

**NEOCITY IMPROVEMENT DISTRICT  
BOARD OF SUPERVISORS MEETING  
March 2, 2026 – 1:30 p.m. or as soon thereafter as possible**

**Commission Chambers (4<sup>th</sup> Floor)  
1 Courthouse Square  
Kissimmee, Florida 34741**

**Board Members**

Cheryl L. Grieb, Chair  
Peggy Choudhry, Vice-Chair  
Viviana Janer, Supervisor  
Brandon Arrington, Supervisor  
Ricky Booth, Supervisor

**AGENDA**

**Hear the Audience**

Except for those matters specifically exempted under the State Statute and Local Ordinance, the Board shall provide an opportunity for public comment prior to the undertaking by the Board of any action on the agenda. The Board will not vote on any item during this portion of the meeting. Rather, this portion of the meeting is to allow for public comments to be heard on items that are on the agenda for that meeting. Comments will be limited to three minutes. Proper decorum will be observed.

**Consent**

1. Approval of the meeting minutes of November 3, 2025.
2. Approval of the District Bank Reconciliations for October, November, December, and January.

**Public Hearing**

3. Approval of the recommended budget for Fiscal Year 2026-2027.

**Adjournment**

In accordance with Florida Statutes, Chapter 286.0105, any person wishing to appeal a decision made by the Board of Supervisors with respect to any matter considered at such a meeting or hearing, will need a record of the proceedings. For such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which may include the testimony and evidence upon which the appeal is based.

**NEOCITY PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**November 3, 2025 – 1.30 p.m. or as soon thereafter as possible**

**Commission Chambers (4<sup>th</sup> Floor)**  
**1 Courthouse Square**  
**Kissimmee, Florida 34741**

**Board Members**

Cheryl L. Grieb, President and Treasurer  
Peggy Choudhry, Vice President and Secretary  
Brandon Arrington  
Ricky Booth  
Viviana Janer

**MINUTES**

The meeting was called to order at 1:59 p.m.

**Hear the Audience**

There were no public comments provided at this meeting.

**Regular**

1. Election of President, Vice President, Secretary, and Treasurer.

A MOTION was made by Member Booth and SECONDED by Member Arrington to Elect Member Grieb as President and Treasurer and Member Choudhry as Vice President and Secretary. MOTION carried 5-0

2. Approval of the meeting minutes of August 4, 2025.

A MOTION was made by Member Janer and SECONDED by Member Booth that the NeoCity Property Owners' Association Board of Supervisors, to approve the Meeting Minutes of August 04, 2025. MOTION carried 5-0.

3. Approval of the Association Bank Reconciliation for September 2025.

A MOTION was made by Member Janer and SECONDED by Member Choudry that the NeoCity Property Owners' Association Board of Supervisors, to approve the Association Bank Reconciliation for September 2025. MOTION carried 5-0.

4. NeoCity Update to be presented by Amanda Clavijo.

Ms. Amanda Clavijo, Assistant County Manager, provided an update. She reported that the Design Review Board has met to review the design of the multi-use laboratory and the project is progressing well; the Board reviewed the landscaping plan, which will result in an amendment to the NeoCity Design Guidelines landscaping palette, and that the proposed updates will be presented to the Property Owners Association Board of Directors. She continued, the Center for Neovation Expansion project will reach substantial completion in the next few months; the Advanced Packaging project has taken delivery of 12 of 17 advanced packaging tools and are located in the Center for Neovation; the Cornerstone RESHAPE contract with the Department of Defense has an executed amendment adding additional funding in the amount of \$7,300,000.00 bringing the total to \$71,000,000.00 to purchase tools and the licensing agreement; and the Community STEM Day at NeoCity and it will be held at the NeoCity OC Building on 194 NeoCity Way, Kissimmee, FL 34744 on Saturday, January 31, 2026, from 1:00 p.m. to 4:00 p.m.

Member Arrington raised concerns related to vehicles driving around the pond on NeoVation Way and recommended that fencing be installed at the drive openings and that a designated parking area be added to limit vehicle access while still allowing pedestrian access.

The POA adjourned at 2:05 p.m.

Prepared by:

Kaitlyn Alterizio, Board Support Services Specialist

Minutes approved by the POA on:

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9:11 AM

02/04/26

**NeoCity Property Owners Association**  
**Reconciliation Summary**  
**Bank Florida, Period Ending 10/31/2025**

|                                   | <u>Oct 31, 25</u> |
|-----------------------------------|-------------------|
| Beginning Balance                 | 51,078.00         |
| Cleared Balance                   | 51,078.00         |
| Register Balance as of 10/31/2025 | 51,078.00         |
| Ending Balance                    | 51,078.00         |

9:11 AM

02/04/26

**NeoCity Property Owners Association**  
**Reconciliation Detail**  
**Bank Florida, Period Ending 10/31/2025**

| <u>Type</u>                       | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Clr</u> | <u>Amount</u> | <u>Balance</u>   |
|-----------------------------------|-------------|------------|-------------|------------|---------------|------------------|
| <b>Beginning Balance</b>          |             |            |             |            |               | 51,078.00        |
| Cleared Balance                   |             |            |             |            |               | 51,078.00        |
| Register Balance as of 10/31/2025 |             |            |             |            |               | 51,078.00        |
| <b>Ending Balance</b>             |             |            |             |            |               | <b>51,078.00</b> |



100 Park Place  
Kissimmee, FL 34744

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NEOCITY PROPERTY OWNERS' ASSOCIATION, IN  
NEOCITY PROPERTY OWNERS'  
ASSOCIATION, INC  
1 COURTHOUSE SQ STE 4300  
KISSIMMEE FL 34741

Date 10/31/25

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|                         |           |                              |                        |
|-------------------------|-----------|------------------------------|------------------------|
| Small Business Checking |           | Number of Enclosures         | 0                      |
| Account Number          | 200015261 | Statement Dates              | 10/01/25 thru 11/02/25 |
| Previous Balance        | 51,078.00 | Days in the statement period | 33                     |
| Deposits/Credits        | .00       | Average Ledger               | 51,078.00              |
| Checks/Debits           | .00       |                              |                        |
| Service Charge          | .00       |                              |                        |
| Interest Paid           | .00       |                              |                        |
| Current Balance         | 51,078.00 |                              |                        |

|                           | Total For This Period | Total Year-to-Date |
|---------------------------|-----------------------|--------------------|
| Total overdraft item fees | \$ .00                | \$ .00             |
| Total Return item fees    | \$ .00                | \$ .00             |

**DAILY BALANCE INFORMATION**

| Date  | Balance   |
|-------|-----------|
| 10/01 | 51,078.00 |



**Account Reconciliation Form**

A. The ending balance shown on statement \$ \_\_\_\_\_

B. List deposits not shown on statement \$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

C. Total of lines B \$ \_\_\_\_\_

D. Add line C to line A \$ \_\_\_\_\_

E. List below all checks written and any withdrawals not posted on statement

| Check # | \$ Amount | Check # | \$ Amount |
|---------|-----------|---------|-----------|
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |

F. Total of Column E \$ \_\_\_\_\_

G. Subtract line F from line D \$ \_\_\_\_\_

H. The ending balance in your check register \$ \_\_\_\_\_

I. List deposits, transfers or interest credited not already listed in your check register \$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

J. Total of lines I \$ \_\_\_\_\_

K. Add line J to line H \$ \_\_\_\_\_

L. List below all checks and charges not already reflected in your check register

| Check # | \$ Amount | Check # | \$ Amount |
|---------|-----------|---------|-----------|
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |

M. Total of Column L \$ \_\_\_\_\_

N. Subtract line M from line K \$ \_\_\_\_\_

The balances (Line "G" and Line "N" above) should agree. If not, recheck your entries from this statement and your check register. All deposits and credits are subject to final collection.

**The following pertains to accounts established for personal, family or household purposes only.**

For information regarding business and custodial accounts please refer to your account disclosure. Contact us if you have a specific question pertaining to your account.

**In Case of Errors or Questions About Your Electronic Transfers**

Direct inquiries to us at our address or telephone number printed on the front page of this statement if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts, we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within 3 business days after completing our investigation. If we decide that there was no error, we will send you a written explanation. You may ask for copies of the documents that we used in our investigation.

**The information below is applicable to those Accounts which may be subject to an Interest Charge.**

**What To Do If You Think You Find A Mistake On Your Statement**

If you think there is an error on your statement, write to us (on a separate sheet) at our address shown on the front page of this statement as soon as possible. In your letter, give us the following information:

- Account information: Your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing [or electronically]. You may call us, but if you do we are not required to investigate any potential errors, and you

may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

**PAYMENT INFORMATION** - Please mail or deliver your payment to the financial institution at the address indicated on the reverse side hereof. Payments received on weekends and holidays will be credited the next business day. Payments received after your closing date will appear on your next statement. If the financial institution has been authorized to deduct the minimum payment from your Account, it will be deducted and credited to your Account as of the date shown on the reverse side hereof. To avoid additional INTEREST CHARGES, pay your balance in full. Please call the financial institution for the exact balance as the balance changes daily.

**INTEREST CHARGE** - The INTEREST CHARGE on your account is calculated by applying the different PERIODIC RATES to the appropriate range of the outstanding daily balance of your account. The outstanding daily balance is calculated by using the beginning balance of your account each day, adding any new advances or debits, and subtracting any payments or credits. The INTEREST CHARGE may be determined as follows:

1. Using the rate ranges, separate the outstanding daily balance into appropriate range amounts.
2. Multiply each outstanding daily balance by the applicable periodic rate.
3. Multiply each of these results by the number of days the applicable rate was in effect.
4. Add the results of step #3 together.

**USE OF THE AVERAGE DAILY BALANCE** - If the daily balances are not shown on your statement, the average daily balance may be used. The average daily balance is or can be multiplied by the number of days in the billing cycle and the periodic rate applied to the product to determine the amount of the interest charge. To calculate the average daily balance, all of the daily balances for the billing cycle are added up, and the total is divided by the number of days in the billing cycle. The INTEREST CHARGE is or may be determined as follows:

1. Multiplying each of the average balances by the number of days in the billing cycle (or if the daily rate varied during the cycle, by multiplying by the number of days the applicable rate was in effect).
2. Multiplying each of the results by the applicable periodic rate, and adding these products together.

9:12 AM

02/04/26

**NeoCity Property Owners Association**  
**Reconciliation Summary**  
**Bank Florida, Period Ending 11/30/2025**

|                                   | <u>Nov 30, 25</u> |
|-----------------------------------|-------------------|
| Beginning Balance                 | 51,078.00         |
| Cleared Balance                   | 51,078.00         |
| Register Balance as of 11/30/2025 | 51,078.00         |
| Ending Balance                    | 51,078.00         |

9:12 AM

02/04/26

**NeoCity Property Owners Association**  
**Reconciliation Detail**  
**Bank Florida, Period Ending 11/30/2025**

| <u>Type</u>                       | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Clr</u> | <u>Amount</u> | <u>Balance</u>   |
|-----------------------------------|-------------|------------|-------------|------------|---------------|------------------|
| <b>Beginning Balance</b>          |             |            |             |            |               | 51,078.00        |
| Cleared Balance                   |             |            |             |            |               | 51,078.00        |
| Register Balance as of 11/30/2025 |             |            |             |            |               | 51,078.00        |
| <b>Ending Balance</b>             |             |            |             |            |               | <b>51,078.00</b> |



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NEOCITY PROPERTY OWNERS'  
ASSOCIATION, INC  
1 COURTHOUSE SQ STE 4300  
KISSIMMEE FL 34741

Date 11/28/25

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|                         |           |                              |                        |
|-------------------------|-----------|------------------------------|------------------------|
| Small Business Checking |           | Number of Enclosures         | 0                      |
| Account Number          | 200015261 | Statement Dates              | 11/03/25 thru 11/30/25 |
| Previous Balance        | 51,078.00 | Days in the statement period | 28                     |
| Deposits/Credits        | .00       | Average Ledger               | 51,078.00              |
| Checks/Debits           | .00       |                              |                        |
| Service Charge          | .00       |                              |                        |
| Interest Paid           | .00       |                              |                        |
| Current Balance         | 51,078.00 |                              |                        |

|                           | Total For This Period | Total Year-to-Date |
|---------------------------|-----------------------|--------------------|
| Total overdraft item fees | \$ .00                | \$ .00             |
| Total Return item fees    | \$ .00                | \$ .00             |

**DAILY BALANCE INFORMATION**

| Date  | Balance   |
|-------|-----------|
| 11/03 | 51,078.00 |



**Account Reconciliation Form**

A. The ending balance shown on statement \$ \_\_\_\_\_

B. List deposits not shown on statement \$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

C. Total of lines B \$ \_\_\_\_\_

D. Add line C to line A \$ \_\_\_\_\_

E. List below all checks written and any withdrawals not posted on statement

| Check # | \$ Amount | Check # | \$ Amount |
|---------|-----------|---------|-----------|
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |

F. Total of Column E \$ \_\_\_\_\_

G. Subtract line F from line D \$ \_\_\_\_\_

H. The ending balance in your check register \$ \_\_\_\_\_

I. List deposits, transfers or interest credited not already listed in your check register \$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

J. Total of lines I \$ \_\_\_\_\_

K. Add line J to line H \$ \_\_\_\_\_

L. List below all checks and charges not already reflected in your check register

| Check # | \$ Amount | Check # | \$ Amount |
|---------|-----------|---------|-----------|
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |

M. Total of Column L \$ \_\_\_\_\_

N. Subtract line M from line K \$ \_\_\_\_\_

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- Dollar amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

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- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

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1. Using the rate ranges, separate the outstanding daily balance into appropriate range amounts.
2. Multiply each outstanding daily balance by the applicable periodic rate.
3. Multiply each of these results by the number of days the applicable rate was in effect.
4. Add the results of step #3 together.

**USE OF THE AVERAGE DAILY BALANCE** - If the daily balances are not shown on your statement, the average daily balance may be used. The average daily balance is or can be multiplied by the number of days in the billing cycle and the periodic rate applied to the product to determine the amount of the interest charge. To calculate the average daily balance, all of the daily balances for the billing cycle are added up, and the total is divided by the number of days in the billing cycle. The INTEREST CHARGE is or may be determined as follows:

1. Multiplying each of the average balances by the number of days in the billing cycle (or if the daily rate varied during the cycle, by multiplying by the number of days the applicable rate was in effect).
2. Multiplying each of the results by the applicable periodic rate, and adding these products together.

9:12 AM

02/04/26

**NeoCity Property Owners Association**  
**Reconciliation Summary**  
**Bank Florida, Period Ending 12/31/2025**

|                                   | <u>Dec 31, 25</u> |
|-----------------------------------|-------------------|
| Beginning Balance                 | 51,078.00         |
| Cleared Balance                   | 51,078.00         |
| Register Balance as of 12/31/2025 | 51,078.00         |
| Ending Balance                    | 51,078.00         |

9:12 AM

02/04/26

**NeoCity Property Owners Association**  
**Reconciliation Detail**  
**Bank Florida, Period Ending 12/31/2025**

| <u>Type</u>                       | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Clr</u> | <u>Amount</u> | <u>Balance</u>   |
|-----------------------------------|-------------|------------|-------------|------------|---------------|------------------|
| <b>Beginning Balance</b>          |             |            |             |            |               | 51,078.00        |
| Cleared Balance                   |             |            |             |            |               | 51,078.00        |
| Register Balance as of 12/31/2025 |             |            |             |            |               | 51,078.00        |
| <b>Ending Balance</b>             |             |            |             |            |               | <b>51,078.00</b> |



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NEOCITY PROPERTY OWNERS' ASSOCIATION, IN  
NEOCITY PROPERTY OWNERS'  
ASSOCIATION, INC  
1 COURTHOUSE SQ STE 4300  
KISSIMMEE FL 34741

Date 12/31/25

Page 1

|                         |           |                              |                        |
|-------------------------|-----------|------------------------------|------------------------|
| Small Business Checking |           | Number of Enclosures         | 0                      |
| Account Number          | 200015261 | Statement Dates              | 12/01/25 thru 12/31/25 |
| Previous Balance        | 51,078.00 | Days in the statement period | 31                     |
| Deposits/Credits        | .00       | Average Ledger               | 51,078.00              |
| Checks/Debits           | .00       |                              |                        |
| Service Charge          | .00       |                              |                        |
| Interest Paid           | .00       |                              |                        |
| Current Balance         | 51,078.00 |                              |                        |

|                           | Total For This Period | Total Year-to-Date |
|---------------------------|-----------------------|--------------------|
| Total overdraft item fees | \$ .00                | \$ .00             |
| Total Return item fees    | \$ .00                | \$ .00             |

**DAILY BALANCE INFORMATION**

| Date  | Balance   |
|-------|-----------|
| 12/01 | 51,078.00 |



**Account Reconciliation Form**

A. The ending balance shown on statement \$ \_\_\_\_\_

B. List deposits not shown on statement \$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

C. Total of lines B \$ \_\_\_\_\_

D. Add line C to line A \$ \_\_\_\_\_

E. List below all checks written and any withdrawals not posted on statement

| Check # | \$ Amount | Check # | \$ Amount |
|---------|-----------|---------|-----------|
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |

F. Total of Column E \$ \_\_\_\_\_

G. Subtract line F from line D \$ \_\_\_\_\_

H. The ending balance in your check register \$ \_\_\_\_\_

I. List deposits, transfers or interest credited not already listed in your check register \$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

J. Total of lines I \$ \_\_\_\_\_

K. Add line J to line H \$ \_\_\_\_\_

L. List below all checks and charges not already reflected in your check register

| Check # | \$ Amount | Check # | \$ Amount |
|---------|-----------|---------|-----------|
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |

M. Total of Column L \$ \_\_\_\_\_

N. Subtract line M from line K \$ \_\_\_\_\_

The balances (Line "G" and Line "N" above) should agree. If not, recheck your entries from this statement and your check register. All deposits and credits are subject to final collection.

**The following pertains to accounts established for personal, family or household purposes only.**

For information regarding business and custodial accounts please refer to your account disclosure. Contact us if you have a specific question pertaining to your account.

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1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days.

We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign-initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts, we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within 3 business days after completing our investigation. If we decide that there was no error, we will send you a written explanation. You may ask for copies of the documents that we used in our investigation.

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- Account information: Your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing [or electronically]. You may call us, but if you do we are not required to investigate any potential errors, and you

may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

**PAYMENT INFORMATION** - Please mail or deliver your payment to the financial institution at the address indicated on the reverse side hereof. Payments received on weekends and holidays will be credited the next business day. Payments received after your closing date will appear on your next statement. If the financial institution has been authorized to deduct the minimum payment from your Account, it will be deducted and credited to your Account as of the date shown on the reverse side hereof. To avoid additional INTEREST CHARGES, pay your balance in full. Please call the financial institution for the exact balance as the balance changes daily.

**INTEREST CHARGE** - The INTEREST CHARGE on your account is calculated by applying the different PERIODIC RATES to the appropriate range of the outstanding daily balance of your account. The outstanding daily balance is calculated by using the beginning balance of your account each day, adding any new advances or debits, and subtracting any payments or credits. The INTEREST CHARGE may be determined as follows:

1. Using the rate ranges, separate the outstanding daily balance into appropriate range amounts.
2. Multiply each outstanding daily balance by the applicable periodic rate.
3. Multiply each of these results by the number of days the applicable rate was in effect.
4. Add the results of step #3 together.

**USE OF THE AVERAGE DAILY BALANCE** - If the daily balances are not shown on your statement, the average daily balance may be used. The average daily balance is or can be multiplied by the number of days in the billing cycle and the periodic rate applied to the product to determine the amount of the interest charge. To calculate the average daily balance, all of the daily balances for the billing cycle are added up, and the total is divided by the number of days in the billing cycle. The INTEREST CHARGE is or may be determined as follows:

1. Multiplying each of the average balances by the number of days in the billing cycle (or if the daily rate varied during the cycle, by multiplying by the number of days the applicable rate was in effect).
2. Multiplying each of the results by the applicable periodic rate, and adding these products together.

9:13 AM

02/04/26

**NeoCity Property Owners Association**  
**Reconciliation Summary**  
**Bank Florida, Period Ending 01/31/2026**

|                                   | <u>Jan 31, 26</u> |
|-----------------------------------|-------------------|
| Beginning Balance                 | 51,078.00         |
| Cleared Balance                   | 51,078.00         |
| Register Balance as of 01/31/2026 | 51,078.00         |
| Ending Balance                    | 51,078.00         |

9:13 AM

02/04/26

**NeoCity Property Owners Association**  
**Reconciliation Detail**  
**Bank Florida, Period Ending 01/31/2026**

| <u>Type</u>                       | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Clr</u> | <u>Amount</u> | <u>Balance</u>   |
|-----------------------------------|-------------|------------|-------------|------------|---------------|------------------|
| <b>Beginning Balance</b>          |             |            |             |            |               | 51,078.00        |
| Cleared Balance                   |             |            |             |            |               | 51,078.00        |
| Register Balance as of 01/31/2026 |             |            |             |            |               | 51,078.00        |
| <b>Ending Balance</b>             |             |            |             |            |               | <b>51,078.00</b> |



100 Park Place  
Kissimmee, FL 34744

**Managing Your Accounts**

Phone Number (689) 224-3063

Online Banking [www.bankflorida.com](http://www.bankflorida.com)

Date 1/30/26 Page 1

NEOCITY PROPERTY OWNERS' ASSOCIATION, IN  
NEOCITY PROPERTY OWNERS'  
ASSOCIATION, INC  
1 COURTHOUSE SQ STE 4300  
KISSIMMEE FL 34741

|                         |           |                              |                      |
|-------------------------|-----------|------------------------------|----------------------|
| Small Business Checking |           | Number of Enclosures         | 0                    |
| Account Number          | 200015261 | Statement Dates              | 1/01/26 thru 2/01/26 |
| Previous Balance        | 51,078.00 | Days in the statement period | 32                   |
| Deposits/Credits        | .00       | Average Ledger               | 51,078.00            |
| Checks/Debits           | .00       |                              |                      |
| Service Charge          | .00       |                              |                      |
| Interest Paid           | .00       |                              |                      |
| Current Balance         | 51,078.00 |                              |                      |

|                           | Total For This Period | Total Year-to-Date |
|---------------------------|-----------------------|--------------------|
| Total overdraft item fees | \$ .00                | \$ .00             |
| Total Return item fees    | \$ .00                | \$ .00             |

**DAILY BALANCE INFORMATION**

| Date | Balance   |
|------|-----------|
| 1/01 | 51,078.00 |



**Account Reconciliation Form**

A. The ending balance shown on statement \$ \_\_\_\_\_

B. List deposits not shown on statement \$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

C. Total of lines B \$ \_\_\_\_\_

D. Add line C to line A \$ \_\_\_\_\_

E. List below all checks written and any withdrawals not posted on statement

| Check # | \$ Amount | Check # | \$ Amount |
|---------|-----------|---------|-----------|
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |

F. Total of Column E \$ \_\_\_\_\_

G. Subtract line F from line D \$ \_\_\_\_\_

H. The ending balance in your check register \$ \_\_\_\_\_

I. List deposits, transfers or interest credited not already listed in your check register \$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

J. Total of lines I \$ \_\_\_\_\_

K. Add line J to line H \$ \_\_\_\_\_

L. List below all checks and charges not already reflected in your check register

| Check # | \$ Amount | Check # | \$ Amount |
|---------|-----------|---------|-----------|
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |
| _____   | \$ _____  | _____   | \$ _____  |

M. Total of Column L \$ \_\_\_\_\_

N. Subtract line M from line K \$ \_\_\_\_\_

The balances (Line "G" and Line "N" above) should agree. If not, recheck your entries from this statement and your check register. All deposits and credits are subject to final collection.

**The following pertains to accounts established for personal, family or household purposes only.**

For information regarding business and custodial accounts please refer to your account disclosure. Contact us if you have a specific question pertaining to your account.

**In Case of Errors or Questions About Your Electronic Transfers**

Direct inquiries to us at our address or telephone number printed on the front page of this statement if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number (if any).
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**NEOCITY PROPERTY OWNERS ASSOCIATION  
AGENDA ITEM COVER SHEET**

**MEETING DATE:** March 2, 2026

**REQUEST TYPE:** Consent

**AGENDA ITEM SUMMARY**

Adoption of Resolution #26-001R approving the recommended budget for fiscal year 2026-2027.

**FINANCIAL INFORMATION**

**TOTAL REQUESTED AMOUNT: \$0.00**

The Fiscal Year 2026-2027 recommended budget is \$529,192.

**BACKGROUND INFORMATION**

- The Association's Fiscal Year 2026-2027 recommended budget is \$529,192 due to the estimated expenses of maintaining the common areas within the NeoCity boundary as well as estimated revenue from the Improvement District's Special Assessment. The Special Assessments fees are the primary revenue source for the NeoCity Improvement District and NeoCity Property Owners Association.
- If the Property Owners Association approves its recommended budget for Fiscal Year 2026-2027 on March 2, 2026, the District will consider approval of its recommended budget for the fiscal year on its March 2, 2026 meeting.
- The District's recommended budget is \$530,335 which includes \$478,114 to the Association to pay for the maintenance of common areas.
- The Association maintains \$51,078 in reserves.

Staff recommends approval.

**RESOLUTION NO. 26-001R**

A RESOLUTION OF THE NEOCITY PROPERTY OWNERS' ASSOCIATION APPROVING THE RECOMMENDED BUDGET FOR 2026-2027 FISCAL YEAR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Association desires to adopt a budget for the 2026-2027 fiscal year as mandated in the Association's adopted bylaws.

**NOW THEREFORE, BE IT RESOLVED BY THE NEOCITY PROPERTY OWNERS' ASSOCIATION, FLORIDA;**

**SECTION 1. ADOPTION OF RECOMMENDED BUDGET.** The recommended NeoCity Property Owners' Association budget for Fiscal Year 2026-2027, totaling \$529,192 summarized by fund and revenue/expense category in Schedule A, is hereby approved and adopted. There are hereby appropriated out of anticipated revenues and balances brought forward, all funds and monies necessary to meet the appropriations and reserves stipulated by and in said recommended budget.

**SECTION 2. CONFLICTS AND SEVERABILITY.** All sections or parts of section of all resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict. If any section, subsection, sentence, clause, or provisions of this Resolution is held unconstitutional, inoperative, or void by a court of competent jurisdiction, such holding shall not affect the remainder of the Resolution.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** this 2nd day of March, 2026.

**NEOCITY PROPERTY OWNERS'  
ASSOCIATION**

By: \_\_\_\_\_  
President/Vice-President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary

As authorized for execution at the Board  
of Directors meeting of March 2, 2026

## Schedule A

|                              | <b>FY27<br/>Recommended<br/>Budget</b> |
|------------------------------|--|
| <hr/>                        |  |
| <b>Revenues</b>              |  |
| Intergovernmental Revenue    | \$0.00                                 |
| Charges for Services         | \$478,114                              |
| Judgement, Fines, & Forfeits | \$0                                    |
| Miscellaneous Revenues       | \$0                                    |
| <b>Subtotal</b>              | <hr/> \$478,114                        |
| Transfers In                 | \$0                                    |
| Other Sources                | \$0                                    |
| Fund Balances                | \$51,078                               |
| <b>Total Revenues</b>        | <hr/> <hr/> \$529,192                  |
| <br>                         |  |
| <b>Expenditures</b>          |  |
| Personnel Services           | \$0                                    |
| Operating Expenses           | \$478,114                              |
| Capital Outlay               | \$0                                    |
| Debt Service                 | \$0                                    |
| Grants and Aids              | \$0                                    |
| <b>Subtotal</b>              | <hr/> \$478,114                        |
| Transfers Out                | \$0                                    |
| Reserves - Operating         | \$51,078                               |
| <b>Total Expenditures</b>    | <hr/> <hr/> \$529,192                  |