. MORGAN SECURITIES LLC	123,311.91
FEDERAL HOME LOAN BANKS 3130A8HK2	(300,000.00)	Sell	08/02/23	08/04/23	96.899	(290,696.10)	(13,069.79)	FIRST HORIZON BANK	291,425.27
FEDERAL HOME LOAN BANKS 3130A8HK2	(600,000.00)	Sell	08/02/23	08/04/23	96.899	(581,392.20)	(26,139.59)	FIRST HORIZON BANK	582,850.53
UNITED STATES TREASURY 91282CDA6	(135,000.00)	Sell	08/02/23	08/04/23	99.211	(133,934.77)	(137.68)	WELLS FARGO SECURITIES, LLC	134,050.96
UNITED STATES TREASURY 91282CCT6	(285,000.00)	Sell	08/29/23	08/30/23	95.355	(271,763.09)	(12,291.58)	MORGAN STANLEY SMITH BARNEY	271,806.65
UNITED STATES TREASURY 91282CCL3	(1,400,000.00)	Sell	08/29/23	08/30/23	95.754	(1,340,554.69)	(59,227.82)	GOLDMAN SACHS & CO	1,341,210.94
Sell Total						**($13,184,055.04)**	**($490,826.29)**		**$13,216,782.63**
FEDERAL HOME LOAN BANKS 3130AKDH6	(125,000.00)	Maturity	10/21/22	10/21/22	100.000	($125,000.00)	$0.00	Maturity	$125,000.00
FEDERAL FARM CREDIT BANKS FUNDING CORP 3133EMGX4	(125,000.00)	Maturity	11/23/22	11/23/22	100.000	(125,000.00)	0.00	Maturity	125,000.00
UNITED STATES TREASURY 91282CBD2	(325,000.00)	Maturity	12/31/22	12/31/22	100.000	(325,000.00)	0.00	Maturity	325,000.00
FEDERAL HOME LOAN BANKS 3130AJ7E3	(200,000.00)	Maturity	02/17/23	02/17/23	100.000	(200,000.00)	0.00	Maturity	200,000.00
UNITED STATES TREASURY 912828ZH6	(125,000.00)	Maturity	04/15/23	04/15/23	100.000	(125,000.00)	0.00	Maturity	125,000.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAER6SL	(150,000.00)	Maturity	05/05/23	05/05/23	100.000	(150,000.00)	0.00	Maturity	150,000.00
UNITED STATES TREASURY 912828ZU7	(150,000.00)	Maturity	06/15/23	06/15/23	100.000	(150,000.00)	0.00	Maturity	150,000.00

Transactions

10/01/2022 to 09/30/2023

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
UNITED STATES TREASURY 912828ZY9	(100,000.00)	Maturity	07/15/23	07/15/23	100.000	(100,000.00)	0.00	Maturity	100,000.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEV7	(100,000.00)	Maturity	08/24/23	08/24/23	100.000	(100,000.00)	0.00	Maturity	100,000.00
UNITED STATES TREASURY 91282CAK7	(130,000.00)	Maturity	09/15/23	09/15/23	100.000	(130,000.00)	0.00	Maturity	130,000.00
Maturity Total						**($1,530,000.00)**	**$0.00**		**$1,530,000.00**
FN MA2233 31418BPT7	(361.43)	Principal Paydown	10/01/22	10/01/22		($361.43)	($0.91)	Direct	$361.43
FHR 4057 GA 3137ARHS8	(565.14)	Principal Paydown	10/01/22	10/01/22		(565.14)	3.01	Direct	565.14
FN 890805 31410LU67	(464.97)	Principal Paydown	10/01/22	10/01/22		(464.97)	(12.10)	Direct	464.97
FN 890805 31410LU67	(1,336.04)	Principal Paydown	10/01/22	10/01/22		(1,336.04)	(39.80)	Direct	1,336.04
FHR 4222 MA 3137B2HV5	(2,659.04)	Principal Paydown	10/01/22	10/01/22		(2,659.04)	3.72	Direct	2,659.04
FN MA2233 31418BPT7	(2,009.44)	Principal Paydown	10/01/22	10/01/22		(2,009.44)	(5.37)	Direct	2,009.44
FHR 4057 GA 3137ARHS8	(3,139.34)	Principal Paydown	10/01/22	10/01/22		(3,139.34)	16.72	Direct	3,139.34
FHR 4222 MA 3137B2HV5	(919.64)	Principal Paydown	10/01/22	10/01/22		(919.64)	1.12	Direct	919.64
FHMS K-026 A2 3137B1BS0	(413,689.36)	Principal Paydown	10/01/22	10/01/22		(413,689.36)	(4.39)	Direct	413,689.36
FN 890805 31410LU67	(2,613.23)	Principal Paydown	10/01/22	10/01/22		(2,613.23)	(77.84)	Direct	2,613.23
FHMS K-026 A2 3137B1BS0	(250,720.82)	Principal Paydown	10/01/22	10/01/22		(250,720.82)	(2.66)	Direct	250,720.82
FN MA2233 31418BPT7	(1,027.93)	Principal Paydown	10/01/22	10/01/22		(1,027.93)	(2.75)	Direct	1,027.93
FHR 4222 MA 3137B2HV5	(5,197.40)	Principal Paydown	10/01/22	10/01/22		(5,197.40)	7.27	Direct	5,197.40
FHR 4057 GA 3137ARHS8	(1,604.99)	Principal Paydown	10/01/22	10/01/22		(1,604.99)	8.55	Direct	1,604.99
FN 890805 31410LU67	(1,355.63)	Principal Paydown	11/01/22	11/01/22		(1,355.63)	(39.97)	Direct	1,355.63
FN MA2233 31418BPT7	(1,078.80)	Principal Paydown	11/01/22	11/01/22		(1,078.80)	(2.79)	Direct	1,078.80

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
FHR 4057 GA 3137ARHS8	(1,487.38)	Principal Paydown	11/01/22	11/01/22		(1,487.38)	7.77	Direct	1,487.38
FHR 4222 MA 3137B2HV5	(1,078.88)	Principal Paydown	11/01/22	11/01/22		(1,078.88)	1.15	Direct	1,078.88
FHMS K-026 A2 3137B1BS0	(60,649.99)	Principal Paydown	11/01/22	11/01/22		(60,649.99)	0.00	Direct	60,649.99
FHR 4057 GA 3137ARHS8	(523.72)	Principal Paydown	11/01/22	11/01/22		(523.72)	2.73	Direct	523.72
FN MA2233 31418BPT7	(379.32)	Principal Paydown	11/01/22	11/01/22		(379.32)	(0.92)	Direct	379.32
FN 890805 31410LU67	(471.78)	Principal Paydown	11/01/22	11/01/22		(471.78)	(12.16)	Direct	471.78
FHR 4057 GA 3137ARHS8	(2,909.29)	Principal Paydown	11/01/22	11/01/22		(2,909.29)	15.20	Direct	2,909.29
FHR 4222 MA 3137B2HV5	(6,097.41)	Principal Paydown	11/01/22	11/01/22		(6,097.41)	7.57	Direct	6,097.41
FN MA2233 31418BPT7	(2,108.89)	Principal Paydown	11/01/22	11/01/22		(2,108.89)	(5.44)	Direct	2,108.89
FHR 4222 MA 3137B2HV5	(3,119.49)	Principal Paydown	11/01/22	11/01/22		(3,119.49)	3.87	Direct	3,119.49
FN 890805 31410LU67	(2,651.55)	Principal Paydown	11/01/22	11/01/22		(2,651.55)	(78.17)	Direct	2,651.55
FHMS K-026 A2 3137B1BS0	(100,072.48)	Principal Paydown	11/01/22	11/01/22		(100,072.48)	(0.00)	Direct	100,072.48
FHR 4057 GA 3137ARHS8	(3,651.14)	Principal Paydown	12/01/22	12/01/22		(3,651.13)	18.70	Direct	3,651.13
FN 890805 31410LU67	(2,649.21)	Principal Paydown	12/01/22	12/01/22		(2,649.21)	(77.34)	Direct	2,649.21
FHR 4057 GA 3137ARHS8	(1,866.65)	Principal Paydown	12/01/22	12/01/22		(1,866.65)	9.57	Direct	1,866.65
FN 890805 31410LU67	(471.37)	Principal Paydown	12/01/22	12/01/22		(471.37)	(12.03)	Direct	471.37
FN MA2233 31418BPT7	(1,949.79)	Principal Paydown	12/01/22	12/01/22		(1,949.79)	(4.87)	Direct	1,949.79
FHR 4222 MA 3137B2HV5	(2,035.80)	Principal Paydown	12/01/22	12/01/22		(2,035.80)	2.22	Direct	2,035.80
FHR 4222 MA 3137B2HV5	(3,979.20)	Principal Paydown	12/01/22	12/01/22		(3,979.20)	4.32	Direct	3,979.20

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
FHR 4222 MA 3137B2HV5	(704.09)	Principal Paydown	12/01/22	12/01/22		(704.09)	0.67	Direct	704.09
FN MA2233 31418BPT7	(350.71)	Principal Paydown	12/01/22	12/01/22		(350.71)	(0.81)	Direct	350.71
FN 890805 31410LU67	(1,354.44)	Principal Paydown	12/01/22	12/01/22		(1,354.44)	(39.54)	Direct	1,354.44
FHR 4057 GA 3137ARHS8	(657.27)	Principal Paydown	12/01/22	12/01/22		(657.27)	3.37	Direct	657.27
FN MA2233 31418BPT7	(997.42)	Principal Paydown	12/01/22	12/01/22		(997.42)	(2.49)	Direct	997.42
FHR 4222 MA 3137B2HV5	(101.22)	Principal Paydown	01/01/23	01/01/23		(101.21)	0.08	Direct	101.21
FHR 4057 GA 3137ARHS8	(1,656.56)	Principal Paydown	01/01/23	01/01/23		(1,656.56)	8.31	Direct	1,656.56
FN MA2233 31418BPT7	(945.12)	Principal Paydown	01/01/23	01/01/23		(945.12)	(2.27)	Direct	945.12
FN 890805 31410LU67	(3,003.46)	Principal Paydown	01/01/23	01/01/23		(3,003.46)	(86.78)	Direct	3,003.46
FHR 4222 MA 3137B2HV5	(292.66)	Principal Paydown	01/01/23	01/01/23		(292.64)	0.26	Direct	292.64
FN MA2233 31418BPT7	(1,847.55)	Principal Paydown	01/01/23	01/01/23		(1,847.55)	(4.44)	Direct	1,847.55
FN MA2233 31418BPT7	(332.31)	Principal Paydown	01/01/23	01/01/23		(332.31)	(0.75)	Direct	332.31
FN 890805 31410LU67	(1,535.55)	Principal Paydown	01/01/23	01/01/23		(1,535.55)	(44.37)	Direct	1,535.55
FN 890805 31410LU67	(534.40)	Principal Paydown	01/01/23	01/01/23		(534.40)	(13.50)	Direct	534.40
FHR 4222 MA 3137B2HV5	(572.03)	Principal Paydown	01/01/23	01/01/23		(572.07)	0.57	Direct	572.07
FHR 4057 GA 3137ARHS8	(3,240.21)	Principal Paydown	01/01/23	01/01/23		(3,240.21)	16.26	Direct	3,240.21
FHR 4057 GA 3137ARHS8	(583.30)	Principal Paydown	01/01/23	01/01/23		(583.30)	2.93	Direct	583.30
FHR 4057 GA 3137ARHS8	(489.82)	Principal Paydown	02/01/23	02/01/23		(489.82)	2.41	Direct	489.82
FN MA2233 31418BPT7	(366.98)	Principal Paydown	02/01/23	02/01/23		(366.98)	(0.79)	Direct	366.98

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
FN 890805 31410LU67	(1,289.77)	Principal Paydown	02/01/23	02/01/23		(1,289.77)	(36.88)	Direct	1,289.77
FN 890805 31410LU67	(448.86)	Principal Paydown	02/01/23	02/01/23		(448.86)	(11.22)	Direct	448.86
FN 890805 31410LU67	(2,522.73)	Principal Paydown	02/01/23	02/01/23		(2,522.73)	(72.13)	Direct	2,522.73
FN MA2233 31418BPT7	(2,040.27)	Principal Paydown	02/01/23	02/01/23		(2,040.27)	(4.73)	Direct	2,040.27
FHR 4057 GA 3137ARHS8	(2,720.93)	Principal Paydown	02/01/23	02/01/23		(2,720.93)	13.37	Direct	2,720.93
FHR 4057 GA 3137ARHS8	(1,391.08)	Principal Paydown	02/01/23	02/01/23		(1,391.08)	6.84	Direct	1,391.08
FN MA2233 31418BPT7	(1,043.70)	Principal Paydown	02/01/23	02/01/23		(1,043.70)	(2.42)	Direct	1,043.70
FHR 4057 GA 3137ARHS8	(1,389.13)	Principal Paydown	03/01/23	03/01/23		(1,389.13)	6.69	Direct	1,389.13
FHR 4057 GA 3137ARHS8	(2,717.13)	Principal Paydown	03/01/23	03/01/23		(2,717.13)	13.10	Direct	2,717.13
FN MA2233 31418BPT7	(293.24)	Principal Paydown	03/01/23	03/01/23		(293.24)	(0.61)	Direct	293.24
FN MA2233 31418BPT7	(833.98)	Principal Paydown	03/01/23	03/01/23		(833.98)	(1.86)	Direct	833.98
FN 890805 31410LU67	(1,291.92)	Principal Paydown	03/01/23	03/01/23		(1,291.92)	(36.59)	Direct	1,291.92
FHR 4057 GA 3137ARHS8	(489.13)	Principal Paydown	03/01/23	03/01/23		(489.13)	2.36	Direct	489.13
FN MA2233 31418BPT7	(1,630.29)	Principal Paydown	03/01/23	03/01/23		(1,630.29)	(3.64)	Direct	1,630.29
FN 890805 31410LU67	(2,526.93)	Principal Paydown	03/01/23	03/01/23		(2,526.93)	(71.56)	Direct	2,526.93
FN 890805 31410LU67	(449.61)	Principal Paydown	03/01/23	03/01/23		(449.61)	(11.13)	Direct	449.61
FN 890805 31410LU67	(3,944.68)	Principal Paydown	04/01/23	04/01/23		(3,944.68)	(110.53)	Direct	3,944.68
FN 890805 31410LU67	(701.87)	Principal Paydown	04/01/23	04/01/23		(701.87)	(17.19)	Direct	701.87
FN MA2233 31418BPT7	(919.55)	Principal Paydown	04/01/23	04/01/23		(919.55)	(1.97)	Direct	919.55

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
FN MA2233 31418BPT7	(1,797.57)	Principal Paydown	04/01/23	04/01/23		(1,797.57)	(3.84)	Direct	1,797.57
FN 890805 31410LU67	(2,016.76)	Principal Paydown	04/01/23	04/01/23		(2,016.76)	(56.51)	Direct	2,016.76
FHR 4057 GA 3137ARHS8	(1,614.48)	Principal Paydown	04/01/23	04/01/23		(1,614.48)	7.62	Direct	1,614.48
FHR 4057 GA 3137ARHS8	(568.48)	Principal Paydown	04/01/23	04/01/23		(568.48)	2.68	Direct	568.48
FN MA2233 31418BPT7	(323.32)	Principal Paydown	04/01/23	04/01/23		(323.32)	(0.65)	Direct	323.32
FHR 4057 GA 3137ARHS8	(3,157.90)	Principal Paydown	04/01/23	04/01/23		(3,157.90)	14.90	Direct	3,157.90
FHR 4057 GA 3137ARHS8	(2,797.01)	Principal Paydown	05/01/23	05/01/23		(2,797.01)	12.91	Direct	2,797.01
FN MA2233 31418BPT7	(1,770.48)	Principal Paydown	05/01/23	05/01/23		(1,770.48)	(3.63)	Direct	1,770.48
FN MA2233 31418BPT7	(905.69)	Principal Paydown	05/01/23	05/01/23		(905.69)	(1.86)	Direct	905.69
FHR 4057 GA 3137ARHS8	(503.51)	Principal Paydown	05/01/23	05/01/23		(503.51)	2.32	Direct	503.51
FHR 4057 GA 3137ARHS8	(1,429.97)	Principal Paydown	05/01/23	05/01/23		(1,429.97)	6.59	Direct	1,429.97
FN 890805 31410LU67	(1,107.77)	Principal Paydown	05/01/23	05/01/23		(1,107.77)	(30.72)	Direct	1,107.77
FN MA2233 31418BPT7	(318.45)	Principal Paydown	05/01/23	05/01/23		(318.45)	(0.61)	Direct	318.45
FN 890805 31410LU67	(385.52)	Principal Paydown	05/01/23	05/01/23		(385.52)	(9.35)	Direct	385.52
FN 890805 31410LU67	(2,166.74)	Principal Paydown	05/01/23	05/01/23		(2,166.74)	(60.08)	Direct	2,166.74
FHR 4057 GA 3137ARHS8	(3,052.22)	Principal Paydown	06/01/23	06/01/23		(3,052.22)	13.77	Direct	3,052.22
FHR 4057 GA 3137ARHS8	(1,560.45)	Principal Paydown	06/01/23	06/01/23		(1,560.45)	7.04	Direct	1,560.45
FN 890805 31410LU67	(1,194.13)	Principal Paydown	06/01/23	06/01/23		(1,194.13)	(32.75)	Direct	1,194.13
FN 890805 31410LU67	(415.58)	Principal Paydown	06/01/23	06/01/23		(415.58)	(9.96)	Direct	415.58

Transactions

10/01/2022 to 09/30/2023

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
FN MA2233 31418BPT7	(276.86)	Principal Paydown	06/01/23	06/01/23		(276.86)	(0.51)	Direct	276.86
FHR 4057 GA 3137ARHS8	(549.45)	Principal Paydown	06/01/23	06/01/23		(549.45)	2.47	Direct	549.45
FN 890805 31410LU67	(2,335.65)	Principal Paydown	06/01/23	06/01/23		(2,335.65)	(64.06)	Direct	2,335.65
FN MA2233 31418BPT7	(787.40)	Principal Paydown	06/01/23	06/01/23		(787.40)	(1.55)	Direct	787.40
FN MA2233 31418BPT7	(1,539.25)	Principal Paydown	06/01/23	06/01/23		(1,539.25)	(3.02)	Direct	1,539.25
FN 890805 31410LU67	(1,113.46)	Principal Paydown	07/01/23	07/01/23		(1,113.46)	(30.22)	Direct	1,113.46
FN MA2233 31418BPT7	(1,747.63)	Principal Paydown	07/01/23	07/01/23		(1,747.63)	(3.27)	Direct	1,747.63
FN 890805 31410LU67	(387.50)	Principal Paydown	07/01/23	07/01/23		(387.50)	(9.20)	Direct	387.50
FN 890805 31410LU67	(2,177.87)	Principal Paydown	07/01/23	07/01/23		(2,177.87)	(59.11)	Direct	2,177.87
FHR 4057 GA 3137ARHS8	(486.69)	Principal Paydown	07/01/23	07/01/23		(486.69)	2.15	Direct	486.69
FN MA2233 31418BPT7	(314.34)	Principal Paydown	07/01/23	07/01/23		(314.34)	(0.55)	Direct	314.34
FHR 4057 GA 3137ARHS8	(1,382.19)	Principal Paydown	07/01/23	07/01/23		(1,382.19)	6.10	Direct	1,382.19
FHR 4057 GA 3137ARHS8	(2,703.54)	Principal Paydown	07/01/23	07/01/23		(2,703.54)	11.92	Direct	2,703.54
FN MA2233 31418BPT7	(894.00)	Principal Paydown	07/01/23	07/01/23		(894.00)	(1.68)	Direct	894.00
FN 890805 31410LU67	(2,209.22)	Principal Paydown	08/01/23	08/01/23		(2,209.22)	(59.30)	Direct	2,209.22
FHR 4057 GA 3137ARHS8	(1,237.56)	Principal Paydown	08/01/23	08/01/23		(1,237.56)	5.32	Direct	1,237.56
FN MA2233 31418BPT7	(836.51)	Principal Paydown	08/01/23	08/01/23		(836.51)	(1.49)	Direct	836.51
FHR 4057 GA 3137ARHS8	(2,420.66)	Principal Paydown	08/01/23	08/01/23		(2,420.66)	10.42	Direct	2,420.66
FHR 4057 GA 3137ARHS8	(435.76)	Principal Paydown	08/01/23	08/01/23		(435.76)	1.87	Direct	435.76

Description Identifier	Current Units	Type	Trade Date	Settle Date	Price	Principal	Realized Gain/Loss	Broker	Amount
FN 890805 31410LU67	(393.08)	Principal Paydown	08/01/23	08/01/23		(393.08)	(9.23)	Direct	393.08
FN 890805 31410LU67	(1,129.49)	Principal Paydown	08/01/23	08/01/23		(1,129.49)	(30.31)	Direct	1,129.49
FN MA2233 31418BPT7	(1,635.24)	Principal Paydown	08/01/23	08/01/23		(1,635.24)	(2.92)	Direct	1,635.24
FN MA2233 31418BPT7	(294.13)	Principal Paydown	08/01/23	08/01/23		(294.13)	(0.49)	Direct	294.13
FN 890805 31410LU67	(1,129.01)	Principal Paydown	09/01/23	09/01/23		(1,129.01)	(29.96)	Direct	1,129.01
FN MA2233 31418BPT7	(975.63)	Principal Paydown	09/01/23	09/01/23		(975.63)	(1.65)	Direct	975.63
FHR 4057 GA 3137ARHS8	(522.47)	Principal Paydown	09/01/23	09/01/23		(522.47)	2.20	Direct	522.47
FN 890805 31410LU67	(392.92)	Principal Paydown	09/01/23	09/01/23		(392.92)	(9.11)	Direct	392.92
FN 890805 31410LU67	(2,208.28)	Principal Paydown	09/01/23	09/01/23		(2,208.28)	(58.61)	Direct	2,208.28
FN MA2233 31418BPT7	(1,907.20)	Principal Paydown	09/01/23	09/01/23		(1,907.20)	(3.23)	Direct	1,907.20
FHR 4057 GA 3137ARHS8	(1,483.81)	Principal Paydown	09/01/23	09/01/23		(1,483.81)	6.23	Direct	1,483.81
FN MA2233 31418BPT7	(343.04)	Principal Paydown	09/01/23	09/01/23		(343.04)	(0.55)	Direct	343.04
FHR 4057 GA 3137ARHS8	(2,902.31)	Principal Paydown	09/01/23	09/01/23		(2,902.31)	12.19	Direct	2,902.31
Principal Paydown Total						**($1,001,344.62)**	**($1,228.30)**		**$1,001,344.62**

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
DISTRICT COLUMBIA INCOME TAX REV 25477GUY9	07/01/27	85,000.00	$2,974.16	$0.00 $0.00	$0.00	$0.00	$0.00	$2,974.16	$2,759.36 $0.00
DISTRICT COLUMBIA INCOME TAX REV 25477GUY9	07/01/27	290,000.00	10,147.10	0.00 0.00	0.00	0.00	0.00	10,147.10	9,414.25 0.00
DISTRICT COLUMBIA INCOME TAX REV 25477GUY9	07/01/27	140,000.00	4,898.60	0.00 0.00	0.00	0.00	0.00	4,898.60	4,544.81 0.00
FEDERAL HOME LOAN BANKS 3130A0XE5	03/08/24	125,000.00	4,062.50	0.00 0.00	0.00	(3,698.12)	0.00	364.38	4,062.50 0.00
FEDERAL HOME LOAN BANKS 3130A0XE5	03/08/24	0.00	14,593.41	0.00 (24,132.10)	0.00	(13,244.35)	0.00	(22,783.04)	10,562.50 0.00
FEDERAL HOME LOAN BANKS 3130A0XE5	03/08/24	0.00	10,526.39	0.00 (22,122.64)	0.00	(9,540.14)	0.00	(21,136.39)	8,937.50 0.00
FEDERAL HOME LOAN BANKS 3130A8HK2	06/14/24	100,000.00	1,750.00	0.00 0.00	0.00	(1,454.55)	0.00	295.45	1,750.00 0.00
FEDERAL HOME LOAN BANKS 3130A8HK2	06/14/24	0.00	8,837.50	0.00 (26,139.59)	0.00	(7,340.51)	0.00	(24,642.60)	10,500.00 0.00
FEDERAL HOME LOAN BANKS 3130A8HK2	06/14/24	200,000.00	7,918.75	0.00 (13,069.79)	0.00	(6,579.36)	0.00	(11,730.40)	8,750.00 0.00
FEDERAL HOME LOAN BANKS 3130AJ7E3	02/17/23	0.00	1,038.89	0.00 0.00	0.00	(897.41)	0.00	141.47	1,375.00 0.00
FEDERAL HOME LOAN BANKS 3130AJX95	09/13/24	130,000.00	325.00	0.00 0.00	51.98	0.00	0.00	376.98	325.00 0.00
FEDERAL HOME LOAN BANKS 3130AJX95	09/13/24	700,000.00	1,750.00	0.00 0.00	279.90	0.00	0.00	2,029.90	1,750.00 0.00
FEDERAL HOME LOAN BANKS 3130AJX95	09/13/24	600,000.00	1,500.00	0.00 0.00	239.92	0.00	0.00	1,739.92	1,500.00 0.00
FEDERAL HOME LOAN BANKS 3130AKDH6	10/21/22	0.00	8.69	0.00 0.00	4.53	0.00	0.00	13.21	78.13 0.00
FEDERAL FARM CREDIT BANKS FUNDING CORP 3133EMGX4	11/23/22	0.00	22.57	0.00 0.00	17.33	0.00	0.00	39.91	78.13 0.00
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G04Z3	06/17/25	100,000.00	500.00	0.00 0.00	0.00	(68.08)	0.00	431.92	500.00 0.00
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G04Z3	06/17/25	475,000.00	2,375.00	0.00 0.00	0.00	(323.36)	0.00	2,051.64	2,375.00 0.00
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G04Z3	06/17/25	400,000.00	2,000.00	0.00 0.00	0.00	(272.30)	0.00	1,727.70	2,000.00 0.00
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G05X7	08/25/25	75,000.00	281.26	0.00 0.00	74.10	0.00	0.00	355.36	281.26 0.00

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G05X7	08/25/25	325,000.00	1,218.76	0.00 0.00	321.10	0.00	0.00	1,539.86	1,218.76 0.00
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G05X7	08/25/25	250,000.00	937.50	0.00 0.00	247.00	0.00	0.00	1,184.50	937.50 0.00
FHR 4057 GA 3137ARHS8	02/15/27	4,023.39	119.71	30.51 0.00	8.40	0.00	0.00	158.62	129.01 0.00
FHR 4057 GA 3137ARHS8	02/15/27	11,426.43	339.99	86.63 0.00	23.85	0.00	0.00	450.47	366.39 0.00
FHR 4057 GA 3137ARHS8	02/15/27	22,349.93	665.02	169.46 0.00	46.65	0.00	0.00	881.13	716.66 0.00
FHMS K-026 A2 3137B1BS0	11/25/22	0.00	126.86	0.00 (2.66)	0.00	(0.64)	0.00	123.55	778.14 0.00
FHMS K-026 A2 3137B1BS0	11/25/22	0.00	209.32	0.00 (4.39)	0.00	(1.06)	0.00	203.87	1,283.94 0.00
FHR 4222 MA 3137B2HV5	07/15/23	0.00	3.26	3.01 0.00	0.38	0.00	0.00	6.65	6.53 0.00
FHR 4222 MA 3137B2HV5	07/15/23	0.00	9.42	10.06 0.00	1.27	0.00	0.00	20.75	18.88 0.00
FHR 4222 MA 3137B2HV5	07/15/23	0.00	18.40	19.73 0.00	2.48	0.00	0.00	40.61	36.89 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAER6SL	05/05/23	0.00	334.38	0.00 0.00	0.00	(119.29)	0.00	215.08	562.50 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEV7	08/24/23	0.00	224.31	0.00 0.00	0.00	(3.44)	0.00	220.86	250.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEV7	08/24/23	0.00	883.33	0.00 (9,055.14)	0.00	(13.52)	0.00	(8,185.32)	750.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEV7	08/24/23	0.00	736.11	0.00 (7,545.95)	0.00	(11.26)	0.00	(6,821.10)	625.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEX3	09/23/25	125,000.00	468.76	0.00 0.00	75.29	0.00	0.00	544.05	468.76 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEX3	09/23/25	640,000.00	2,400.00	0.00 0.00	385.49	0.00	0.00	2,785.49	2,400.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEX3	09/23/25	580,000.00	2,175.00	0.00 0.00	349.35	0.00	0.00	2,524.35	2,175.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEY1	10/16/23	125,000.00	156.26	0.00 0.00	147.08	0.00	0.00	303.34	156.26 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEY1	10/16/23	0.00	140.97	0.00 (27,947.62)	133.14	0.00	0.00	(27,673.52)	437.50 0.00

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEY1	10/16/23	0.00	120.83	0.00 (23,955.11)	114.12	0.00	0.00	(23,720.16)	375.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEZ8	11/06/23	225,000.00	562.50	0.00 0.00	67.44	0.00	0.00	629.94	562.50 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEZ8	11/06/23	0.00	1,293.75	0.00 (37,495.25)	153.93	0.00	0.00	(36,047.56)	1,437.50 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEZ8	11/06/23	0.00	909.03	0.00 (19,888.40)	108.35	0.00	0.00	(18,871.02)	875.00 0.00
FN 890805 31410LU67	03/01/31	5,970.90	335.59	0.00 (136.19)	0.00	(25.95)	0.00	173.45	353.98 0.00
FN 890805 31410LU67	03/01/31	17,156.88	964.37	0.00 (447.63)	0.00	(85.29)	0.00	431.46	1,017.22 0.00
FN 890805 31410LU67	03/01/31	33,557.94	1,886.26	0.00 (875.51)	0.00	(166.82)	0.00	843.93	1,989.63 0.00
FN MA2233 31418BPT7	04/01/25	3,761.72	137.65	0.00 (8.16)	0.00	(5.50)	0.00	123.99	145.89 0.00
FN MA2233 31418BPT7	04/01/25	10,698.48	391.54	0.00 (24.77)	0.00	(16.74)	0.00	350.03	414.97 0.00
FN MA2233 31418BPT7	04/01/25	20,913.81	765.38	0.00 (48.40)	0.00	(32.73)	0.00	684.25	811.18 0.00
FIRST AMER:GVT OBLG Y 31846V203	09/30/23	176,730.88	6,232.46	0.00 (0.00)	0.00	0.00	0.00	6,232.46	5,851.66 464.96
FIRST AMER:GVT OBLG Y 31846V203	09/30/23	59,458.88	5,121.97	0.00 (0.00)	0.00	0.00	0.00	5,121.97	5,051.20 226.43
FIRST AMER:GVT OBLG Y 31846V203	09/30/23	84,494.45	5,622.76	0.00 (0.00)	0.00	0.00	0.00	5,622.76	5,463.33 318.84
NEW YORK N Y 64966QC99	05/01/27	90,000.00	3,475.80	0.00 0.00	0.00	0.00	0.00	3,475.80	3,234.43 0.00
NEW YORK N Y 64966QC99	05/01/27	315,000.00	12,165.30	0.00 0.00	0.00	0.00	0.00	12,165.30	11,320.49 0.00
NEW YORK N Y 64966QC99	05/01/27	160,000.00	6,179.20	0.00 0.00	0.00	0.00	0.00	6,179.20	5,750.09 0.00
OKLAHOMA CITY WATER UTILITIES TRUST 67865EAE2	07/01/27	85,000.00	2,974.16	0.00 0.00	0.00	0.00	0.00	2,974.16	2,767.62 0.00
OKLAHOMA CITY WATER UTILITIES TRUST 67865EAE2	07/01/27	300,000.00	10,497.00	0.00 0.00	0.00	0.00	0.00	10,497.00	9,768.04 0.00
OKLAHOMA CITY WATER UTILITIES TRUST 67865EAE2	07/01/27	140,000.00	4,898.60	0.00 0.00	0.00	0.00	0.00	4,898.60	4,558.42 0.00

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
UNITED STATES TREASURY 912797GC5	01/11/24	150,000.00	0.00	0.00 0.00	1,593.83	0.00	0.00	1,593.83	0.00 0.00
UNITED STATES TREASURY 9128282R0	08/15/27	175,000.00	3,937.50	0.00 0.00	1,679.49	0.00	0.00	5,616.99	3,937.50 0.00
UNITED STATES TREASURY 9128282R0	08/15/27	1,055,000.00	23,737.50	0.00 0.00	10,124.90	0.00	0.00	33,862.40	23,737.50 0.00
UNITED STATES TREASURY 9128282R0	08/15/27	500,000.00	11,250.00	0.00 0.00	4,798.53	0.00	0.00	16,048.53	11,250.00 0.00
UNITED STATES TREASURY 9128282U3	08/31/24	200,000.00	3,748.24	0.00 0.00	1,875.32	0.00	0.00	5,623.56	3,750.00 0.00
UNITED STATES TREASURY 9128283J7	11/30/24	395,000.00	4,642.58	0.00 0.00	5,990.40	0.00	0.00	10,632.98	4,196.88 0.00
UNITED STATES TREASURY 9128283V0	01/31/25	175,000.00	4,375.00	0.00 0.00	1,561.92	0.00	0.00	5,936.92	4,375.00 0.00
UNITED STATES TREASURY 9128283V0	01/31/25	585,000.00	14,625.00	0.00 0.00	5,221.26	0.00	0.00	19,846.26	14,625.00 0.00
UNITED STATES TREASURY 9128283Z1	02/28/25	500,000.00	13,743.53	0.00 0.00	836.66	0.00	0.00	14,580.19	13,750.00 0.00
UNITED STATES TREASURY 9128284R8	05/31/25	195,000.00	5,606.26	0.00 0.00	370.53	0.00	0.00	5,976.79	5,606.26 0.00
UNITED STATES TREASURY 9128285N6	11/30/25	190,000.00	2,255.95	0.00 0.00	810.19	0.00	0.00	3,066.14	2,731.25 0.00
UNITED STATES TREASURY 9128286G0	02/29/24	0.00	6,549.29	0.00 (17,383.28)	854.83	0.00	0.00	(9,979.16)	0.00 0.00
UNITED STATES TREASURY 9128286S4	04/30/26	75,000.00	1,311.28	0.00 0.00	853.16	0.00	0.00	2,164.45	890.63 0.00
UNITED STATES TREASURY 9128286X3	05/31/26	250,000.00	5,312.50	0.00 0.00	2,214.32	0.00	0.00	7,526.82	5,312.50 0.00
UNITED STATES TREASURY 912828G38	11/15/24	90,000.00	2,025.00	0.00 0.00	559.84	0.00	0.00	2,584.84	2,025.00 0.00
UNITED STATES TREASURY 912828G38	11/15/24	555,000.00	12,487.50	0.00 0.00	3,452.36	0.00	0.00	15,939.86	12,487.50 0.00
UNITED STATES TREASURY 912828U24	11/15/26	75,000.00	1,105.25	0.00 0.00	1,012.77	0.00	0.00	2,118.02	750.00 0.00
UNITED STATES TREASURY 912828U24	11/15/26	425,000.00	7,131.87	0.00 0.00	6,754.71	0.00	0.00	13,886.58	4,250.00 0.00
UNITED STATES TREASURY 912828V98	02/15/27	155,000.00	3,487.50	0.00 0.00	1,209.37	0.00	0.00	4,696.87	3,487.50 0.00

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
UNITED STATES TREASURY 912828V98	02/15/27	400,000.00	9,000.00	0.00 0.00	3,120.96	0.00	0.00	12,120.96	9,000.00 0.00
UNITED STATES TREASURY 912828V98	02/15/27	225,000.00	5,062.50	0.00 0.00	1,755.54	0.00	0.00	6,818.04	5,062.50 0.00
UNITED STATES TREASURY 912828V98	02/15/27	285,000.00	4,304.04	0.00 0.00	2,492.03	0.00	0.00	6,796.07	6,412.50 0.00
UNITED STATES TREASURY 912828W71	03/31/24	0.00	2,235.28	0.00 (4,146.05)	0.00	(1,974.41)	0.00	(3,885.18)	1,328.13 0.00
UNITED STATES TREASURY 912828W71	03/31/24	0.00	4,626.84	0.00 (33,213.06)	0.00	(4,077.70)	0.00	(32,663.92)	0.00 0.00
UNITED STATES TREASURY 912828W71	03/31/24	0.00	6,586.22	0.00 (24,529.58)	0.00	(5,811.59)	0.00	(23,754.95)	3,559.38 0.00
UNITED STATES TREASURY 912828Y87	07/31/24	250,000.00	4,375.00	0.00 0.00	0.00	(3,715.14)	0.00	659.86	4,375.00 0.00
UNITED STATES TREASURY 912828Y95	07/31/26	400,000.00	5,033.97	0.00 0.00	4,707.45	0.00	0.00	9,741.42	7,500.00 0.00
UNITED STATES TREASURY 912828YE4	08/31/24	150,000.00	1,874.12	0.00 0.00	0.00	(1,456.29)	0.00	417.83	1,875.00 0.00
UNITED STATES TREASURY 912828YE4	08/31/24	575,000.00	7,184.12	0.00 0.00	0.00	(5,278.72)	0.00	1,905.39	7,187.50 0.00
UNITED STATES TREASURY 912828YV6	11/30/24	575,000.00	8,625.00	0.00 0.00	0.00	(6,548.63)	0.00	2,076.37	8,625.00 0.00
UNITED STATES TREASURY 912828YV6	11/30/24	200,000.00	3,000.00	0.00 0.00	0.00	(2,341.45)	0.00	658.55	3,000.00 0.00
UNITED STATES TREASURY 912828YV6	11/30/24	475,000.00	7,125.00	0.00 0.00	0.00	(5,625.32)	0.00	1,499.68	7,125.00 0.00
UNITED STATES TREASURY 912828YX2	12/31/26	60,000.00	1,050.00	0.00 0.00	0.00	(74.70)	0.00	975.30	1,050.00 0.00
UNITED STATES TREASURY 912828YX2	12/31/26	100,000.00	1,750.00	0.00 0.00	1,151.85	0.00	0.00	2,901.85	1,750.00 0.00
UNITED STATES TREASURY 912828YX2	12/31/26	125,000.00	2,187.50	0.00 0.00	0.00	(155.62)	0.00	2,031.88	2,187.50 0.00
UNITED STATES TREASURY 912828YX2	12/31/26	625,000.00	10,937.50	0.00 0.00	7,199.07	0.00	0.00	18,136.57	10,937.50 0.00
UNITED STATES TREASURY 912828YX2	12/31/26	75,000.00	1,312.50	0.00 0.00	0.00	(93.37)	0.00	1,219.13	1,312.50 0.00
UNITED STATES TREASURY 912828Z52	01/31/25	250,000.00	3,437.50	0.00 0.00	0.00	(2,618.73)	0.00	818.77	3,437.50 0.00

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
UNITED STATES TREASURY 912828Z52	01/31/25	475,000.00	6,531.25	0.00 0.00	0.00	(4,731.50)	0.00	1,799.75	6,531.25 0.00
UNITED STATES TREASURY 912828Z52	01/31/25	395,000.00	5,431.25	0.00 0.00	0.00	(2,101.29)	0.00	3,329.96	5,431.25 0.00
UNITED STATES TREASURY 912828Z52	01/31/25	190,000.00	2,612.50	0.00 0.00	0.00	(1,990.24)	0.00	622.26	2,612.50 0.00
UNITED STATES TREASURY 912828Z52	01/31/25	250,000.00	3,437.50	0.00 0.00	0.00	(1,329.93)	0.00	2,107.57	3,437.50 0.00
UNITED STATES TREASURY 912828ZC7	02/28/25	125,000.00	1,405.59	0.00 0.00	0.00	(1,064.20)	0.00	341.39	1,406.25 0.00
UNITED STATES TREASURY 912828ZC7	02/28/25	125,000.00	1,405.59	0.00 0.00	0.00	(644.82)	0.00	760.77	1,406.25 0.00
UNITED STATES TREASURY 912828ZC7	02/28/25	675,000.00	7,590.19	0.00 0.00	0.00	(5,746.68)	0.00	1,843.51	7,593.76 0.00
UNITED STATES TREASURY 912828ZC7	02/28/25	575,000.00	6,465.72	0.00 0.00	0.00	(4,895.32)	0.00	1,570.40	6,468.76 0.00
UNITED STATES TREASURY 912828ZD5	03/15/23	0.00	208.91	0.00 (607.27)	21.88	0.00	0.00	(376.49)	0.00 0.00
UNITED STATES TREASURY 912828ZF0	03/31/25	90,000.00	449.99	0.00 0.00	0.00	(151.29)	0.00	298.70	225.00 225.00
UNITED STATES TREASURY 912828ZF0	03/31/25	145,000.00	724.99	0.00 0.00	546.23	0.00	0.00	1,271.22	362.50 362.50
UNITED STATES TREASURY 912828ZF0	03/31/25	460,000.00	2,299.97	0.00 0.00	0.00	(773.27)	0.00	1,526.70	1,150.00 1,150.00
UNITED STATES TREASURY 912828ZF0	03/31/25	400,000.00	1,999.97	0.00 0.00	0.00	(672.41)	0.00	1,327.56	1,000.00 1,000.00
UNITED STATES TREASURY 912828ZH6	04/15/23	0.00	168.20	0.00 0.00	0.00	(51.88)	0.00	116.33	312.50 0.00
UNITED STATES TREASURY 912828ZL7	04/30/25	350,000.00	1,312.50	0.00 0.00	610.65	0.00	0.00	1,923.15	1,312.50 0.00
UNITED STATES TREASURY 912828ZT0	05/31/25	625,000.00	1,562.50	0.00 0.00	2,041.86	0.00	0.00	3,604.36	1,562.50 0.00
UNITED STATES TREASURY 912828ZT0	05/31/25	750,000.00	1,875.00	0.00 0.00	2,450.23	0.00	0.00	4,325.23	1,875.00 0.00
UNITED STATES TREASURY 912828ZU7	06/15/23	0.00	777.78	0.00 (1,934.12)	0.00	(254.24)	0.00	(1,410.57)	812.50 0.00
UNITED STATES TREASURY 912828ZW3	06/30/25	285,000.00	924.16	0.00 (9,492.28)	451.03	0.00	0.00	(8,117.09)	856.25 0.00

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
UNITED STATES TREASURY 912828ZW3	06/30/25	250,000.00	625.00	0.00 0.00	313.93	0.00	0.00	938.93	625.00 0.00
UNITED STATES TREASURY 912828ZY9	07/15/23	0.00	98.51	0.00 0.00	46.36	0.00	0.00	144.86	125.00 0.00
UNITED STATES TREASURY 91282CAB7	07/31/25	575,000.00	1,437.50	0.00 0.00	4,060.25	0.00	0.00	5,497.75	1,437.50 0.00
UNITED STATES TREASURY 91282CAB7	07/31/25	300,000.00	750.00	0.00 0.00	2,118.39	0.00	0.00	2,868.39	750.00 0.00
UNITED STATES TREASURY 91282CAK7	09/15/23	0.00	155.32	0.00 0.00	93.89	0.00	0.00	249.21	162.50 0.00
UNITED STATES TREASURY 91282CAL5	09/30/27	250,000.00	785.53	0.00 0.00	6,710.94	0.00	0.00	7,496.47	468.75 468.75
UNITED STATES TREASURY 91282CAL5	09/30/27	1,075,000.00	3,377.78	0.00 0.00	28,857.05	0.00	0.00	32,234.84	2,015.63 2,015.63
UNITED STATES TREASURY 91282CAL5	09/30/27	525,000.00	1,649.62	0.00 0.00	14,092.98	0.00	0.00	15,742.60	984.38 984.38
UNITED STATES TREASURY 91282CAT8	10/31/25	350,000.00	875.00	0.00 0.00	553.54	0.00	0.00	1,428.54	875.00 0.00
UNITED STATES TREASURY 91282CAZ4	11/30/25	300,000.00	1,125.00	0.00 0.00	129.18	0.00	0.00	1,254.18	1,125.00 0.00
UNITED STATES TREASURY 91282CBA8	12/15/23	155,000.00	193.76	0.00 0.00	117.51	0.00	0.00	311.27	193.76 0.00
UNITED STATES TREASURY 91282CBA8	12/15/23	0.00	69.52	0.00 (15,898.86)	42.28	0.00	0.00	(15,787.06)	0.00 0.00
UNITED STATES TREASURY 91282CBB6	12/31/27	200,000.00	692.28	0.00 0.00	3,571.02	0.00	0.00	4,263.30	625.00 0.00
UNITED STATES TREASURY 91282CBB6	12/31/27	960,000.00	3,322.93	0.00 0.00	17,140.92	0.00	0.00	20,463.86	3,000.00 0.00
UNITED STATES TREASURY 91282CBB6	12/31/27	435,000.00	1,505.71	0.00 0.00	7,766.98	0.00	0.00	9,272.68	1,359.38 0.00
UNITED STATES TREASURY 91282CBC4	12/31/25	350,000.00	1,312.50	0.00 0.00	1,073.85	0.00	0.00	2,386.35	1,312.50 0.00
UNITED STATES TREASURY 91282CBC4	12/31/25	640,000.00	2,400.00	0.00 0.00	1,963.61	0.00	0.00	4,363.61	2,400.00 0.00
UNITED STATES TREASURY 91282CBC4	12/31/25	315,000.00	1,181.26	0.00 0.00	966.46	0.00	0.00	2,147.72	1,181.26 0.00
UNITED STATES TREASURY 91282CBD2	12/31/22	0.00	100.46	0.00 0.00	12.78	0.00	0.00	113.25	203.13 0.00

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
UNITED STATES TREASURY 91282CBH3	01/31/26	975,000.00	3,656.26	0.00 0.00	3,149.59	0.00	0.00	6,805.85	3,656.26 0.00
UNITED STATES TREASURY 91282CBH3	01/31/26	625,000.00	2,343.76	0.00 0.00	2,018.97	0.00	0.00	4,362.73	2,343.76 0.00
UNITED STATES TREASURY 91282CBM2	02/15/24	225,000.00	386.50	0.00 (2,701.00)	238.34	0.00	0.00	(2,076.17)	343.76 0.00
UNITED STATES TREASURY 91282CBM2	02/15/24	0.00	90.18	0.00 (23,854.27)	56.09	0.00	0.00	(23,708.01)	0.00 0.00
UNITED STATES TREASURY 91282CBQ3	02/28/26	150,000.00	749.65	0.00 0.00	875.46	0.00	0.00	1,625.11	750.00 0.00
UNITED STATES TREASURY 91282CBQ3	02/28/26	290,000.00	1,449.32	0.00 0.00	1,692.56	0.00	0.00	3,141.88	1,450.00 0.00
UNITED STATES TREASURY 91282CBQ3	02/28/26	350,000.00	1,749.18	0.00 0.00	2,042.75	0.00	0.00	3,791.92	1,750.00 0.00
UNITED STATES TREASURY 91282CBS9	03/31/28	45,000.00	232.07	0.00 0.00	408.94	0.00	0.00	641.01	0.00 281.25
UNITED STATES TREASURY 91282CBS9	03/31/28	115,000.00	593.07	0.00 0.00	1,045.08	0.00	0.00	1,638.15	0.00 718.75
UNITED STATES TREASURY 91282CBS9	03/31/28	70,000.00	361.00	0.00 0.00	636.14	0.00	0.00	997.14	0.00 437.50
UNITED STATES TREASURY 91282CBT7	03/31/26	240,000.00	1,799.97	0.00 0.00	123.36	0.00	0.00	1,923.33	900.00 900.00
UNITED STATES TREASURY 91282CBT7	03/31/26	275,000.00	2,062.47	0.00 0.00	141.35	0.00	0.00	2,203.82	1,031.25 1,031.25
UNITED STATES TREASURY 91282CBT7	03/31/26	450,000.00	3,374.95	0.00 0.00	231.30	0.00	0.00	3,606.25	1,687.50 1,687.50
UNITED STATES TREASURY 91282CBT7	03/31/26	450,000.00	3,374.95	0.00 0.00	231.30	0.00	0.00	3,606.25	1,687.50 1,687.50
UNITED STATES TREASURY 91282CBW0	04/30/26	245,000.00	1,837.50	0.00 0.00	137.71	0.00	0.00	1,975.21	1,837.50 0.00
UNITED STATES TREASURY 91282CCC3	05/15/24	125,000.00	312.50	0.00 0.00	211.55	0.00	0.00	524.05	312.50 0.00
UNITED STATES TREASURY 91282CCC3	05/15/24	0.00	1,748.98	0.00 (40,733.44)	747.16	0.00	0.00	(38,237.30)	2,375.00 0.00
UNITED STATES TREASURY 91282CCC3	05/15/24	0.00	828.47	0.00 (19,294.79)	353.92	0.00	0.00	(18,112.40)	1,125.00 0.00
UNITED STATES TREASURY 91282CCE9	05/31/28	145,000.00	480.36	0.00 0.00	976.80	0.00	0.00	1,457.16	0.00 0.00

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
UNITED STATES TREASURY 91282CCE9	05/31/28	50,000.00	99.04	0.00 0.00	215.05	0.00	0.00	314.10	0.00 0.00
UNITED STATES TREASURY 91282CCE9	05/31/28	670,000.00	2,219.60	0.00 0.00	4,513.51	0.00	0.00	6,733.11	0.00 0.00
UNITED STATES TREASURY 91282CCE9	05/31/28	150,000.00	297.13	0.00 0.00	645.16	0.00	0.00	942.29	0.00 0.00
UNITED STATES TREASURY 91282CCE9	05/31/28	300,000.00	993.86	0.00 0.00	2,020.97	0.00	0.00	3,014.83	0.00 0.00
UNITED STATES TREASURY 91282CCE9	05/31/28	75,000.00	148.57	0.00 0.00	322.58	0.00	0.00	471.15	0.00 0.00
UNITED STATES TREASURY 91282CCF6	05/31/26	650,000.00	4,875.00	0.00 0.00	5.35	0.00	0.00	4,880.35	4,875.00 0.00
UNITED STATES TREASURY 91282CCG4	06/15/24	275,000.00	687.50	0.00 0.00	331.89	0.00	0.00	1,019.39	687.50 0.00
UNITED STATES TREASURY 91282CCH2	06/30/28	140,000.00	152.17	0.00 0.00	336.72	0.00	0.00	488.90	0.00 0.00
UNITED STATES TREASURY 91282CCH2	06/30/28	675,000.00	733.70	0.00 0.00	1,623.48	0.00	0.00	2,357.17	0.00 0.00
UNITED STATES TREASURY 91282CCH2	06/30/28	350,000.00	380.43	0.00 0.00	841.80	0.00	0.00	1,222.24	0.00 0.00
UNITED STATES TREASURY 91282CCJ8	06/30/26	650,000.00	5,687.50	0.00 0.00	0.00	(705.20)	0.00	4,982.30	5,687.50 0.00
UNITED STATES TREASURY 91282CCL3	07/15/24	0.00	3,252.72	0.00 (40,190.30)	153.58	0.00	0.00	(36,784.00)	3,562.50 0.00
UNITED STATES TREASURY 91282CCL3	07/15/24	0.00	1,540.76	0.00 (19,037.51)	72.75	0.00	0.00	(17,424.01)	1,687.50 0.00
UNITED STATES TREASURY 91282CCP4	07/31/26	330,000.00	2,062.50	0.00 0.00	485.74	0.00	0.00	2,548.24	2,062.50 0.00
UNITED STATES TREASURY 91282CCP4	07/31/26	350,000.00	2,187.50	0.00 0.00	1,012.80	0.00	0.00	3,200.30	2,187.50 0.00
UNITED STATES TREASURY 91282CCP4	07/31/26	750,000.00	4,687.50	0.00 0.00	1,103.95	0.00	0.00	5,791.45	4,687.50 0.00
UNITED STATES TREASURY 91282CCT6	08/15/24	330,000.00	1,237.50	0.00 0.00	1,138.25	0.00	0.00	2,375.75	1,237.50 0.00
UNITED STATES TREASURY 91282CCT6	08/15/24	185,000.00	1,669.57	0.00 (12,291.58)	1,534.96	0.00	0.00	(9,087.05)	1,762.50 0.00
UNITED STATES TREASURY 91282CCW9	08/31/26	325,000.00	2,436.35	0.00 0.00	574.69	0.00	0.00	3,011.05	2,437.50 0.00

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
UNITED STATES TREASURY 91282CCZ2	09/30/26	100,000.00	874.99	0.00 0.00	291.19	0.00	0.00	1,166.17	437.50 437.50
UNITED STATES TREASURY 91282CCZ2	09/30/26	900,000.00	7,874.88	0.00 0.00	2,620.68	0.00	0.00	10,495.56	3,937.50 3,937.50
UNITED STATES TREASURY 91282CCZ2	09/30/26	325,000.00	2,843.72	0.00 0.00	946.36	0.00	0.00	3,790.07	1,421.88 1,421.88
UNITED STATES TREASURY 91282CDA6	09/30/23	0.00	195.00	0.00 (137.68)	3,433.58	0.00	0.00	3,490.90	168.75 0.00
UNITED STATES TREASURY 91282CDR9	12/31/23	100,000.00	750.00	0.00 0.00	389.96	0.00	0.00	1,139.96	750.00 0.00
UNITED STATES TREASURY 91282CDR9	12/31/23	0.00	240.49	0.00 (7,604.83)	126.07	0.00	0.00	(7,238.27)	0.00 0.00
UNITED STATES TREASURY 91282CDR9	12/31/23	0.00	495.23	0.00 (6,424.81)	258.55	0.00	0.00	(5,671.03)	750.00 0.00
UNITED STATES TREASURY 91282CEC1	02/28/27	200,000.00	3,748.24	0.00 0.00	0.00	(18.85)	0.00	3,729.38	3,750.00 0.00
UNITED STATES TREASURY 91282CEC1	02/28/27	765,000.00	14,337.01	0.00 0.00	0.00	(72.11)	0.00	14,264.90	14,343.76 0.00
UNITED STATES TREASURY 91282CEC1	02/28/27	515,000.00	9,651.72	0.00 0.00	0.00	(48.55)	0.00	9,603.17	9,656.26 0.00
UNITED STATES TREASURY 91282CEH0	04/15/25	375,000.00	8,250.27	0.00 0.00	5,164.08	0.00	0.00	13,414.35	4,921.88 0.00
UNITED STATES TREASURY 91282CET4	05/31/27	85,000.00	2,231.26	0.00 0.00	334.34	0.00	0.00	2,565.60	2,231.26 0.00
UNITED STATES TREASURY 91282CET4	05/31/27	460,000.00	12,075.00	0.00 0.00	1,809.39	0.00	0.00	13,884.39	12,075.00 0.00
UNITED STATES TREASURY 91282CET4	05/31/27	305,000.00	8,006.26	0.00 0.00	1,199.71	0.00	0.00	9,205.97	8,006.26 0.00
UNITED STATES TREASURY 91282CEW7	06/30/27	45,000.00	603.92	0.00 0.00	83.88	0.00	0.00	687.79	731.25 0.00
UNITED STATES TREASURY 91282CEW7	06/30/27	600,000.00	8,052.30	0.00 0.00	1,118.33	0.00	0.00	9,170.63	9,750.00 0.00
UNITED STATES TREASURY 91282CEY3	07/15/25	335,000.00	6,738.72	0.00 0.00	2,164.24	0.00	0.00	8,902.96	5,025.00 0.00
UNITED STATES TREASURY 91282CFM8	09/30/27	150,000.00	5,184.49	0.00 0.00	0.00	(225.39)	0.00	4,959.10	3,093.75 3,093.75
UNITED STATES TREASURY 91282CFM8	09/30/27	515,000.00	17,800.08	0.00 0.00	0.00	(773.84)	0.00	17,026.24	10,621.88 10,621.88

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
UNITED STATES TREASURY 91282CFM8	09/30/27	115,000.00	3,974.78	0.00 0.00	0.00	(172.80)	0.00	3,801.98	2,371.88 2,371.88
UNITED STATES TREASURY 91282CFN6	09/30/24	75,000.00	2,346.79	0.00 0.00	125.55	0.00	0.00	2,472.34	1,593.75 1,593.75
UNITED STATES TREASURY 91282CFP1	10/15/25	400,000.00	1,486.34	0.00 0.00	199.49	0.00	0.00	1,685.82	0.00 0.00
UNITED STATES TREASURY 91282CFQ9	10/31/24	120,000.00	4,401.43	0.00 0.00	118.51	0.00	0.00	4,519.94	2,625.00 0.00
UNITED STATES TREASURY 91282CFW6	11/15/25	190,000.00	7,173.82	0.00 0.00	0.00	(415.60)	0.00	6,758.23	4,275.00 0.00
UNITED STATES TREASURY 91282CFW6	11/15/25	250,000.00	9,439.24	0.00 0.00	0.00	(546.84)	0.00	8,892.40	5,625.00 0.00
UNITED STATES TREASURY 91282CFX4	11/30/24	125,000.00	2,323.06	0.00 0.00	0.00	(26.83)	0.00	2,296.22	2,812.50 0.00
UNITED STATES TREASURY 91282CFZ9	11/30/27	125,000.00	3,237.97	0.00 0.00	0.00	(221.41)	0.00	3,016.56	2,421.88 0.00
UNITED STATES TREASURY 91282CFZ9	11/30/27	415,000.00	10,750.05	0.00 0.00	0.00	(735.07)	0.00	10,014.99	8,040.63 0.00
UNITED STATES TREASURY 91282CFZ9	11/30/27	275,000.00	7,123.53	0.00 0.00	0.00	(487.09)	0.00	6,636.44	5,328.13 0.00
UNITED STATES TREASURY 91282CGA3	12/15/25	435,000.00	11,635.53	0.00 0.00	0.00	(292.20)	0.00	11,343.33	8,700.00 0.00
UNITED STATES TREASURY 91282CGE5	01/15/26	550,000.00	3,359.04	0.00 0.00	694.75	0.00	0.00	4,053.78	0.00 0.00
UNITED STATES TREASURY 91282CGN5	02/28/25	245,000.00	4,660.00	0.00 0.00	0.00	(355.32)	0.00	4,304.68	5,665.63 0.00
UNITED STATES TREASURY 91282CGN5	02/28/25	510,000.00	9,700.41	0.00 0.00	0.00	(739.65)	0.00	8,960.76	11,793.75 0.00
UNITED STATES TREASURY 91282CGT2	03/31/28	175,000.00	2,617.23	0.00 0.00	16.11	0.00	0.00	2,633.34	0.00 3,171.88
UNITED STATES TREASURY 91282CGT2	03/31/28	140,000.00	2,093.79	0.00 0.00	12.89	0.00	0.00	2,106.67	0.00 2,537.50
UNITED STATES TREASURY 91282CGV7	04/15/26	280,000.00	4,331.97	0.00 0.00	116.44	0.00	0.00	4,448.41	0.00 0.00
UNITED STATES TREASURY 91282CGV7	04/15/26	270,000.00	4,177.25	0.00 0.00	112.28	0.00	0.00	4,289.53	0.00 0.00
UNITED STATES TREASURY 91282CHA2	04/30/28	275,000.00	1,516.98	0.00 0.00	301.27	0.00	0.00	1,818.25	0.00 0.00

Income

10/01/2022 to 09/30/2023

Description Identifier	Final Maturity	Current Units	Interest Income	Realized Gain Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Income	Interest Received Interest Due
UNITED STATES TREASURY 91282CHD6	05/31/25	135,000.00	909.23	0.00 0.00	150.63	0.00	0.00	1,059.86	0.00 0.00
UNITED STATES TREASURY 91282CHE4	05/31/28	270,000.00	2,593.95	0.00 0.00	264.71	0.00	0.00	2,858.66	0.00 0.00
UNITED STATES TREASURY 91282CHE4	05/31/28	835,000.00	8,022.04	0.00 0.00	818.64	0.00	0.00	8,840.68	0.00 0.00
UNITED STATES TREASURY 91282CHE4	05/31/28	450,000.00	4,323.26	0.00 0.00	441.18	0.00	0.00	4,764.44	0.00 0.00
UNITED STATES TREASURY 91282CHK0	06/30/28	425,000.00	1,478.26	0.00 0.00	102.88	0.00	0.00	1,581.14	0.00 0.00
UNITED STATES TREASURY 91282CHM6	07/15/26	175,000.00	1,241.17	0.00 0.00	14.37	0.00	0.00	1,255.54	0.00 0.00
Receivable CCYUSD	09/30/23	7,827.46	0.00	0.00 0.00	0.00	0.00	0.00	0.00	0.00 0.00
Receivable CCYUSD	09/30/23	24,560.82	0.00	0.00 0.00	0.00	0.00	0.00	0.00	0.00 0.00
Receivable CCYUSD	09/30/23	10,759.48	0.00	0.00 0.00	0.00	0.00	0.00	0.00	0.00 0.00
Portfolio Total		**54,448,691.44**	**$724,742.09**	**$319.41** **($492,374.00)**	**$226,489.83**	**($113,915.91)**	**$0.00**	**$345,261.42**	**$617,747.01** **$43,147.76**

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
City of New York, New York									
City of New York, New York 64966QC99	MUNI 0.17%	3.86% 5.30%	3.24	AA Aa2	05/01/27 05/01/27	90,000.00	$1,448.25	$90,000.00 $91,448.25	$85,826.70 $87,274.95
City of New York, New York 64966QC99	MUNI 0.60%	3.86% 5.30%	3.24	AA Aa2	05/01/27 05/01/27	315,000.00	5,068.88	315,000.00 320,068.88	300,393.45 305,462.32
City of New York, New York 64966QC99	MUNI 0.31%	3.86% 5.30%	3.24	AA Aa2	05/01/27 05/01/27	160,000.00	2,574.67	160,000.00 162,574.67	152,580.80 155,155.47
City of New York, New York	**1.08%**	**3.86% 5.30%**	**3.24**	**AA Aa2**		**565,000.00**	**$9,091.79**	**$565,000.00 $574,091.79**	**$538,800.95 $547,892.74**
Federal Home Loan Banks									
Federal Home Loan Banks 3130A0XE5	GSE 0.25%	0.28% 5.51%	0.43	AA+ Aaa	03/08/24 03/08/24	125,000.00	$259.55	$126,610.96 $126,870.51	$123,778.55 $124,038.10
Federal Home Loan Banks 3130A8HK2	GSE 0.19%	0.29% 5.51%	0.69	AA+ Aaa	06/14/24 06/14/24	100,000.00	520.14	101,024.16 101,544.30	97,416.52 97,936.66
Federal Home Loan Banks 3130A8HK2	GSE 0.39%	0.29% 5.51%	0.69	AA+ Aaa	06/14/24 06/14/24	200,000.00	1,040.28	202,048.33 203,088.61	194,833.04 195,873.32
Federal Home Loan Banks 3130AJX95	GSE 0.24%	0.29% 5.50%	0.93	AA+ Aaa	09/13/24 09/13/24	130,000.00	16.25	129,950.44 129,966.69	123,725.90 123,742.15
Federal Home Loan Banks 3130AJX95	GSE 1.32%	0.29% 5.50%	0.93	AA+ Aaa	09/13/24 09/13/24	700,000.00	87.50	699,733.13 699,820.63	666,216.36 666,303.86
Federal Home Loan Banks 3130AJX95	GSE 1.13%	0.29% 5.50%	0.93	AA+ Aaa	09/13/24 09/13/24	600,000.00	75.00	599,771.26 599,846.26	571,042.60 571,117.60
Federal Home Loan Banks	**3.51%**	**0.29% 5.51%**	**0.85**	**AA+ Aaa**		**1,855,000.00**	**$1,998.72**	**$1,859,138.29 $1,861,137.00**	**$1,777,012.97 $1,779,011.68**
Federal Home Loan Mortgage Corporation									
Federal Home Loan Mortgage Corporation 3137EAEY1	GSE 0.25%	0.24% 4.49%	0.05	AA+ Aaa	10/16/23 10/16/23	125,000.00	$71.61	$124,993.96 $125,065.57	$124,742.59 $124,814.21
Federal Home Loan Mortgage Corporation 3137EAEZ8	GSE 0.44%	0.28% 5.00%	0.10	AA+ Aaa	11/06/23 11/06/23	225,000.00	226.56	224,993.35 225,219.91	223,906.48 224,133.04
Federal Home Loan Mortgage Corporation 3137EAEX3	GSE 0.23%	0.44% 5.11%	1.93	AA+ Aaa	09/23/25 09/23/25	125,000.00	10.42	124,850.86 124,861.28	113,970.08 113,980.50

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
Federal Home Loan Mortgage Corporation 3137EAEX3	GSE 1.15%	0.44% 5.11%	1.93	AA+ Aaa	09/23/25 09/23/25	640,000.00	53.33	639,236.41 639,289.74	583,526.83 583,580.16
Federal Home Loan Mortgage Corporation 3137EAEX3	GSE 1.04%	0.44% 5.11%	1.93	AA+ Aaa	09/23/25 09/23/25	580,000.00	48.33	579,308.00 579,356.33	528,821.19 528,869.52
Federal Home Loan Mortgage Corporation 3137ARHS8	GSE MBS 0.01%	1.87% 6.40%	0.41	AA+ Aaa	08/01/24 02/15/27	4,023.39	5.87	4,006.89 4,012.76	3,944.12 3,949.99
Federal Home Loan Mortgage Corporation 3137ARHS8	GSE MBS 0.02%	1.87% 6.40%	0.41	AA+ Aaa	08/01/24 02/15/27	11,426.43	16.66	11,379.58 11,396.24	11,201.31 11,217.98
Federal Home Loan Mortgage Corporation 3137ARHS8	GSE MBS 0.04%	1.87% 6.40%	0.41	AA+ Aaa	08/01/24 02/15/27	22,349.93	32.59	22,258.30 22,290.89	21,909.61 21,942.21
Federal Home Loan Mortgage Corporation	**3.19%**	**0.43% 5.08%**	**1.49**	**AA+ Aaa**		**1,732,799.75**	**$465.38**	**$1,731,027.34 $1,731,492.73**	**$1,612,022.23 $1,612,487.61**
Federal National Mortgage Association									
Federal National Mortgage Association 31418BPT7	GSE MBS 0.01%	2.37% 5.82%	0.70	AA+ Aaa	02/01/25 04/01/25	3,761.72	$7.84	$3,767.37 $3,775.21	$3,669.77 $3,677.61
Federal National Mortgage Association 31418BPT7	GSE MBS 0.02%	2.36% 5.82%	0.70	AA+ Aaa	02/01/25 04/01/25	10,698.48	22.29	10,715.65 10,737.94	10,436.96 10,459.24
Federal National Mortgage Association 31418BPT7	GSE MBS 0.04%	2.36% 5.82%	0.70	AA+ Aaa	02/01/25 04/01/25	20,913.81	43.57	20,947.37 20,990.94	20,402.57 20,446.14
Federal National Mortgage Association 3135G04Z3	GSE 0.18%	0.43% 5.14%	1.67	AA+ Aaa	06/17/25 06/17/25	100,000.00	144.44	100,116.57 100,261.01	92,459.79 92,604.23
Federal National Mortgage Association 3135G04Z3	GSE 0.87%	0.43% 5.14%	1.67	AA+ Aaa	06/17/25 06/17/25	475,000.00	686.11	475,553.70 476,239.81	439,184.00 439,870.11
Federal National Mortgage Association 3135G04Z3	GSE 0.73%	0.43% 5.14%	1.67	AA+ Aaa	06/17/25 06/17/25	400,000.00	577.78	400,466.28 401,044.05	369,839.16 370,416.94
Federal National Mortgage Association 3135G05X7	GSE 0.14%	0.48% 5.13%	1.85	AA+ Aaa	08/25/25 08/25/25	75,000.00	28.12	74,859.11 74,887.24	68,601.42 68,629.54

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
Federal National Mortgage Association 3135G05X7	GSE 0.59%	0.48% 5.13%	1.85	AA+ Aaa	08/25/25 08/25/25	325,000.00	121.88	324,389.48 324,511.35	297,272.81 297,394.69
Federal National Mortgage Association 3135G05X7	GSE 0.45%	0.48% 5.13%	1.85	AA+ Aaa	08/25/25 08/25/25	250,000.00	93.75	249,530.37 249,624.12	228,671.40 228,765.14
Federal National Mortgage Association 31410LU67	GSE MBS 0.01%	3.59% 7.31%	1.02	AA+ Aaa	11/01/25 03/01/31	5,970.90	19.90	6,107.90 6,127.80	5,762.27 5,782.18
Federal National Mortgage Association 31410LU67	GSE MBS 0.03%	3.54% 7.31%	1.02	AA+ Aaa	11/01/25 03/01/31	17,156.88	57.19	17,607.19 17,664.38	16,557.42 16,614.61
Federal National Mortgage Association 31410LU67	GSE MBS 0.06%	3.54% 7.31%	1.02	AA+ Aaa	11/01/25 03/01/31	33,557.94	111.86	34,438.74 34,550.60	32,385.44 32,497.29
Federal National Mortgage Association	**3.14%**	**0.59% 5.23%**	**1.69**	**AA+ Aaa**		**1,717,059.72**	**$1,914.73**	**$1,718,499.73 $1,720,414.46**	**$1,585,243.00 $1,587,157.73**
First American Funds, Inc. - Government Obligations Fund									
First American Funds, Inc. - Government Obligations Fund 31846V203	MMFUND 0.35%	4.96% 4.96%	0.00	AAAm Aaa	09/30/23 09/30/23	176,730.88	$0.00	$176,730.88 $176,730.88	$176,730.88 $176,730.88
First American Funds, Inc. - Government Obligations Fund 31846V203	MMFUND 0.12%	4.96% 4.96%	0.00	AAAm Aaa	09/30/23 09/30/23	59,458.88	0.00	59,458.88 59,458.88	59,458.88 59,458.88
First American Funds, Inc. - Government Obligations Fund 31846V203	MMFUND 0.17%	4.96% 4.96%	0.00	AAAm Aaa	09/30/23 09/30/23	84,494.45	0.00	84,494.45 84,494.45	84,494.45 84,494.45
First American Funds, Inc. - Government Obligations Fund	**0.63%**	**4.96% 4.96%**	**0.00**	**AAAm Aaa**		**320,684.21**	**$0.00**	**$320,684.21 $320,684.21**	**$320,684.21 $320,684.21**
Oklahoma City Water Utilities Trust									
Oklahoma City Water Utilities Trust 67865EAE2	MUNI 0.16%	3.50% 5.00%	3.43	AAA Aaa	07/01/27 07/01/27	85,000.00	$743.54	$85,000.00 $85,743.54	$80,675.20 $81,418.74
Oklahoma City Water Utilities Trust 67865EAE2	MUNI 0.57%	3.50% 5.00%	3.43	AAA Aaa	07/01/27 07/01/27	300,000.00	2,624.25	300,000.00 302,624.25	284,736.00 287,360.25

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
Oklahoma City Water Utilities Trust 67865EAE2	MUNI 0.26%	3.50% 5.00%	3.43	AAA Aaa	07/01/27 07/01/27	140,000.00	1,224.65	140,000.00 141,224.65	132,876.80 134,101.45
Oklahoma City Water Utilities Trust	**0.99%**	**3.50% 5.00%**	**3.43**	**AAA Aaa**		**525,000.00**	**$4,592.44**	**$525,000.00 $529,592.44**	**$498,288.00 $502,880.44**
The District of Columbia									
The District of Columbia 25477GUY9	MUNI 0.16%	3.50% 5.14%	3.43	AAA Aa1	07/01/27 07/01/27	85,000.00	$743.54	$85,000.00 $85,743.54	$80,286.75 $81,030.29
The District of Columbia 25477GUY9	MUNI 0.55%	3.50% 5.14%	3.43	AAA Aa1	07/01/27 07/01/27	290,000.00	2,536.78	290,000.00 292,536.78	273,919.50 276,456.28
The District of Columbia 25477GUY9	MUNI 0.26%	3.50% 5.14%	3.43	AAA Aa1	07/01/27 07/01/27	140,000.00	1,224.65	140,000.00 141,224.65	132,237.00 133,461.65
The District of Columbia	**0.97%**	**3.50% 5.14%**	**3.43**	**AAA Aa1**		**515,000.00**	**$4,504.96**	**$515,000.00 $519,504.96**	**$486,443.25 $490,948.21**
United States Department of The Treasury									
United States Department of The Treasury 91282CBA8	US GOV 0.30%	0.20% 5.15%	0.21	AA+ Aaa	12/15/23 12/15/23	155,000.00	$57.17	$154,975.85 $155,033.03	$153,377.34 $153,434.52
United States Department of The Treasury 91282CDR9	US GOV 0.20%	1.15% 5.31%	0.25	AA+ Aaa	12/31/23 12/31/23	100,000.00	189.54	99,902.78 100,092.32	98,859.38 99,048.91
United States Department of The Treasury 912797GC5	US GOV 0.29%	5.47% 5.37%	0.28	A-1+ P-1	01/11/24 01/11/24	150,000.00	0.00	147,773.00 147,773.00	147,768.53 147,768.53
United States Department of The Treasury 91282CBM2	US GOV 0.44%	0.20% 5.36%	0.37	AA+ Aaa	02/15/24 02/15/24	225,000.00	35.92	224,934.88 224,970.80	220,640.62 220,676.55
United States Department of The Treasury 91282CCC3	US GOV 0.24%	0.42% 5.49%	0.61	AA+ Aaa	05/15/24 05/15/24	125,000.00	118.04	124,868.44 124,986.47	121,010.74 121,128.78
United States Department of The Treasury 91282CCG4	US GOV 0.52%	0.37% 5.47%	0.69	AA+ Aaa	06/15/24 06/15/24	275,000.00	202.87	274,765.41 274,968.27	265,127.93 265,330.80
United States Department of The Treasury 912828Y87	US GOV 0.48%	0.26% 5.49%	0.81	AA+ Aaa	07/31/24 07/31/24	250,000.00	737.09	253,094.26 253,831.35	242,451.17 243,188.26

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
United States Department of The Treasury 91282CCT6	US GOV 0.62%	0.72% 5.49%	0.85	AA+ Aaa	08/15/24 08/15/24	330,000.00	158.05	329,005.19 329,163.24	315,717.19 315,875.24
United States Department of The Treasury 91282CCT6	US GOV 0.35%	0.72% 5.49%	0.85	AA+ Aaa	08/15/24 08/15/24	185,000.00	88.60	184,442.31 184,530.91	176,992.97 177,081.57
United States Department of The Treasury 912828YE4	US GOV 0.29%	0.27% 5.49%	0.89	AA+ Aaa	08/31/24 08/31/24	150,000.00	159.68	151,336.59 151,496.28	144,363.28 144,522.97
United States Department of The Treasury 9128282U3	US GOV 0.38%	2.85% 5.49%	0.89	AA+ Aaa	08/31/24 08/31/24	200,000.00	319.37	198,278.81 198,598.18	193,601.56 193,920.93
United States Department of The Treasury 912828YE4	US GOV 1.09%	0.32% 5.49%	0.89	AA+ Aaa	08/31/24 08/31/24	575,000.00	612.12	579,844.86 580,456.98	553,392.58 554,004.70
United States Department of The Treasury 91282CFN6	US GOV 0.15%	4.49% 5.46%	0.95	AA+ Aaa	09/30/24 09/30/24	75,000.00	8.71	74,829.65 74,838.36	74,124.02 74,132.73
United States Department of The Treasury 91282CFQ9	US GOV 0.24%	4.50% 5.45%	1.03	AA+ Aaa	10/31/24 10/31/24	120,000.00	2,197.01	119,846.64 122,043.65	118,654.69 120,851.70
United States Department of The Treasury 912828G38	US GOV 0.17%	2.90% 5.39%	1.08	AA+ Aaa	11/15/24 11/15/24	90,000.00	764.88	89,369.60 90,134.48	86,941.41 87,706.28
United States Department of The Treasury 912828G38	US GOV 1.07%	2.90% 5.39%	1.08	AA+ Aaa	11/15/24 11/15/24	555,000.00	4,716.75	551,112.55 555,829.29	536,138.67 540,855.42
United States Department of The Treasury 912828YV6	US GOV 1.09%	0.35% 5.36%	1.13	AA+ Aaa	11/30/24 11/30/24	575,000.00	2,898.57	582,643.06 585,541.62	550,135.74 553,034.31
United States Department of The Treasury 912828YV6	US GOV 0.38%	0.32% 5.36%	1.13	AA+ Aaa	11/30/24 11/30/24	200,000.00	1,008.20	202,732.76 203,740.96	191,351.56 192,359.76
United States Department of The Treasury 9128283J7	US GOV 0.76%	5.02% 5.39%	1.12	AA+ Aaa	11/30/24 11/30/24	395,000.00	2,820.85	382,366.77 385,187.62	380,557.81 383,378.66
United States Department of The Treasury 91282CFX4	US GOV 0.25%	4.44% 5.39%	1.11	AA+ Aaa	11/30/24 11/30/24	125,000.00	1,890.37	125,075.71 126,966.07	123,745.12 125,635.49
United States Department of The Treasury 912828YV6	US GOV 0.90%	0.31% 5.36%	1.13	AA+ Aaa	11/30/24 11/30/24	475,000.00	2,394.47	481,565.44 483,959.91	454,459.96 456,854.43

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
United States Department of The Treasury 912828Z52	US GOV 0.47%	0.32% 5.33%	1.29	AA+ Aaa	01/31/25 01/31/25	250,000.00	579.14	253,501.21 254,080.36	237,382.81 237,961.96
United States Department of The Treasury 9128283V0	US GOV 0.33%	3.44% 5.33%	1.28	AA+ Aaa	01/31/25 01/31/25	175,000.00	737.09	172,911.74 173,648.83	168,676.76 169,413.85
United States Department of The Treasury 912828Z52	US GOV 0.89%	0.37% 5.33%	1.29	AA+ Aaa	01/31/25 01/31/25	475,000.00	1,100.37	481,325.96 482,426.33	451,027.34 452,127.72
United States Department of The Treasury 912828Z52	US GOV 0.74%	0.83% 5.33%	1.29	AA+ Aaa	01/31/25 01/31/25	395,000.00	915.05	397,809.40 398,724.44	375,064.84 375,979.89
United States Department of The Treasury 912828Z52	US GOV 0.36%	0.32% 5.33%	1.29	AA+ Aaa	01/31/25 01/31/25	190,000.00	440.15	192,660.92 193,101.07	180,410.94 180,851.09
United States Department of The Treasury 912828Z52	US GOV 0.47%	0.83% 5.33%	1.29	AA+ Aaa	01/31/25 01/31/25	250,000.00	579.14	251,778.10 252,357.24	237,382.81 237,961.96
United States Department of The Treasury 9128283V0	US GOV 1.12%	3.44% 5.33%	1.28	AA+ Aaa	01/31/25 01/31/25	585,000.00	2,463.99	578,019.25 580,483.24	563,862.31 566,326.30
United States Department of The Treasury 912828ZC7	US GOV 0.23%	0.27% 5.28%	1.38	AA+ Aaa	02/28/25 02/28/25	125,000.00	119.76	126,504.46 126,624.22	117,988.28 118,108.04
United States Department of The Treasury 912828ZC7	US GOV 0.23%	0.60% 5.28%	1.38	AA+ Aaa	02/28/25 02/28/25	125,000.00	119.76	125,911.58 126,031.34	117,988.28 118,108.04
United States Department of The Treasury 91282CGN5	US GOV 0.48%	4.25% 5.29%	1.35	AA+ Aaa	02/28/25 02/28/25	245,000.00	965.02	246,214.21 247,179.23	242,779.69 243,744.71
United States Department of The Treasury 912828ZC7	US GOV 1.26%	0.27% 5.28%	1.38	AA+ Aaa	02/28/25 02/28/25	675,000.00	646.72	683,124.07 683,770.79	637,136.72 637,783.44
United States Department of The Treasury 9128283Z1	US GOV 0.96%	2.92% 5.30%	1.36	AA+ Aaa	02/28/25 02/28/25	500,000.00	1,171.02	498,817.21 499,988.23	482,792.97 483,963.99
United States Department of The Treasury 912828ZC7	US GOV 1.07%	0.27% 5.28%	1.38	AA+ Aaa	02/28/25 02/28/25	575,000.00	550.91	581,920.50 582,471.41	542,746.09 543,297.00
United States Department of The Treasury 91282CGN5	US GOV 1.00%	4.25% 5.29%	1.35	AA+ Aaa	02/28/25 02/28/25	510,000.00	2,008.83	512,527.54 514,536.37	505,378.12 507,386.95

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
United States Department of The Treasury 912828ZF0	US GOV 0.17%	0.33% 5.28%	1.46	AA+ Aaa	03/31/25 03/31/25	90,000.00	1.23	90,226.73 90,227.96	83,865.23 83,866.46
United States Department of The Treasury 912828ZF0	US GOV 0.27%	0.88% 5.28%	1.46	AA+ Aaa	03/31/25 03/31/25	145,000.00	1.98	144,181.41 144,183.39	135,116.21 135,118.19
United States Department of The Treasury 912828ZF0	US GOV 0.85%	0.33% 5.28%	1.46	AA+ Aaa	03/31/25 03/31/25	460,000.00	6.28	461,158.84 461,165.12	428,644.53 428,650.82
United States Department of The Treasury 912828ZF0	US GOV 0.74%	0.33% 5.28%	1.46	AA+ Aaa	03/31/25 03/31/25	400,000.00	5.46	401,007.69 401,013.15	372,734.38 372,739.84
United States Department of The Treasury 91282CEH0	US GOV 0.72%	4.37% 5.24%	1.47	AA+ Aaa	04/15/25 04/15/25	375,000.00	4,545.34	365,515.64 370,060.98	360,659.18 365,204.52
United States Department of The Treasury 912828ZL7	US GOV 0.64%	0.55% 5.22%	1.54	AA+ Aaa	04/30/25 04/30/25	350,000.00	549.25	349,034.68 349,583.93	324,474.61 325,023.86
United States Department of The Treasury 91282CHD6	US GOV 0.27%	4.99% 5.19%	1.57	AA+ Aaa	05/31/25 05/31/25	135,000.00	1,928.18	133,420.94 135,349.12	132,996.09 134,924.27
United States Department of The Treasury 912828ZT0	US GOV 1.14%	0.58% 5.18%	1.62	AA+ Aaa	05/31/25 05/31/25	625,000.00	525.10	621,598.76 622,123.86	576,318.36 576,843.46
United States Department of The Treasury 912828ZT0	US GOV 1.37%	0.58% 5.18%	1.62	AA+ Aaa	05/31/25 05/31/25	750,000.00	630.12	745,918.51 746,548.64	691,582.04 692,212.16
United States Department of The Treasury 9128284R8	US GOV 0.37%	3.07% 5.20%	1.58	AA+ Aaa	05/31/25 05/31/25	195,000.00	1,884.07	194,382.79 196,266.86	187,816.99 189,701.06
United States Department of The Treasury 912828ZW3	US GOV 0.52%	0.37% 5.14%	1.70	AA+ Aaa	06/30/25 06/30/25	285,000.00	180.06	284,391.81 284,571.88	261,932.81 262,112.87
United States Department of The Treasury 912828ZW3	US GOV 0.45%	0.38% 5.14%	1.70	AA+ Aaa	06/30/25 06/30/25	250,000.00	157.95	249,451.26 249,609.21	229,765.62 229,923.57
United States Department of The Treasury 91282CEY3	US GOV 0.64%	4.02% 5.14%	1.70	AA+ Aaa	07/15/25 07/15/25	335,000.00	2,130.16	329,207.99 331,338.15	322,830.08 324,960.24
United States Department of The Treasury 91282CAB7	US GOV 1.04%	0.97% 5.12%	1.79	AA+ Aaa	07/31/25 07/31/25	575,000.00	242.19	567,558.06 567,800.24	526,484.38 526,726.56

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
United States Department of The Treasury 91282CAB7	US GOV 0.54%	0.97% 5.12%	1.79	AA+ Aaa	07/31/25 07/31/25	300,000.00	126.36	296,117.25 296,243.61	274,687.50 274,813.86
United States Department of The Treasury 91282CFP1	US GOV 0.79%	4.85% 5.07%	1.89	AA+ Aaa	10/15/25 10/15/25	400,000.00	7,849.73	395,355.74 403,205.46	393,734.38 401,584.10
United States Department of The Treasury 91282CAT8	US GOV 0.63%	0.41% 5.01%	2.03	AA+ Aaa	10/31/25 10/31/25	350,000.00	366.17	348,845.90 349,212.07	317,365.23 317,731.40
United States Department of The Treasury 91282CFW6	US GOV 0.38%	4.22% 5.03%	1.97	AA+ Aaa	11/15/25 11/15/25	190,000.00	3,229.48	191,053.93 194,283.42	187,988.67 191,218.16
United States Department of The Treasury 91282CFW6	US GOV 0.50%	4.22% 5.03%	1.97	AA+ Aaa	11/15/25 11/15/25	250,000.00	4,249.32	251,386.75 255,636.07	247,353.52 251,602.84
United States Department of The Treasury 91282CAZ4	US GOV 0.54%	0.42% 5.00%	2.11	AA+ Aaa	11/30/25 11/30/25	300,000.00	378.07	299,720.05 300,098.12	271,816.41 272,194.48
United States Department of The Treasury 9128285N6	US GOV 0.36%	3.97% 5.01%	2.05	AA+ Aaa	11/30/25 11/30/25	190,000.00	1,835.76	185,755.89 187,591.65	181,761.72 183,597.48
United States Department of The Treasury 91282CGA3	US GOV 0.85%	3.89% 5.00%	2.06	AA+ Aaa	12/15/25 12/15/25	435,000.00	5,134.43	435,965.22 441,099.65	425,943.17 431,077.59
United States Department of The Treasury 91282CBC4	US GOV 0.63%	0.69% 4.93%	2.19	AA+ Aaa	12/31/25 12/31/25	350,000.00	331.69	347,581.63 347,913.33	316,408.20 316,739.90
United States Department of The Treasury 91282CBC4	US GOV 1.14%	0.69% 4.93%	2.19	AA+ Aaa	12/31/25 12/31/25	640,000.00	606.52	635,577.85 636,184.37	578,575.00 579,181.52
United States Department of The Treasury 91282CBC4	US GOV 0.56%	0.69% 4.93%	2.19	AA+ Aaa	12/31/25 12/31/25	315,000.00	298.52	312,823.47 313,121.99	284,767.38 285,065.91
United States Department of The Treasury 91282CGE5	US GOV 1.07%	4.73% 4.97%	2.15	AA+ Aaa	01/15/26 01/15/26	550,000.00	4,517.32	539,974.05 544,491.37	537,066.41 541,583.73
United States Department of The Treasury 91282CBH3	US GOV 1.74%	0.70% 4.95%	2.27	AA+ Aaa	01/31/26 01/31/26	975,000.00	616.00	967,639.44 968,255.44	877,690.43 878,306.43
United States Department of The Treasury 91282CBH3	US GOV 1.11%	0.70% 4.95%	2.27	AA+ Aaa	01/31/26 01/31/26	625,000.00	394.87	620,281.69 620,676.56	562,622.07 563,016.94

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
United States Department of The Treasury 91282CBQ3	US GOV 0.27%	1.10% 4.92%	2.35	AA+ Aaa	02/28/26 02/28/26	150,000.00	63.87	147,886.90 147,950.77	135,046.88 135,110.75
United States Department of The Treasury 91282CBQ3	US GOV 0.52%	1.10% 4.92%	2.35	AA+ Aaa	02/28/26 02/28/26	290,000.00	123.49	285,914.66 286,038.15	261,090.62 261,214.11
United States Department of The Treasury 91282CBQ3	US GOV 0.62%	1.10% 4.92%	2.35	AA+ Aaa	02/28/26 02/28/26	350,000.00	149.04	345,069.42 345,218.46	315,109.38 315,258.41
United States Department of The Treasury 91282CBT7	US GOV 0.43%	0.80% 4.86%	2.41	AA+ Aaa	03/31/26 03/31/26	240,000.00	4.92	239,691.77 239,696.68	217,031.25 217,036.17
United States Department of The Treasury 91282CBT7	US GOV 0.49%	0.80% 4.86%	2.41	AA+ Aaa	03/31/26 03/31/26	275,000.00	5.64	274,646.81 274,652.45	248,681.64 248,687.28
United States Department of The Treasury 91282CBT7	US GOV 0.80%	0.80% 4.86%	2.41	AA+ Aaa	03/31/26 03/31/26	450,000.00	9.22	449,422.06 449,431.28	406,933.60 406,942.82
United States Department of The Treasury 91282CBT7	US GOV 0.80%	0.80% 4.86%	2.41	AA+ Aaa	03/31/26 03/31/26	450,000.00	9.22	449,422.06 449,431.28	406,933.60 406,942.82
United States Department of The Treasury 91282CGV7	US GOV 0.55%	3.86% 4.91%	2.35	AA+ Aaa	04/15/26 04/15/26	280,000.00	4,848.36	279,285.19 284,133.55	272,343.75 277,192.11
United States Department of The Treasury 91282CGV7	US GOV 0.53%	3.86% 4.91%	2.35	AA+ Aaa	04/15/26 04/15/26	270,000.00	4,675.20	269,310.72 273,985.92	262,617.19 267,292.39
United States Department of The Treasury 9128286S4	US GOV 0.14%	4.04% 4.89%	2.44	AA+ Aaa	04/30/26 04/30/26	75,000.00	745.41	72,012.34 72,757.76	70,470.70 71,216.12
United States Department of The Treasury 91282CBW0	US GOV 0.44%	0.81% 4.88%	2.50	AA+ Aaa	04/30/26 04/30/26	245,000.00	768.95	244,644.60 245,413.55	220,700.98 221,469.93
United States Department of The Treasury 91282CCF6	US GOV 1.16%	0.75% 4.87%	2.58	AA+ Aaa	05/31/26 05/31/26	650,000.00	1,638.32	649,985.73 651,624.05	583,755.86 585,394.18
United States Department of The Treasury 9128286X3	US GOV 0.46%	3.07% 4.87%	2.53	AA+ Aaa	05/31/26 05/31/26	250,000.00	1,785.35	244,097.17 245,882.52	233,017.58 234,802.93
United States Department of The Treasury 91282CCJ8	US GOV 1.16%	0.76% 4.81%	2.65	AA+ Aaa	06/30/26 06/30/26	650,000.00	1,437.33	651,937.85 653,375.18	584,847.65 586,284.98

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United States Department of The Treasury 91282CHM6	US GOV 0.35%	4.55% 4.85%	2.57	AA+ Aaa	07/15/26 07/15/26	175,000.00	1,669.16	174,747.77 176,416.93	173,386.72 175,055.88
United States Department of The Treasury 91282CCP4	US GOV 0.58%	0.78% 4.82%	2.75	AA+ Aaa	07/31/26 07/31/26	330,000.00	347.49	328,623.97 328,971.45	293,712.89 294,060.38
United States Department of The Treasury 91282CCP4	US GOV 0.62%	0.92% 4.82%	2.75	AA+ Aaa	07/31/26 07/31/26	350,000.00	368.55	347,130.86 347,499.41	311,513.67 311,882.22
United States Department of The Treasury 912828Y95	US GOV 0.73%	3.77% 4.83%	2.70	AA+ Aaa	07/31/26 07/31/26	400,000.00	1,263.59	380,051.20 381,314.79	369,000.00 370,263.59
United States Department of The Treasury 91282CCP4	US GOV 1.32%	0.78% 4.82%	2.75	AA+ Aaa	07/31/26 07/31/26	750,000.00	789.74	746,872.66 747,662.40	667,529.30 668,319.04
United States Department of The Treasury 91282CCW9	US GOV 0.57%	0.93% 4.81%	2.82	AA+ Aaa	08/31/26 08/31/26	325,000.00	207.59	323,323.15 323,530.74	289,415.04 289,622.63
United States Department of The Treasury 91282CCZ2	US GOV 0.18%	1.18% 4.77%	2.88	AA+ Aaa	09/30/26 09/30/26	100,000.00	2.39	99,126.44 99,128.83	89,234.38 89,236.77
United States Department of The Treasury 91282CCZ2	US GOV 1.59%	1.18% 4.77%	2.88	AA+ Aaa	09/30/26 09/30/26	900,000.00	21.52	892,137.97 892,159.49	803,109.38 803,130.89
United States Department of The Treasury 91282CCZ2	US GOV 0.57%	1.18% 4.77%	2.88	AA+ Aaa	09/30/26 09/30/26	325,000.00	7.77	322,160.93 322,168.70	290,011.72 290,019.49
United States Department of The Treasury 912828U24	US GOV 0.14%	4.00% 4.79%	2.95	AA+ Aaa	11/15/26 11/15/26	75,000.00	566.58	70,704.18 71,270.76	68,985.35 69,551.93
United States Department of The Treasury 912828U24	US GOV 0.78%	4.07% 4.79%	2.95	AA+ Aaa	11/15/26 11/15/26	425,000.00	3,210.60	399,813.30 403,023.90	390,916.99 394,127.59
United States Department of The Treasury 912828YX2	US GOV 0.11%	1.62% 4.76%	3.08	AA+ Aaa	12/31/26 12/31/26	60,000.00	265.35	60,242.93 60,508.28	54,607.03 54,872.38
United States Department of The Treasury 912828YX2	US GOV 0.18%	2.99% 4.76%	3.08	AA+ Aaa	12/31/26 12/31/26	100,000.00	442.26	96,254.12 96,696.38	91,011.72 91,453.97
United States Department of The Treasury 912828YX2	US GOV 0.23%	1.62% 4.76%	3.08	AA+ Aaa	12/31/26 12/31/26	125,000.00	552.82	125,506.09 126,058.91	113,764.65 114,317.47

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
United States Department of The Treasury 912828YX2	US GOV 1.13%	2.99% 4.76%	3.08	AA+ Aaa	12/31/26 12/31/26	625,000.00	2,764.10	601,588.25 604,352.34	568,823.24 571,587.34
United States Department of The Treasury 912828YX2	US GOV 0.14%	1.62% 4.76%	3.08	AA+ Aaa	12/31/26 12/31/26	75,000.00	331.69	75,303.66 75,635.35	68,258.79 68,590.48
United States Department of The Treasury 912828V98	US GOV 0.28%	3.09% 4.75%	3.18	AA+ Aaa	02/15/27 02/15/27	155,000.00	445.41	150,914.64 151,360.05	143,029.88 143,475.30
United States Department of The Treasury 912828V98	US GOV 0.73%	3.09% 4.75%	3.18	AA+ Aaa	02/15/27 02/15/27	400,000.00	1,149.46	389,457.14 390,606.60	369,109.38 370,258.83
United States Department of The Treasury 912828V98	US GOV 0.41%	3.09% 4.75%	3.18	AA+ Aaa	02/15/27 02/15/27	225,000.00	646.57	219,069.64 219,716.21	207,624.02 208,270.59
United States Department of The Treasury 912828V98	US GOV 0.52%	3.67% 4.75%	3.18	AA+ Aaa	02/15/27 02/15/27	285,000.00	818.99	272,407.07 273,226.06	262,990.43 263,809.42
United States Department of The Treasury 91282CEC1	US GOV 0.36%	1.87% 4.75%	3.24	AA+ Aaa	02/28/27 02/28/27	200,000.00	319.37	200,064.36 200,383.73	182,031.25 182,350.62
United States Department of The Treasury 91282CEC1	US GOV 1.38%	1.87% 4.75%	3.24	AA+ Aaa	02/28/27 02/28/27	765,000.00	1,221.58	765,246.17 766,467.75	696,269.53 697,491.11
United States Department of The Treasury 91282CEC1	US GOV 0.93%	1.87% 4.75%	3.24	AA+ Aaa	02/28/27 02/28/27	515,000.00	822.37	515,165.73 515,988.10	468,730.47 469,552.84
United States Department of The Treasury 91282CET4	US GOV 0.16%	3.05% 4.74%	3.40	AA+ Aaa	05/31/27 05/31/27	85,000.00	749.85	83,774.38 84,524.22	79,016.80 79,766.64
United States Department of The Treasury 91282CET4	US GOV 0.85%	3.05% 4.74%	3.40	AA+ Aaa	05/31/27 05/31/27	460,000.00	4,057.99	453,367.21 457,425.21	427,620.31 431,678.31
United States Department of The Treasury 91282CET4	US GOV 0.57%	3.05% 4.74%	3.40	AA+ Aaa	05/31/27 05/31/27	305,000.00	2,690.62	300,602.18 303,292.80	283,530.86 286,221.49
United States Department of The Treasury 91282CEW7	US GOV 0.09%	3.74% 4.71%	3.45	AA+ Aaa	06/30/27 06/30/27	45,000.00	369.60	44,240.13 44,609.72	42,755.27 43,124.87
United States Department of The Treasury 91282CEW7	US GOV 1.14%	3.74% 4.71%	3.45	AA+ Aaa	06/30/27 06/30/27	600,000.00	4,927.99	589,868.33 594,796.32	570,070.31 574,998.30

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United States Department of The Treasury 9128282R0	US GOV 0.32%	3.30% 4.71%	3.63	AA+ Aaa	08/15/27 08/15/27	175,000.00	502.89	168,493.72 168,996.61	159,919.92 160,422.81
United States Department of The Treasury 9128282R0	US GOV 1.91%	3.30% 4.71%	3.63	AA+ Aaa	08/15/27 08/15/27	1,055,000.00	3,031.69	1,015,776.43 1,018,808.12	964,088.67 967,120.36
United States Department of The Treasury 9128282R0	US GOV 0.91%	3.30% 4.71%	3.63	AA+ Aaa	08/15/27 08/15/27	500,000.00	1,436.82	481,410.63 482,847.45	456,914.06 458,350.88
United States Department of The Treasury 91282CFM8	US GOV 0.29%	3.93% 4.70%	3.57	AA+ Aaa	09/30/27 09/30/27	150,000.00	16.91	151,075.39 151,092.30	146,876.95 146,893.86
United States Department of The Treasury 91282CAL5	US GOV 0.42%	3.92% 4.69%	3.87	AA+ Aaa	09/30/27 09/30/27	250,000.00	2.56	217,980.47 217,983.03	211,025.39 211,027.95
United States Department of The Treasury 91282CFM8	US GOV 1.00%	3.93% 4.70%	3.57	AA+ Aaa	09/30/27 09/30/27	515,000.00	58.04	518,692.18 518,750.22	504,277.54 504,335.58
United States Department of The Treasury 91282CAL5	US GOV 1.79%	3.92% 4.69%	3.87	AA+ Aaa	09/30/27 09/30/27	1,075,000.00	11.01	937,316.03 937,327.05	907,409.18 907,420.19
United States Department of The Treasury 91282CFM8	US GOV 0.22%	3.93% 4.70%	3.57	AA+ Aaa	09/30/27 09/30/27	115,000.00	12.96	115,824.47 115,837.43	112,605.66 112,618.63
United States Department of The Treasury 91282CAL5	US GOV 0.88%	3.92% 4.69%	3.87	AA+ Aaa	09/30/27 09/30/27	525,000.00	5.38	457,759.00 457,764.38	443,153.32 443,158.70
United States Department of The Treasury 91282CFZ9	US GOV 0.24%	3.58% 4.69%	3.75	AA+ Aaa	11/30/27 11/30/27	125,000.00	1,627.82	126,380.15 128,007.97	121,171.88 122,799.69
United States Department of The Treasury 91282CFZ9	US GOV 0.81%	3.58% 4.69%	3.75	AA+ Aaa	11/30/27 11/30/27	415,000.00	5,404.35	419,582.12 424,986.48	402,290.62 407,694.98
United States Department of The Treasury 91282CFZ9	US GOV 0.53%	3.58% 4.69%	3.75	AA+ Aaa	11/30/27 11/30/27	275,000.00	3,581.20	278,036.35 281,617.55	266,578.12 270,159.32
United States Department of The Treasury 91282CBB6	US GOV 0.33%	4.23% 4.67%	4.09	AA+ Aaa	12/31/27 12/31/27	200,000.00	315.90	172,563.21 172,879.11	169,109.38 169,425.27
United States Department of The Treasury 91282CBB6	US GOV 1.61%	4.23% 4.67%	4.09	AA+ Aaa	12/31/27 12/31/27	960,000.00	1,516.30	828,303.42 829,819.73	811,725.00 813,241.31

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
United States Department of The Treasury 91282CBB6	US GOV 0.73%	4.23% 4.67%	4.09	AA+ Aaa	12/31/27 12/31/27	435,000.00	687.08	375,324.99 376,012.06	367,812.89 368,499.97
United States Department of The Treasury 91282CBS9	US GOV 0.08%	3.67% 4.66%	4.25	AA+ Aaa	03/31/28 03/31/28	45,000.00	1.54	40,550.35 40,551.89	38,838.87 38,840.40
United States Department of The Treasury 91282CBS9	US GOV 0.20%	3.67% 4.66%	4.25	AA+ Aaa	03/31/28 03/31/28	115,000.00	3.93	103,628.67 103,632.60	99,254.88 99,258.81
United States Department of The Treasury 91282CGT2	US GOV 0.33%	3.65% 4.65%	4.02	AA+ Aaa	03/31/28 03/31/28	175,000.00	17.33	174,824.70 174,842.03	167,767.58 167,784.91
United States Department of The Treasury 91282CBS9	US GOV 0.12%	3.67% 4.66%	4.25	AA+ Aaa	03/31/28 03/31/28	70,000.00	2.39	63,078.33 63,080.72	60,416.02 60,418.41
United States Department of The Treasury 91282CGT2	US GOV 0.27%	3.65% 4.65%	4.02	AA+ Aaa	03/31/28 03/31/28	140,000.00	13.87	139,859.77 139,873.63	134,214.06 134,227.93
United States Department of The Treasury 91282CHA2	US GOV 0.53%	4.27% 4.65%	4.11	AA+ Aaa	04/30/28 04/30/28	275,000.00	4,027.85	266,310.06 270,337.91	262,109.38 266,137.23
United States Department of The Treasury 91282CHE4	US GOV 0.52%	4.04% 4.62%	4.18	AA+ Aaa	05/31/28 05/31/28	270,000.00	3,289.24	265,349.87 268,639.11	258,778.12 262,067.37
United States Department of The Treasury 91282CCE9	US GOV 0.25%	4.08% 4.65%	4.41	AA+ Aaa	05/31/28 05/31/28	145,000.00	609.12	127,840.47 128,449.59	124,524.41 125,133.53
United States Department of The Treasury 91282CCE9	US GOV 0.09%	4.28% 4.65%	4.41	AA+ Aaa	05/31/28 05/31/28	50,000.00	210.04	43,681.86 43,891.90	42,939.45 43,149.49
United States Department of The Treasury 91282CHE4	US GOV 1.60%	4.04% 4.62%	4.18	AA+ Aaa	05/31/28 05/31/28	835,000.00	10,172.28	820,619.03 830,791.31	800,295.31 810,467.60
United States Department of The Treasury 91282CCE9	US GOV 1.14%	4.08% 4.65%	4.41	AA+ Aaa	05/31/28 05/31/28	670,000.00	2,814.55	590,711.17 593,525.72	575,388.67 578,203.22
United States Department of The Treasury 91282CCE9	US GOV 0.26%	4.28% 4.65%	4.41	AA+ Aaa	05/31/28 05/31/28	150,000.00	630.12	131,045.55 131,675.67	128,818.36 129,448.48
United States Department of The Treasury 91282CCE9	US GOV 0.51%	4.08% 4.65%	4.41	AA+ Aaa	05/31/28 05/31/28	300,000.00	1,260.25	264,497.53 265,757.78	257,636.72 258,896.96

Issuer Identifier	Security Type % of Market Value	Book Yield Market Yield	Duration	S&P Moody's	Effective Maturity Final Maturity	Current Units	Accrued	Book Value Book Value + Accrued	Market Value Market Value + Accrued
United States Department of The Treasury 91282CHE4	US GOV 0.86%	4.04% 4.62%	4.18	AA+ Aaa	05/31/28 05/31/28	450,000.00	5,482.07	442,249.77 447,731.84	431,296.88 436,778.94
United States Department of The Treasury 91282CCE9	US GOV 0.13%	4.28% 4.65%	4.41	AA+ Aaa	05/31/28 05/31/28	75,000.00	315.06	65,522.79 65,837.85	64,409.18 64,724.24
United States Department of The Treasury 91282CCH2	US GOV 0.24%	4.32% 4.65%	4.50	AA+ Aaa	06/30/28 06/30/28	140,000.00	442.26	121,753.91 122,196.17	119,885.94 120,328.19
United States Department of The Treasury 91282CCH2	US GOV 1.15%	4.32% 4.65%	4.50	AA+ Aaa	06/30/28 06/30/28	675,000.00	2,132.30	587,027.78 589,160.08	578,021.48 580,153.78
United States Department of The Treasury 91282CHK0	US GOV 0.83%	4.31% 4.63%	4.23	AA+ Aaa	06/30/28 06/30/28	425,000.00	4,296.20	419,425.15 423,721.34	413,661.13 417,957.33
United States Department of The Treasury 91282CCH2	US GOV 0.59%	4.32% 4.65%	4.50	AA+ Aaa	06/30/28 06/30/28	350,000.00	1,105.64	304,384.77 305,490.41	299,714.84 300,820.48
United States Department of The Treasury	**86.49%**	**2.29%** **4.96%**	**2.52**	**AA+** **Aaa**		**47,175,000.00**	**$178,829.10**	**$46,068,896.51** **$46,247,725.61**	**$43,600,600.77** **$43,779,429.87**
Portfolio Total	**100.00%**	**2.16%** **5.00%**	**2.41**	**AA+** **Aaa**	**04/20/26** **04/23/26**	**54,405,543.68**	**$201,397.12**	**$53,303,246.08** **$53,504,643.20**	**$50,419,095.37** **$50,620,492.49**

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
Cash CCYUSD	CASH 09/30/23	$0.00 $0.00 $0.00	$0.00 $0.00	$0.00 $0.00	$0.00 $0.00	$0.00 ($2,105.15)	$0.00 $0.00	$0.00 $0.00 $0.00
Receivable CCYUSD	CASH 09/30/23	155.66 155.66 155.66	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	24,560.82 24,560.82 24,560.82
Cash CCYUSD	CASH 09/30/23	0.00 0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (994.79)	0.00 0.00	0.00 0.00 0.00
Receivable CCYUSD	CASH 09/30/23	159.41 159.41 159.41	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	10,759.48 10,759.48 10,759.48
Cash CCYUSD	CASH 09/30/23	0.00 0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (587.99)	0.00 0.00	0.00 0.00 0.00
Receivable CCYUSD	CASH 09/30/23	84.16 84.16 84.16	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	7,827.46 7,827.46 7,827.46
FIRST AMER:GVT OBLG Y 31846V203	MMFUND 09/30/23	154,640.83 154,640.83 154,640.83	703,031.23 0.00	(798,213.18) 0.00	0.00 0.00	5,051.20 0.00	(0.00) 0.00	59,458.88 59,458.88 59,458.88
FIRST AMER:GVT OBLG Y 31846V203	MMFUND 09/30/23	180,486.88 180,486.88 180,486.88	793,298.59 0.00	(889,291.02) 0.00	0.00 0.00	5,463.33 0.00	(0.00) 0.00	84,494.45 84,494.45 84,494.45
FIRST AMER:GVT OBLG Y 31846V203	MMFUND 09/30/23	263,032.38 263,032.38 263,032.38	1,644,058.84 0.00	(1,730,360.34) 0.00	0.00 0.00	5,851.66 0.00	(0.00) 0.00	176,730.88 176,730.88 176,730.88
FEDERAL HOME LOAN BANKS 3130AKDH6	GSE 10/21/22	124,835.00 124,825.52 124,825.52	0.00 0.00	0.00 0.00	(125,000.00) 0.00	78.13 0.00	0.00 0.00	0.00 0.00 0.00
FEDERAL FARM CREDIT BANKS FUNDING CORP 3133EMGX4	GSE 11/23/22	124,761.25 124,456.88 124,456.88	0.00 0.00	0.00 0.00	(125,000.00) 0.00	78.13 0.00	0.00 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN BANKS 3130AJ7E3	GSE 02/17/23	205,604.00 198,270.64 198,270.64	0.00 0.00	0.00 0.00	(200,000.00) 0.00	1,375.00 0.00	0.00 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAER6SL	GSE 05/05/23	150,496.50 146,687.59 146,687.59	0.00 0.00	0.00 0.00	(150,000.00) 0.00	562.50 0.00	0.00 0.00	0.00 0.00 0.00

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEV7	GSE 08/24/23	600,066.00 579,253.75 579,253.75	0.00 0.00	(590,952.00) (287.50)	0.00 0.00	750.00 0.00	(9,055.14) 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEV7	GSE 08/24/23	500,055.00 482,711.46 482,711.46	0.00 0.00	(492,460.00) (239.58)	0.00 0.00	625.00 0.00	(7,545.95) 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEV7	GSE 08/24/23	100,011.00 96,542.29 96,542.29	0.00 0.00	0.00 0.00	(100,000.00) 0.00	250.00 0.00	0.00 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEY1	GSE 10/16/23	697,529.00 669,979.65 669,979.65	0.00 0.00	(671,328.00) (104.51)	0.00 0.00	437.50 0.00	(27,947.62) 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEY1	GSE 10/16/23	597,882.00 574,268.27 574,268.27	0.00 0.00	(575,424.00) (89.58)	0.00 0.00	375.00 0.00	(23,955.11) 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEY1	GSE 10/16/23	124,558.75 119,639.22 119,639.22	0.00 0.00	0.00 0.00	0.00 0.00	156.26 0.00	0.00 (251.36)	124,558.75 124,742.59 124,993.96
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEZ8	GSE 11/06/23	1,148,965.00 1,099,846.81 1,099,846.81	0.00 0.00	(1,112,280.00) (1,014.24)	0.00 0.00	1,437.50 0.00	(37,495.25) 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEZ8	GSE 11/06/23	699,370.00 669,471.97 669,471.97	0.00 0.00	(679,989.45) (738.89)	0.00 0.00	875.00 0.00	(19,888.40) 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEZ8	GSE 11/06/23	224,797.50 215,187.42 215,187.42	0.00 0.00	0.00 0.00	0.00 0.00	562.50 0.00	0.00 (1,086.87)	224,797.50 223,906.48 224,993.35
FEDERAL HOME LOAN BANKS 3130A0XE5	GSE 03/08/24	715,435.50 640,087.31 640,087.31	0.00 0.00	(640,230.80) (5,380.56)	0.00 0.00	10,562.50 0.00	(24,132.10) 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN BANKS 3130A0XE5	GSE 03/08/24	605,368.50 541,612.34 541,612.34	0.00 0.00	(541,697.20) (2,730.90)	0.00 0.00	8,937.50 0.00	(22,122.64) 0.00	0.00 0.00 0.00
FEDERAL HOME LOAN BANKS 3130A0XE5	GSE 03/08/24	137,583.75 123,093.71 123,093.71	0.00 0.00	0.00 0.00	0.00 0.00	4,062.50 0.00	0.00 (2,832.41)	137,583.75 123,778.55 126,610.96
FEDERAL HOME LOAN BANKS 3130A8HK2	GSE 06/14/24	632,040.00 574,560.50 574,560.50	0.00 0.00	(581,392.20) (1,458.33)	0.00 0.00	10,500.00 0.00	(26,139.59) 0.00	0.00 0.00 0.00

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
FEDERAL HOME LOAN BANKS 3130A8HK2	GSE 06/14/24	526,700.00 478,800.42 478,800.42	0.00 0.00	(290,696.10) (729.17)	0.00 0.00	8,750.00 0.00	(13,069.79) (7,215.29)	210,680.00 194,833.04 202,048.33
FEDERAL HOME LOAN BANKS 3130A8HK2	GSE 06/14/24	105,340.00 95,760.08 95,760.08	0.00 0.00	0.00 0.00	0.00 0.00	1,750.00 0.00	0.00 (3,607.64)	105,340.00 97,416.52 101,024.16
FEDERAL HOME LOAN BANKS 3130AJX95	GSE 09/13/24	698,908.00 647,987.52 647,987.52	0.00 0.00	0.00 0.00	0.00 0.00	1,750.00 0.00	0.00 (33,516.77)	698,908.00 666,216.36 699,733.13
FEDERAL HOME LOAN BANKS 3130AJX95	GSE 09/13/24	599,064.00 555,417.87 555,417.87	0.00 0.00	0.00 0.00	0.00 0.00	1,500.00 0.00	0.00 (28,728.66)	599,064.00 571,042.60 599,771.26
FEDERAL HOME LOAN BANKS 3130AJX95	GSE 09/13/24	129,797.20 120,340.54 120,340.54	0.00 0.00	0.00 0.00	0.00 0.00	325.00 0.00	0.00 (6,224.54)	129,797.20 123,725.90 129,950.44
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G04Z3	GSE 06/17/25	476,510.50 429,372.93 429,372.93	0.00 0.00	0.00 0.00	0.00 0.00	2,375.00 0.00	0.00 (36,369.70)	476,510.50 439,184.00 475,553.70
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G04Z3	GSE 06/17/25	401,272.00 361,577.20 361,577.20	0.00 0.00	0.00 0.00	0.00 0.00	2,000.00 0.00	0.00 (30,627.12)	401,272.00 369,839.16 400,466.28
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G04Z3	GSE 06/17/25	100,318.00 90,394.30 90,394.30	0.00 0.00	0.00 0.00	0.00 0.00	500.00 0.00	0.00 (7,656.78)	100,318.00 92,459.79 100,116.57
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G05X7	GSE 08/25/25	323,436.75 290,646.08 290,646.08	0.00 0.00	0.00 0.00	0.00 0.00	1,218.76 0.00	0.00 (27,116.67)	323,436.75 297,272.81 324,389.48
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G05X7	GSE 08/25/25	248,797.50 223,573.91 223,573.91	0.00 0.00	0.00 0.00	0.00 0.00	937.50 0.00	0.00 (20,858.97)	248,797.50 228,671.40 249,530.37
FEDERAL NATIONAL MORTGAGE ASSOCIATION 3135G05X7	GSE 08/25/25	74,639.25 67,072.17 67,072.17	0.00 0.00	0.00 0.00	0.00 0.00	281.26 0.00	0.00 (6,257.69)	74,639.25 68,601.42 74,859.11
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEX3	GSE 09/23/25	638,073.60 571,213.68 571,213.68	0.00 0.00	0.00 0.00	0.00 0.00	2,400.00 0.00	0.00 (55,709.58)	638,073.60 583,526.83 639,236.41
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEX3	GSE 09/23/25	578,254.20 517,662.40 517,662.40	0.00 0.00	0.00 0.00	0.00 0.00	2,175.00 0.00	0.00 (50,486.81)	578,254.20 528,821.19 579,308.00

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
FEDERAL HOME LOAN MORTGAGE CORP 3137EAEX3	GSE 09/23/25	124,623.75 111,565.17 111,565.17	0.00 0.00	0.00 0.00	0.00 0.00	468.76 0.00	0.00 (10,880.78)	124,623.75 113,970.08 124,850.86
FHMS K-026 A2 3137B1BS0	GSE MBS 11/25/22	311,504.60 310,667.33 310,667.33	0.00 0.00	0.00 0.00	0.00 (311,370.81)	778.14 0.00	(2.66) 0.00	0.00 0.00 0.00
FHMS K-026 A2 3137B1BS0	GSE MBS 11/25/22	513,982.60 512,601.10 512,601.10	0.00 0.00	0.00 0.00	0.00 (513,761.84)	1,283.94 0.00	(4.39) 0.00	0.00 0.00 0.00
FHR 4222 MA 3137B2HV5	GSE MBS 07/15/23	8,020.84 8,070.18 8,070.18	0.00 0.00	0.00 0.00	0.00 (8,106.97)	18.88 0.00	10.06 0.00	0.00 0.00 0.00
FHR 4222 MA 3137B2HV5	GSE MBS 07/15/23	15,677.67 15,774.10 15,774.10	0.00 0.00	0.00 0.00	0.00 (15,846.08)	36.89 0.00	19.73 0.00	0.00 0.00 0.00
FHR 4222 MA 3137B2HV5	GSE MBS 07/15/23	2,774.03 2,791.09 2,791.09	0.00 0.00	0.00 0.00	0.00 (2,803.82)	6.53 0.00	3.01 0.00	0.00 0.00 0.00
FN MA2233 31418BPT7	GSE MBS 04/01/25	22,115.65 21,448.94 21,448.94	0.00 0.00	0.00 0.00	0.00 (11,245.73)	414.97 0.00	(24.77) (278.70)	10,782.06 10,436.96 10,715.65
FN MA2233 31418BPT7	GSE MBS 04/01/25	43,232.53 41,929.21 41,929.21	0.00 0.00	0.00 0.00	0.00 (21,983.60)	811.18 0.00	(48.40) (544.81)	21,077.19 20,402.57 20,947.37
FN MA2233 31418BPT7	GSE MBS 04/01/25	7,776.15 7,541.72 7,541.72	0.00 0.00	0.00 0.00	0.00 (3,954.13)	145.89 0.00	(8.16) (97.60)	3,791.11 3,669.77 3,767.37
FHR 4057 GA 3137ARHS8	GSE MBS 02/15/27	29,197.31 28,803.21 28,803.21	0.00 0.00	0.00 0.00	0.00 (18,104.25)	366.39 0.00	86.63 (178.26)	11,297.43 11,201.31 11,379.58
FHR 4057 GA 3137ARHS8	GSE MBS 02/15/27	57,109.52 56,338.68 56,338.68	0.00 0.00	0.00 0.00	0.00 (35,411.67)	716.66 0.00	169.46 (348.68)	22,097.62 21,909.61 22,258.30
FHR 4057 GA 3137ARHS8	GSE MBS 02/15/27	10,280.74 10,141.98 10,141.98	0.00 0.00	0.00 0.00	0.00 (6,374.74)	129.01 0.00	30.51 (62.77)	3,977.97 3,944.12 4,006.89
FN 890805 31410LU67	GSE MBS 03/01/31	34,558.24 32,042.52 32,042.52	0.00 0.00	0.00 0.00	0.00 (15,853.97)	1,017.22 0.00	(447.63) (1,049.77)	17,961.10 16,557.42 17,607.19

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
FN 890805 31410LU67	GSE MBS 03/01/31	67,594.09 62,673.47 62,673.47	0.00 0.00	0.00 0.00	0.00 (31,009.55)	1,989.63 0.00	(875.51) (2,053.30)	35,130.97 32,385.44 34,438.74
FN 890805 31410LU67	GSE MBS 03/01/31	12,026.88 11,151.36 11,151.36	0.00 0.00	0.00 0.00	0.00 (5,517.46)	353.98 0.00	(136.19) (345.63)	6,250.78 5,762.27 6,107.90
NEW YORK N Y 64966QC99	MUNI 05/01/27	315,000.00 301,981.05 301,981.05	0.00 0.00	0.00 0.00	0.00 0.00	11,320.49 0.00	0.00 (14,606.55)	315,000.00 300,393.45 315,000.00
NEW YORK N Y 64966QC99	MUNI 05/01/27	160,000.00 153,387.20 153,387.20	0.00 0.00	0.00 0.00	0.00 0.00	5,750.09 0.00	0.00 (7,419.20)	160,000.00 152,580.80 160,000.00
NEW YORK N Y 64966QC99	MUNI 05/01/27	90,000.00 86,280.30 86,280.30	0.00 0.00	0.00 0.00	0.00 0.00	3,234.43 0.00	0.00 (4,173.30)	90,000.00 85,826.70 90,000.00
OKLAHOMA CITY WATER UTILITIES TRUST 67865EAE2	MUNI 07/01/27	300,000.00 285,456.00 285,456.00	0.00 0.00	0.00 0.00	0.00 0.00	9,768.04 0.00	0.00 (15,264.00)	300,000.00 284,736.00 300,000.00
DISTRICT COLUMBIA INCOME TAX REV 25477GUY9	MUNI 07/01/27	290,000.00 277,367.60 277,367.60	0.00 0.00	0.00 0.00	0.00 0.00	9,414.25 0.00	0.00 (16,080.50)	290,000.00 273,919.50 290,000.00
OKLAHOMA CITY WATER UTILITIES TRUST 67865EAE2	MUNI 07/01/27	140,000.00 133,212.80 133,212.80	0.00 0.00	0.00 0.00	0.00 0.00	4,558.42 0.00	0.00 (7,123.20)	140,000.00 132,876.80 140,000.00
DISTRICT COLUMBIA INCOME TAX REV 25477GUY9	MUNI 07/01/27	140,000.00 133,901.60 133,901.60	0.00 0.00	0.00 0.00	0.00 0.00	4,544.81 0.00	0.00 (7,763.00)	140,000.00 132,237.00 140,000.00
OKLAHOMA CITY WATER UTILITIES TRUST 67865EAE2	MUNI 07/01/27	85,000.00 80,879.20 80,879.20	0.00 0.00	0.00 0.00	0.00 0.00	2,767.62 0.00	0.00 (4,324.80)	85,000.00 80,675.20 85,000.00
DISTRICT COLUMBIA INCOME TAX REV 25477GUY9	MUNI 07/01/27	85,000.00 81,297.40 81,297.40	0.00 0.00	0.00 0.00	0.00 0.00	2,759.36 0.00	0.00 (4,713.25)	85,000.00 80,286.75 85,000.00
UNITED STATES TREASURY 91282CBD2	US GOV 12/31/22	324,898.44 322,352.22 322,352.22	0.00 0.00	0.00 0.00	(325,000.00) 0.00	203.13 0.00	0.00 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 912828ZD5	US GOV 03/15/23	124,921.88 123,134.75 123,134.75	0.00 0.00	(124,384.77) (236.53)	0.00 0.00	0.00 0.00	(607.27) 0.00	0.00 0.00 0.00

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 912828ZH6	US GOV 04/15/23	125,239.26 122,563.50 122,563.50	0.00 0.00	0.00 0.00	(125,000.00) 0.00	312.50 0.00	0.00 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 912828ZU7	US GOV 06/15/23	500,996.10 486,679.50 486,679.50	0.00 0.00	(348,099.61) (334.13)	(150,000.00) 0.00	812.50 0.00	(1,934.12) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 912828ZY9	US GOV 07/15/23	99,851.56 96,871.10 96,871.10	0.00 0.00	0.00 0.00	(100,000.00) 0.00	125.00 0.00	0.00 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CAK7	US GOV 09/15/23	129,715.63 125,048.82 125,048.82	0.00 0.00	0.00 0.00	(130,000.00) 0.00	162.50 0.00	0.00 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CDA6	US GOV 09/30/23	0.00 0.00 0.00	130,638.87 (89.94)	(133,934.77) (116.19)	0.00 0.00	168.75 0.00	(137.68) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CBA8	US GOV 12/15/23	344,231.84 328,356.51 328,356.51	0.00 0.00	(328,828.13) (196.77)	0.00 0.00	0.00 0.00	(15,898.86) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CBA8	US GOV 12/15/23	154,654.88 147,522.49 147,522.49	0.00 0.00	0.00 0.00	0.00 0.00	193.76 0.00	0.00 (1,598.51)	154,654.88 153,377.34 154,975.85
UNITED STATES TREASURY 91282CDR9	US GOV 12/31/23	198,500.00 191,500.00 191,500.00	0.00 0.00	(191,546.88) (619.57)	0.00 0.00	0.00 0.00	(7,604.83) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CDR9	US GOV 12/31/23	198,500.00 191,500.00 191,500.00	0.00 0.00	(192,859.38) (124.31)	0.00 0.00	750.00 0.00	(6,424.81) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CDR9	US GOV 12/31/23	99,250.00 95,750.00 95,750.00	0.00 0.00	0.00 0.00	0.00 0.00	750.00 0.00	0.00 (1,043.40)	99,250.00 98,859.38 99,902.78
UNITED STATES TREASURY 912797GC5	US GOV 01/11/24	0.00 0.00 0.00	146,179.17 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (4.47)	146,179.17 147,768.53 147,773.00
UNITED STATES TREASURY 91282CBM2	US GOV 02/15/24	448,962.89 425,179.80 425,179.80	0.00 0.00	(425,724.61) (162.02)	0.00 0.00	0.00 0.00	(23,854.27) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CBM2	US GOV 02/15/24	324,250.98 307,074.30 307,074.30	0.00 0.00	(97,257.81) (58.70)	0.00 0.00	343.76 0.00	(2,701.00) (4,294.26)	224,481.45 220,640.62 224,934.88

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 9128286G0	US GOV 02/29/24	820,294.92 803,343.75 803,343.75	0.00 0.00	(804,826.17) (8,227.21)	0.00 0.00	0.00 0.00	(17,383.28) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 912828W71	US GOV 03/31/24	697,293.55 634,326.89 634,326.89	0.00 0.00	(636,143.16) (4,665.08)	0.00 0.00	0.00 0.00	(33,213.06) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 912828W71	US GOV 03/31/24	596,159.38 542,325.28 542,325.28	0.00 0.00	(545,419.14) (3,059.53)	0.00 0.00	3,559.38 0.00	(24,529.58) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 912828W71	US GOV 03/31/24	133,071.29 121,054.75 121,054.75	0.00 0.00	(122,397.46) (914.45)	0.00 0.00	1,328.13 0.00	(4,146.05) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CCC3	US GOV 05/15/24	947,253.91 890,216.50 890,216.50	0.00 0.00	(908,363.28) (271.06)	0.00 0.00	2,375.00 0.00	(40,733.44) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CCC3	US GOV 05/15/24	448,699.22 421,681.50 421,681.50	0.00 0.00	(430,277.34) (128.40)	0.00 0.00	1,125.00 0.00	(19,294.79) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CCC3	US GOV 05/15/24	124,448.24 117,133.75 117,133.75	0.00 0.00	0.00 0.00	0.00 0.00	312.50 0.00	0.00 (3,857.69)	124,448.24 121,010.74 124,868.44
UNITED STATES TREASURY 91282CCG4	US GOV 06/15/24	274,076.17 256,899.50 256,899.50	0.00 0.00	0.00 0.00	0.00 0.00	687.50 0.00	0.00 (9,637.48)	274,076.17 265,127.93 274,765.41
UNITED STATES TREASURY 91282CCL3	US GOV 07/15/24	949,517.58 887,247.75 887,247.75	0.00 0.00	(909,662.11) (445.31)	0.00 0.00	3,562.50 0.00	(40,190.30) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 91282CCL3	US GOV 07/15/24	449,771.49 420,275.25 420,275.25	0.00 0.00	(430,892.58) (210.94)	0.00 0.00	1,687.50 0.00	(19,037.51) 0.00	0.00 0.00 0.00
UNITED STATES TREASURY 912828Y87	US GOV 07/31/24	263,242.19 239,013.75 239,013.75	0.00 0.00	0.00 0.00	0.00 0.00	4,375.00 0.00	0.00 (10,643.08)	263,242.19 242,451.17 253,094.26
UNITED STATES TREASURY 91282CCT6	US GOV 08/15/24	326,816.01 307,093.38 307,093.38	0.00 0.00	0.00 0.00	0.00 0.00	1,237.50 0.00	0.00 (13,288.01)	326,816.01 315,717.19 329,005.19
UNITED STATES TREASURY 91282CCT6	US GOV 08/15/24	465,465.23 437,375.42 437,375.42	0.00 0.00	(271,763.09) (43.56)	0.00 0.00	1,762.50 0.00	(12,291.58) (7,449.34)	183,215.04 176,992.97 184,442.31

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 912828YE4	US GOV 08/31/24	595,102.54 543,622.25 543,622.25	0.00 0.00	0.00 0.00	0.00 0.00	7,187.50 0.00	0.00 (26,452.28)	595,102.54 553,392.58 579,844.86
UNITED STATES TREASURY 9128282U3	US GOV 08/31/24	195,632.81 191,312.40 191,312.40	0.00 0.00	0.00 0.00	0.00 0.00	3,750.00 0.00	0.00 (4,677.25)	195,632.81 193,601.56 198,278.81
UNITED STATES TREASURY 912828YE4	US GOV 08/31/24	155,314.45 141,814.50 141,814.50	0.00 0.00	0.00 0.00	0.00 0.00	1,875.00 0.00	0.00 (6,973.31)	155,314.45 144,363.28 151,336.59
UNITED STATES TREASURY 91282CFN6	US GOV 09/30/24	0.00 0.00 0.00	74,704.10 (849.42)	0.00 0.00	0.00 0.00	1,593.75 0.00	0.00 (705.62)	74,704.10 74,124.02 74,829.65
UNITED STATES TREASURY 91282CFQ9	US GOV 10/31/24	0.00 0.00 0.00	119,728.13 (420.58)	0.00 0.00	0.00 0.00	2,625.00 0.00	0.00 (1,191.95)	119,728.13 118,654.69 119,846.64
UNITED STATES TREASURY 912828G38	US GOV 11/15/24	546,241.41 532,561.35 532,561.35	0.00 0.00	0.00 0.00	0.00 0.00	12,487.50 0.00	0.00 (14,973.88)	546,241.41 536,138.67 551,112.55
UNITED STATES TREASURY 912828G38	US GOV 11/15/24	88,579.69 86,361.30 86,361.30	0.00 0.00	0.00 0.00	0.00 0.00	2,025.00 0.00	0.00 (2,428.20)	88,579.69 86,941.41 89,369.60
UNITED STATES TREASURY 912828YV6	US GOV 11/30/24	601,571.29 542,633.82 542,633.82	0.00 0.00	0.00 0.00	0.00 0.00	8,625.00 0.00	0.00 (32,507.32)	601,571.29 550,135.74 582,643.06
UNITED STATES TREASURY 912828YV6	US GOV 11/30/24	209,359.38 188,742.20 188,742.20	0.00 0.00	0.00 0.00	0.00 0.00	3,000.00 0.00	0.00 (11,381.20)	209,359.38 191,351.56 202,732.76
UNITED STATES TREASURY 9128283J7	US GOV 11/30/24	0.00 0.00 0.00	376,376.37 (2,375.15)	0.00 0.00	0.00 0.00	4,196.88 0.00	0.00 (1,808.96)	376,376.37 380,557.81 382,366.77
UNITED STATES TREASURY 91282CFX4	US GOV 11/30/24	0.00 0.00 0.00	125,102.54 (2,379.81)	0.00 0.00	0.00 0.00	2,812.50 0.00	0.00 (1,330.59)	125,102.54 123,745.12 125,075.71
UNITED STATES TREASURY 912828YV6	US GOV 11/30/24	496,746.09 448,262.72 448,262.72	0.00 0.00	0.00 0.00	0.00 0.00	7,125.00 0.00	0.00 (27,105.48)	496,746.09 454,459.96 481,565.44
UNITED STATES TREASURY 912828Z52	US GOV 01/31/25	495,001.95 444,978.58 444,978.58	0.00 0.00	0.00 0.00	0.00 0.00	6,531.25 0.00	0.00 (30,298.61)	495,001.95 451,027.34 481,325.96

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 912828Z52	US GOV 01/31/25	401,850.78 370,034.82 370,034.82	0.00 0.00	0.00 0.00	0.00 0.00	5,431.25 0.00	0.00 (22,744.55)	401,850.78 375,064.84 397,809.40
UNITED STATES TREASURY 912828Z52	US GOV 01/31/25	198,097.27 177,991.43 177,991.43	0.00 0.00	0.00 0.00	0.00 0.00	2,612.50 0.00	0.00 (12,249.98)	198,097.27 180,410.94 192,660.92
UNITED STATES TREASURY 912828Z52	US GOV 01/31/25	254,335.94 234,199.25 234,199.25	0.00 0.00	0.00 0.00	0.00 0.00	3,437.50 0.00	0.00 (14,395.29)	254,335.94 237,382.81 251,778.10
UNITED STATES TREASURY 9128283V0	US GOV 01/31/25	572,340.23 562,171.54 562,171.54	0.00 0.00	0.00 0.00	0.00 0.00	14,625.00 0.00	0.00 (14,156.94)	572,340.23 563,862.31 578,019.25
UNITED STATES TREASURY 912828Z52	US GOV 01/31/25	260,654.30 234,199.25 234,199.25	0.00 0.00	0.00 0.00	0.00 0.00	3,437.50 0.00	0.00 (16,118.40)	260,654.30 237,382.81 253,501.21
UNITED STATES TREASURY 9128283V0	US GOV 01/31/25	171,212.89 168,170.98 168,170.98	0.00 0.00	0.00 0.00	0.00 0.00	4,375.00 0.00	0.00 (4,234.98)	171,212.89 168,676.76 172,911.74
UNITED STATES TREASURY 912828ZC7	US GOV 02/28/25	700,127.93 627,037.88 627,037.88	0.00 0.00	0.00 0.00	0.00 0.00	7,593.76 0.00	0.00 (45,987.35)	700,127.93 637,136.72 683,124.07
UNITED STATES TREASURY 9128283Z1	US GOV 02/28/25	497,636.72 482,656.00 482,656.00	0.00 0.00	0.00 0.00	0.00 0.00	13,750.00 0.00	0.00 (16,024.24)	497,636.72 482,792.97 498,817.21
UNITED STATES TREASURY 912828ZC7	US GOV 02/28/25	596,405.27 534,143.38 534,143.38	0.00 0.00	0.00 0.00	0.00 0.00	6,468.76 0.00	0.00 (39,174.41)	596,405.27 542,746.09 581,920.50
UNITED STATES TREASURY 91282CGN5	US GOV 02/28/25	0.00 0.00 0.00	513,267.19 (4,102.17)	0.00 0.00	0.00 0.00	11,793.75 0.00	0.00 (7,149.42)	513,267.19 505,378.12 512,527.54
UNITED STATES TREASURY 912828ZC7	US GOV 02/28/25	129,653.32 116,118.12 116,118.12	0.00 0.00	0.00 0.00	0.00 0.00	1,406.25 0.00	0.00 (8,516.18)	129,653.32 117,988.28 126,504.46
UNITED STATES TREASURY 912828ZC7	US GOV 02/28/25	127,192.38 116,118.12 116,118.12	0.00 0.00	0.00 0.00	0.00 0.00	1,406.25 0.00	0.00 (7,923.30)	127,192.38 117,988.28 125,911.58
UNITED STATES TREASURY 91282CGN5	US GOV 02/28/25	0.00 0.00 0.00	246,569.53 (1,970.65)	0.00 0.00	0.00 0.00	5,665.63 0.00	0.00 (3,434.52)	246,569.53 242,779.69 246,214.21

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 912828ZF0	US GOV 03/31/25	463,432.03 419,750.00 419,750.00	0.00 0.00	0.00 0.00	0.00 0.00	1,150.00 0.00	0.00 (32,514.31)	463,432.03 428,644.53 461,158.84
UNITED STATES TREASURY 912828ZF0	US GOV 03/31/25	402,984.38 365,000.00 365,000.00	0.00 0.00	0.00 0.00	0.00 0.00	1,000.00 0.00	0.00 (28,273.31)	402,984.38 372,734.38 401,007.69
UNITED STATES TREASURY 912828ZF0	US GOV 03/31/25	90,671.48 82,125.00 82,125.00	0.00 0.00	0.00 0.00	0.00 0.00	225.00 0.00	0.00 (6,361.49)	90,671.48 83,865.23 90,226.73
UNITED STATES TREASURY 912828ZF0	US GOV 03/31/25	143,130.86 132,312.50 132,312.50	0.00 0.00	0.00 0.00	0.00 0.00	362.50 0.00	0.00 (9,065.20)	143,130.86 135,116.21 144,181.41
UNITED STATES TREASURY 91282CEH0	US GOV 04/15/25	0.00 0.00 0.00	360,351.56 (1,216.95)	0.00 0.00	0.00 0.00	4,921.88 0.00	0.00 (4,856.46)	360,351.56 360,659.18 365,515.64
UNITED STATES TREASURY 912828ZL7	US GOV 04/30/25	347,457.03 317,105.60 317,105.60	0.00 0.00	0.00 0.00	0.00 0.00	1,312.50 0.00	0.00 (24,560.07)	347,457.03 324,474.61 349,034.68
UNITED STATES TREASURY 912828ZT0	US GOV 05/31/25	617,358.40 562,305.00 562,305.00	0.00 0.00	0.00 0.00	0.00 0.00	1,562.50 0.00	0.00 (45,280.40)	617,358.40 576,318.36 621,598.76
UNITED STATES TREASURY 912828ZT0	US GOV 05/31/25	740,830.08 674,766.00 674,766.00	0.00 0.00	0.00 0.00	0.00 0.00	1,875.00 0.00	0.00 (54,336.48)	740,830.08 691,582.04 745,918.51
UNITED STATES TREASURY 9128284R8	US GOV 05/31/25	193,925.98 188,182.60 188,182.60	0.00 0.00	0.00 0.00	0.00 0.00	5,606.26 0.00	0.00 (6,565.80)	193,925.98 187,816.99 194,382.79
UNITED STATES TREASURY 91282CHD6	US GOV 05/31/25	0.00 0.00 0.00	133,270.31 (1,018.95)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (424.85)	133,270.31 132,996.09 133,420.94
UNITED STATES TREASURY 912828ZW3	US GOV 06/30/25	248,593.75 224,453.00 224,453.00	0.00 0.00	0.00 0.00	0.00 0.00	625.00 0.00	0.00 (19,685.64)	248,593.75 229,765.62 249,451.26
UNITED STATES TREASURY 912828ZW3	US GOV 06/30/25	397,812.50 359,124.80 359,124.80	0.00 0.00	(105,225.00) (140.57)	0.00 0.00	856.25 0.00	(9,492.28) (22,459.00)	283,441.41 261,932.81 284,391.81
UNITED STATES TREASURY 91282CEY3	US GOV 07/15/25	0.00 0.00 0.00	327,043.75 (416.44)	0.00 0.00	0.00 0.00	5,025.00 0.00	0.00 (6,377.91)	327,043.75 322,830.08 329,207.99

Portfolio Activity Summary

10/01/2022 to 09/30/2023

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UNITED STATES TREASURY 91282CAB7	US GOV 07/31/25	559,749.02 514,108.65 514,108.65	0.00 0.00	0.00 0.00	0.00 0.00	1,437.50 0.00	0.00 (41,073.68)	559,749.02 526,484.38 567,558.06
UNITED STATES TREASURY 91282CAB7	US GOV 07/31/25	292,042.97 268,230.60 268,230.60	0.00 0.00	0.00 0.00	0.00 0.00	750.00 0.00	0.00 (21,429.75)	292,042.97 274,687.50 296,117.25
UNITED STATES TREASURY 91282CFP1	US GOV 10/15/25	0.00 0.00 0.00	395,156.25 (6,363.39)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (1,621.36)	395,156.25 393,734.38 395,355.74
UNITED STATES TREASURY 91282CAT8	US GOV 10/31/25	347,279.30 310,009.70 310,009.70	0.00 0.00	0.00 0.00	0.00 0.00	875.00 0.00	0.00 (31,480.67)	347,279.30 317,365.23 348,845.90
UNITED STATES TREASURY 91282CFW6	US GOV 11/15/25	0.00 0.00 0.00	191,469.53 (330.66)	0.00 0.00	0.00 0.00	4,275.00 0.00	0.00 (3,065.26)	191,469.53 187,988.67 191,053.93
UNITED STATES TREASURY 91282CFW6	US GOV 11/15/25	0.00 0.00 0.00	251,933.59 (435.08)	0.00 0.00	0.00 0.00	5,625.00 0.00	0.00 (4,033.24)	251,933.59 247,353.52 251,386.75
UNITED STATES TREASURY 91282CAZ4	US GOV 11/30/25	299,367.19 266,027.40 266,027.40	0.00 0.00	0.00 0.00	0.00 0.00	1,125.00 0.00	0.00 (27,903.64)	299,367.19 271,816.41 299,720.05
UNITED STATES TREASURY 9128285N6	US GOV 11/30/25	0.00 0.00 0.00	184,945.70 (2,311.06)	0.00 0.00	0.00 0.00	2,731.25 0.00	0.00 (3,994.17)	184,945.70 181,761.72 185,755.89
UNITED STATES TREASURY 91282CGA3	US GOV 12/15/25	0.00 0.00 0.00	436,257.42 (2,198.90)	0.00 0.00	0.00 0.00	8,700.00 0.00	0.00 (10,022.05)	436,257.42 425,943.17 435,965.22
UNITED STATES TREASURY 91282CBC4	US GOV 12/31/25	631,500.00 566,024.96 566,024.96	0.00 0.00	0.00 0.00	0.00 0.00	2,400.00 0.00	0.00 (57,002.85)	631,500.00 578,575.00 635,577.85
UNITED STATES TREASURY 91282CBC4	US GOV 12/31/25	310,816.41 278,590.41 278,590.41	0.00 0.00	0.00 0.00	0.00 0.00	1,181.26 0.00	0.00 (28,056.09)	310,816.41 284,767.38 312,823.47
UNITED STATES TREASURY 91282CBC4	US GOV 12/31/25	345,351.56 309,544.90 309,544.90	0.00 0.00	0.00 0.00	0.00 0.00	1,312.50 0.00	0.00 (31,173.43)	345,351.56 316,408.20 347,581.63
UNITED STATES TREASURY 91282CGE5	US GOV 01/15/26	0.00 0.00 0.00	539,279.30 (1,158.29)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (2,907.64)	539,279.30 537,066.41 539,974.05

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 91282CBH3	US GOV 01/31/26	961,098.64 858,914.55 858,914.55	0.00 0.00	0.00 0.00	0.00 0.00	3,656.26 0.00	0.00 (89,949.01)	961,098.64 877,690.43 967,639.44
UNITED STATES TREASURY 91282CBH3	US GOV 01/31/26	616,088.87 550,586.25 550,586.25	0.00 0.00	0.00 0.00	0.00 0.00	2,343.76 0.00	0.00 (57,659.62)	616,088.87 562,622.07 620,281.69
UNITED STATES TREASURY 91282CBQ3	US GOV 02/28/26	146,203.13 132,380.85 132,380.85	0.00 0.00	0.00 0.00	0.00 0.00	750.00 0.00	0.00 (12,840.02)	146,203.13 135,046.88 147,886.90
UNITED STATES TREASURY 91282CBQ3	US GOV 02/28/26	282,659.38 255,936.31 255,936.31	0.00 0.00	0.00 0.00	0.00 0.00	1,450.00 0.00	0.00 (24,824.04)	282,659.38 261,090.62 285,914.66
UNITED STATES TREASURY 91282CBQ3	US GOV 02/28/26	341,140.63 308,888.65 308,888.65	0.00 0.00	0.00 0.00	0.00 0.00	1,750.00 0.00	0.00 (29,960.05)	341,140.63 315,109.38 345,069.42
UNITED STATES TREASURY 91282CBT7	US GOV 03/31/26	274,301.76 244,223.65 244,223.65	0.00 0.00	0.00 0.00	0.00 0.00	1,031.25 0.00	0.00 (25,965.17)	274,301.76 248,681.64 274,646.81
UNITED STATES TREASURY 91282CBT7	US GOV 03/31/26	448,857.42 399,638.70 399,638.70	0.00 0.00	0.00 0.00	0.00 0.00	1,687.50 0.00	0.00 (42,488.46)	448,857.42 406,933.60 449,422.06
UNITED STATES TREASURY 91282CBT7	US GOV 03/31/26	448,857.42 399,638.70 399,638.70	0.00 0.00	0.00 0.00	0.00 0.00	1,687.50 0.00	0.00 (42,488.46)	448,857.42 406,933.60 449,422.06
UNITED STATES TREASURY 91282CBT7	US GOV 03/31/26	239,390.63 213,140.64 213,140.64	0.00 0.00	0.00 0.00	0.00 0.00	900.00 0.00	0.00 (22,660.52)	239,390.63 217,031.25 239,691.77
UNITED STATES TREASURY 91282CGV7	US GOV 04/15/26	0.00 0.00 0.00	279,168.75 (516.39)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (6,941.44)	279,168.75 272,343.75 279,285.19
UNITED STATES TREASURY 91282CGV7	US GOV 04/15/26	0.00 0.00 0.00	269,198.44 (497.95)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (6,693.53)	269,198.44 262,617.19 269,310.72
UNITED STATES TREASURY 91282CBW0	US GOV 04/30/26	244,320.51 217,045.01 217,045.01	0.00 0.00	0.00 0.00	0.00 0.00	1,837.50 0.00	0.00 (23,943.62)	244,320.51 220,700.98 244,644.60
UNITED STATES TREASURY 9128286S4	US GOV 04/30/26	0.00 0.00 0.00	71,159.18 (324.76)	0.00 0.00	0.00 0.00	890.63 0.00	0.00 (1,541.64)	71,159.18 70,470.70 72,012.34

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 91282CCF6	US GOV 05/31/26	649,974.61 574,208.70 574,208.70	0.00 0.00	0.00 0.00	0.00 0.00	4,875.00 0.00	0.00 (66,229.87)	649,974.61 583,755.86 649,985.73
UNITED STATES TREASURY 9128286X3	US GOV 05/31/26	241,367.19 232,539.00 232,539.00	0.00 0.00	0.00 0.00	0.00 0.00	5,312.50 0.00	0.00 (11,079.59)	241,367.19 233,017.58 244,097.17
UNITED STATES TREASURY 91282CCJ8	US GOV 06/30/26	653,402.35 575,681.60 575,681.60	0.00 0.00	0.00 0.00	0.00 0.00	5,687.50 0.00	0.00 (67,090.20)	653,402.35 584,847.65 651,937.85
UNITED STATES TREASURY 91282CHM6	US GOV 07/15/26	0.00 0.00 0.00	174,733.40 (427.99)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (1,361.05)	174,733.40 173,386.72 174,747.77
UNITED STATES TREASURY 91282CCP4	US GOV 07/31/26	345,119.14 306,236.35 306,236.35	0.00 0.00	0.00 0.00	0.00 0.00	2,187.50 0.00	0.00 (35,617.19)	345,119.14 311,513.67 347,130.86
UNITED STATES TREASURY 912828Y95	US GOV 07/31/26	0.00 0.00 0.00	375,343.75 (3,729.62)	0.00 0.00	0.00 0.00	7,500.00 0.00	0.00 (11,051.20)	375,343.75 369,000.00 380,051.20
UNITED STATES TREASURY 91282CCP4	US GOV 07/31/26	744,580.08 656,220.75 656,220.75	0.00 0.00	0.00 0.00	0.00 0.00	4,687.50 0.00	0.00 (79,343.36)	744,580.08 667,529.30 746,872.66
UNITED STATES TREASURY 91282CCP4	US GOV 07/31/26	327,615.23 288,737.13 288,737.13	0.00 0.00	0.00 0.00	0.00 0.00	2,062.50 0.00	0.00 (34,911.08)	327,615.23 293,712.89 328,623.97
UNITED STATES TREASURY 91282CCW9	US GOV 08/31/26	322,181.64 285,136.80 285,136.80	0.00 0.00	0.00 0.00	0.00 0.00	2,437.50 0.00	0.00 (33,908.12)	322,181.64 289,415.04 323,323.15
UNITED STATES TREASURY 91282CCZ2	US GOV 09/30/26	887,097.66 792,105.30 792,105.30	0.00 0.00	0.00 0.00	0.00 0.00	3,937.50 0.00	0.00 (89,028.60)	887,097.66 803,109.38 892,137.97
UNITED STATES TREASURY 91282CCZ2	US GOV 09/30/26	320,340.82 286,038.02 286,038.02	0.00 0.00	0.00 0.00	0.00 0.00	1,421.88 0.00	0.00 (32,149.21)	320,340.82 290,011.72 322,160.93
UNITED STATES TREASURY 91282CCZ2	US GOV 09/30/26	98,566.41 88,011.70 88,011.70	0.00 0.00	0.00 0.00	0.00 0.00	437.50 0.00	0.00 (9,892.07)	98,566.41 89,234.38 99,126.44
UNITED STATES TREASURY 912828U24	US GOV 11/15/26	0.00 0.00 0.00	393,058.59 (328.73)	0.00 0.00	0.00 0.00	4,250.00 0.00	0.00 (8,896.31)	393,058.59 390,916.99 399,813.30

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 912828U24	US GOV 11/15/26	0.00 0.00 0.00	69,691.41 (211.33)	0.00 0.00	0.00 0.00	750.00 0.00	0.00 (1,718.83)	69,691.41 68,985.35 70,704.18
UNITED STATES TREASURY 912828YX2	US GOV 12/31/26	125,766.60 113,588.88 113,588.88	0.00 0.00	0.00 0.00	0.00 0.00	2,187.50 0.00	0.00 (11,741.44)	125,766.60 113,764.65 125,506.09
UNITED STATES TREASURY 912828YX2	US GOV 12/31/26	591,430.66 567,944.38 567,944.38	0.00 0.00	0.00 0.00	0.00 0.00	10,937.50 0.00	0.00 (32,765.00)	591,430.66 568,823.24 601,588.25
UNITED STATES TREASURY 912828YX2	US GOV 12/31/26	75,459.96 68,153.32 68,153.32	0.00 0.00	0.00 0.00	0.00 0.00	1,312.50 0.00	0.00 (7,044.87)	75,459.96 68,258.79 75,303.66
UNITED STATES TREASURY 912828YX2	US GOV 12/31/26	60,367.97 54,522.66 54,522.66	0.00 0.00	0.00 0.00	0.00 0.00	1,050.00 0.00	0.00 (5,635.89)	60,367.97 54,607.03 60,242.93
UNITED STATES TREASURY 912828YX2	US GOV 12/31/26	94,628.91 90,871.10 90,871.10	0.00 0.00	0.00 0.00	0.00 0.00	1,750.00 0.00	0.00 (5,242.40)	94,628.91 91,011.72 96,254.12
UNITED STATES TREASURY 912828V98	US GOV 02/15/27	385,609.38 369,937.60 369,937.60	0.00 0.00	0.00 0.00	0.00 0.00	9,000.00 0.00	0.00 (20,347.76)	385,609.38 369,109.38 389,457.14
UNITED STATES TREASURY 912828V98	US GOV 02/15/27	216,905.27 208,089.90 208,089.90	0.00 0.00	0.00 0.00	0.00 0.00	5,062.50 0.00	0.00 (11,445.61)	216,905.27 207,624.02 219,069.64
UNITED STATES TREASURY 912828V98	US GOV 02/15/27	0.00 0.00 0.00	269,915.04 (2,927.45)	0.00 0.00	0.00 0.00	6,412.50 0.00	0.00 (9,416.64)	269,915.04 262,990.43 272,407.07
UNITED STATES TREASURY 912828V98	US GOV 02/15/27	149,423.63 143,350.82 143,350.82	0.00 0.00	0.00 0.00	0.00 0.00	3,487.50 0.00	0.00 (7,884.75)	149,423.63 143,029.88 150,914.64
UNITED STATES TREASURY 91282CEC1	US GOV 02/28/27	765,358.59 697,076.42 697,076.42	0.00 0.00	0.00 0.00	0.00 0.00	14,343.76 0.00	0.00 (68,976.64)	765,358.59 696,269.53 765,246.17
UNITED STATES TREASURY 91282CEC1	US GOV 02/28/27	515,241.41 469,273.66 469,273.66	0.00 0.00	0.00 0.00	0.00 0.00	9,656.26 0.00	0.00 (46,435.26)	515,241.41 468,730.47 515,165.73
UNITED STATES TREASURY 91282CEC1	US GOV 02/28/27	200,093.75 182,242.20 182,242.20	0.00 0.00	0.00 0.00	0.00 0.00	3,750.00 0.00	0.00 (18,033.11)	200,093.75 182,031.25 200,064.36

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 91282CET4	US GOV 05/31/27	450,997.65 432,058.68 432,058.68	0.00 0.00	0.00 0.00	0.00 0.00	12,075.00 0.00	0.00 (25,746.90)	450,997.65 427,620.31 453,367.21
UNITED STATES TREASURY 91282CET4	US GOV 05/31/27	299,031.06 286,473.69 286,473.69	0.00 0.00	0.00 0.00	0.00 0.00	8,006.26 0.00	0.00 (17,071.32)	299,031.06 283,530.86 300,602.18
UNITED STATES TREASURY 91282CET4	US GOV 05/31/27	83,336.53 79,836.93 79,836.93	0.00 0.00	0.00 0.00	0.00 0.00	2,231.26 0.00	0.00 (4,757.58)	83,336.53 79,016.80 83,774.38
UNITED STATES TREASURY 91282CEW7	US GOV 06/30/27	0.00 0.00 0.00	588,750.00 (6,625.69)	0.00 0.00	0.00 0.00	9,750.00 0.00	0.00 (19,798.02)	588,750.00 570,070.31 589,868.33
UNITED STATES TREASURY 91282CEW7	US GOV 06/30/27	0.00 0.00 0.00	44,156.25 (496.93)	0.00 0.00	0.00 0.00	731.25 0.00	0.00 (1,484.85)	44,156.25 42,755.27 44,240.13
UNITED STATES TREASURY 9128282R0	US GOV 08/15/27	1,004,763.87 970,517.71 970,517.71	0.00 0.00	0.00 0.00	0.00 0.00	23,737.50 0.00	0.00 (51,687.76)	1,004,763.87 964,088.67 1,015,776.43
UNITED STATES TREASURY 9128282R0	US GOV 08/15/27	476,191.41 459,961.00 459,961.00	0.00 0.00	0.00 0.00	0.00 0.00	11,250.00 0.00	0.00 (24,496.57)	476,191.41 456,914.06 481,410.63
UNITED STATES TREASURY 9128282R0	US GOV 08/15/27	166,666.99 160,986.35 160,986.35	0.00 0.00	0.00 0.00	0.00 0.00	3,937.50 0.00	0.00 (8,573.80)	166,666.99 159,919.92 168,493.72
UNITED STATES TREASURY 91282CFM8	US GOV 09/30/27	0.00 0.00 0.00	519,466.02 (3,501.72)	0.00 0.00	0.00 0.00	10,621.88 0.00	0.00 (14,414.64)	519,466.02 504,277.54 518,692.18
UNITED STATES TREASURY 91282CAL5	US GOV 09/30/27	0.00 0.00 0.00	908,458.98 (664.49)	0.00 0.00	0.00 0.00	2,015.63 0.00	0.00 (29,906.85)	908,458.98 907,409.18 937,316.03
UNITED STATES TREASURY 91282CFM8	US GOV 09/30/27	0.00 0.00 0.00	115,997.27 (781.94)	0.00 0.00	0.00 0.00	2,371.88 0.00	0.00 (3,218.81)	115,997.27 112,605.66 115,824.47
UNITED STATES TREASURY 91282CAL5	US GOV 09/30/27	0.00 0.00 0.00	443,666.02 (324.52)	0.00 0.00	0.00 0.00	984.38 0.00	0.00 (14,605.68)	443,666.02 443,153.32 457,759.00
UNITED STATES TREASURY 91282CFM8	US GOV 09/30/27	0.00 0.00 0.00	151,300.78 (1,019.92)	0.00 0.00	0.00 0.00	3,093.75 0.00	0.00 (4,198.44)	151,300.78 146,876.95 151,075.39

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 91282CAL5	US GOV 09/30/27	0.00 0.00 0.00	211,269.53 (154.53)	0.00 0.00	0.00 0.00	468.75 0.00	0.00 (6,955.08)	211,269.53 211,025.39 217,980.47
UNITED STATES TREASURY 91282CFZ9	US GOV 11/30/27	0.00 0.00 0.00	420,317.19 (2,694.93)	0.00 0.00	0.00 0.00	8,040.63 0.00	0.00 (17,291.50)	420,317.19 402,290.62 419,582.12
UNITED STATES TREASURY 91282CFZ9	US GOV 11/30/27	0.00 0.00 0.00	278,523.44 (1,785.80)	0.00 0.00	0.00 0.00	5,328.13 0.00	0.00 (11,458.22)	278,523.44 266,578.12 278,036.35
UNITED STATES TREASURY 91282CFZ9	US GOV 11/30/27	0.00 0.00 0.00	126,601.56 (811.73)	0.00 0.00	0.00 0.00	2,421.88 0.00	0.00 (5,208.28)	126,601.56 121,171.88 126,380.15
UNITED STATES TREASURY 91282CBB6	US GOV 12/31/27	0.00 0.00 0.00	811,162.50 (1,193.37)	0.00 0.00	0.00 0.00	3,000.00 0.00	0.00 (16,578.42)	811,162.50 811,725.00 828,303.42
UNITED STATES TREASURY 91282CBB6	US GOV 12/31/27	0.00 0.00 0.00	367,558.01 (540.75)	0.00 0.00	0.00 0.00	1,359.38 0.00	0.00 (7,512.10)	367,558.01 367,812.89 375,324.99
UNITED STATES TREASURY 91282CBB6	US GOV 12/31/27	0.00 0.00 0.00	168,992.19 (248.62)	0.00 0.00	0.00 0.00	625.00 0.00	0.00 (3,453.84)	168,992.19 169,109.38 172,563.21
UNITED STATES TREASURY 91282CBS9	US GOV 03/31/28	0.00 0.00 0.00	102,583.59 (129.61)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (4,373.79)	102,583.59 99,254.88 103,628.67
UNITED STATES TREASURY 91282CGT2	US GOV 03/31/28	0.00 0.00 0.00	174,808.59 (571.98)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (7,057.12)	174,808.59 167,767.58 174,824.70
UNITED STATES TREASURY 91282CBS9	US GOV 03/31/28	0.00 0.00 0.00	62,442.19 (78.89)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (2,662.31)	62,442.19 60,416.02 63,078.33
UNITED STATES TREASURY 91282CGT2	US GOV 03/31/28	0.00 0.00 0.00	139,846.88 (457.58)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (5,645.70)	139,846.88 134,214.06 139,859.77
UNITED STATES TREASURY 91282CBS9	US GOV 03/31/28	0.00 0.00 0.00	40,141.41 (50.72)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (1,711.49)	40,141.41 38,838.87 40,550.35
UNITED STATES TREASURY 91282CHA2	US GOV 04/30/28	0.00 0.00 0.00	266,008.79 (2,510.87)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (4,200.68)	266,008.79 262,109.38 266,310.06

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
UNITED STATES TREASURY 91282CHE4	US GOV 05/31/28	0.00 0.00 0.00	819,800.39 (2,150.24)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (20,323.71)	819,800.39 800,295.31 820,619.03
UNITED STATES TREASURY 91282CCE9	US GOV 05/31/28	0.00 0.00 0.00	586,197.66 (594.95)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (15,322.50)	586,197.66 575,388.67 590,711.17
UNITED STATES TREASURY 91282CCE9	US GOV 05/31/28	0.00 0.00 0.00	130,400.39 (332.99)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (2,227.19)	130,400.39 128,818.36 131,045.55
UNITED STATES TREASURY 91282CCE9	US GOV 05/31/28	0.00 0.00 0.00	262,476.56 (266.39)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (6,860.82)	262,476.56 257,636.72 264,497.53
UNITED STATES TREASURY 91282CHE4	US GOV 05/31/28	0.00 0.00 0.00	441,808.59 (1,158.81)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (10,952.90)	441,808.59 431,296.88 442,249.77
UNITED STATES TREASURY 91282CCE9	US GOV 05/31/28	0.00 0.00 0.00	65,200.20 (166.50)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (1,113.61)	65,200.20 64,409.18 65,522.79
UNITED STATES TREASURY 91282CHE4	US GOV 05/31/28	0.00 0.00 0.00	265,085.16 (695.29)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (6,571.74)	265,085.16 258,778.12 265,349.87
UNITED STATES TREASURY 91282CCE9	US GOV 05/31/28	0.00 0.00 0.00	126,863.67 (128.76)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (3,316.06)	126,863.67 124,524.41 127,840.47
UNITED STATES TREASURY 91282CCE9	US GOV 05/31/28	0.00 0.00 0.00	43,466.80 (111.00)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (742.40)	43,466.80 42,939.45 43,681.86
UNITED STATES TREASURY 91282CCH2	US GOV 06/30/28	0.00 0.00 0.00	585,404.30 (1,398.61)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (9,006.30)	585,404.30 578,021.48 587,027.78
UNITED STATES TREASURY 91282CHK0	US GOV 06/30/28	0.00 0.00 0.00	419,322.27 (2,817.93)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (5,764.01)	419,322.27 413,661.13 419,425.15
UNITED STATES TREASURY 91282CCH2	US GOV 06/30/28	0.00 0.00 0.00	303,542.97 (725.20)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (4,669.93)	303,542.97 299,714.84 304,384.77
UNITED STATES TREASURY 91282CCH2	US GOV 06/30/28	0.00 0.00 0.00	121,417.19 (290.08)	0.00 0.00	0.00 0.00	0.00 0.00	0.00 (1,867.97)	121,417.19 119,885.94 121,753.91

Portfolio Activity Summary

10/01/2022 to 09/30/2023

Description Identifier	Security Type Final Maturity	Beginning Original Cost Beginning Market Value Beginning Book Value	Purchases Purchased Accrued	Sales Disposed Accrued	Maturities Paydowns	Interest Received Transfers	Realized Gain/Loss Unrealized Gain/Loss	Ending Original Cost Ending Market Value Ending Book Value
Portfolio Total		**$53,304,383.05** **$49,438,682.43** **$53,108,422.31**	**$19,707,967.87** **($72,083.00)**	**($16,601,919.58)** **($32,727.59)**	**($1,530,000.00)** **($1,001,344.62)**	**$617,747.01** **($3,687.93)**	**($492,054.59)** **($2,884,150.71)**	**$53,250,402.93** **$50,462,243.13** **$53,346,393.84**

This information is for the sole purposes of the client and is not intended to provide specific advice or recommendations. Please review the contents of this information carefully. Should you have any questions regarding the information presented, calculation methodology, investment portfolio, security detail, or any other facet of this information, please feel free to contact us.

Public Trust Advisors, LLC (Public Trust) statements and reports are intended to detail our investment advisory activity as well as the activity of any client accounts managed by Public Trust. The custodian bank maintains the control of assets and executes and settles all investment transactions. The custodian statement is the official record of security and cash holdings transactions. Public Trust recognizes that clients may use these reports to facilitate record keeping; therefore, it is recommended that the client reconcile this information with their custodian bank statement. Many custodians use a settlement date basis that may result in the need to reconcile due to a timing difference. The underlying market value, amortized cost, and accrued interest may differ between the custodian and this statement or report. This can be attributable to differences in calculation methodologies and pricing sources used. Please contact your relationship manager or call us at (855) 395-3954 with questions regarding your account.

Public Trust does not have the authority to withdraw funds from or deposit funds to the custodian. Our clients retain responsibility for their internal accounting policies, implementing and enforcing internal controls, and generating ledger entries or otherwise recording transactions. The total market value represents prices obtained from various sources; it may be impacted by the frequency at which prices are reported, and such prices are not guaranteed. Prices received from pricing vendors are generally based on current market quotes but when such quotes are not available, the pricing vendors use a variety of techniques to estimate value. These estimates, particularly for fixed-income securities, may be based on certain minimum principal amounts (e.g. $1 million) and may not reflect all the factors that affect the value of the security including liquidity risk. The prices provided are not firm bids or offers. Certain securities may reflect N/A or unavailable where the price for such security is generally not available from a pricing source. The market value of a security, including those priced at par value, may differ from its purchase price and may not closely reflect the value at which the security may be sold or purchased based on various market factors. The securities in this investment portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by Public Trust, the FDIC (except for certain non-negotiable certificates of deposit), or any government agency unless specifically stated otherwise.

Clients may be permitted to establish one or more unmanaged accounts for the purposes of client reporting. Public Trust defines an unmanaged account as one where the investment direction remains the sole responsibility of the client rather than the Investment Manager. These accounts do not receive ongoing supervision and monitoring services. The Investment Manager does not make any investment recommendations and may not charge a fee for reporting on these accounts. The primary purpose for this service is to include unmanaged accounts owned by the client in the performance reports provided by the Investment Manager. The Investment Manager assumes no liability for the underlying performance of any unmanaged accounts or assets, and it is the client's sole responsibility for the accuracy or correctness of any such performance.

Beginning and ending balances are based on market value plus accrued interest on a trade date basis. Statements and reports made available to the end user either from Public Trust or through the online reporting platform may present information and portfolio analytics using various optional methods including, but not limited to, historical cost, amortized cost, and market value. All information is assumed to be correct, but the accuracy has not been confirmed and therefore is not guaranteed to be correct. Information is obtained from third party sources that may or may not be verified. The data in this report is unaudited and is only applicable for the date denoted on the report. Market values may change day-to-day based on numerous circumstances such as trading volume, news released about the underlying issuer, issuer performance, etc. Underlying market values may be priced via numerous aspects as certain securities are short term in nature and not readily traded. Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings.

Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.

The investment advisor providing these services is Public Trust Advisors, LLC, an investment adviser registered with the U.S. Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940, as amended. Registration with the SEC does not imply a certain level of skill or training. Public Trust is required to maintain a written disclosure brochure of our background and business experience. If you would like to receive a copy of our current disclosure brochure, Privacy Policy, or Code of Ethics, please contact us.

PUBLIC® TRUST ADVISORS



Contact

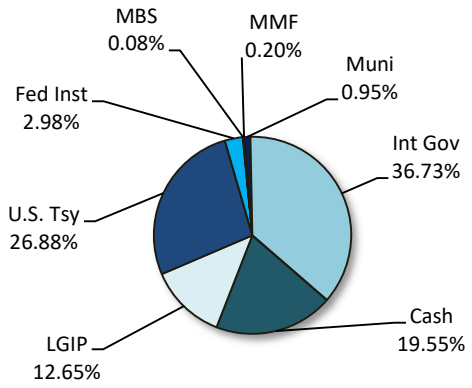
Regional Office
201 E. Pine Street, Suite 750
Orlando, FL 32801

Headquarters
717 17th Street, Suite 1850
Denver, CO 80202

City of Cocoa Asset Allocation as of September 30, 2023

Security Distribution[1]	September 30, 2023 Ending Balance	Portfolio Allocation
Cash	$ 31,838,242.12	19.55%
LGIP	20,598,660.90	12.65%
U.S. Treasury Notes	43,779,429.87	26.88%
U.S. Agency Notes	-	0.00%
FNMA	1,587,157.73	0.97%
FHLMC	1,612,487.61	0.99%
FFCB	-	0.00%
FHLB	1,779,011.68	1.09%
Fed Instrumentality Subtotal	**$ 4,978,657.02**	**3.06%**
Asset Backed Securities	-	0.00%
Commercial Paper	-	0.00%
Corporate Notes	-	0.00%
Bankers Acceptances	-	0.00%
Money Market Funds	320,684.21	0.20%
Municipal Bonds	1,541,721.39	0.95%
FLCLASS	59,819,075.47	36.73%
Certificates of Deposit	-	0.00%
Total Portfolio Market Value	**$ 162,876,470.98**	**100.00%**

Ending Portfolio Allocation



Issuer Description[1]	Sec. Desc.	September 30, 2023 Ending Balance	Portfolio Allocation	Permitted by Policy[2]	Compliant
Cash	Cash	$ -	0.00%	100.00%	YES
FL PRIME (SBA)[2]	LGIP	20,598,660.90	12.65%	25.00%	YES
FLCLASS	Int Gov	59,819,075.47	36.73%	50.00%	YES
CBOS[2]	Cash	-	0.00%	100.00%	YES
Truist Master[2]	Cash	31,838,242.12	19.55%	100.00%	YES
Fidelity MMF	MMF	320,684.21	0.20%	100.00%	YES
U.S. Treasury Notes	UST	43,779,429.87	26.88%	100.00%	YES
U.S. Agency Notes	US Agy	-	0.00%	25.00%	YES
FNMA	GSE	1,497,680.66	0.92%	40.00%	YES
FHLMC	GSE	1,575,377.43	0.97%	40.00%	YES
FFCB	GSE	-	0.00%	40.00%	YES
FHLB	GSE	1,779,011.68	1.09%	40.00%	YES
FHLMC MBS	MBS	37,110.18	0.05%	5.00%	YES
FNMA MBS	MBS	89,477.06	0.02%	5.00%	YES
City of New York	Muni	547,892.74	0.34%	25.00%	YES
Oklahoma City Water Utilities Trust	Muni	502,880.44	0.31%	25.00%	YES
The District of Columbia	Muni	490,948.21	0.30%	25.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
	Corp	-	0.00%	5.00%	YES
Total Portfolio Market Value		**$ 162,876,470.98**	**100.00%**		

(1) Mortgage backed securities included in security description and listed separately in issuer description. Public Trust managed assets represent market value plus accrued interest.

(2) External assets not managed by Public Trust. Information provided by City staff. Asset allocation limits defined in the City's investment policy.

Legislation Details (With Text)

File #:	23-794	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/26/2023			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Approve a Resolution Amending the FY24 Budget, BAF #24-035-T, by way of a transfer from General Fund Contingency, in the amount of $2,300 for the purposes of updating the Highest and Best Use Appraisal for 915 Florida Ave. (Community Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	TAW appraisal update quote 12-21-23.pdf Budget Resolution FY 2024- ADA Compliant.pdf BAF 24-035-T-CS- 915 Florida Ave Appraisal (01-09-24) Agenda 23-794.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 26, 2023
Agenda Date: January 9, 2024
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action:
Approve a Resolution Amending the FY24 Budget, BAF #24-035-T, by way of a transfer from General Fund Contingency, in the amount of $2,300 for the purposes of updating the Highest and Best Use Appraisal for 915 Florida Ave.

BACKGROUND:

The parcel located at 915 Florida Avenue was recently approved to expand the limited geographic area by which vertical mixed-use projects may be built at 125-units per acre by way of Ordinance 17-2023. The State Expedited Review package was transmitted to the Division of Community Development for approval. After the 30-day period with no comments or objections presented, the City can move forward with proposed activities on that site.

The City's intent to sell/dispose of the property through a Request for Proposal (RFP) is being drafted to seek a developer to redevelop the City-owned property. As part of the RFP process, an updated appraisal to determine the highest and best use for the parcel.

The firm, Tuttle Armfield Wagner Appraisal and Research, Inc. is a full-service property appraisal company. They completed the last two appraisals on the subject property and will perform the update on the property. The proposal for the updated appraisal is $2,300.

Staff requests approval of the BAF and Budget Resolution in the amount of $2,300 to transfer funds from General Fund Contingency to Community Services operating account (001-3200-515-34-00) to cover the invoice for the service.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

Budgeted	No
If not budgeted, is amendment/transfer attached?	Yes

Amount Requested	($2,300)
Account Number	_001-1600-513-39-00
Account Name	_GF Contingency
Amount Requested	$2,300
Account Number	_001-3200-515-34-00
Account Name	_CS - Contract Services

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approve a Resolution Amending the FY24 Budget, BAF #24-035-T, by way of a transfer from General Fund Contingency, in the amount of $2,300 for the purposes of updating the Highest and Best Use Appraisal for 915 Florida Ave.

powered by Legistar™

Charlene Neuterman

From: Matthew Jehs <matthew.jehs@t-a-w.com>
Sent: Thursday, December 21, 2023 7:55 AM
To: Charlene Neuterman
Cc: 'Carly Wood'; dina.taylor@t-a-w.com
Subject: RE: Updated appraisal for 915 Florida Ave

Thank you, we can provide this update for $2,300 and a time of 3 weeks.

Matthew W. Jehs, MAI
Cert. Gen. RZ2806
Managing Director
Tuttle-Armfield-Wagner Appraisal & Research, Inc.
412 E. New Haven Avenue
Melbourne, FL 32901
Ph. 321-723-7010 x 225
Fx 321-723-4375
matthew.jehs@t-a-w.com
www.t-a-w.com
2020 Past President, East Florida Chapter of the Appraisal Institute

TUTTLE ARMFIELD WAGNER
APPRAISAL & RESEARCH, INC.

From: Charlene Neuterman <cneuterman@cocoafl.gov>
Sent: Wednesday, December 20, 2023 4:23 PM
To: Matthew Jehs <matthew.jehs@t-a-w.com>
Cc: dina.taylor@t-a-w.com; 'Carly Wood' <carly@t-a-w.com>
Subject: RE: Updated appraisal for 915 Florida Ave

Matthew,
We recently had the density changed to 125du per acre in a comp plan amendment that has been approved by the state. Attached is the comp plan amendment that was submitted to the state. We would only want the one indicator showing the density changes for the appraisal.

Thank you.

Charlene Neuterman
Community Services Director
City of Cocoa
(321) 433-8509 I cneuterman@cocoafl.gov

RESOLUTION NO. 2024-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AMENDING THE CITY OF COCOA BUDGET FOR FISCAL YEAR 2024; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa adopted the final budget for the fiscal year commencing on October 1, 2023, and ending on September 30, 2024, at a Regular meeting held on September 26, 2023; and

WHEREAS, in accordance with Article XII, Section 5 of the City of Cocoa Charter, whereby the Council may, at any time by resolution, transfer any unused and unencumbered appropriation or portion thereof from one office or department to another; and

WHEREAS, the City Council deems it to be in the best interest of the City of Cocoa to amend its budget as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, as follows:

SECTION 1. The 2023-2024 fiscal year budget shall be amended as detailed in the attached sheets.

SECTION 2. All prior resolutions or prior resolutions inconsistent with this resolution are hereby repealed to the extent of the conflict.

SECTION 3. This resolution shall become effective immediately upon its adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a Regular meeting assembled on the 9th day of January 2024.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, Interim City Clerk

City of Cocoa Budget Adjustment Form FY 2024 - 24-035-T

SELECT ADJUSTMENT TYPE: BUDGET TRANSFER | REQUESTING DEPARTMENT #: 001-3200 | DATE PREPARED: 12/26/23

'FROM' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
($ 2,300)	001-1600-513.39-00		Contingency	$ 151,151	$ 2,541,194	$ 2,538,894	$ 2,541,194
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
($ 2,300)	TOTAL						

'TO' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 2,300	001-3200-515.34-00		Contract Services	$ 0	$ 0	$ 2,300	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 2,300	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

This BAF is necessary to update the 915 Florida Avenue Highest and Best Use Appraisal in order to release the RFP for the sale/disposal of the property for development. To be presented at the January 9, 2024 Council meeting.

COUNCIL/BOARD APPROVAL REQUIRED? YES ◉ NO ○ DATE APPROVED: 01/09/24 RESOLUTION #: 24-001

City Council approval is needed for all transfers greater than $75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

Date	Requestor's Signature	Date	Finance Approval Signature	Date	Finance Director's Signature
12/26/23	Charlene Neuterman — Digitally signed by Charlene Neuterman Date: 2023.12.26 11:13:16 -05'00'		Dave Radford — Digitally signed by Dave Radford Date: 2023.12.26 15:41:00 -05'00'		
12/26/23	Charlene Neuterman — Digitally signed by Charlene Neuterman Date: 2023.12.26 11:13:36 -05'00'		Lora Howell — Digitally signed by Lora Howell Date: 2023.12.27 08:44:59 -05'00'		
Date	Department Director's Signature	Date	Deputy Fin. Director's Signature	Date	City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____ Entered By: _____ Group #: _____

Approved 07/13

Revised eform 8/3/23 - IT

Legislation Details (With Text)

File #:	24-004	**Version:**	1	**Name:**	
Type:	Contract			**Status:**	Agenda Ready
File created:	12/28/2023			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Approval to modify the FY2024 pay plan. (Administrative Services Director)				
Sponsors:	Department Director				
Indexes:					
Code sections:					
Attachments:	FY 2024 Pay Grades and Pay Plan (01-09-2024).pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 28, 2023
Agenda Date: January 9, 2024
Prepared By: Tammy Gemmati, Administrative Services Director
Through: Stockton Whitten, City Manager
Requested Action:
Approval to modify the FY2024 pay plan.

BACKGROUND:

The pay plan was approved by City Council in September 2023 as part of the budget adoption process. Annually, there are necessary updates needed based on position control changes submitted to Human Resources for departmental changes.

Staff is requesting the following changes to the City's pay plan:

- Add Communications Supervisor (PN1 to GH10)
- Reclass Engineering Representative to Utilities Engineering Coordinator (GH5 to GE10)
- Add Senior Records Clerk (GH6)

STRATEGIC PLAN CONNECTION:

Employees- It is necessary to modify the pay plan as needed to ensure our positions meet the City needs.

BUDGETARY IMPACT:

Budgeted Yes

It is anticipated that position vacancies will cover the necessary budget for these changes. A Budget Amendment will be completed mid-year, if needed.

PREVIOUS ACTION:

At the Regular City Council Meeting on September 26, 2023, City Council approved the FY2024 pay plan as part of the budget adoption.

RECOMMENDED MOTION:

Approval to modify the FY2024 pay plan.

Police Dispatch Part-Time - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
PN1	$18.39	$30.27	$ 27,732.12	$ 45,647.16	Dispatcher/Communications Officer P/T

** Annual rates are divisible by 1508

PBA - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
PU6	$18.39	$30.27	$ 38,251.20	$ 62,961.60	Dispatcher/Communications Officer
PU9	$24.05	$37.63	$ 50,024.00	$ 78,270.40	Police Officer
PU12	$32.07	$49.69	$ 66,705.60	$ 103,355.20	Police Sergeant

** Annual rates are divisible by 2080

Police Lieutenant - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
PL1	$36.83	$54.31	$ 76,606.40	$ 112,964.80	Police Lieutenant

** Annual rates are divisible by 2080

Note: Contract Negotations pending

IAFF - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
FU8	$17.89	$31.11	$ 46,514.00	$ 80,886.00	Firefighter/EMT
FU9	$21.81	$32.66	$ 56,706.00	$ 84,916.00	Driver/Operators
FU12	$27.19	$38.86	$ 70,694.00	$ 101,036.00	Fire Lieutenant/EMT

** Annual rates are divisible by 2600

Fire District Chief "TU" - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
TU1	$28.75	$42.29	$ 74,750.00	$ 109,954.00	District Fire Chief

** Annual rates are divisible by 2600

Note: Contract Negotations pending

LIUNA - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
1	$12.50	$20.00	$ 26,000.00	$ 41,600.00	
2	$13.50	$21.60	$ 28,080.00	$ 44,928.00	
3	$14.58	$23.33	$ 30,326.40	$ 48,526.40	Custodial Worker
4	$15.75	$25.20	$ 32,760.00	$ 52,416.00	Stock Clerk
5	$17.01	$27.22	$ 35,380.80	$ 56,617.60	Apprentice Electrician Customer Service Representative Maintenance Worker I Meter Reader Meter Technician Senior Stock Clerk Utility Field Service Representative
6	$18.37	$29.40	$ 38,209.60	$ 61,152.00	Back-Flow Technician Electrician I Maintenance Worker II Mechanic I Utility Line Locator Utility Mechanic I Valve Operator
7	$19.84	$31.75	$ 41,267.20	$ 66,040.00	Heavy Equipment Operator Industrial Electrician I Sludge Equipment Operator
8	$21.43	$34.29	$ 44,574.40	$ 71,323.20	Apprentice Operator Crewleader Environmental Analyst I Fleet Technician II Maintance Worker III Mechanic II Senior Back-Flow Technician Utility Mechanic II
9	$23.14	$37.03	$ 48,131.20	$ 77,022.40	Certified Operator C Lead Certified Operator C License Electrician II
10	$24.99	$39.99	$ 51,979.20	$ 83,179.20	Certified Operator B Lead Certified Operator B License Industrial Electrician II Instrumentation Technician
11	$26.99	$43.19	$ 56,139.20	$ 89,835.20	Certified Operator A Lead Certified Operator A License Environmental Analyst II

** Annual rates are divisible by 2080


COCOA
FLORIDA

General - NonExempt "GH" (Hourly) - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
1	$12.50	$20.00	$26,000.00	$41,600.00	
2	$13.50	$21.60	$28,080.00	$44,928.00	School Crossing Guard (Part Time)
3	$14.58	$23.33	$30,326.40	$48,526.40	Facilities Attendant Firefighter Trainee
4	$15.75	$25.20	$32,760.00	$52,416.00	Administrative Assistant Community Services Technician Engineering Intern Human Resources Intern (Temporary PT) Planning Intern Police Records Clerk Receptionist Recording Secretary Records Technician
5	$17.01	$27.22	$35,380.80	$56,617.60	Accounts Payable Clerk Administrative Secretary License/Permit Technician Office Assistant Utility Billing Clerk
6	$18.37	$29.40	$38,209.60	$61,152.00	Booking Officer-PT Contract Technician Customer Service Technician Senior Accounts Payable Clerk Senior Records Clerk Victims Advocate
7	$19.84	$31.75	$41,267.20	$66,040.00	Code Enforcement Officer Field Inspector Field Operations Technician Field Service Inventory Technician Help Desktop Support Technician Police Administrative Technician Police Evidence Technician Police Officer Trainee Senior Customer Service Representative Senior Field Service Representative Senior Utilities Field Service Representative UT Administrative Technician Utility Accounting Technician Water Plant Technician
8	$21.43	$34.29	$44,574.40	$71,323.20	Code Enforcement Coordinator Crime Scene Technician Environmental Control Coordinator Field Inspector II Human Resources Technician

General - NonExempt "GH" (Hourly) - Open Range Plan

	Hourly		Annually		
Grade	Minimum	Maximum	Minimum	Maximum	Positions
9	$23.14	$37.03	$48,131.20	$77,022.40	Asset Management Coordinator Assistant City Clerk Criminal Intelligence Analyst Development Coordinator Executive Secretary Fire Inspector Housing Program Coordinator Junior Staff Accountant Jr. Buyer & Contract Specialist Leisure Services Coordinator Payroll Specialist Utilities Administrative Coordinator Utilities GIS/CAD Technician
10	$24.99	$39.99	$51,979.20	$83,179.20	Communications Supervisor Grounds Maintenance Supervisor Leisure Services Supervisor Park & Right of Way Supervisor Supervisor II
11	$26.99	$43.19	$56,139.20	$89,835.20	Building Inspector SCADA Analyst I Supervisor III
12	$29.15	$46.65	$60,632.00	$97,032.00	Electrical Maintenance Supervisor SCADA Analyst II

** Annual rates are divisible by 2080

General - Exempt "GE" (Salary) - Open Range Plan

	Hourly		Annually		
Level	Minimum	Maximum	Minimum	Maximum	Positions
9	$23.14	$37.03	$ 48,131.20	$ 77,022.40	Conservation & Public Relations Officer Redevelopment Coordinator Victim Advocate Coordinator
10	$24.99	$39.99	$ 51,979.20	$ 83,179.20	Utilities Engineering Coordinator Grant Writer-Economic Development Specialist Jr. Network Administrator Jr. Systems Administrator Planner Public Information Coordinator Systems Analyst Utilities GIS Coordinator
11	$26.99	$43.19	$ 56,139.20	$ 89,835.20	Customer Service Supervisor Economic Development Specialist Field Services Supervisor GIS Analyst Human Resources Coordinator Inspection Supervisor Senior Buyer & Contracts Agent Staff Accountant Staff Accountant - Bank/Treasury Staff Accountant - Grant Support Service Supervisor Systems Administrator Utility Billing Supervisor
12	$29.15	$46.65	$ 60,632.00	$ 97,032.00	Accounting Supervisor Asst. Fire Marshal Assistant Sewer Field Operations Manager Assistant to the Building Official/Building Inspector Assistant Water Field Operations Manager Chief of Maintenance Chief Operator Chief Operator Wastewater GIS Administrator Public Information Officer Safety & Risk Program Manager Senior Budget Analyst Senior Staff Accountant
13	$31.48	$50.38	$ 65,478.40	$ 104,790.40	Code Enforcement Manager Engineering Supervisor Leisure Services Manager Parks, Project & ROW Manager Utilities Associate Engineer I Water Quality Laboratory Manager

General - Exempt "GE" (Salary) - Open Range Plan

	Hourly		Annually		
Level	Minimum	Maximum	Minimum	Maximum	Positions
14	$34.00	$54.41	$ 70,720.00	$ 113,172.80	Accounting Manager Assistant to the CM / Public Information Officer Facilities Manager Fleet Manager Human Resources Manager Police Lieutenant (IA) Purchasing/Contract Manager Senior Network & Security Administrator Streets/Stormwater Manager Systems & Support Manager Utilities Associate Engineer II Utility Customer Service Manager Utility Support Service Manager
15	$36.72	$58.76	$ 76,377.60	$ 122,220.80	City Clerk Field Operations Manager Superintendent Utilities Associate Engineer III Water Treatment Manager
16	$39.66	$63.46	$ 82,492.80	$ 131,996.80	Assistant City Engineer Assistant Fire Chief Assistant Utilities Director Building Official Deputy Finance Director Police Commander Utilities Senior Engineer
17	$45.61	$72.98	$ 94,868.80	$ 151,798.40	Administrative Services Director Chief Technology Officer Comm & Eco Dev Director Community Services Director Engineering Division Manager Finance Director Fire Chief Police Chief Public Works Director/City Engineer
18	$52.45	$83.93	$ 109,096.00	$ 174,574.40	Asst City Manager for Performance & Strategic Initiatives Deputy Director Utilities
19	$60.32	$96.52	$ 125,465.60	$ 200,761.60	Utilities Director

** Annual rates are divisible by 2080
** Frozen positions are shown lined

General - Exempt "GE" (Salary) - Open Range Plan

	Hourly		Annually		
Level	Minimum	Maximum	Minimum	Maximum	Positions

Legislation Details (With Text)

File #:	24-008	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	12/29/2023			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Approve a Resolution Amending the FY24 Budget, BAF #24-037-A, in the amount of $112,400, accepting the revenue from Florida City Gas (Pivotal Holdings, Inc.) for the gas easement located at Lee Wenner Park to be allocated to General Fund Contingency for additional Cocoa Village Parking and Street Parking, Project (AFBP24). (Community Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Budget Resolution FY 2024- ADA Compliant.pdf BAF 24-037-A-CS-Florida City Gas Pipeline (1-9-24) Agenda 24-008 V2.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 29, 2023
Agenda Date: January 9, 2024
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action:
Approve a Resolution Amending the FY24 Budget, BAF #24-037-A, in the amount of $112,400, accepting the revenue from Florida City Gas (Pivotal Holdings, Inc.) for the gas easement located at Lee Wenner Park to be allocated to General Fund Contingency for additional Cocoa Village Parking and Street Parking, Project (AFBP24).

BACKGROUND:

At the December 19, 2023 City Council meeting, Council accepted the easement agreement and temporary construction easement agreement between the City of Cocoa and Florida City Gas (Pivotal Holdings, Inc.) for the gas easement located in Lee Wenner Park. As part of the agreement, Florida City Gas will be providing the City payment in the amount of $112,400 for the easement. This agenda recognizes the revenue and places the funds in a project specifically for Cocoa Village Parking and Street Parking Project (AFBP24).

A subsequent agreement with Pivotal Holdings, Inc. will be presented to Council at a later date for the FPL easement agreement, with similar payment to the City for Cocoa Village Parking and Street Parking.

Staff requests approval of BAF #24-037-A and a Resolution amending the Fiscal Year 2024 budget in

the amount of $112,400.

STRATEGIC PLAN CONNECTION:

Investment in Public Infrastructure

BUDGETARY IMPACT:

Budgeted	No
If not budgeted, is amendment/transfer attached?	Yes

Amount Requested	$112,400
Account Number	_001-0000-369-90-00
Account Name	_Misc. Revenues

Amount Requested	$112,400
Account Number	_001-1600-513-39-00 AFBP24
Account Name	_GF Contingency

PREVIOUS ACTION:

23-395 - Council approved the easement agreement with Pivotal Holdings, Inc.

RECOMMENDED MOTION:

Approve a Resolution Amending the FY24 Budget, BAF #24-037-A, in the amount of $112,400, accepting the revenue from Florida City Gas (Pivotal Holdings, Inc.) for the gas easement located at Lee Wenner Park to be allocated to General Fund Contingency for additional Cocoa Village Parking and Street Parking, Project (AFBP24).

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, AMENDING THE CITY OF COCOA BUDGET FOR FISCAL YEAR 2024; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cocoa adopted the final budget for the fiscal year commencing on October 1, 2023, and ending on September 30, 2024, at a Regular meeting held on September 26, 2023; and

WHEREAS, in accordance with Article XII, Section 5 of the City of Cocoa Charter, whereby the Council may, at any time by resolution, transfer any unused and unencumbered appropriation or portion thereof from one office or department to another; and

WHEREAS, the City Council deems it to be in the best interest of the City of Cocoa to amend its budget as provided in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, as follows:

SECTION 1. The 2023-2024 fiscal year budget shall be amended as detailed in the attached sheets.

SECTION 2. All prior resolutions or prior resolutions inconsistent with this resolution are hereby repealed to the extent of the conflict.

SECTION 3. This resolution shall become effective immediately upon its adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a Regular meeting assembled on the 9th day of January 2024.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, Assistant City Clerk

City of Cocoa Budget Adjustment Form FY 2024 - 24-037-A

SELECT ADJUSTMENT TYPE: BUDGET AMENDMENT | REQUESTING DEPARTMENT #: 3200 | DATE PREPARED: 12/28/23

'REVENUE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 112,400	001-0000-369.90-00	AFBP24	MISC Revenues / Other MISC Revenues	$ 0	$ 0	$ 112,400	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 112,400	TOTAL						

'EXPENSE' ACCOUNT(S)

ADJUSTMENT AMOUNT	ACCOUNT NUMBER	PROJECT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	AMENDED BUDGET	ADJUSTED BUDGET	UNENCUMBERED BALANCE
$ 112,400	001-1600-513.39-00	AFBP24	Contingency	$ 151,151	$ 2,541,194	$ 2,653,594	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 0				$ 0	$ 0	$ 0	$ 0
$ 112,400	TOTAL						

REASON/JUSTIFICATION FOR ADJUSTMENT:

Florida City Gas (Pivotal Utility Holding) desires to construct and maintain a pipeline for gas, which will run through an easement in Lee Wenner Park (Agenda 23-395). The revenue of $112,400, will be allocated to General Fund Contingency where at the end of the year, will become Assigned Fund Balance for FY24 and eventually become a part of the Village and Street Parking project. There will be a similar agreement/revenue for Florida Power and Light (Pivotal Utility Holding) brought to City Council where at that time another BAF will be presented to City Council for Approval on a different agenda. Agenda 24-008

Council/Board APPROVAL REQUIRED? YES (●) NO ( ) DATE APPROVED: 01/09/24 RESOLUTION #:

City Council approval is needed for all transfers greater than $75,000 and transfers between Departments / Funds. All CRA adjustments are required to go their respective boards.

12/29/23	Charlene Neuterman — Digitally signed by Charlene Neuterman Date: 2023.12.29 08:26:30 -05'00'	Dave Radford — Digitally signed by Dave Radford Date: 2023.12.29 11:06:40 -05'00'	
Date	Requestor's Signature	Date / Finance Approval Signature	Date / Finance Director's Signature
12/29/23	Charlene Neuterman — Digitally signed by Charlene Neuterman Date: 2023.12.29 10:30:19 -05'00'	Lora Howell — Digitally signed by Lora Howell Date: 2023.12.29 11:01:23 -05'00'	
Date	Department Director's Signature	Date / Deputy Fin. Director's Signature	Date / City Manager's Signature

FINANCE USE ONLY:

Date Entered: _____ Entered By: _____ Group #: _____

Legislation Details (With Text)

File #:	24-014	**Version:**	1	**Name:**	
Type:	Agenda			**Status:**	Agenda Ready
File created:	1/3/2024			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Approve a Resolution to Waive Competitive Bidding by way of Single Source to Community Housing Initiative, Inc. of Melbourne for the construction of the five homes in the Michael C. Blake Subdivision. (Community Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Resolution 24-.pdf Recorded_ Construction Agreement for Michael C. Blake Subdivision.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: January 3, 2024
Agenda Date: January 9, 2024
Prepared By: Charlene Neuterman, Community Services Director
Through: Stockton Whitten, City Manager
Requested Action:
Approve a Resolution to Waive Competitive Bidding by way of Single Source to Community Housing Initiative, Inc. of Melbourne for the construction of the five homes in the Michael C. Blake Subdivision.

BACKGROUND:

At the October 25, 2022 City Council meeting, City Council authorized the City Manager to negotiate a contract with Community Housing Initiative, Inc. (CHI) to build homes in the Michael C. Blake subdivision. The City Manager subsequently negotiated a contract with CHI to construct the first five homes in the Michael C. Blake Subdivision. CHI is a Community Housing Development Organization, approved by Brevard County and has extensive experience in developing community sponsored low-cost housing. This request is an after-the-fact resolution to waive the competitive bidding process under the provisions of the City's Purchasing Policy to complete the project.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

Budgeted	Yes
If not budgeted, is amendment/transfer attached?	N/A

PREVIOUS ACTION:

City Council approved the City Manager to negotiate a contract with CHI at the October 25, 2022 City Council meeting/ Council Business Item VII.
The contract was executed by the City Manager in Fiscal Year 2023

RECOMMENDED MOTION:

Approve a Resolution to Waive Competitive Bidding, by way of Single Source to Community Housing Initiative, Inc. of Melbourne for the construction of the five homes in the Michael C. Blake Subdivision.

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, WAIVING THE COMPETITIVE BIDDING PROCESS AND SETTING FORTH THE BASIS OF THE CITY MANAGER'S RECOMMENDATION THEREOF BY EXHIBIT; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 2 of Article XIII of the City Charter of the City of Cocoa and Section 2-4 of the City Code of the City of Cocoa provides that competitive bidding is required for all purchases unless certain requirements are met for exceptions to the bidding requirement; and

WHEREAS, the City Manager has recommended that the competitive bidding requirement be waived for the purchase or public improvement described in Exhibit "A" attached to this resolution and by this reference incorporated herein; and

WHEREAS, the City Council has determined that competitive bidding for the purchase described in Exhibit "A" would not be in the City's best interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COCOA, **BREVARD COUNTY, FLORIDA, that:**

SECTION 1. The purchase described in Exhibit "A" is hereby approved and the competitive bidding requirement is hereby waived. The basis for the City Manager's recommendation that a competitive bidding procedure would not be in the City's best interest is attached to this resolution and by this reference incorporated herein.

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3. This resolution shall become effective immediately upon adoption by the Cocoa City Council.

ADOPTED by the City Council of the City of Cocoa, Florida, in a Regular Meeting assembled on the 9th day of January, 2024.

_____

Michael C. Blake, Mayor

ATTEST:

_____

Carie Shealy, MMC, City Clerk

EXHIBIT "A"

To Resolution No. 2024

The City Manager recommends that the competitive bidding requirement be waived, by reason of single source, to perform services related to the construction of five homes in the Michael C. Blake Subdivision. The contract has been executed for the purposes of commencing construction.

Supporting documentation has been provided toward justification of the waiver, based on sole source, as an exception to the sealed bidding process; and based on this documentation, I support approval of this resolution.

_____

Stockton Whitten
City Manager

CONSTRUCTION AGREEMENT BETWEEN THE CITY OF COCOA, FLORIDA AND COMMUNITY HOUSING INITIATIVE, INC.

Michael Blake Subdivision Affordable Housing

COCOA CITY
65 STONE ST

COCOA, FL 32922-7807

CFN 2023128209, OR BK 9817 PAGE 1493,
Recorded 06/20/2023 at 02:45 PM, Rachel M. Sadoff,
Clerk of Courts, Brevard County
Pgs:20

THIS AGREEMENT is made this 06 day of June, 2023 by and between the **CITY OF COCOA**, a Florida municipal corporation (herein referred to as OWNER or CITY) and **COMMUNITY HOUSING INITIATIVE**, a Florida private non-profit organization qualified as a "Community Housing Development Organization" (CHDO) as defined by the U.S. Department of Housing and Urban Development (HUD) in 24 CFR Part 92, (herein referred to as DEVELOPER OR C.H.I.), as follows:

1. **DESCRIPTION OF PROJECT** - Community Housing Initiative, Inc. (DEVELOPER or C.H.I.) shall cause to be completed the construction of **up to five (5), but not less than four (4),** single family, affordable homes in the Michael Blake Subdivision in Cocoa, Florida. C.H.I. as the developer would be responsible for overseeing the project and ensuring the project remains on schedule and within budget, to the greatest extent possible. C.H.I. would issue payments to the Contractor, based upon a mutually agreed upon draw schedule. C.H.I. would then submit a reimbursement request to the City of Cocoa.

During construction, C.H.I. shall identify potential homebuyers. If C.H.I. is unsuccessful in identifying buyers, C.H.I. will list the property with a licensed realtor, which shall actively market the property. The total realtor agent fees (for buyer and seller agents) shall not exceed six (6) percent. If a buyer is interested in the property and is not represented by an agent, the agent fee shall not exceed three (3) percent. The timeframe a licensed realtor actively markets the property shall not exceed three (3) months after construction completion. The City is to be notified after that time if the property has no interested buyer.

C.H.I. will income qualify all potential homebuyers to ensure the purchasers are classified as very-low or low income persons as defined in Section 420.0004, Florida Statutes. The City shall have final approval of the client file prior to issuing an award letter and final approval of the closing documents prior to closing. Once a qualified buyer is income certified, C.H.I. will assist the buyer with first mortgage financing by offering referrals, if needed, and reviewing all lender documentation to ensure the buyer isn't a victim of predatory lending. Additionally, C.H.I. shall ensure the buyers attend a mandatory homebuyer counseling class prior to closing.

The buyers shall purchase the homes at an agreed upon price by the City based on the appraisal at the time of sale. The buyers may be paired with the City's Homebuyer's Program for down payment assistance for first time homebuyers. In the event first time homebuyer funds are used to purchase a home, a lien shall be placed on the property in the amount of the down payment assistance and/or development subsidy in accordance with HOME regulations or policies of the Diamond Square CRA. Further, a Land Use Restriction Agreement (LURA) shall be placed on the property to maintain the affordability period for a certain number of years if the resale provision is used.

C.H.I. shall be the Developer of the Project, keep all records relating to the properties, and will provide support to the homebuyers until closing and beyond as indicated. As Developer of the Project,

C.H.I. shall manage all aspects of project development and implementation and shall seek out financially qualified and credit worthy very low or low income persons to purchase the (at minimum) four (4) single family homes within the Michael Blake Subdivision. The Developer shall work diligently to identify and qualify candidates early in order to allow them to customize their homes' finishing, to the extent possible. The Developer shall choose pre-selected neutral, earth tone paint colors and amenities such as cabinets, unless preapproved by the City or the income-qualified buyer.

The City is the current title holder of the property and shall maintain title while Developer proceeds with construction and shall enter into a purchase and sale agreement with the selected income-qualified buyer directly. As stated above, a lien shall be placed on the property for the down payment assistance and/or development subsidy in accordance with HOME Regulations or policies of the Diamond Square CRA, if applicable due to use of first-time homebuyers' assistance funds. Further, a Land Use Restriction Agreement will be placed on the property to keep the properties affordable for a certain number of years if the resale provision is used.

The City shall inspect the construction of the homes for Florida Building Code compliance. Also, the City shall ensure homebuyers occupying the units meet income eligibility requirements and all HOME Program requirements, to the extent applicable. The City of Cocoa's Housing and Neighborhood Services Division will continue to monitor the Project according to the terms outlined in this Agreement.

2. **CONTRACT DOCUMENTS** – At the time of this Agreement's execution, the OWNER and DEVELOPER have not yet agreed upon the construction drawings for the four or five single-family homes to be constructed. The DEVELOPER and its selected CONTRACTOR that will complete construction shall propose construction drawings in accordance with the criteria established by the OWNER established in **Exhibit A**, attached hereto and incorporated herein by this reference. The OWNER shall approve all construction drawings prior to issuance of a Notice to Proceed by the DEVELOPER, by written addendum to this Agreement.

Thereafter, the Contract Documents shall consist of this Agreement; Exhibits and Addendum(s) to the Agreement; and all Change Orders approved by the City after execution of this Agreement. These Contract Documents are hereby incorporated into this Contract by this reference. The Contract Documents are complementary, and what is called for by anyone shall be as binding as if called for by all. The intent of the Contract Documents is to include all labor, materials, equipment, transportation, taxes, fees and incidentals necessary for the proper and complete execution of the Work for each Project. Materials or Work described in words which so applied have a well-known technical or trade meaning shall be held to refer to such recognized standards. Any discrepancies or omissions found in the Contract Documents shall be reported to the City's Community Services Director immediately. The City's Community Services Director will clarify discrepancies or omissions, in writing, within a reasonable time.

3. **ORDER OF PRECEDENCE** - In case of any inconsistency in any of the documents bearing on the Agreement between the OWNER and the DEVELOPER, the inconsistency shall be resolved by giving precedence in the following order:

   a. Change Orders

   b. Agreement, Exhibits and Addenda

c. Supplemental Terms and Conditions, if any

d. General Terms and Conditions, if any

e. Engineering Plans and Drawings

Any inconsistency in the work description shall be clarified by the OWNER and performed by the DEVELOPER.

4. **AGREEMENT INTERPRETATION** - At its discretion, during the course of the work, should any errors, ambiguities, or discrepancies be found in the Contract Documents, the OWNER at its sole discretion will interpret the intent of the Contract Documents and the DEVELOPER hereby agrees to abide by the OWNER's interpretation and agrees to carry out the work in accordance with the decision of the OWNER.

5. **BRAND NAME MATERIALS** - Whenever Materials or Equipment are specified or described in the Drawings or Specifications by using the name of a proprietary item or the name of a particular Supplier, the naming of the item is intended to establish the type, function and quality required. The DEVELOPER will be responsible for all coordination necessary to accommodate the material, article, or equipment being provided without additional cost to the OWNER. Unless the name is followed by words indicating that no substitution is permitted, a substitute material, article, or equipment is allowed if it is reasonably equivalent to the brand name specified and DEVELOPER certifies in writing that the proposed substitute will perform adequately the functions called for by the general design, be similar and of equal substance to that specified and be suited to the same use and capable of performing the same function as that specified. . The OWNER has full discretion to decide whether a substitute is reasonably equivalent. DEVELOPER must notify the OWNER in writing prior to use of the substitute for a specified brand name and allow the OWNER to make a determination before DEVELOPER uses the substitute.

6. **CONTRACT TIME** -

a. All provisions regarding Contract Time are essential to the performance of this Contract.

b. The Work, which shall be construction of, at minimum, four (4) single-family homes, shall be substantially completed within **two (2) years** after the date when the Contract Time begins to run, which shall be upon the issuance of the Notice to Proceed. The Work shall be finally completed, ready for Final Payment within sixty (60) calendar days after the actual date of Substantial Completion.

The date of Substantial Completion of the Work is the date certified in writing by the OWNER when (1) construction is sufficiently complete, in accordance with the contract documents, so the OWNER can occupy or utilize the work for its intended purpose, as expressed by the contract documents, and (2) any additional project-specific requirements or milestones for "Substantial Completion" identified in the general, special, or technical conditions or construction plans have been satisfied.

c. The parties acknowledge that the Contract Time provided in this Section includes consideration of adverse weather conditions common to Central Florida including the possibility of hurricanes and tropical storms.

d. In the event that the Work requires phased construction, then multiple points of Substantial Completion may be established in the Supplementary Conditions.

7. **LIQUIDATED DAMAGES** – Omitted.

8. **COMPENSATION** –

a. The OWNER will pay the DEVELOPER in current funds for the performance of the work in accordance with the Contract Documents, including additions and deductions approved by Change Order, the Total Contract Price of which shall not exceed **seven-hundred and fifty thousand dollars ($750,000.00)**. DEVELOPER agrees to accept the Contract Price as full compensation for performing all Work, furnishing all Materials, and performing all Work embraced in the Contract Documents, except that a Developer Fee shall be paid as provided in this Section. Under no circumstances shall the DEVELOPER obtain a construction line of credit and have a lien placed upon the properties.

The DEVELOPER acknowledges that all costs of any nature relating to: (1) performance of the Work under Florida weather conditions; (2) applicable law, licensing, and permitting requirements; (3) the Project site conditions, including but not limited to, subsurface site conditions; (4) the terms and conditions of the Contract Documents, including, but not limited to, the indemnification and no damage for delay provisions of the Contract Documents, are all included in the Total Contract Price. Payments will be made to the DEVELOPER for actual work performed in the form of progress payments, which may be submitted no more frequently than monthly.

b. The DEVELOPER will additionally receive a Developer Fee of eight (8) percent of the construction costs for each home built, not to exceed $60,000.00 total for all homes combined. The Developer Fee shall be paid from the proceeds of the sale. The remainder of the proceeds of the sale (less the Developer Fee) from each home shall be retained by the CITY. This Developer Fee shall be paid in four (4) or five (5) installments, as applicable, upon each unit's completion and sale as evidenced by final payment from the City; release of liens from all contractors, subcontractors, and suppliers; complete homebuyer file; and City approval. To the extent that there are insufficient proceeds of a sale to pay the eight (8) percent Developer Fee, the CITY shall consider approving additional funds beyond the Total Contract Price established in this Section, which shall not be unreasonably withheld to the extent that funding is available. However, the CITY will only consider approval of additional funds to cover the Developer Fee upon completion and sale of all homes and to the extent that additional funds are not available from the proceeds of such sales.

9. **TERMINATION; DEFAULT BY DEVELOPER AND OWNER'S REMEDIES** - The OWNER reserves the right to revoke and terminate this Agreement and rescind all rights and privileges associated with this Agreement, without penalty, for convenience. Further, the OWNER reserves the right to revoke and terminate this Agreement in the following circumstances, each of which shall represent a default and breach of this Agreement:

a. DEVELOPER defaults in the performance of any material covenant or condition of this Agreement and does not cure such other default within seven (7) calendar days after written notice from the OWNER specifying the default complained of, unless, however, the nature of the default is such that it cannot, in the exercise of reasonable diligence, be remedied within seven (7) calendar days, in which case the DEVELOPER shall have such time as is reasonably necessary to remedy the default, provided the DEVELOPER promptly takes and diligently and continuously pursues such actions as are necessary therefore; or

b. DEVELOPER is adjudicated bankrupt or makes any assignment for the benefit of creditors or DEVELOPER becomes insolvent, or is unable or unwilling to pay its debts; or

c. DEVELOPER has acted negligently, as defined by general and applicable law, in performing causing the performance of the Work hereunder; or

d. DEVELOPER has committed any act of fraud upon the OWNER; or

e. DEVELOPER has made a material misrepresentation of fact to the OWNER while performing its obligations under this Agreement; or

f. DEVELOPER is experiencing a labor dispute, which threatens to have a substantial, adverse impact upon performance of this Agreement without prejudice to any other right, or remedy OWNER may have under this Agreement.

In the event of an uncured default by DEVELOPER, the OWNER shall have the right to exercise any other remedy the OWNER may have by operation of law, without limitation, and without any further demand or notice. In the event of such termination, OWNER shall be liable only for the payment of all unpaid charges, determined in accordance with the provisions of this Agreement, for Work properly performed prior to the effective date of termination, which may be a set-off to Owner's damages.

10. **FORCE MAJEURE** - Any delay or failure of either party in the performance of its required obligations hereunder shall be excused if and to the extent caused by acts of God; fire; flood; windstorm; explosion; riot; war; sabotage; strikes (except involving DEVELOPER's labor force); extraordinary breakdown of or damage to OWNER 's affiliates' generating plants, their equipment, or facilities; court injunction or order; federal and/or state law or regulation; or order by any regulatory agency; provided that prompt notice of such delay is given by such party to the other and each of the parties hereunto shall be diligent in attempting to remove such cause or causes.

11. **SEVERABILITY** - In the event any portion or part thereof of this Agreement is deemed invalid, against public policy, void, or otherwise unenforceable by a court of law, the validity and enforceability of the remaining parts of this Agreement shall otherwise be fully enforceable

12. **PROGRESS PAYMENTS; DUE DATE FOR PROGRESS PAYMENTS; SUBMITTAL OF PAYMENT REQUESTS** – No payments shall be made where a Payment and Performance Bond is required herein until OWNER receives a certified copy of the recorded Bond. OWNER shall make progress payments on account of the contract price to

DEVELOPER, on the basis of application for payments submitted to the OWNER, by DEVELOPER as the work progresses no more frequently than monthly, and in accordance with the Contract Documents.

Progress payments may be withheld if:

a. Work is found defective and not remedied;

b. DEVELOPER does not provide consent of surety with each payment application;

c. Another DEVELOPER is damaged by an act for which DEVELOPER is responsible; or

d. In the opinion of the OWNER the DEVELOPER's work is not progressing satisfactorily.

Each payment request shall include a certification from the CONTRACTOR that, to the best of the Contractor's knowledge, information and belief, the work itemized for payment and prices therefore are true and correct, work covered by the payment request has been completed in accordance with the Contract Documents, and that all amounts have been paid by the Contractor for work for which previous payment requests were issued and payments received from the DEVELOPER.

OWNER herein (____) designates or (_x_) does not designate an agent, i.e., an architect or engineer, that must approve any payment request or invoice before the payment request or invoice is submitted to OWNER for payment. If an agent must approve the payment request or invoice before the payment request or invoice is submitted to OWNER, payment is due 25 business days after the date on which the payment request or invoice is stamped as received as provided in s. 218.74(1), Florida Statutes, except to the extent that the payment request or invoice does not meet contract requirements. The DEVELOPER may send OWNER an overdue notice. If the payment request or invoice is not rejected within 4 business days after delivery of the overdue notice, the payment request or invoice shall be deemed accepted, except for any portion of the payment request or invoice that is inaccurate or misleading. If an agent need not approve the payment request or invoice submitted by DEVELOPER, payment is due 20 business days after the date on which the payment request or invoice is stamped as received as provided in s. 218.74(1), Florida Statutes, except to the extent that the payment request or invoice does not meet contract requirements. If OWNER disputes a portion of a payment request or an invoice, the undisputed portion shall be timely paid. OWNER shall reject payment requests or invoices in accordance with the procedure established in s. 218.735, Florida Statutes.

OWNER hereby identifies the Community Services Department as the agent or office to which the DEVELOPER must submit payment requests or invoices to OWNER.

13. **FINAL PAYMENT; CHANGE ORDERS** - OWNER shall withhold up to 5% of the Contract Price throughout the project in accordance with the Local Government Prompt Payment Act ("Act"). The retainage amount withheld may be released with the Final Payment after the issuance of the Final Completion Certificate. Consent of surety is required for final payment. OWNER shall make final payment to DEVELOPER within thirty (30) days after the

work is fully and properly completed, if the contract has been fully and timely performed, but subject to the condition that final payment shall not be due until DEVELOPER has delivered to OWNER all close-out documentation.

By making payments OWNER does not waive claims including but not limited to those relating to:

a. Faulty work appearing after substantial completion has been granted;

b. Work that does not comply with the Contract Documents; or

c. Failure of DEVELOPER to comply with any special guarantees required by the Contract Documents.

Progress payments may be withheld if Work is found defective and not remedied; DEVELOPER does not provide consent of surety with each progress application; a subcontractor is damaged by an act for which DEVELOPER is responsible; or in the opinion of the OWNER, DEVELOPER'S work is not progressing satisfactorily.

The City, by written change order and without invalidating the Agreement, may order extra Work or make changes by altering, adding to, or deducting from the Work. The contract sum may be adjusted accordingly. Additional time required for any change in Work must be included with the requested Change Order.

In giving instructions, the City's Project Manager will have authority to make minor changes in the Work, not involving extra cost or time, and not inconsistent with the purpose of the Work, but otherwise, except in an emergency endangering life or property, no extra work or change will be made unless it goes through the City's written Change Order process and is approved by the City, and no claim for an addition to the contract sum or time will be valid unless so ordered in writing.

The value of any such extra Work or change will be determined in one or more of the following ways:

1. By mutual acceptance of a lump sum.
2. By unit prices named in the contract or subsequently agreed upon.
3. By cost and percentage or by cost and a fixed fee.

If none of the above methods is agreed upon, the DEVELOPER, provided it receives an order as above, shall proceed with the work. In such case and also under case (3) above, the DEVELOPER shall keep and present in such form as the City's Project Manager may direct, a correct account of the actual cost of labor and materials, substantiated by back-up documentation. In any case, the City's Project Manager will certify the amount, including reasonable allowances for overhead and profit, due to the DEVELOPER. Pending final determination of value, payments on account of changes will be made on the City's Project Manager's estimate. Furthermore, if the DEVELOPER claims that any instructions by drawings or otherwise involve extra cost under the Contract Documents, it shall give the City written notice thereof within ten (10) days after the receipt of such instructions, and in any event before proceeding to execute the work, except in emergency endangering life or property, and the procedure shall then be as provided above under this section. Claims

will not be processed unless filed in writing before any work has commenced. In addition, if the City's Project Manager deems it appropriate the City may accept defective or incomplete work and an equitable deduction from the Contract Price will be made therefor by Change Order.

14. **INSPECTIONS; DUTIES AND AUTHORITY** - The duties and authority of the OWNER are as follows:

a. **Inspections, Opinions, and Progress Reports.** The OWNER and its representatives shall be kept familiar with the progress and quality of the work by DEVELOPER and may make periodic visits to the work site. The OWNER will not be responsible for the means of construction, or for the sequences, methods, and procedures used therein, or for the DEVELOPER's failure to perform the work in accordance with the Contract Documents.

b. **Access to Worksite for Inspections.** The OWNER and its representatives shall be given free access to the worksite at all times during work preparation and progress. The Project Manager is not obligated to make exhaustive or continuous on-site inspections to check and report on work progress, and any such inspections shall not waive Owner's claim regarding defective work by DEVELOPER. No inspector is authorized to change any provision of the specifications without written authorization of the City's Project Manager, nor shall the presence or absence of an inspector relieve the DEVELOPER from any requirements of the Contract Documents.

If the specifications, the City's instructions, laws, ordinances, or any public authority, require any work to be specially tested or approved, the DEVELOPER shall give the City timely notice of its readiness for inspection, and of the date fixed for such inspection. Inspections by the City's Project Manager or designee will be promptly made.

If upon inspection such work is found not in accordance with the Contract Documents, the DEVELOPER shall pay such cost, including compensation for professional services, and an appropriate deductive Change Order shall be issued.

c. **Interpretation of Contract Documents: Decisions on Disputes.** The OWNER will be the initial interpreter of the contract document requirements and make decisions on claims and disputes between DEVELOPER and Owner.

d. **Rejection and Stoppage of Work.** The OWNER shall have authority to reject work which in its opinion does not conform to the Contract Documents, and in this connection may stop the work or a portion thereof, when necessary.

e. **Payment Certificates.** The OWNER will determine the amounts owing to DEVELOPER as the work progresses, based on DEVELOPER's applications and OWNER's inspections and observations, and will issue certificates for progress payments and final payments in accordance with the terms of the Contract Documents.

f. **City Reviews and Status.** The City's review, inspection, or approval of any Work, applications for payment, or other submittals shall be solely for the purpose of determining whether the same are generally consistent with the City's scope and requirements for the

project. No review, inspection, or approval by the City of such Work or documents shall relieve the DEVELOPER of its responsibility for the performance of its obligations under the Contract Documents or the accuracy, adequacy, fitness, suitability, or coordination of the Work. Approval by any governmental or other regulatory agency or other governing body of any Work, design document, or construction document shall not relieve DEVELOPER of responsibility for the performance of its obligations under the Contract Documents. Payment by the City pursuant to the Contract Documents shall not constitute a waiver of any of the City's rights under the Contract Documents or at law, and DEVELOPER expressly accepts the risk that defects in its performance, if any, may not be discovered until after payment, including final payment, is made by the City. Notwithstanding the foregoing, prompt written notice shall be given by the City or City Project Manager to the DEVELOPER if the City becomes aware of any fault or defect in the Projects or non-conformance with the Contract Documents. Furthermore, the City shall not have control or charge of construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the Work, nor shall the DEVELOPER, for any of the foregoing purposes, be deemed the agent of the City.

15. **PROGRESS MEETINGS** – OWNER'S Project Manager may hold periodic progress meetings on a monthly basis, or more frequently if required by the OWNER, during the term of work entered into under this Agreement. DEVELOPER's Project Manager and all other appropriate personnel shall attend such meetings as designated by the OWNER'S Project Manager.

16. **RESPONSIBILITIES OF DEVELOPER** - DEVELOPER's duties and rights in connection with the project herein are as follows:

a. **Responsibility for Supervision and Construction**. DEVELOPER shall be solely responsible for all construction under this contract, including the techniques, sequences, procedures and means, for the coordination of all work. DEVELOPER shall supervise and direct the work, and give it all attention necessary for such proper supervision and direction.

b. **Discipline and Employment.** DEVELOPER shall maintain at all times strict discipline among his employees, and he agrees not to employ for work on the project any person unfit or without sufficient skill to perform the job for which he was employed.

c. **Furnishing of Labor, Materials, etc.** DEVELOPER shall provide and pay for all labor, materials and equipment, including tools, construction equipment and machinery, utilities, including water, transportation, and all other facilities and work necessary for the proper completion of work on the project in accordance with the Contract Documents.

d. **Payment of Taxes: Procurement of Licenses and Permits.** DEVELOPER shall secure all licenses and permits necessary for proper completion of the work, paying the fees thereof. DEVELOPER warrants that it (and subcontractors or tradesmen, if authorized in the Contract Documents) hold or will secure all trade or professional licenses required by law for DEVELOPER to undertake the contract work.

e. **Guarantee.** The DEVELOPER hereby guarantees the Work to the full extent provided in the Plans, Specifications, General Conditions, Special Conditions and other

Contract Documents. The DEVELOPER shall remove, replace and/or repair at its own expense and at the convenience of the OWNER any faulty, defective or improper Work, materials or equipment discovered within one (1) year from the date of the acceptance of the project as a whole by the Owner or for such longer period as may be provided in the Plans, Specifications, General Conditions, Special Conditions or other Contract Documents. Without limiting the generality of the foregoing, the DEVELOPER warrants to the OWNER, that all materials and equipment furnished under this Agreement will be of first-class quality and new, unless otherwise required or permitted by the other Contract Documents, that the Work performed pursuant to this Agreement will be free from defects and that the Work will strictly conform with the requirements of the Contract Documents. Work not conforming to such requirements, including substitutions not properly approved and authorized, shall be considered defective. All warranties contained in this Agreement and in the Contract Documents shall be in addition to and not in limitation of all other warranties or remedies required and/or arising pursuant to applicable law. Furthermore, DEVELOPER will provide written guarantee for work and materials for one (1) calendar year after acceptance by OWNER. The one (1) period is not a limitation upon manufacturer warranties or DEVELOPER's payment and performance Bond(s).

f. **Project Site.** The DEVELOPER shall, among other things, (i) visit and thoroughly inspect the project site and any structure(s) or other man-made features to be modified and become familiar with local conditions under which the project will be constructed and operated; (ii) if applicable, familiarize itself with the survey, including the location of all existing buildings, utilities, conditions, streets, equipment, components, and other attributes having or likely to have an impact on the project; (iii) familiarize itself with the City's layout and design requirements, conceptual design objectives, and budget for the project; (iv) familiarize itself with pertinent Project dates, including the Project Schedule; (v) review and analyze all project geotechnical, hazardous substances, structural, chemical, electrical, mechanical, and construction materials tests, investigations, and recommendations; and (vi) gather any other information necessary for a thorough understanding of the project. If the project involves modifications to any existing structure(s) or other man-made feature(s) on the project site, the DEVELOPER shall also review all as-built and record drawings, plans, and specifications of adjacent work which the DEVELOPER requests from the City , and shall thoroughly inspect the existing structure(s) and man-made feature(s) to identify existing deficiencies and ascertain the specific locations of pertinent structural components. Claims by the DEVELOPER resulting from its failure to familiarize itself with the project site or pertinent documents shall be deemed waived.

17. **ASSIGNMENT** - DEVELOPER shall not assign this Agreement, or any rights or any monies due or to become due hereunder without the prior, written consent of the OWNER.

a. DEVELOPER shall be fully responsible to OWNER for all acts and/or omissions performed by its subcontractors.

b. If DEVELOPER subcontracts any part of this Agreement, DEVELOPER shall require the subcontractor to provide OWNER and its affiliates with insurance coverage as set forth by the OWNER.

18. **THIRD PARTY BENEFICIARY** - The DEVELOPER shall require in any subcontract with a subcontractor to cause performance of the Project and work described herein that the OWNER shall be named as a third-party beneficiary. Performance of such subcontract shall be for the express benefit of the OWNER as a third-party beneficiary. As an intended third-party beneficiary, the OWNER may maintain a direct cause of action against the surety bond for the Project. Accordingly, the OWNER shall be described in the performance and payment bond required by DEVELOPER as having a right of action on the bond.

19. Omitted.

20. **NO JOINT VENTURE** - Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties and neither party is authorized to, nor shall either party act toward third persons or the public in any manner which would indicate any such relationship with the other party.

21. **INDEMNIFICATION** – DEVELOPER shall defend, indemnify and hold harmless the OWNER, its officers, employees, agents, engineer, and city attorneys (individually and in their official capacity, from liability, losses, damages, and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of DEVELOPER and persons employed or utilized by DEVELOPER in the performance of this Agreement.

DEVELOPER specifically assumes potential liability for actions brought by DEVELOPER'S own employees against the OWNER and, solely for the purpose of this indemnification and defense, DEVELOPER specifically waives its entitlement, if any, to immunity under Section 440.11, Florida Statutes. This waiver has been specifically and mutually negotiated by the parties.

The indemnification provided above shall obligate the DEVELOPER to defend at its own expense or to provide for such defense, at the option of the OWNER, as the case may be, of any and all claims of liability and all suits and actions of every name and description that may be brought against the OWNER or its officers, employees, and city attorneys which may covered by this indemnification. In all events the OWNER and its officers, employees, engineers, and city attorneys shall be permitted to choose legal counsel of its sole choice, the fees for which shall be reasonable and subject to and included with this indemnification provided herein.

In consideration of the DEVELOPER's indemnity obligations, the parties allocate ONE PERCENT (1%) OF THE CONTRACT SUM as specific consideration for DEVELOPER's indemnification of OWNER and that the specific consideration is included in the original Contract Price allocated by DEVELOPER among all pay items - receipt of which is acknowledged.

The indemnity provisions set forth in this Paragraph shall survive termination of this Agreement.

Further, in any subcontract, the DEVELOPER shall require the subcontractor to indemnify and hold harmless the OWNER to the same extent provided herein and name the OWNER as a third-party beneficiary.

22. **SAFETY** - DEVELOPER shall be solely and absolutely responsible and assume all liability for the safety and supervision of its principals, employees, contractors, and agents while performing work provided hereunder. More specifically, the DEVELOPER shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. The DEVELOPER shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:

1. All employees on the project site and other persons who may be affected thereby.
2. All the Work and all materials or equipment to be incorporated therein, whether in storage on or off the project site.
3. Other property at the project site or adjacent thereto.

DEVELOPER shall comply with all applicable Federal Occupational Safety and Health Administration (OSHA) and Florida Department of Transportation safety standards and shall assure and monitor the compliance of its Subcontractors with those same standards.

Further, DEVELOPER shall work in compliance with the OSHA Hazardous Communication Standard and Florida Department of Environmental Protection guidelines and shall supply all information about hazardous chemical being brought onto City property as required by any applicable City Safety and Loss Control Program.

23. **CORPORATE REPRESENTATIONS BY DEVELOPER** - DEVELOPER hereby represents and warrants to the OWNER the following:

a. DEVELOPER is duly registered and licensed to do business in the State of Florida and is in good standing under the laws of Florida and is duly qualified and authorized to carry on the functions and operations set forth in this Agreement.

b. The undersigned signatory for DEVELOPER has the power, authority, and the legal right to enter into and perform the obligations set forth in this Agreement and all applicable exhibits thereto, and the execution, delivery, and performance hereof by DEVELOPER has been duly authorized by the board of directors and/or president of DEVELOPER. In support of said representation, DEVELOPER agrees to provide a copy to the OWNER of a corporate certificate of good standing provided by the State of Florida prior to the execution of this Agreement.

c. DEVELOPER is duly licensed under all local, state and federal laws to provide the work stated in paragraph 1.0 herein. In support of said representation, DEVELOPER agrees to provide a copy of all said licenses to the OWNER prior to the execution of this Agreement.

24. **BOND** - DEVELOPER shall require any contractor or subcontractor to supply materials, performance and payment bond(s) in accordance with Florida law and in a form acceptable to the City Attorney prior to commencement of the construction. As an intended third-party beneficiary, the OWNER may maintain a direct cause of action against the surety bond for the Project. Accordingly, the OWNER shall be described in the performance and payment bond required by DEVELOPER as having a right of action on the bond.

The materials, performance, and payment amounts shall be in an amount equal to 100% of the Contract Price for the work prescribed herein. The issuance of bonds required under this Agreement shall not relieve DEVELOPER of any liability under the Agreement. DEVELOPER shall remain jointly and severally liable with any surety issuing a bond under the Contract. The premium for such bonds is included in the Contract Price.

25. **INSURANCE** - During the term of this Agreement, DEVELOPER shall be responsible for providing the types of insurance and limits of liability as set forth under this Paragraph. Additionally, all independent subcontractors or agents employed by DEVELOPER to perform any Work hereunder shall fully comply with the insurance provisions contained in these Contract Documents.

a. The DEVELOPER shall maintain comprehensive general liability insurance in the minimum amount of $2,000,000 as the combined single limit for each occurrence to protect the DEVELOPER from claims of property damages which may arise from any Work performed under this Agreement whether such Work are performed by the DEVELOPER or by anyone directly employed by or contracting with the DEVELOPER.

b. The DEVELOPER shall maintain comprehensive automobile liability insurance in the minimum amount of $1,000,000 combined single limit bodily injury and minimum $1,000,000 property damage as the combined single limit for each occurrence to protect the DEVELOPER from claims for damages for bodily injury, including wrongful death, as well as from claims from property damage, which may arise from the ownership, use, or maintenance of owned and non-owned automobiles, including rented automobiles whether such operations be by the DEVELOPER or by anyone directly or indirectly employed by the DEVELOPER.

c. The DEVELOPER shall maintain, during the life of this Agreement, adequate Workers' Compensation Insurance in at least such amounts as are required by law and Employer's Liability Insurance in the minimum amount of $2,000,000 for all of its employees performing Work for the OWNER pursuant to this Agreement.

d. The DEVELOPER shall maintain comprehensive builder risk insurance, which shall cover DEVELOPER'S labor, and any materials and equipment to be used for completion of the Work performed under this Agreement, against all risks of direct physical loss, excluding earthquake and flood, for a minimum amount of the Total Contract Price. DEVELOPER shall maintain the builder risk insurance required by this subsection until final completion.

Current, valid insurance policies meeting the requirements herein identified shall be maintained during the term of this Agreement. A copy of a current Certificate of Insurance shall be provided to the OWNER by DEVELOPER upon the Effective Date of this Agreement which satisfies the insurance requirements of this Paragraph 25. Renewal certificates shall be sent to the OWNER 30 days prior to any expiration date. There shall also be a 30-day advance written notification to the OWNER in the event of cancellation or modification of any stipulated insurance coverage. **The OWNER shall be an additional**

named insured on all stipulated insurance policies as its interest may appear, from time to time, excluding worker's compensation and professional liability policies.

Insurance covering the specified additional insureds shall be primary insurance, and all other insurance carried by the additional insured shall be excess insurance; and with respect to workers' compensation and employer's liability, comprehensive automobile liability, commercial general liability, and umbrella liability insurance, DEVELOPER shall require DEVELOPER's insurance carriers to waive all rights of subrogation against OWNER and its engineer, the engineer's consultants, and their respective officers, directors, partners, employees and agents.

Each policy shall contain a cross liability or severability of interest clause or endorsement.

26. **MEDIATION/VENUE** - The parties agree that should any dispute arise between them regarding the terms or performance of this Agreement, both parties will participate in mediation. The parties agree to equally share the cost of the mediator. Should the parties fail to resolve their differences through mediation, then any cause of action filed hereunder shall be filed in the Circuit or County Court for BREVARD County, Florida. The DEVELOPER's surety is bound by this provision.

27. **GOVERNING LAW & VENUE** - This Agreement is made and shall be interpreted, construed, governed, and enforced in accordance with the laws of the State of Florida. Venue for any state action or litigation shall be BREVARD County, Florida. Venue for any federal action or litigation shall be Orlando, Florida. The DEVELOPER's surety is bound by this provision.

28. **ATTORNEY'S FEES** - Should either party bring an action to enforce any of the terms of this Agreement, each party shall bear its own costs and expenses of such action including, but not limited to, reasonable attorney's fees, whether at settlement, trial or on appeal. This provision does not apply to DEVELOPER's surety.

29. **NOTICES** - Any notice or approval under this Contract shall be sent, postage prepaid, to the applicable party at the address shown on the first page of this Contract.

30. **WORK IS A PRIVATE UNDERTAKING** - With regard to any and all Work performed hereunder, it is specifically understood and agreed to by and between the parties hereto that the contractual relationship between the OWNER and DEVELOPER is such that the DEVELOPER is an independent DEVELOPER and not an agent of the OWNER. The DEVELOPER, its contractors, partners, agents, and their employees are independent contractors and not employees of the OWNER. Nothing in this Agreement shall be interpreted to establish any relationship other than that of an independent DEVELOPER, between the OWNER, on one hand, and the DEVELOPER, its contractors, partners, employees, or agents, during or after the performance of the Work under this Agreement.

31. **DOCUMENTS** - **Public Records**: It is hereby specifically agreed that any record, document, computerized information and program, audio or video tape, photograph, or other writing of the DEVELOPER and its independent contractors and associates related, directly or indirectly, to this Agreement, may be deemed to be a Public Record whether in the possession or control of

the OWNER or the DEVELOPER. Said record, document, computerized information and program, audio or video tape, photograph, or other writing of the DEVELOPER is subject to the provisions of Chapter 119, Florida Statutes, and may not be destroyed without the specific written approval of the OWNER's City Manager. Upon request by the OWNER, the DEVELOPER shall promptly supply copies of said public records to the OWNER. All books, cards, registers, receipts, documents, and other papers in connection with this Agreement shall at any and all reasonable times during the normal working hours of the DEVELOPER be open and freely exhibited to the OWNER for the purpose of examination and/or audit. Failure by DEVELOPER to grant such access and comply with public records laws and/or requests shall be grounds for immediate unilateral cancellation of this Agreement by the OWNER upon delivery of a written notice of cancellation. If DEVELOPER fails to comply with this Section, and the OWNER must enforce this Section, or the OWNER suffers a third party award of attorney's fees and/or damages for violating Chapter 119, Florida Statutes, due to DEVELOPER's failure to comply with this Section, the OWNER shall collect from DEVELOPER prevailing party attorney's fees and costs, and any damages incurred by the City, for enforcing this Section against DEVELOPER. And, if applicable, the OWNER shall also be entitled to reimbursement of all attorneys' fees and damages which the OWNER had to pay a third party because of the DEVELOPER's failure to comply with this Section. The terms and conditions set forth in this Section shall survive the termination of this Agreement.

The DEVELOPER acknowledges that the OWNER is a Florida municipal corporation and subject to the Florida Public Records Law. DEVELOPER agrees that to the extent any document produced by DEVELOPER under this Agreement constitutes a Public Record; DEVELOPER shall comply with the Florida Public Records Law.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, THE CITY CLERK, AT (321) 433-8484, cshealy@cocoafl.org, Carie Shealy, City Clerk's Office, 65 Stone Street, Cocoa, Florida 32922.

32. **SOVEREIGN IMMUNITY** - The OWNER intends to avail itself of the benefits of Section 768.28, Florida Statutes and any other statutes and common law governing sovereign immunity to the fullest extent possible. Neither this provision nor any other provision of this Agreement shall be construed as a waiver of the OWNER's right to sovereign immunity under Section 768.28, Florida Statutes, or other limitations imposed on the OWNER's potential liability under state or federal law. DEVELOPER agrees that OWNER shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, OWNER shall not be liable for any claim or judgment, or portion thereof, to any one person for over two hundred thousand dollars ($200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other claims or judgments paid by the State or its agencies and subdivisions arising out of the same incident or occurrence, exceeds three hundred thousand dollars ($300,000.00). Nothing in this Agreement is intended to inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law. This paragraph shall survive termination of this Agreement.

33. **HEADINGS** - Paragraph headings are for the convenience of the parties only and are not to be construed as part of this Agreement.

34. **INTEGRATION; MODIFICATION** - The drafting, execution, and delivery of this Agreement by the Parties has been induced by no representations, statements, warranties, or agreements other than those expressed herein. This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof unless expressly referred to herein. Modifications of this Agreement shall only be made in writing signed by both parties.

35. **WAIVER AND ELECTION OF REMEDIES** - Waiver by either party of any terms, or provision of this Agreement shall not be considered a waiver of that term, condition, or provision in the future. No waiver, consent, or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by a duly authorized representative of each party hereto. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be considered an original agreement; but such counterparts shall together constitute but one and the same instrument.

36. **DRAFTING** - OWNER and DEVELOPER each represent that they have both shared equally in drafting this Agreement and no party shall be favored or disfavored regarding the interpretation of this Agreement in the event of a dispute between the parties.

37. **NOTICE** - Any notices required to be given by the terms of this Agreement shall be delivered by hand or mailed, certified mail, return receipt requested, postage prepaid to:

For DEVELOPER:

Company Name: Community Housing Initiative, Inc.
Attn: Nicole Tenpenny
Address: PO Box 410522
Melbourne, FL 32941-0522
Phone: 321-253-0053 X11

For OWNER:

City of Cocoa
Attn: City Manager
65 Stone Street
Cocoa, Florida
321-433-8660

Either party may change the notice address by providing the other party with written notice of the change. Any Notice given as provided herein shall be deemed received as follows: if delivered by personal service, on the date so delivered; if delivered to an overnight courier

service, on the business day immediately following delivery to such service; and if mailed, on the third business day after mailing.

38. **CONFLICT OF INTEREST**.

a. The DEVELOPER agrees that it will not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Contract with the OWNER or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes, relating to ethics in government and the OWNER's Personnel Policies.

b. The DEVELOPER hereby certifies that no officer, agent or employee of the OWNER has any material interest (as defined in Section 112.312 (15), Florida Statutes, as over five percent (5%) either directly or indirectly, in the business of the DEVELOPER to be conducted here, and that no such person shall have any such interest at any time during the term of this CONTRACT.

c. Pursuant to Section 216.347, Florida Statutes, the DEVELOPER hereby agrees that monies received from the OWNER pursuant to this Agreement will not be used for the purpose of lobbying the Legislature or any other State or Federal Agency.

39. **ADDITIONAL ASSURANCES**.

a. No principal (which includes officers, directors, or executive) or individual holding a professional license and performing Work under this Agreement is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in any Work required by this Agreement by any Federal, State, or local governmental commission, department, corporation, subdivision, or agency;

b. No principal (which includes officers, directors, or executive), individual holding a professional license and performing Work under this Agreement, employee, or agent has employed or otherwise provided compensation to, any employee or officer of the OWNER; and

c. No principal (which includes officers, directors, or executive), individual holding a professional license and performing Work under this Agreement, employee or agent has willfully offered an employee or officer of the OWNER any pecuniary or other benefit with the intent to influence the employee or officer's official action or judgment.

40. **E-VERIFY** - Pursuant to section 448.095, Florida Statutes, beginning January 1, 2021, any City contractors shall register with and use the U.S. Department of Homeland Security's E-Verify system, https://e-verify.uscis.gov/emp, to verify the work authorization status of all employees hired on and after January 1, 2021. City contractors must provide evidence of compliance with section 448.095, Florida Statutes. Evidence shall consist of an affidavit from the DEVELOPER stating all employees hired on and after January 1, 2021 have had their work authorization status verified through the E-Verify system and a copy of their proof of registration in the E-Verify system. Failure to comply with this provision will be a material breach of the contract and shall result in the immediate termination of the contract without penalty to the City. The DEVELOPER shall be liable for all costs incurred by the City securing a replacement contract, including but not limited to, any increased costs for the same services,

any costs due to delay, and rebidding costs, if applicable. If the DEVELOPER utilizes Subcontractors, the following shall apply:

a. DEVELOPER shall also require all Subcontractors performing work under the Agreement to use the E-Verify system for any employees they may hire during the term of the Agreement.

b. DEVELOPER shall obtain from all such Subcontractors an affidavit stating the Subcontractors does not employ, contract with, or subcontract with an unauthorized alien, as defined in section 448.095, Florida Statutes.

c. DEVELOPER shall provide a copy of all Subcontractor affidavits to the City upon receipt and shall maintain a copy for the duration of the Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal on the date first above written.

CITY OF COCOA

By: _____
Stockton Whitten, City Manager

Date: 6/6/2023

ATTEST:

_____
Carie Shealy, City Clerk

COMMUNITY HOUSING INITIATIVE

Nicole Tenpenny

By: Nicole Tenpenny
Print name/title: Executive Director

Date: June 6, 2023

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (___) online notarization, this 6th day of June, 2023, by Nicole Tenpenny, the Executive Director of Community Housing Initiative, who is personally known to me or who produced _____ as identification and who did take an oath.

CARIE E. SHEALY
Notary Public
State of Florida
Comm# HH144585
Expires 8/30/2025

Carie E. Shealy
(Notary Public Signature)

Carie E. Shealy
(Print Name)
Notary Public, State of Florida
Commission No.: HH144585
My Commission Expires: 8/30/2025

EXHIBIT A

Specifications

The Developer shall be responsible for ensuring that the Project meets all applicable local codes and ordinances upon final payment after completion of work. Developer shall comply with the Florida Building Code. Housing must meet the property standards in §92.251 and accessibility requirements. The Developer shall ensure the homes meet the required 2020 Florida Building Code – Energy Conservation, 7th Ed. for energy efficiency and shall use Energy Star products.

Legislation Details (With Text)

File #:	24-017	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	1/4/2024			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Announcement of Mayor Blake, Deputy Mayor Hearn and Councilmember Koss to Attend the Florida League of Cities Legislative Action Days from January 28, 2024 - January 31, 2024. (Administrative Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: January 4, 2024
Agenda Date: January 9, 2024
Prepared By: Monica Arsenault, Interim City Clerk
Through: Tammy Gemmati, Administrative Services Director
Requested Action:
Announcement of Mayor Blake, Deputy Mayor Hearn and Councilmember Koss to Attend the Florida League of Cities Legislative Action Days from January 28, 2024 - January 31, 2024.

BACKGROUND:

Mayor Blake, Deputy Mayor Hearn and Councilmember Koss will be attending the Florida League of Cities Legislative Action Days in Tallahassee from January 28th through January 31st, 2024. The total estimated cost for all expenses is around $4,500. Registration costs for the conference are budgeted under Council's Training account and all other expenses related to travel are budgeted under Council's Travel & Per Diem account.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

Budgeted Yes

Amount Requested	$4,500 (Estimated)
Account Number	001-1000-511.40-00 Travel & Per Diem 001-1000-511.55-00 Training

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Announcement of Mayor Blake, Deputy Mayor Hearn and Councilmember Koss to Attend the Florida League of Cities Legislative Action Days from January 28, 2024 - January 31, 2024.

Legislation Details (With Text)

File #:	23-793	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Agenda Ready
File created:	12/21/2023			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Approve Ordinance on First Reading amending Section 2-26 of the City Code regarding the qualification of candidates for City Council. (City Attorney)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance ___-2024 Qualification of Candidates.pdf Resolution 2024-____ Qualifying Statement CIty Elections.pdf Ex. A - Qualifiying Statement of Candidates.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: January 5, 2024
Agenda Date: January 9, 2024
Prepared By: Anthony Garganese, City Attorney
Through:
Requested Action:
Approve Ordinance on First Reading amending Section 2-26 of the City Code regarding the qualification of candidates for City Council

BACKGROUND:

Candidates running for City Council are required to file a qualification statement with the City Clerk's office as part of the qualification package during the election qualifying period. The proposed ordinance clarifies the requirement by expressly incorporating the requirements into Section 2-26 of the City Code. The proposed ordinance also requires the City Council to approve the form of the qualifying statement including a requirement that upon a candidate being elected, a councilmember maintaining eligibility requirements during their term of office as required by the City Charter.

The form of the proposed qualifying statement and related Resolution are attached to the Agenda Item as background information at this time. The proposed resolution and form qualifying statement will be presented to the City Council for final action at Second Reading of the Ordinance.

STRATEGIC PLAN CONNECTION:

Maintaining the integrity of City elections and City Charter requirements.

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approve Ordinance on First Reading amending Section 2-26 of the City Code.

ORDINANCE NO. ___-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA; AMENDING SECTION 2-26 OF THE CITY CODE REGARDING THE ELECTION QUALIFYING PERIOD REQUIREMENTS FOR THE OFFICE OF MAYOR AND CITY COUNCIL IN ACCORDANCE WITH SECTION 1 OF ARTICLE XVII OF THE CITY CHARTER; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY AND AN EFFECTIVE DATE.

.

WHEREAS, the City is governed by a municipal charter and is granted the authority, under § 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Section Article III and Article XVII of the City Charter sets forth the eligibility requirements for candidates for the office of mayor and city council; and

WHEREAS, a municipal corporation created by charter derives all its powers from the charter under which it acts as a body corporate and politic. See Abell v. Town of Boynton, 117 So. 507 (Fla. 1928) (charter as defining powers and duties); Gontz v. Cooper City, 228 So. 2d 913 (Fla. 4th DCA 1969) (paramount law of municipal corporation as its charter giving municipality all powers it possesses unless other statutes applicable to it; Clark v. North Bay Village, 54 So. 2d 240 (Fla. 1951); and

WHEREAS, Section 99.021, Florida Statutes, requires each candidate, in order to qualify for nomination or election to any office other than a judicial office as defined in chapter 105 or a federal office, shall take and subscribe to an oath or affirmation in writing that says, in part, that he or she is qualified under the Constitution and the laws of Florida to hold the office to which he or she desires to be nominated or elected; and

WHEREAS, on November 2, 1999, the electors of the City of Cocoa overwhelmingly approved an amendment to the City Charter to require that each candidate seeking the office of city council shall have been domiciled within the city and district, if applicable, at least one (1) year immediately prior to the time of qualifying thereby amending the requirements to qualify for such office under Florida law, and to require that city councilmembers maintain such domicile during their term in office; and

WHEREAS, the City Council has previously made legislative findings that a one-year requirement to qualify to run for a city council position is relatively common and has found favor in the courts as a "reasonable residency requirement." For example, in Nichols v. State, 177 So. 2d 467 (Fla. 1965), the Florida Supreme Court held that a one-year durational residency requirement to qualify to run for city commission was not unreasonable and valid. Additionally, in Daves v. City

of Longwood, 423 F.Supp. 503 (M.D. Fla., 1976), the United States District Court, Middle District of Florida, upheld a special act imposing one-year residency requirement to run for city council in the City of Longwood; and

WHEREAS, in furtherance of the will of the voters and the requirements of the City Charter, the City Council desires to amend the City's Election Code to require candidates seeking the office of city council to file a qualifying statement under oath affirming their eligibility and domicile within the City of Cocoa for purposes of implementing the domicile requirement as set forth in Section 1, Article III and Article XVII of the City Charter; and

WHEREAS, the City Council also finds that the City's successful election administration of properly qualifying candidates to run for mayor and city council and maintaining the integrity of City elections is of the utmost importance to democracy and the citizens of Cocoa; and

WHEREAS, the City Council finds this Ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COCOA HEREBY ORDAINS, AS FOLLOWS:

SECTION 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by this reference as legislative findings and the intent and purpose of the City Council of the City of Cocoa.

SECTION 2. **Amending Section 2-26 of the City Code.** The City of Cocoa Code of Ordinances, Section 2-26 is hereby amended as set forth below (underlined type indicates additions and ~~strikeout~~ type indicates deletions)

Sec. 2-26. - Qualifying fees established; qualifying assessment established; qualifying statement of candidates required.

(a) An assessment of seventy-five dollars ($75.00) for each candidate for mayor-councilman and sixty dollars ($60.00) for each candidate for councilman shall be paid by such candidate at the time of qualifying as provided in section 2-25; the same to be paid into the general fund of the city.

(b) Each candidate shall also pay, at the time of qualifying as provided in section 2-25, an additional election assessment. This additional election assessment shall be an amount equal to the annual salary of the office sought. Within thirty (30) days after the close of qualifying, the qualifying officer shall forward all assessments collected pursuant to this section to the Department of State for deposit in the Elections Commission Trust Fund.

(c) Candidates for the offices of the mayor and city council shall meet the eligibility

requirements required by the City Charter and applicable law. Candidates shall qualify with the city clerk by completing and filing qualifying papers designating the office for which they are a candidate. Such qualifying papers shall include all forms required by the Florida Election Code and a qualifying statement on a form approved by the City Council. The form approved by the City Council shall require the candidate to attest to satisfying the candidate eligibility requirements and if elected, maintaining councilmember eligibility requirements during their term of office as required by the City Charter. The form approved by the City Council shall be deemed fully incorporated into this subsection as if explicitly stated herein.

SECTION 4. **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

SECTION 5. **Incorporation Into Code.** This Ordinance shall be incorporated into the Cocoa City Code and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this ordinance and the City Code may be freely made.

SECTION 6. **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida, and pursuant to the City Charter.

ADOPTED by the City Council of the City of Cocoa, Florida, this ____ day of_____, 2024.

_____
MICHAEL C. BLAKE, Mayor

ATTEST:

_____
Monica Arsenault, Assistant City Clerk

First Reading: _____
Advertisement: _____

Second Reading: _____

RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; ADOPTING A QUALIFYING STATEMENT FOR QUALIFYING CANDIDATES FOR MAYOR AND CITY COUNCIL PURSUANT TO THE REQUIREMENTS OF SECTION 2-26 OF THE CITY CODE AND ARTCILE XVII, SECTION 1 OF THE CITY CHARTER; PROVIDING FOR ALTERATIONS, GRAMMATICAL AND ERROR CORRECTIONS BY THE CITY CLERK, REPEAL OF PRIOR INCONSISTENT RESOLUTIONS, MINOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Council hereby adopts this Resolution in furtherance of Section 2-26 of the City Code and Article XVII, Section 1 of the City Charter which requires the City Council to approve a qualifying statement by resolution to be filed by candidates seeking to qualify as a candidate for mayor and city council for purposes of attesting to satisfying the eligibility requirements set forth in Article III, Section 1 of the City Charter; and

WHEREAS, the City Council hereby finds that this Resolution is in the best interests of the public health, safety and welfare of the citizens.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cocoa, Florida:

Section 1. Recitals. The foregoing recitals contained in the preamble to this Resolution are incorporated by reference herein.

Section 2. Approval of Qualifying Statement. Pursuant to Section 2-26 of the City Code and in furtherance of the requirements of Article III, Section 1 of the City Charter, the City Council of the City of Cocoa hereby approves the Qualifying Statement, as attached hereto and incorporated herein by reference as **Exhibit "A".**

Section 3. Alterations, Correction of Errors and Grammatical Changes. Any section or paragraph, number or letter, letterhead, and any heading of the qualifying statement approved hereunder may be changed or modified as necessary by the City Clerk in consultation with the City Attorney to effectuate the requirements of Section 2-26 of the City Code and other applicable provisions of law. Additionally, grammatical, typographical, omission and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this Resolution, City Code and qualifying statement attached as Exhibit "A" may be freely made by the City Clerk in consultation with the City Attorney.

Section 4. Repeal of Prior Inconsistent Resolutions. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, word or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED in a Regular Meeting of the City Council of the City of Cocoa, Florida, this _____ day of _____, 2024.

_____
Michael Blake, Mayor

ATTEST:

_____
Monica Arsenault, Assistant City Clerk

CITY OF COCOA, FLORIDA

QUALIFYING STATEMENT – DOMICILE WITHIN THE CITY

Any registered voter of the City of Cocoa, Florida who desires to qualify as a candidate for the office of mayor and councilmember of the City of Cocoa, Florida ("City Council") is hereby advised:

Article III, Section 1 – City Council and Mayor provides that members of the city council shall have been domiciled within the district or an area annexed by the city included in that district for at least one year prior to the date of qualification for office and shall have the qualifications of a city elector and shall be domiciled within the district during their term as councilmember. The mayor shall have been a resident within the City of Cocoa or an area annexed by the city for at least one year prior to the date of qualification for office and shall have the qualifications of a city elector and shall be domiciled within the City of Cocoa during the mayor's term of office.

Article XVII, Section 1 - Elections of the Cocoa City Charter provides that any elector of the City of Cocoa, having qualifications provided for city councilmembers, and desiring to be a candidate for election as a councilmember, shall be required to file with the city clerk a qualification statement in substantially a form prescribed by Charter.

For purposes of adopting and interpreting the aforementioned City Charter provision, the City Council and citizens of Cocoa relied upon the meaning of the term "domicile" interpreted by Florida Courts as follows:

> [Domicile] is of more extensive signification and includes, beyond mere physical presence at the particular locality, positive or presumptive proof of an intention to constitute it a permanent abiding place. 'Residence' is of a more temporary character than 'domicile.' 'Residence' simply indicates the place of abode, whether permanent or temporary; 'domicile' denotes a fixed, permanent residence, to which, when absent, one has the intention of returning. 'Residence' has a more limited, precise and local application than 'domicile,' which is used more in reference to personal rights, duties, and obligations. That there is a difference in meaning between 'residence' and 'domicile,' is shown by the fact that a person may have his residence in one place while his domicile is in another. It has also been said that domicile and residence are not synonymous for the reason that a person may have more than one residence at the same time, but only one domicile.

Minick v. Minick, 149 So. 483, 488 (Fla. 1933) (quoting 19 Corpus Juris 395). Accord Kevoloh v. Carter, 699 So. 2d 285 (Fla. 5th DCA 1997); In re DeFelice, 172 B.R. 130 (Bankr. S.D. Fla. 1994).

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, the undersigned authority, did personally appear _____ (print name), who, upon being duly sworn, did depose and state as follows:

1. My name is _____ (*print name*), I am over the age of eighteen years and I have personal firsthand knowledge of the facts and information set forth herein.

2. I am a candidate for ☐ Mayor OR ☐ District ____ of the City Council of Cocoa in the election scheduled to be held on _____; and I agree to serve on the City Council if I am elected.

3. Before signing this Qualification Statement, I have read and fully understand the aforementioned advisory regarding the qualification requirements to be a candidate to run for the office of City Council of Cocoa, Florida, and if elected, to serve on said City Council.

4. I currently reside at _____ (*print street address*), Cocoa, Florida 32920, and represent to the City of Cocoa, other candidates that may be running against me, and the citizens of Cocoa that I am a registered voter of Cocoa, and I am currently, and have been for at least one (1) year immediately preceding my qualifying herein, domiciled within the City of Cocoa, and within District ___ if I am a candidate to serve as a councilmember for that District, and in support thereof provide the following address(es) as my domicile within the one (1) year immediately preceding my qualifying: _____. (*print street address(es)*)

5. I understand and agree that if elected, the City Charter requires that I maintain my domicile within the City of Cocoa, and within District ___ if elected to serve as a councilmember for that District, during my entire term of office and that if I no longer am so domiciled, I will be required to inform the City Council in writing and forfeit my office. I further agree if elected to maintain my current domiciled address on file with the Cocoa City Clerk's office at all times.

FURTHER YOUR AFFIANT SAYETH NAUGHT.

_____

_____ (*print name*)

Sworn to and subscribed before me by means of ☐physical presence OR ☐online notarization, this ____ day of _____, by _____, whose address is _____.

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced: _____

_____

NOTARY PUBLIC

Legislation Details (With Text)

File #:	24-015	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	1/4/2024			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Consider Petition filed by The Taylor Morrison of Florida, Inc., to create a community development district pursuant to Chapter 190, Florida Statutes, known as the Windward Preserve Community Development District. (City Attorney)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ordinance 01-2024 Establishing CDD - Windward Preserve UPDATED Petition to Establish (FILED __. __.23) - Windward Preserve 4858-6986-2287 v.1 FT-38163718 FLORIDATODAY_20231226 FLORIDATODAY_20240102				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: January 4, 2024
Agenda Date: January 9, 2024
Prepared By: Kristin Eick, Assistant City Attorney
Through:
Requested Action:
Consider Petition filed by The Taylor Morrison of Florida, Inc., to create a community development district pursuant to Chapter 190, Florida Statutes, known as the Windward Preserve Community Development District.

BACKGROUND:

The subject property is 212.10 acres, more or less, and legally described in the proposed Ordinance. The subject property is generally located on the south side of State Road 528 at the corner of State Road 528 and I-95.

The subject property is subject to that certain Preceding Development Agreement by and between the City of Cocoa and Barrera Shores, LLC, dated November 7, 2006, which was recorded on November 21, 2006 in Official Record Book 5721, Page 8205 of Brevard County, Florida. The City Council annexed the land into the jurisdictional limits of the City of Cocoa, along with other real property on the north and south side of State 528 totaling over 700 acres of land. At the time, it was one of the largest annexations conducted by the City of Cocoa. Following the adoption of the annexation ordinance, Brevard County filed a lawsuit challenging the annexation of the subject

property. The City prevailed in the lawsuit at the 5th District Court of Appeal and entered into that certain Stipulated Settlement Agreement between Brevard County v. City of Cocoa, Case No. 05-2005-018141, which was recorded on January 9, 2008 in Official Record Book 5837, Page 2226 of Brevard County, Florida. Years later, after the property had changed ownership, the City entered into that certain Settlement Implementation Agreement between the City of Cocoa and Beachline Partners, LLC., dated July 26, 2022 and recorded at Official Record Book 9571, Page 2808 of Brevard County, Florida.

Pursuant to Section 4.7 of the Preceding Development Agreement, the City of Cocoa and the predecessor owner of the subject property agreed that the creation of a Community Development District may be considered by the City of Cocoa upon the owner's request and that a CDD may be beneficial for the future development of the property. Taylor Morrison of Florida, Inc. ("Petitioner"), having obtained written consent to the establishment of the District by the owners of 100 percent (100%) of the real property to be included in the District, has filed a Petition to Establish the Windward Preserve Community Development District ("Petition") with the City Council of the City of Cocoa, Florida ("City") pursuant to Section 190.005(2)(a) and 190.046(1)(h), Florida Statutes, to adopt an ordinance establishing the Windward Preserve Community Development District ("District") pursuant to Chapter 190, Florida Statutes.

Generally, a community development district ("CDD") is an independent special district which is used as an alternative method for financing and maintaining basic community development services, including capital infrastructure required for the development of communities such as a large residential subdivision. As defined by applicable Florida Statutes, a CDD is an independent special district that operates as "a local unit of special-purpose government." Each district, acting through its own Board of Supervisors, may exercise the general powers enumerated in Florida Statutes. For example, when structured and run properly, CDDs may provide a cost-effective tool to finance the development of infrastructure and services needed for new communities. CDDs can levy ad valorem taxes or special assessments on developable land within the District to generate the revenues necessary to finance the development and maintenance of infrastructure, and may also issue long-term bonds, and use its statutory powers to finance all or part of the costs of construction, acquisition, operation, and maintenance of major infrastructure for community development including, but not limited to, roads, water and sewer facilities, stormwater management facilities, the undergrounding of utilities, streetlights, and landscaping. In essence, a CDD is a separate local government entity that runs independently from its host City or County. If the CDD is approved, it will also be separate from the traditional homeowner's association that the Petitioner will be creating to provide long term support for other aspects of the project not under the jurisdiction and management of the CDD.

Because the subject property is located within the City of Cocoa, and is less than 2,500 acres, the creation of a CDD within the City of Cocoa requires that the City Council conduct a public hearing on the Petition and if the Council desires to approve the creation of the CDD, Council must adopt an ordinance creating the CDD. Chapter 190, Florida Statutes requires the City Council to make a determination to grant or deny a petition for the establishment of a community development district based on the following factors:

1. Whether all statements contained within the petition have been found to be true and correct.
2. Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

4. Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.
5. Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. Whether the area that will be served by the district is amenable to separate special-district government.

In accordance with the requirements of Section 4.7 of the Preceding Development Agreement, and in furtherance of demonstrating compliance with the aforementioned factors, Petitioner has filed a Petition to create a CDD. Council should consider the Petition and determine, based on the aforementioned factors, whether to allow the Petitioner to create the CDD. Creation of a CDD requires Council to adopt an Ordinance. Therefore, the decision made by Council this evening is whether to adopt the attached Ordinance on First Reading.

Florida Statutes requires that the proposed Ordinance be advertised in a newspaper of general circulation for four consecutive weeks prior to second reading and final adoption. A copy of the first two advertisements are attached to this Agenda Item. The advertisements have run on 12/26/23 and 1/2/2024.

STRATEGIC PLAN CONNECTION:

Enhance efforts to make the City of Cocoa a thriving and competitive economic driver along the Space Coast. Improve residential development and rehabilitation programs to ensure a diversity of housing options.

BUDGETARY IMPACT:

PREVIOUS ACTION:

1. August 24, 2004 - Annexation Ordinance No. 31-2004
2. April 12, 2005; November 7, 2006 - Preceding Development Agreement with Barrera Shores
3. December 11, 2007 - Stipulated Settlement Agreement with County and Property Owners
4. July 10, 2019 - Settlement Implementation Agreement with Virgin Trains
5. July 26, 2022 - Settlement Implementation Agreement with Beachline Partners
6. December 19, 2023 - Conditional approval of Windward Preserve PUD and preliminary plat

RECOMMENDED MOTION:

Pass on First Reading Ordinance No. 01-2024 creating the Windward Preserve Community Development District.

ORDINANCE NO. 01-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, ESTABLISHING THE WINDWARD PRESERVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; GRANTING SPECIAL POWERS; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Taylor Morrison of Florida, Inc., ("Petitioner") has petitioned the City Council of the City of Cocoa, Florida (the "City") to adopt an ordinance establishing the boundaries of the Windward Preserve Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, and granting certain special powers; and

WHEREAS, the subject property legally described herein is subject to that certain Preceding Development Agreement by and between the City of Cocoa and Barrera Shores, LLC, dated November 7, 2006, which was recorded on November 21, 2006 in Official Record Book 5721, Page 8205 of Brevard County, Florida ("Preceding Development Agreement"); and

WHEREAS, the subject property is also subject to that certain Stipulated Settlement Agreement in Brevard County v. City of Cocoa, Case N. 05-2005-018141, which was recorded on January 9, 2008 in Official Record Book 5837, Page 2226 of Brevard County, Florida and that certain Settlement Implementation Agreement between the City of Cocoa and Beachline Partners, LLC., dated July 26, 2022 and recorded at Official Record Book 9571, Page 2808 of Brevard County, Florida; and

WHEREAS, pursuant to Section 4.7 of the Preceding Development Agreement, the City of Cocoa and the predecessor owner of the subject property agreed that the creation of a Community Development District may be considered by the City of Cocoa upon the owner's request and may be beneficial for the future development of the property; and

WHEREAS, Petitioner is a Florida corporation and is authorized to conduct business in the State of Florida; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the City, pursuant to Section 190.005(2)(b) and 190.046(1)(h), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that hearing, the City Council of the City of Cocoa, Florida, has considered the record of the public hearing and the statutory factors set forth in Section 190.005(2)(c) and 190.046(1)(h), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the City, in determining whether to establish the District boundaries, has determined pursuant to the information contained within the Petition and based on an investigation conducted by the City Staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District has considered and finds that all statements contained in the Petition to Establish the Windward Preserve Community Development District (the "Petition") are true and correct; and

WHEREAS, the City has considered and finds that the establishment of the District is not inconsistent with any applicable element or portion of the applicable Comprehensive Plan; and

WHEREAS, the City has considered and finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and

WHEREAS, the City has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the City has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the City has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cocoa, Florida, as follows:

SECTION 1: RECITALS. The above recitals are adopted as findings of fact in support of this Ordinance.

SECTION 2: AUTHORITY. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (2023).

SECTION 3: DISTRICT NAME. There is hereby created a community development district situated entirely within incorporated City of Cocoa, Florida, which

District shall be known as the "Windward Preserve Community Development District."

SECTION 4: EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit A** attached hereto, the overall parcel containing 212.10 acres of land, more or less.

SECTION 5: FUNCTIONS AND POWERS; CONSENT TO SPECIAL POWERS. The powers and functions of the District are described in Chapter 190, Florida Statutes (2023), as may be amended from time to time. The Charter of the District shall be as set forth in Chapter 190, Florida Statutes, as created by general law. Pursuant to Section 190.012(2)(a) and (2)(d), Florida Statutes (2023), and without intending to limit the same, the District's Board of Supervisors may further exercise certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for (a) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and (b) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by applicable governmental agencies.

SECTION 6: BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are Chrissie Kirk, Nora Schuster, Heather Isaacs, Susan Kane, and Andrew Smith. All of the listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

SECTION 8: SEVERABILITY. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9: EFFECTIVE DATE. This Ordinance shall take effect upon its passage and adoption pursuant to general law.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Cocoa, Florida, held on the _____ day of _____, 2024.

CITY OF COCOA, FLORIDA

BY: _____
Michael C. Blake, Mayor

Attest: _____
Monica Arsenault, Assistant City Clerk

EXHIBIT A

LEGAL DESCRIPTION FROM TITLE COMMITMENT AS FURNISHED:

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD

#528 COMMONLY KNOWN AS BEELINE HIGHWAY, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35

EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS: PART A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52.75 FEET TO THE POINT OF BEGINNING ,

THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THE END OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11 '53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID

RIGHT-OF-WAY LINE 12.66 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF

50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

FOR A TOTAL OF 212.10 ACRES, MORE OR LESS.

PETITION TO ESTABLISH WINDWARD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Submitted by: Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
Wesley Haber, Esq.
Florida Bar No. 420069
Wesley.Haber@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

BEFORE THE CITY COUNCIL OF
THE CITY OF COCOA, FLORIDA

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Taylor Morrison of Florida, Inc. ("Petitioner"), hereby petitions the City Council of the City of Cocoa, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Cocoa, Florida, and covers approximately 212.10 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located south of County Road 528, west of US Highway 1, north of Lake Poinsett and east of Interstate 95. The sketch and metes and bounds descriptions of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the establishment of a community development district is contained in **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Chrissie Kirk
2600 Lake Lucien Drive, Suite 350
Maitland, Florida 32751

Nora Schuster
2600 Lake Lucien Drive, Suite 350
Maitland, Florida 32751

Heather Isaacs
2600 Lake Lucien Drive, Suite 350
Maitland, Florida 32751

Susan Kane
2600 Lake Lucien Drive, Suite 350
Maitland, Florida 32751

Andrew Smith
2600 Lake Lucien Drive, Suite 350
Maitland, Florida 32751

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Windward Preserve Community Development District.

6. Major Water and Wastewater Facilities. **Exhibit 4** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed in two (2) phase(s) over an estimated four (4) year period from 2023 – 2026. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Existing and Future Land Uses. The existing use of the lands within the proposed District is vacant. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 6**. These proposed land uses are consistent with the City of Cocoa Comprehensive Plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine and Wesley Haber as its authorized agents. See **Exhibit 8** - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
Wesley Haber, Esq.
Florida Bar No. 420069
Wesley.Haber@KutakRock.com
KUTAK ROCK LLP

107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

11. This petition to establish the Windward Preserve Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City of Cocoa Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in the City of Cocoa from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Cocoa, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain

systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; (3) control and elimination of mosquitoes and other arthropods of public health importance; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 6th day of March, 2023.

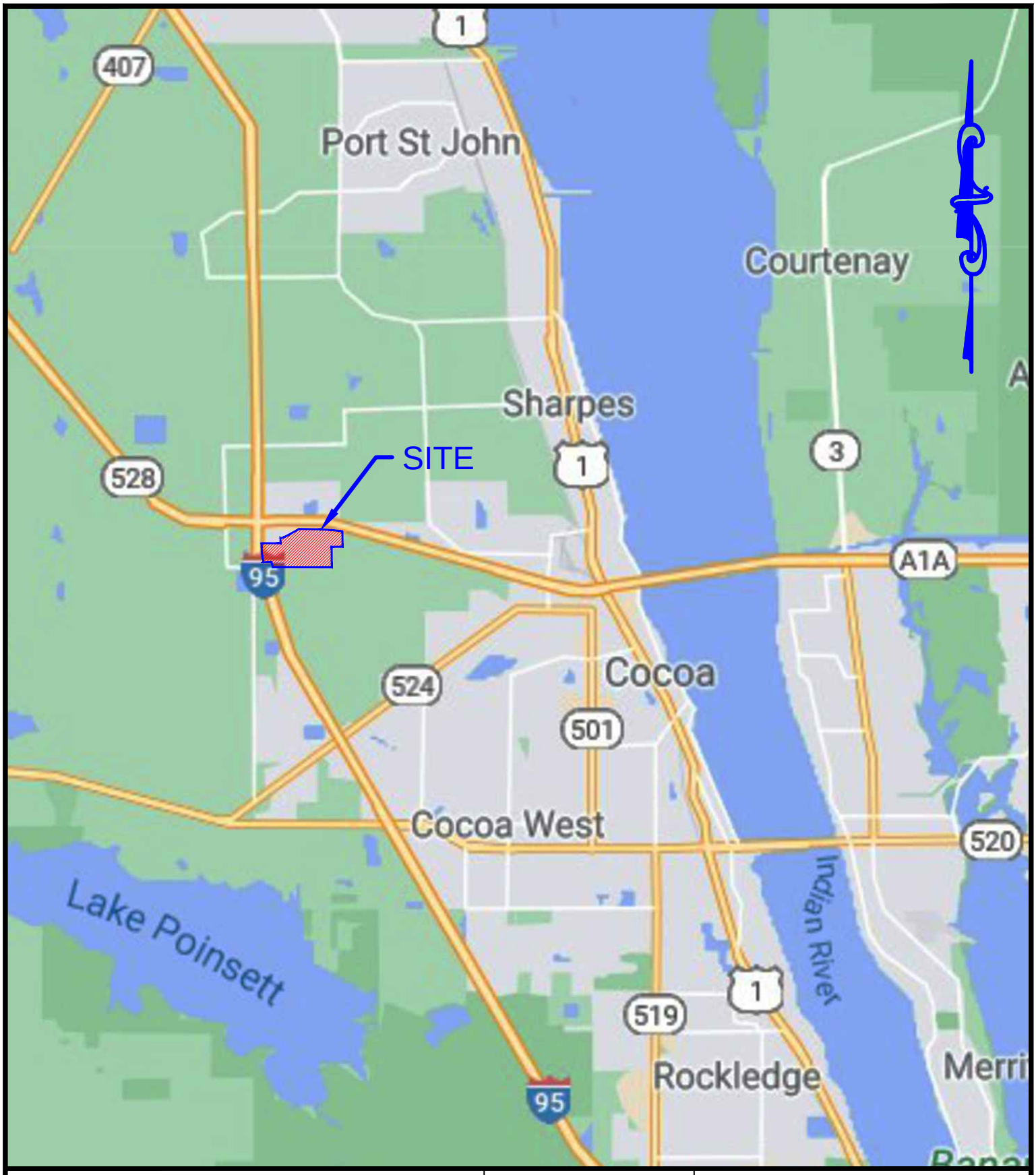
KUTAK ROCK LLP



Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
Wesley Haber, Esq.
Florida Bar No. 420069
Wesley.Haber@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

Attorneys for Petitioner

EXHIBIT 1



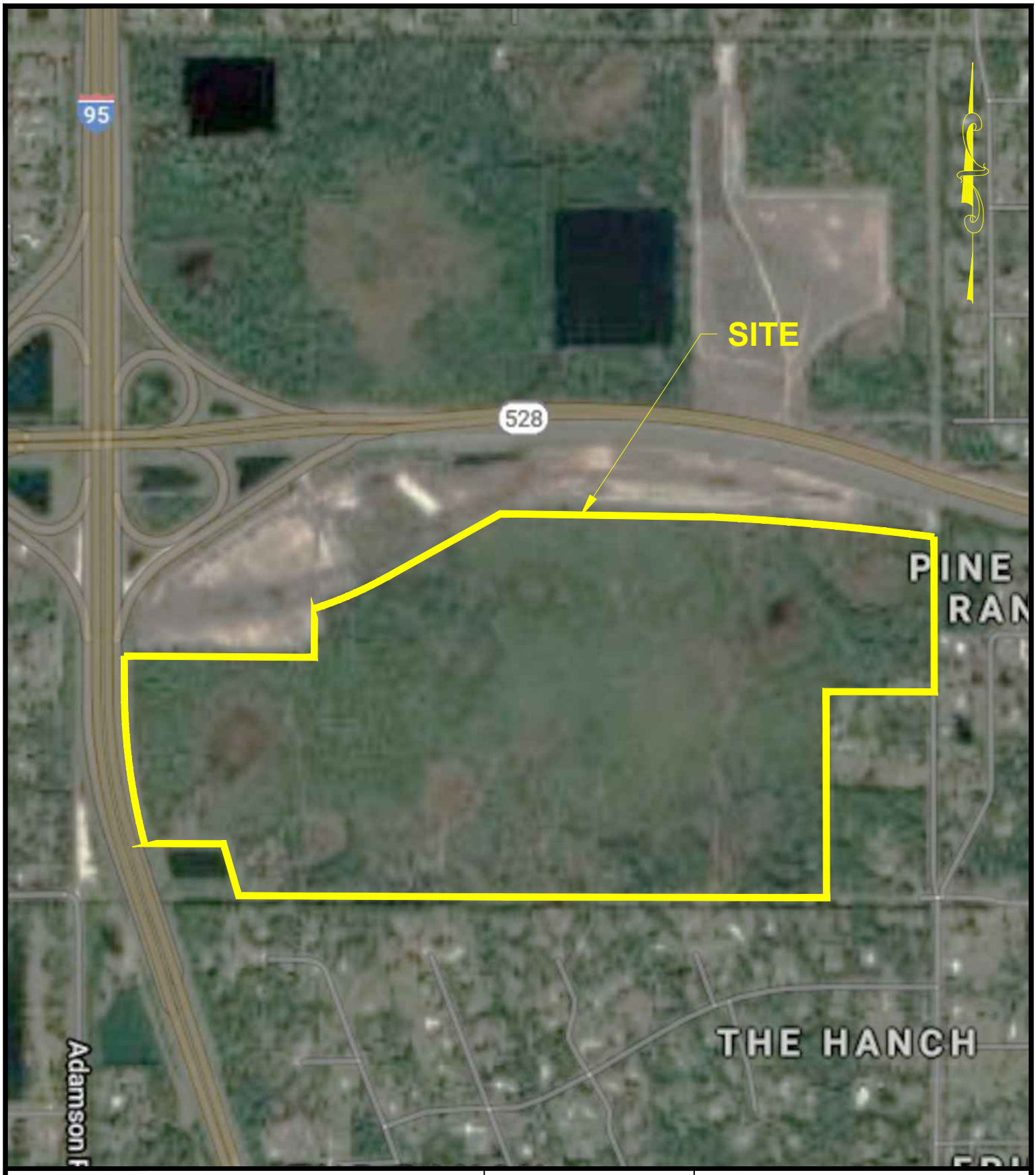
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	21074
SEC. 24, TWP. 35S, RANGE 10E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	08/26/2021
Scale:	1" = 5000'

WINDWARD PRESERVE

LOCATION MAP

GOOGLE MAPS



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	21074
SEC. 24, TWP. 35S, RANGE 10E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	08/26/2021
Scale:	1" = 800'

WINDWARD PRESERVE

AERIAL MAP

GOOGLE MAPS

EXHIBIT 2

LEGAL DESCRIPTION FROM TITLE COMMITMENT AS FURNISHED:

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD

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EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

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THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THE END OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11 '53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID

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LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

FOR A TOTAL OF 212.10 ACRES, MORE OR LESS.

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

LEGAL DESCRIPTION FROM TITLE COMMITMENT AS FURNISHED:

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS: PART A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52.75 FEET TO THE POINT OF BEGINNING , THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THE END OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11 '53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°08'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 12.66 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE WITH THE REFERENCE BEARING BEING THE EAST LINE OF SECTION 10-24-35 AS BEING SOUTH 00°04'37" EAST.
2. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
3. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. UNDERGROUND UTILITIES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON, AND WERE OBSERVED BY FIELD EVIDENCE.
6. CONTAINS 212.10 ACRES, MORE OR LESS.
7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
8. ADJACENT OWNERS INFORMATION WAS TAKEN FROM THE BREVARD COUNTY PROPERTY APPRAISER'S WEBSITE.
9. LAST DATE OF FIELD SURVEY: 10/15/2021.
10. THE PROPERTY HAS DIRECT ACCESS TO JAMES ROAD, A 50' PUBLIC RIGHT-OF-WAY.
11. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION) AND ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD MAP NUMBER 12009C0320H WITH A REVISION DATE OF 1/29/2021.
12. SETTLEMENT IMPLEMENTATION AGREEMENT BY AND BETWEEN THE CITY OF COCOA, A FLORIDA MUNICIPAL CORPORATION AND BEACHLINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY.
13. THE SUBJECT PROPERTY IS CONTIGUOUS ALONG ITS COMMON BOUNDARY LINES AND JAMES ROAD, A 50' PUBIC RIGHT-OF-WAY, AND WITH INTERSTATE 95 (a/k/a STATE ROAD 9), A PUBLIC RIGHT-OF-WAY, ALL WITHOUT GAPS, GORES, HIATUSES AND OVERLAPS.
14. THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
15. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
16. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
17. THERE IS NO ASSIGNED ADDRESS FOR THE SUBJECT PROPERTY ACCORDING TO THE BREVARD COUNTY PROPERTY APPRAISER'S WEBSITE.

BILLY ALAN CHAVERS License Number LS7086 STATE OF FLORIDA Professional Surveyor and Mapper

SURVEY NOTES ON ALTA COMMITMENT FOR TITLE INSURANCE:

WE HAVE EXAMINED THE FURNISHED ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER FA21-229 DATED JULY 21, 2021 AT 8:00 AM.

EXCEPTIONS 1 THROUGH 9 AND 13 INCLUDED IN SCHEDULE B-II ARE NOT SURVEY RELATED MATTERS. EXCEPTIONS 10, 11 AND 12 INCLUDED IN SCHEDULE B-II OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED AND ARE SUBJECT TO LEGAL REVIEW.

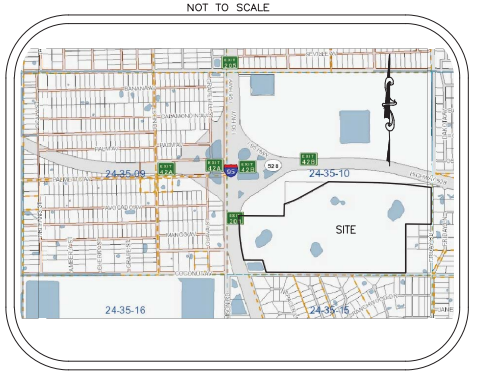
10. EASEMENT CONTAINED IN ORDER OF TAKING IN FAVOR OF THE STATE OF FLORIDA RECORDED FEBRUARY 23, 1995 IN OFFICIAL RECORDS BOOK 3457, PAGE 1899 DOES NOT AFFECT SUBJECT PROPERTY.

11. ORDINANCE NO. 31-2004 RECORDED AUGUST 31, 2004 IN OFFICIAL RECORDS BOOK 5355, PAGE 2621, AS AFFECTED BY STIPULATED AGREEMENT RECORDED JANUARY 9, 2008 IN OFFICIAL RECORDS BOOK 5837, PAGE 2226 AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.

12. PRECEDING DEVELOPMENT AGREEMENT RECORDED APRIL 28, 2005 IN OFFICIAL RECORDS BOOK 5458, PAGE 5467, AS AFFECTED BY PRECEDING DEVELOPMENT AGREEMENT SECOND AMENDED DEVELOPMENT AGREEMENT RECORDED NOVEMBER 21, 2006 IN OFFICIAL RECORDS BOOK 5721, PAGE 8205; ORDINANCE NO. 10-2005 RECORDED NOVEMBER 5, 2007 IF OFFICIAL RECORDS BOOK 5823, PAGE 798; AND ASSIGNMENT OF DEVELOPMENT RIGHTS TO BEACHLINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JULY 14, 2021 IN OFFICIAL RECORDS BOOK 9189, PAGE 1053 AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.

LOCATION MAP:

NOT TO SCALE



LEGEND

■	FOUND 4"X4" CONCRETE MONUMENT, AS NOTED	(C)	CALCULATED
●	SET 5/8" IRC LB #8052	(D)	DESCRIBED
◉	FOUND IRON ROD AS NOTED	(M)	MEASURED
IRC	IRON ROD AND CAP	LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY	NTC	NON-TANGENT CURVE
PB	PLAT BOOK	PC	POINT OF CURVATURE
NAD 83	NORTH AMERICAN DATUM 1983	NTS	NOT TO SCALE
℄	CENTERLINE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
R	RADIUS	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
Δ	CENTRAL ANGLE	POB	POINT OF BEGINNING
L	LENGTH	POC	POINT OF COMMENCEMENT
CB	CHORD BEARING	-x-x-x-	6' CHAIN LINK FENCE
CH	CHORD	—//—	LIMITED ACCESS RIGHT-OF-WAY

CERTIFIED TO: TAYLOR MORRISON OF FLORIDA, INC., BEACHLINE PARTNERS, LLC, WILLIAM E. BARFIELD, P.A., GRAY ROBINSON, P.A., FIRST AMERICAN TITLE INSURANCE COMPANY, WALKER & TUDHOPE, P.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/15/2021.

DATE OF PLAT OR MAP: 10/18/2021.

FOR THE LICENSED BUSINESS NO. LB8052 BY:

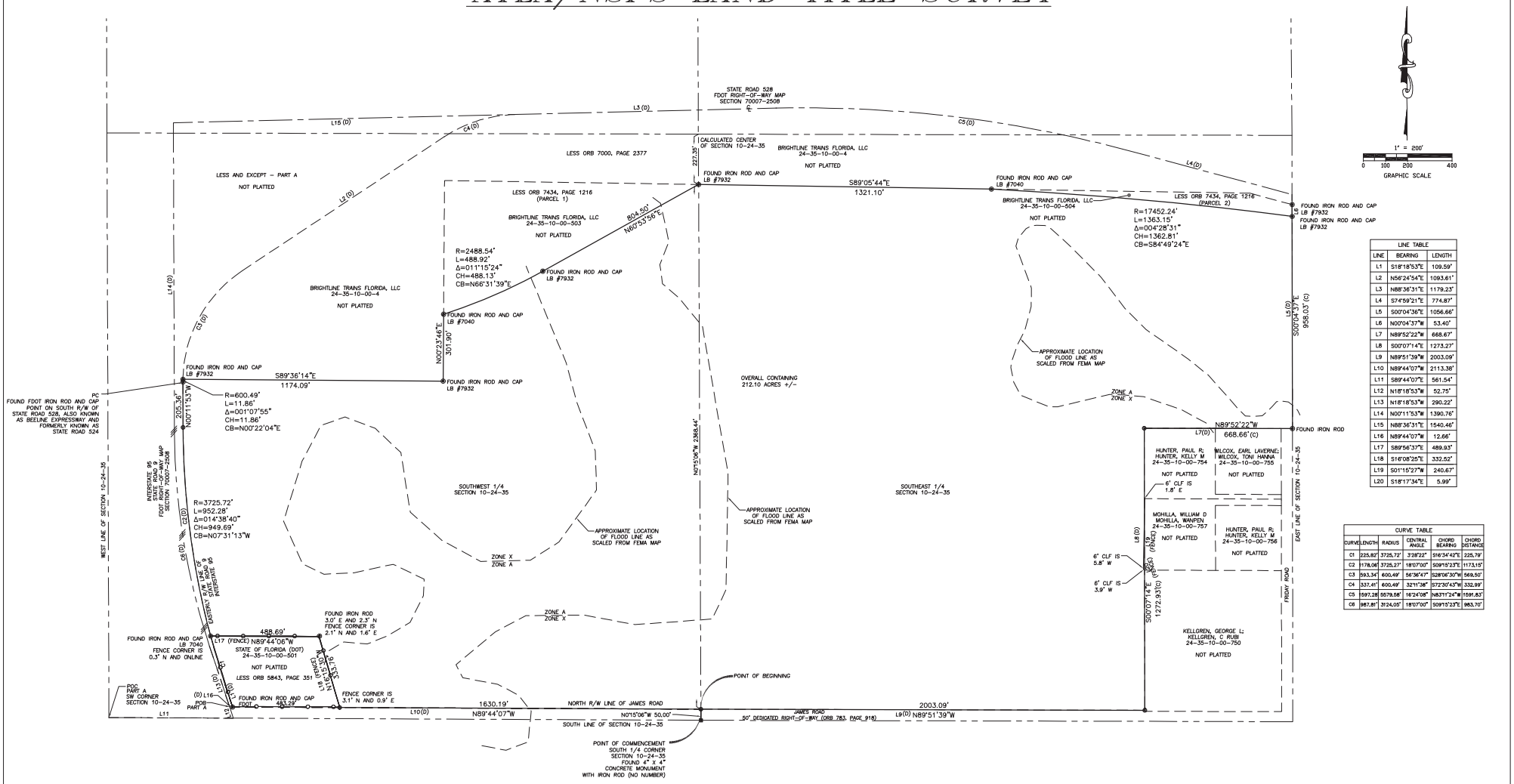
BILLY ALAN CHAVERS- Professional Surveyor & Mapper
#LS7086

DALE STOCKSTILL & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
201 INTERNATIONAL PARKWAY, SUITE 500
LAKE MARY, FL 32746
407-926-0333

SHEET INDEX: SHEET 1 OF 2 – LEGAL DESCRIPTION AND CERTIFICATIONS NOTES, LEGEND, LOCATION MAP
SHEET 2 of 2 – ALTA/NSPS SURVEY

SURVEYED BY: CC	DATE:10/15/21	DRAWN BY: JDS	10/18/2021
CHECKED BY: BAC	DATE:	Rev: Updated title/comments	10.29.21
PROJECT NO. 20210039		Updated notes	11.1.21
DRAWING NO. 528 COCOA		Revised certifications	11.8.21
		Fence encroachments	12.17.21

ATLA/NSPS LAND TITLE SURVEY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S18°18'53"E	109.59'
L2	N56°24'54"E	1093.61'
L3	N88°36'31"E	1179.23'
L4	S74°59'21"E	774.87'
L5	S00°04'36"E	1056.66'
L6	N00°04'37"W	53.40'
L7	N89°52'22"W	668.67'
L8	S00°07'14"E	1273.27'
L9	N89°51'39"W	2003.09'
L10	N89°44'07"W	2113.38'
L11	S89°44'07"E	561.54'
L12	N18°18'53"W	52.75'
L13	N18°18'53"W	290.22'
L14	N00°11'53"W	1390.76'
L15	N88°36'31"E	1540.46'
L16	N89°44'07"W	12.66'
L17	S89°56'37"E	489.93'
L18	S16°08'25"E	332.52'
L19	S01°15'27"W	240.67'
L20	S18°17'34"E	5.99'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	225.82'	3725.72'	3°28'22"	S16°34'42"E	225.79'
C2	1178.06'	3725.27'	18°07'00"	S09°15'23"E	1173.15'
C3	593.34'	600.49'	56°36'47"	S28°06'30"W	569.50'
C4	337.41'	600.49'	32°11'38"	S72°30'43"W	332.99'
C5	597.28'	5579.58'	6°08'08"	N83°11'24"W	596.83'
C6	987.81'	3124.05'	18°07'00"	S09°15'23"E	983.70'

LEGEND

■	FOUND 4"X4" CONCRETE MONUMENT, AS NOTED
●	SET 5/8" IRC LB #8052
◉	FOUND IRON ROD AS NOTED
IRC	IRON ROD AND CAP
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
NAD 83	NORTH AMERICAN DATUM 1983
℄	CENTERLINE
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CB	CHORD BEARING
CH	CHORD
(C)	CALCULATED
(D)	DESCRIBED
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LB	LICENSED BUSINESS
NTC	NON-TANGENT CURVE
PC	POINT OF CURVATURE
NTS	NOT TO SCALE
FEMA	FEDERAL EMEREGENCY MANAGEMENT AGENCY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
———	6' CHAIN LINK FENCE
—//—	LIMITED ACCESS RIGHT-OF-WAY

DALE STOCKSTILL & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS

SHEET INDEX: SHEET 1 OF 2 – LEGAL DESCRIPTION AND CERTIFICATIONS
NOTES, LEGEND, LOCATION MAP
SHEET 2 of 2 – ALTA/NSPS SURVEY

EXHIBIT 3

Consent of Landowner
to the Establishment of a Community Development District
[*Proposed Windward Preserve Community Development District*]

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

Executed this 20th day of February, 2023.

Witnessed:

Melissa M Lemois

Print Name: Melissa M Lemois

Print Name: Laurie D. Paulin

BEACHLINE PARTNERS, LLC

BY: Summit Shah

ITS: MGR

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20th day of February, 2023, by Summit Shah, as Manager of BEACHLINE PARTNERS, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

MELISSA M LEMOIS
Notary Public - State of Florida
Commission # GG 967052
My Comm. Expires Jul 5, 2024
Bonded through National Notary Assn.

Melissa M Lemois

NOTARY PUBLIC, STATE OF Florida

Name: Melissa M Lemois

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

EXHIBIT A

LEGAL DESCRIPTION FROM TITLE COMMITMENT AS FURNISHED:

A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD

#528 COMMONLY KNOWN AS BEELINE HIGHWAY, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA , EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35

EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS: PART A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52.75 FEET TO THE POINT OF BEGINNING ,

THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 983.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THE END OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11 '53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAYING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID

RIGHT-OF-WAY LINE 12.66 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

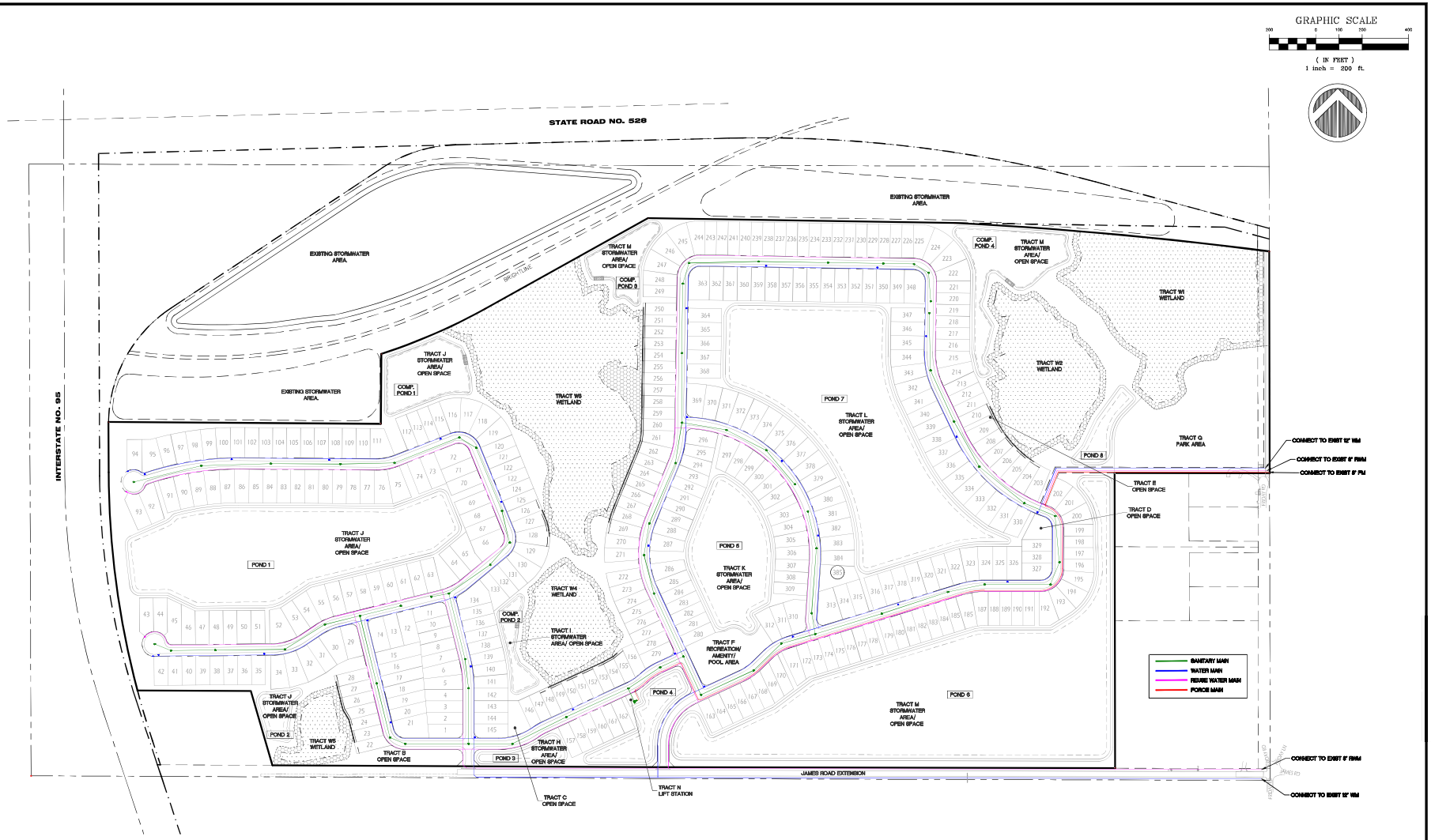
COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF

50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1178.06 FEET, THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

EXHIBIT 4



MADDEN
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

OVERALL UTILITY PLAN
FOR
WINDWARD PRESERVE
BREVARD COUNTY FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DR SUITE 300
MAITLAND, FL 32751
407-629-0077

ENGINEER: JAMES STOKES KEEVER LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION No. C-0000723

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 21074
DATE: 9/26/22
SCALE: 1" = 200'
DESIGNED BY: BJS
DRAWN BY: BJS
APPROVED BY: JJS

C200

R:\Data\21074\Civil\21074 Utility.dwg February 16, 2023 10:27 AM

EXHIBIT 5

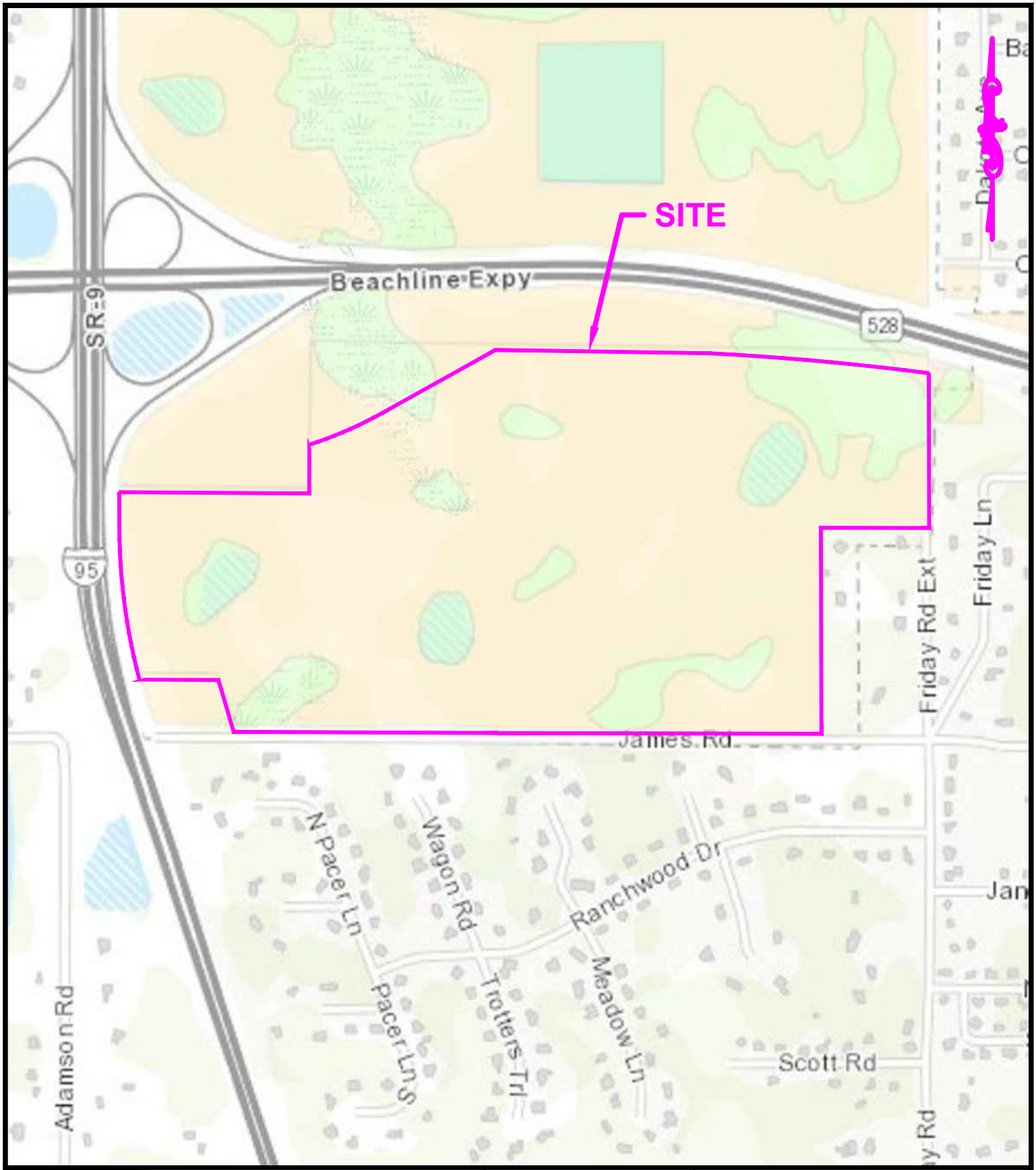
PROPOSED FACILITIES & ESTIMATED COSTS CHART

Improvement	Estimated Cost	Finance / Construction Entity	Final Owner
Stormwater Management System	$3,557,022	CDD	CDD
Roadways	$3,186,955	CDD	CDD
Water, Reclaim[1] & Wastewater Systems	$6,180,147	CDD	City of Cocoa
Undergrounding of Conduit	$1,297,500	CDD	CDD
Hardscaping, Landscape, Irrigation	$2,846,706	CDD	CDD
Parks and Trails	$1,000,000	CDD	CDD
Conservation Areas	$0	CDD	CDD
Professional Services	$1,693,732	CDD	CDD
Contingency	$3,650,129		
TOTAL	**$23,412,191**		

The Developer may alternatively elect to privately finance certain of the improvements above, and have an HOA own and operate such improvements instead of the District.

[1] Reclaim improvements will be the master lines, and irrigation will be parcel specific for the CDD common areas

EXHIBIT 6



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	21074
SEC. 24, TWP. 35S, RANGE 10E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	08/26/2021
Scale:	1" = 800'

WINDWARD PRESERVE

FUTURE LAND USE

CITY OF COCOA GOV.



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	21074
SEC. 24, TWP. 35S, RANGE 10E	
DRAWN BY:	FM
APPROVED BY:	CHM
DATE:	08/26/2021
Scale:	N.T.S.

WINDWARD PRESERVE

FUTURE LAND USE LEGEND

CITY OF COCOA GOV.

EXHIBIT 7

WINDWARD PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

March 3, 2023

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Windward Preserve Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 212.10 +/- acres of land located within the City of Cocoa, Florida (the "City") and is projected to contain approximately 385 residential dwelling units, which will make up the Windward Preserve development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

1.2 Overview of the Windward Preserve Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 385 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Windward Preserve.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after

the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Cocoa, according to Census 2020, has a population of 19,041; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 212.10 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 385 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the

private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sectorinvestments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or

special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Cocoa

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 212.10 +/- acres master planned residential development currently anticipated to contain a total of approximately 385 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 1,348 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of Cocoa, Florida

The proposed land for the District is located within City of Cocoa, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to

offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately $23,412,191. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

WINDWARD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management Systems	CDD	CDD	CDD
Roadways[1]	CDD	CDD	CDD
Water & Reclaim, Wastewater Systems	CDD	City of Cocoa	City of Cocoa
Undergrounding of Conduit	CDD	CDD	CDD
Hardscaping, Landscapes, Irrigation	CDD	CDD	CDD
Parks and Trails	CDD	CDD	CDD
Conservation Areas	CDD	CDD	CDD

Table 2

WINDWARD PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction

CATEGORY	COST
Stormwater Management Systems	$3,557,022
Roadways	$3,186,955
Water, Reclaim[2] & Wastewater Systems	$6,180,147
Undergrounding of Conduit	$1,297,500
Hardscaping, Landscapes, Irrigation	$2,846,706
Parks and Trails	$1,000,000
Conservation Areas	$0
Professional Services	$1,678,732
Contingency	$3,650,129
Total Estimated Project Costs	**$23,412,191**

The Developer may alternatively elect to privately finance certain of the improvements above, and have an HOA own and operate such improvements instead of the District.

[1] Brevard County may establish a Municipal Services Taxing Unit to finance some offsite improvements.
[2] Reclaim improvements will be the master lines, and irrigation will be parcel specific for the CDD common areas.

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public

and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of Cocoa has a population of 19,041 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Windward Preserve Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Windward Preserve development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Windward Preserve development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Windward Preserve development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds

from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Windward Preserve Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the City after financing

EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine and Wes Haber of Kutak Rock LLP to act as agent for Petitioner, **Taylor Morrison of Florida, Inc.,** with regard to any and all matters pertaining to the Petition to the City Council of the City of Cocoa, Florida, to Establish the Windward Preserve Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1*), Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Witnessed:

Print Name: BRAD HINKLE

Print Name: SUSAN Kane

TAYLOR MORRISON OF FLORIDA, INC.

By: Heather Isaacs

Its: Vice President

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28th day of February, 2023, by Heather Isaacs as Vice President of Taylor Morrison of Florida, Inc., on its behalf. She [X] is personally known to me or [___] produced _____ as identification.

DEBRA LYNN CUNNINGHAM
Notary Public - State of Florida
Commission # HH 228400
My Comm. Expires Feb 14, 2026
Bonded through National Notary Assn.

Notary Public, State of Florida

NOTICE OF PUBLIC HEARING

By the City Council for the City of Cocoa, Florida to Consider a Petition to Establish the Windward Preserve Community Development District

DATE: **January 9, 2024 - Ordinance Public Hearing & First Reading**
January 23, 2024 - Chapter 190 Public Hearing & Ordinance Public Hearing & Second Reading

TIME: **6:00 P.M.**

LOCATION: **Council Chambers**
65 Stone St.
Cocoa, FL 32922

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the City Council for the City of Cocoa, Florida, to consider an ordinance to grant a petition to establish the Windward Preserve Community Development District ("District"). The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, ESTABLISHING THE WINDWARD PRESERVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; GRANTING SPECIAL POWERS; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within five working days of receipt of this notice, please contact the City Clerk, at (321) 433-8800, or at the City Clerk's Office, 65 Stone Street, Cocoa, FL 32922.



PUBLISH: 12/26/2023, 1/2/2024, 1/9/2024, and 1/16/2024

FT-38163718

Airstrikes continue on Christmas Day

Bethlehem mayor shares message of grief, anger

Minnah Arshad
USA TODAY

Refugee workers pulled dozens of bodies from the rubble at the Maghazi refugee camp as the death toll rose to 106 Christmas Day following one of Israel's deadliest airstrikes on Gaza since the war began.

At least seven children and a dozen women were killed in the bombing, hospital records showed, which leveled a three-story building in central Gaza.

Bethlehem, celebrated as the biblical birthplace of Jesus, was overcast and in a somber mood at a time celebrations would usually fill the streets.

"Our message every year on Christmas is one of peace and love, but this year it's a message of sadness, grief and anger in front of the international community with what is happening and going on in the Gaza Strip," Bethlehem Mayor Hana Haniyeh said.

About 20,400 Palestinians have been killed in the Israel-Hamas war, according to the Health Ministry in Gaza, and 1.9 million people have been displaced, according to the United Nations agency for Palestinian refugees.

The death toll among Israeli troops rose to 156 over the weekend. About 1,200 people were killed in the Hamas attacks on Oct. 7, and an estimated 240 were taken hostage.



Smoke billows over Khan Yunis during Israelii bombardment from Rafah in the southern Gaza Strip on Christmas Day. SAID KHATIB, AFP/GETTY IMAGES

Pope appeals for peace

Pope Francis blasted the weapons industry and its "instruments of death" as as he made a Christmas Day appeal for peace between Israelis and Palestinians and around the globe.

Francis delivered his annual "Urbi et Orbi" or "To the City and the World" address from the loggia of St. Peter's Basilica in Vatican City. The biblical story of the birth of Jesus in Bethlehem sent a message of peace, he said. But this year, the town was "a place of sorrow and silence."

From Armenia and Azerbaijan to Syria and Yemen, Ukraine to South Sudan and Congo and the Korean peninsula, he appealed for humanitarian initiatives, dialogue and security to prevail over violence.

The Pope said he grieved the "abominable attack" of Hamas Oct. 7 and called for the release of hostages. He also begged for an end to Israel's military campaign in Gaza and the "appalling harvest of innocent civilians" as he called for humanitarian aid. The conflict, he said, should be resolved "through sincere and persevering dialogue between the parties, sustained by strong political will and the support of the international community."

Vatican officials said about 70,000 people filled St. Peter's Square for Francis' noonday speech and blessing. They included many people flying Palestinian flags, as well as some Ukrainian ones.

Egypt proposes plan to end the war

Egypt released a proposal to end the Israel-Hamas war with a cease-fire, phased hostage releases and the creation of a Palestinian government of experts to administer Gaza and the West Bank, Egyptian officials told the Associated Press Monday.



Israeli army armoured personnel carriers moves near the Israeli-Gaza border, Monday. LEO CORREA/AP

The plan calls for the Israeli military to withdraw from Gaza and the Palestinian militants to halt rocket attacks on Israel. It also includes releasing all remaining hostages in exchange for letting all Palestinians out of Israeli prisons. Israel is holding nearly 8,000 Palestinians on security-related charges or convictions, according to Palestinian figures.

The proposal was worked out with officials in Qatar and presented to Israel, Hamas, the United States and European governments, but still appeared preliminary.

Israel's war cabinet, including Prime Minister Benjamin Netanyahu, was expected to meet later Monday to discuss hostages, among other topics, an Israeli official told the AP. The person would not say if the parties would discuss the Egyptian proposal.

U.S. soldier's mother among those stuck in Gaza

Family members and advocates are pleading for the Biden administration and Congress to help evacuate loved ones from Gaza as 300 U.S. citizens, permanent legal residents or their relatives remain trapped more than two months into the fighting, according to the State Department.

Among them is 44-year-old Zahra Sckak, who was holed up Saturday with an older, ailing American relative in a Gaza City building with about 100 others. She was on her sixth day with only water from the sewers to drink and little food, her son, Fadi Sckak, said.

The 25-year-old university student in Sunnydale, California is one of the Palestinian couple's three American sons. One of his brothers is an active-duty U.S. soldier serving in South Korea.

Fadi said his dad, Abedalla Sckak, was shot and wounded last month after a bombing forced the family to flee the building where they had been sheltering. He died days later without treatment.

The State Department said Friday it has helped more than 1,300 people eligible for U.S. assistance get through the Rafah crossing into Egypt. Some U.S. citizens, legal residents and their immediate family are stranded near the crossing, waiting for placement on a list of names provided by the U.S. government that would authorize them to leave. Others, like Zahra, are trapped by fighting, or too ill or wounded to reach the crossing.

"I just want to see my mother again," Fadi said. "I can't bear to lose her."

Contributing: The Associated Press.

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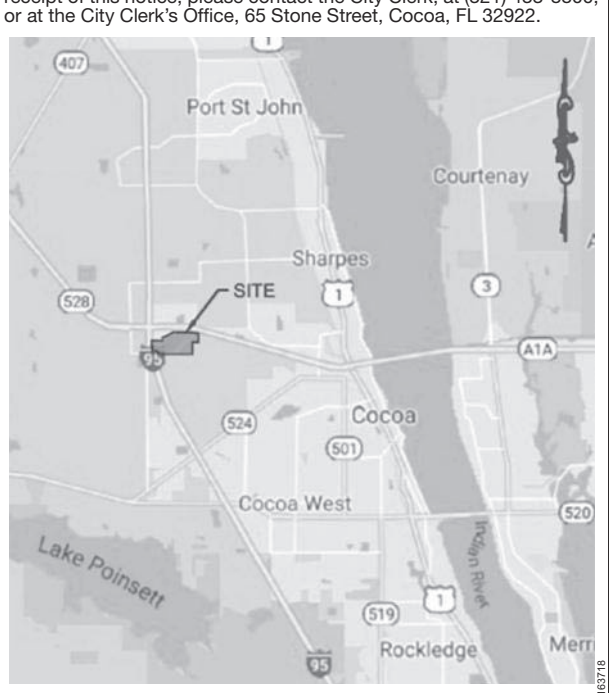
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PUBLISH: 12/26/2023, 1/2/2024, 1/9/2024, and 1/16/2024

FT-38163718



"The aerospace industry, from a demand perspective, has really grown. It's outpaced the supply of modern industrial buildings."

Ryan Wood
Hines managing director of industrial development and acquisitions

An artist's rendering depicts an industrial building at the future Space Coast Innovation Park in Titusville.
PROVIDED BY HINES

Space

Continued from Page 1A

"So we feel like the need is there — and they need us to move quickly," Wood said.

Space Coast Innovation Park construction should start during the first quarter of 2024, Wood said, with the first three buildings opening for space-related businesses in early 2025. He declined to divulge information on future tenants, citing a nondisclosure agreement.

The second phase of construction calls for two industrial buildings spanning nearly 466,000 square feet across 50 acres.

"On the outside looking in, these buildings will be similar to what we also develop in other markets like Atlanta and Tampa, where we're catering to more traditional distribution and industrial users such as e-commerce and retail," Wood said.

"Here's where it's a little bit different: less about pallets and moving boxes around — like you might see in e-commerce — and more about parts storage. Maybe some testing areas. R&D (research and development). There could be some clean-room components for assembly," he said.

"So think of it as, more or less, a key support node in their supply chain. There could be some manufacturing here," he said.

Hines, a real estate development firm that manages $95 billion in assets in 30 countries, and Titusville-based Key Group are teaming up on the project. A third, unspecified construction phase could add mixed-use development on another adjoining 350 acres.

Space Coast Innovation Park will be built on leased land within Space Coast Regional Airport's federally licensed Exploration Spaceport. Space Florida and the Florida Department of Transportation are teaming up to finance $3.48 million of the $6.95 million cost to extend Challenger Avenue, linking with Grissom Parkway near and through the future industrial park.

"The Project will enable spaceport development by creating access to buildable lots for commercial

space industry use and critical access for heavy load transportation from the Spaceport to Cape

Canaveral Spaceport and local transportation networks," a Titusville-Cocoa Airport Authority agenda memo said.

A Space Florida non-disclosure agreement with an unidentified company is linked with the Challenger Avenue extension, airport agenda records show.

At NASA's Kennedy Space Center, the Merritt Island logistics company All Points has announced plans to build more than 500,000 square feet of specialized spacecraft processing facilities on 60 acres south of NASA's Vehicle Assembly Building.

In a FLORIDA TODAY interview last month, former NASA administrator Jim Bridenstine said the All Points complex will help break a "bottleneck" of ground-based spacecraft processing work that is straining Cape Canaveral's infrastructure.

A Space Coast Innovation Park brochure for prospective tenants notes its future buildings will be located within 10 miles of the VAB, making the site "ideally positioned to accommodate the area's strong demand for highly specialized industrial space requiring payload assembly and transport to Kennedy Space Center launch pads."

"This is really an adjunct to activities that are currently happening, and/or hope to happen, within the gates to Kennedy Space Center. But to get inside the gates to Kennedy is highly — as you would imagine — secured and restrictive," Key Group CEO Kathleen Yonce said.

"So anything that can be done on our site can be done at a much cheaper cost of real estate, and can certainly be done at a much easier mode of operations," Yonce said.

Rick Neale is a Space Reporter at FLORIDA TODAY (for more of his stories, click here .) Contact Neale at 321-242-3638 or rneale@floridatoday.com . Twitter/X: @RickNeale1



Insurrectionists loyal to President Donald Trump riot outside the Capitol in Washington on Jan. 6, 2021. Trump has called for pardoning those prosecuted for participating in the insurrection. JOHN MINCHILLO/AP

Democracy in US faces challenges in 2024

Nicholas Riccardi
ASSOCIATED PRESS

Over the past three years, the world's oldest democracy has been tested in ways not seen in decades.

A sitting president tried to overturn an election and his supporters stormed the Capitol to stop the winner from taking power. Supporters of that attack launched a campaign against local election offices, chasing out veteran administrators and pushing conservative states to pass new laws making it harder to vote.

At the same time, the past three years proved that American democracy was resilient.

Former President Donald Trump's attempts to overturn the 2020 election results failed, blocked by the constitutional system's checks and balances, and he now faces both federal and state charges for those efforts. Then the voters stepped in. In every presidential battleground state, they rejected all candidates who supported Trump's stolen election lies and were running for statewide offices that had some oversight of elections.

The election infrastructure in the country performed well, with only scattered disruptions during the 2022 midterms. New voting laws, many of which are technical and incremental, had little discernible impact on actual voting.

"Voters have stepped up to defend our democracy over the past few years," said Joanna Lydgate, chief executive officer of States United, which tracks those who refuse to believe in the legitimacy of the 2020 presidential election. "State and local officials have done a tremendous job in protecting our free and fair elections."

So why all the worry? As Lydgate and anyone else who works in the pro-democracy field quickly notes, the big test – what Lydgate calls "the Super Bowl" – awaits in 2024.

Trump is running for the White House again and has been dominating the Republican primary as the first votes approach. He has called for pardoning those prosecuted for the Jan. 6, 2021, attack on the Capitol, continues to insist falsely that the 2020 election was "stolen" and says he will use the federal government to seek revenge on his political enemies.

Trump has used increasingly authoritarian rhetoric as he campaigns for the GOP nomination. If he wins, allies have been planning to seed the government with loyalists so the bureaucracy doesn't hinder Trump's more controversial plans the way it did during his first term.

It's gotten to the point that Trump was recently asked by conservative commentator Hugh Hewitt whether he planned to be a dictator: "Not at all," Trump responded. "No, I'm gonna rule as somebody that's very popular with the people."

The 2024 election could cause all sorts of conflict, including scenarios that have notably not materialized despite widespread concern since 2020: violence at the polls, overly aggressive partisan poll watchers or breakdowns in the ballot count.

It seems unlikely, though, that Trump could return to the White House if he loses the election. That's what he failed to accomplish in 2020, and he's in a weaker position now.

His strategy then was to use Republican dominance in swing state legislatures, governorships and secretary of state offices to try to send slates of fake electors to Congress even though Democrat Joe Biden won those states and captured the presidency.

Since then, Republicans have lost two of those swing state secretary of state offices – in Arizona and Nevada – as well as the governor's office in Arizona and control of the state legislatures in Michigan and Pennsylvania. In Congress, lawmakers passed a bipartisan bill closing some of the loopholes in the counting of Electoral College votes that Trump tried to exploit to stay in office, making it harder to challenge state certifications on the House floor.

The upshot is it will be far harder for Trump to try to overturn a loss in 2024 than in 2020. The most likely way he returns to the White House is by winning the election outright.

"It's not to say the risks are gone," said Rick Hasen, a law professor at the University of California, Los Angeles. "It's to say we've successfully fought the last war."

History is full of examples of authoritarians who first came to office by winning a legitimate democratic election. But the risk to democracy of someone legitimately winning an election is different than the risk of a candidate trying to overturn an election loss.

When Trump began to falsely claim he had won the 2020 election and urged Republicans to overrule their states' voters and send his electors to Congress, every GOP official with the power to do that refused. The Republican leaders of the Michigan Legislature turned down his request to overrule voters. In Georgia, where the presidential ballots were counted three times and affirmed Biden's win, Gov. Brian Kemp and Secretary of State Brad Raffensperger earned Trump's fury by rejecting him. So did then- Arizona Gov. Doug Ducey and the Republican leaders of that state's legislature.

Some Republicans did try to aid Trump. Texas Attorney General Ken Paxton led a group of 17 GOP attorneys general in filing a lawsuit urging the U.S. Supreme Court to overturn the election. The high court swiftly dismissed the case. Trump lost all but one of more than 60 lawsuits he and his allies filed in states to overturn the election, sometimes before judges he had appointed.

Then in November 2022, every swing state candidate who backed Trump's effort to overturn his loss and who was running for a statewide office with a role in elections lost.

"There's little doubt our democracy has gotten dinged up in a couple of moments of late, but we have decided we like it compared to the alternative," said Justin Levitt, who served as adviser for democracy and voting rights for two years in the Biden White House and is now a law professor at Loyola Marymount University in Los Angeles.

Election deniers have been able to make gains in one area – offices where they simply have to win a Republican primary. That's meant they have taken power in local governments in many rural areas, often disrupting elections and embracing conspiracy theories or procedures such as hand-counting, which is less reliable and more time-consuming than tabulating thousands of votes on machines.

They also have been able to expand their power within Republican legislative bodies from statehouses to Congress. U.S. Rep. Mike Johnson of Louisiana, who helped organize a brief supporting the quickly thrown-out lawsuit to overturn Biden's victory, is now the House speaker.

If Johnson retains his speakership in January 2025, he could be in a position to disrupt certification of a Biden victory. Republicans more willing to subvert democracy also could have greater sway in state legislatures.

Then there's the view of Trump backers. They report being even more worried about democracy than those who oppose him. Normally members of the party out of power feels like democracy isn't working as well for them, but Trump's situation is different. He's the first president in history to face prosecution and is promoting the narrative that he's being persecuted by his likely general election opponent.

The Colorado Supreme Court found his role in the Jan. 6 attack was sufficient grounds to remove him from the state's ballot under the 14th Amendment, a ruling Trump's campaign said it will appeal soon to the U.S. Supreme Court, where three of his nominees help form the conservative majority. On Thursday, Maine's Democratic secretary of state struck Trump from that state's primary ballot, becoming the first election official to take such action. Shenna Bellows suspended her ruling until Maine's court system rules on the case.

While campaigning, Trump has adopted an "I'm rubber and you're glue" approach, accusing Biden of being the actual threat to democracy.

A more revealing argument comes from a contention one of Trump's attorneys made before the Colorado Supreme Court. Scott Gessler, a former Colorado secretary of state, was arguing against attempts by a liberal group to boot Trump from the ballot.

"If the entire nation chooses someone to be president, can that be an insurrection or is that a democratic choice?" Gessler asked.

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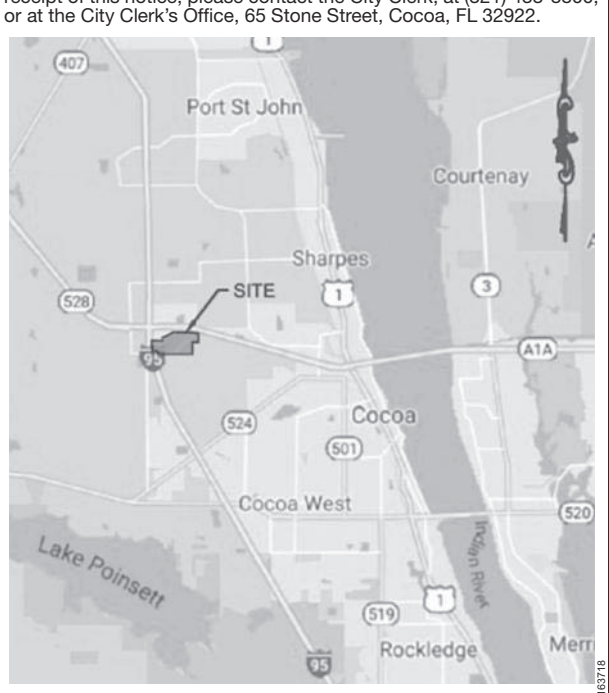
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FT-38163718

Legislation Details (With Text)

File #:	23-760	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	11/30/2023			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Consideration of the 2024 City Council meeting date additions and cancellations. (Administrative Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 28, 2024
Agenda Date: January 9, 2024
Prepared By: Tammy Gemmati, Administrative Services Director
Through: Stockton Whitten, City Manager
Requested Action:
Consideration of the 2024 City Council meeting date additions and cancellations.

BACKGROUND:

At the beginning of each calendar year, City Council meeting dates and other various workshops, cancellations, etc. are looked into so that these items can be placed on calendars and information is disseminated in time for staff and the community to plan for such events.

Please note that Section 2-51(c), of the City Code states the following, which is the need for these requests.

Sec. 2-51. - Time, place for regular meetings; procedure for cancelling meetings and calling special meetings.

(a)The regular meetings of the city council shall be held in the council meeting room in the municipal city hall building, such building being a publicly owned facility within the city limits, at 6:00 p.m. every second and fourth Tuesday of each and every month. The meeting time may be adjusted by the city council on a case-by-case basis to address special circumstances.

(b) In the event a regular meeting coincides with a holiday or for any reason a quorum will not be available, the council by majority vote may cancel or reschedule such meeting.

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(c) In the event the city manager becomes aware that a quorum of the council will not be available or that there is no business which needs to be presented to the council, the city manager may notify each available member of the council of the facts and, if there is no objection, cancel such regular meeting. No more than one (1) meeting per month may be cancelled by this procedure.
(d) Special meetings may be called by the mayor or the city manager as from time-to-time may be required.

Below is a list of meetings that are either being requested to cancel or to added to the calendar for 2024:

- Schedule Council Priorities Workshops for February 20 and March 5, 2024, 5:00 p.m.
- Cancel the City Council meeting on March 12, 2024. Mayor Blake will be traveling for the NLC on March 9-13, 2024.
- Schedule a Special City Council Meeting on Tuesday, June 4, 2024. This would be the only City Council meeting in June and would be for pertinent items only.
- Cancel all June City Council and Board Meetings. This was done in 2022 and 2023 so that staff and Council would have the opportunity to travel and rest without any meetings scheduled. If a need arises for a meeting to be scheduled, it can still be done. Additionally, some boards may still need to meet, so those will be scheduled or cancelled on a case by case basis.
- Schedule a Special Meeting in July 2024 (TBD) for Stantec Revenue Sufficiency Reports/Utilities/Stormwater Rates.
- Schedule a State of the City Meeting on Tuesday, October 15, 2024 at 5:30 p.m. This will be held at the Civic Center or a site to be determined by the Council. Each District will be highlighted.
- Schedule a Special City Council Meeting/Swearing-In Ceremony for Wednesday, November 20, 2024 at 5:30 p.m. This meeting will include pertinent Finance items that must be approved by November 30, 2024. This meeting cannot be held any sooner as the Supervisor of Elections has ten days to Certify the Official Results.
- Cancel the City Council Meeting on November 26, 2024, due to the holidays. This cancellation is done on an annual basis.
- Cancel the City Council Meeting on December 24, 2024, due to the holidays. This cancellation is done on an annual basis.

The Special Meeting dates being requested are subject to change based on availability and necessity. Once this item is approved the Clerk's Office will place on Council's and Staff's calendars.

STRATEGIC PLAN CONNECTION:

NA

BUDGETARY IMPACT:

NA

PREVIOUS ACTION:

This is done on an annual basis.

RECOMMENDED MOTION:

Approve the 2024 City Council meeting date additions and cancellations.

Legislation Details (With Text)

File #:	24-009	**Version:**	1	**Name:**	
Type:	Informational Item			**Status:**	Agenda Ready
File created:	12/29/2023			**In control:**	City Council
On agenda:	1/9/2024			**Final action:**	
Title:	Bi-Weekly Report Covering December 8, 2023 - January 4, 2024. (Administrative Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Council bi-weekly report.pdf				

Date	Ver.	Action By	Action	Result

CITY COUNCIL AGENDA ITEM

Memo Date: December 29, 2023
Agenda Date: January 9, 2024
Prepared By: Tammy Gemmati, Administrative Services Director
Through: Stockton Whitten, City Manager
Requested Action:
Bi-Weekly Report Covering December 8, 2023 - January 4, 2024.

BACKGROUND:

STRATEGIC PLAN CONNECTION:

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Bi-Weekly Report Covering December 8, 2023 - January 4, 2024.

Office of the City Manager
65 Stone Street • Cocoa, FL 32922
PHONE: (321) 433-8660

To: Mayor and City Council Members

From: Stockton Whitten, City Manager

Date: December 8, 2023 – January 4, 2024

Subject: Council Update Report

This report is intended to serve as a departmental update to City Council. While not all inclusive, it should provide you with an idea of key activities departmental staff are involved in. If you have any questions on any of the items, please feel free to contact me.

Administrative Services

- Records request stats: 16 received/ 15 closed out - $0 collected in fees
- Employment opportunities link: https://www.governmentjobs.com/careers/cocoafl
- New employees
  - James Anderson – Police Officer, Police/Administration, December 26, 2023
  - Susan Geurtze – School Crossing Guard, Police/Administration, December 26, 2023
  - Ricky Lamb – Industrial Electrician II, Utilities/Dyal, December 11, 2023
  - Leonardo Priore – Planning Intern, City Manager's Office/Planning, December 11, 2023
- Recent promotions
  - Jock Moses – Utility Mechanic II, Utilities/Dyal, December 11, 2023
  - Michael Pedersen – Police Officer, Police/Administration, December 13, 2023
  - Arwen Halverson – Police Officer, Police/Administration, December 13, 2023
  - Abigail Morgan – Public Works Director/City Engineer, Public Works/Administration, December 11, 2023
  - Frank Mirabito – Streets and Stormwater Manager, Public Works /Stormwater, October 9, 2023
- Key retirements
  - Shane Proctor – Firefighter/EMT, January 31, 2024, 33 years

Communication and Economic Development

- Media Stories:
  - Cocoa considering new development for old City Hall sites; no project selected yet
  - Kava and Kratom establishments will be limited under new Cocoa rules
  - Transitional homeless housing to go forward near Cocoa Village despite opposition
  - New Cocoa ordinance sets rules for businesses selling kava and kratom
  - Kava, kratom crackdown? Florida city considers restricting where products can be sold to protect kids
  - Cocoa/Rockledge Holiday Parade held on Saturday
  - City of Cocoa Awarded Certificate of Achievement for Excellence in Financial Reporting
  - Cocoa Police Chief Administers Police Officer's Oath for New Officer James Anderson
  - Cocoa Police Participates in High Visibility Enforcement Program to Improve Pedestrian, Bicycle Safety
  - Cocoa Police Department's K9 Draco to Receive Donation of Body Armor, Thanks to Non-Profit Organization
- New News Releases:
  - Notice for water customers about approved monitoring plan
  - Cocoa Utilities receives grant to help with major treatment plant upgrade
  - Cocoa Awarded Certificate of Excellence in Financial Reporting
  - Fire Chief Jonathan Lamm Completes International Professional Designation Process
- Upcoming Events:
  - January 27, 2024: Cocoa High School State Championship Celebration in Riverfront Park
  - January 31, 2024: Annual Economic Development Update Business Networking Event
- Social media/e-newsletter statistics
  - Facebook
    - Post reach: 89,859
    - Post engagement: 7,437
    - Followers: 15,276
  - Twitter
    - Impressions: 2,315
    - Followers: 3,251
  - LinkedIn
    - Post impressions: 2,003
    - Followers: 1,141
  - NextDoor

        - Impressions: 3,009
        - Members: 4,624
    - December E-newsletter (Sent 12/1/23)
        - Sent to 681 contacts
        - 51% open rate (average open rate for e-mail marketing in 2022 is 17%)
    - Next printed FYI Newsletter mails April 1, 2024.
- Upcoming special events at Leisure Services facilities:
    - **It's Just Yoga Fest – Space Coast**
        - January 15, 2024, 10am-4pm
        - Riverfront Park
    - **Dr. Martin Luther King, Jr. Peace March & Service**
        - January 15, 2024, 2-5pm
        - Cocoa Village and Riverfront Park
    - **EEARS To The Environment EcoFest**
        - January 19, 2024, 9a-10:30pm
        - Riverfront Park
    - **3rd Annual Village Idiot Idiolympics 2024**
        - January 20, 2024, 12-6pm
        - Riverfront Park
    - **Deuterman Productions Presents BADFISH "A Tribute to Sublime" w/ KASH'D OUT**
        - January 21, 2024, 6-10pm
        - Riverfront Park

Community Services - update 12/4/23 (November 1-30)

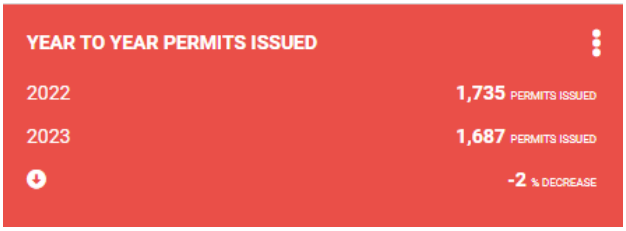
- **New businesses – November 2023**

Commercial Business Name / DBA	Physical Address	# FT Employees	# Pt Employees	Council District
Skinthetics Beauty Studio, LLC	717 S Cocoa Blvd Ste 205, 32922	1	0	1
E & J Cocoa Used Engines Corp	705 N Cocoa Blvd, 32922	2	3	2
Integra -Trails Apartment Community	3705 Highway 524, 32926	6	0	3

3DI Entertainment, LLC Stumpy's Hatchet House Cocoa	210 King Street, 32926	2	4	1
Made Men Barbershop /DNGC Properties LLC	513 S Cocoa Blvd Unit D, 32922	0	0	1
Brevard Shoe Closet Store, LLC	513 S Cocoa Blvd Unit A, 32922	0	0	1
Guarded By Sharks, LLC	513 S Cocoa Blvd Unit B, 32922	0	0	1
Edward D Jones (New Location)	96 Willard Street # 201, 32922	3	0	1
Can-AmRoofing & Solar of Central FL	340 King Street, 32922	5	0	1
SAG COCOA LLC, DBA Cocoa Ford	1360 W King Street, 32922	50	2	1
Strickland Brothers 10 min oil change	337 King Street, 32922	5	4	1
Fabuliz's Jewelry Boutique & Nail Supply	1645 N Cocoa Blvd , 32922	0	0	2
Atlantic Group Real Estate, Inc	1541 N Cocoa Blvd Unit#109, 32922	0	0	2
US Solar Quotes, LLC US Solar Connect	465 Forrest Avenue Unit # 126	3	0	1

Home Business BTR	Physical Address	# FT Employees	# PT Employees	Council District
Precision - Fit Bath Company	115 N Indian River Drive # 214	0	0	1
All Care Friend - Handyman & Lawn Care	1209 Westview Drive, 32922	0	0	4
A/C Friend INC - A/C Contractor	1209 Westview Drive, 32922	2	0	4

- **Permit/Inspection stats**





Finance

- The accounting team continues to work on year-end reconciliations and journal entries to prepare the City's financial statements.
- The City's auditors will be working on the City's audit doing field work the weeks of 2/12/24 & 2/19/24.
- Grants staff has been working with a FEMA representative to file necessary documentation for Hurricanes Ian & Nicole (2022).

- Customer service staff processed $10,032,476 in payments and fielded 4,618 phone calls for the month of November 2023.
- Billing staff generated $12,199,158 in utility billings from meter reads.
- 7,703 work requests were responded to by utility services support staff.
- The bid for the property at 603 Brevard closed on 12/15 with only 1 response. Recommendation to award the bid to the respondent will be on the Cocoa CRA 1/9/24 agenda.
- Purchasing Policy update was approved by City Council.
- Disaster Readiness Assessment (DRA) was submitted to the Fl. Department of Emergency Management. This will assist with advance funding in the event of an emergency such as hurricanes.

Fire Department

- FireBlast training trailer remains at PRIDE getting body work completed.
- November calls for service 532 (61% EMS, 39% Fire Related)
- Recruit Firefighters continue to improve in EMS skills and are fitting in with the crews.
- Multiple Public Relations events attended by crews.
- 4 New Hire Firefighters Started on 11/6/23 (Lucas Diaz, Preston Ault, Trevor Harris, and Kristian Williams)
- New Hires to be sworn in on 11/17/23 at 2pm at Fire Station 1.
- Large Scale EMS drill with Rockledge Hospital, BCFR, TRauma Surgeons from all the hosptials, and Cocoa Fire Rescue scheduled for 11/13/23.

Information Technology

- Project updates/highlights
  - PD Server hardware successfully upgraded
  - ITB for replacement Storage Area Network (SAN) closed and bids were opened
  - EFSC intern has begun in IT
- Helpdesk stats as of 9/8/2022
  - 86 open helpdesk tickets
  - 479 new tickets opened in last 30 days
  - 462 tickets closed/resolved in last 30 days
  - 4844 tickets opened in last 365 days

Police Department Updated 12/06/23

- Activity/Event highlights
  - 12/2 St. Paul Baptist Church speaking engagement

- New project/training updates

- Bell attending Instructor Techniques

- Chief's walk highlights
  - 11/27 District 4 Catawba Dr
  - 11/29 District 2 800 Fiske
  - 10/26/23-District 2 Sara Lou Acres (Prospect Ave and Lynell Lane)

- Community engagement highlights/events
  - Reverse Toy Drive 11/28

- Call stats-Crime Stats: January 1, 2023- December 7, 2023 (For comparison purposes January 1, 2022-December 7, 2022, data is also included)

  - Property Crimes Offenses have decreased by 5%.
  - Violent Crime Offenses increased by 14% compared to YTD 2022.
  - Overall, crime offenses have decreased by 3%.
  - Calls for Service decreased 1% (68,905 in 2022 compared to 68,619 in 2023)

- Code Enforcement stats/highlights/Activity:

Active Cases	41
Complied Cases	84
Code Board Cases scheduled for	0
Snipe Signs Pulled	22

Highlights:

- Removed and cut (Abatement) Junk, Trash, & Debris Homeless Camp at 220 Rosa L Jones (Blanket Trespass), 602 Stone (Blanket Trespass), and notified Public Works for the Retention Pond (Barbara Jenkins) and City property off Michigan,
- Collected **$233,645.09** in liens from January 1, 2023 to December 6, 2023
- Inspected all properties on our outstanding fines list for compliance. Sent Demand Letters for properties still in violation with outstanding liens

Other Mentions:

- There is no Code Board Meeting in December

Public Works

- Major project updates
  - Fiske and Broadmoor Acres – Preconstruction Meeting to be held on Monday, January 8th.
  - Parks Projects
    - Provost – Under Construction
    - Don Stradley Memorial Park- PO has been issued. Preconstruction Meeting to be scheduled before mid-January.
- Work order stats (received/closed)
  - 145 received
  - 120 closed
  - Residential Bulk Green Waste Requests: 52
- Projects of interest managed by other agencies (FDOT, County, Brightline, etc.)
  - FDOT
    - SR 524 PD&E Study (437983-1) – In Progress
    - SR 501 Safety Project (447085-1) – Under Construction
    - SR 528 Widening and Reconstruction (407402-3) – In Design
    - SR 520 Safety Project Cox to Aurora (445689-1) - In Design
    - SR 520 Safety Project Aurora to Causeway (442885-1) - Under Construction
  - Brightline/FEC
    - Brightline formally launched a Request for Proposals (RFP) for a new station planned for the Treasure Coast of Florida. Brightline will announce the site in the first quarter of 2024.

Utilities

- Capital Project Updates: https://www.cocoafl.org/1660/Utilities-Capital-Improvement-Projects
- Operations – November/December
  - WFO Issued Work Orders – 2,406
  - WFO Completed Work Orders – 2,354
  - Hydrants Flushed – 144
  - Valves Exercised – 436
  - Utility Locate Requests – 2,395
  - SFO Issued Work Orders – 180
  - SFO Completed Work Orders – 220