

Lake Lizzie
Community Development District

Agenda

May 3, 2023

AGENDA

Lake Lizzie
Community Development District

219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 26, 2023

Board of Supervisors
Lake Lizzie Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lake Lizzie Community Development District will be held **Wednesday, May 3, 2023, at 12:30 PM at the West Osceola Branch Library, 305 Campus St., Celebration, FL 34747.** Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 5, 2023 Board of Supervisors Meeting
4. Review of Landscape Services Proposal
5. Consideration of Resolution 2023-40 Approving the Fiscal Year 2024 Proposed Budget and Setting a Public Hearing
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet & Income Statement
 - ii. Ratification of Funding Requests No. 4 & 5
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

**MINUTES OF MEETING
LAKE LIZZIE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Lizzie Community Development District was held Wednesday, **April 5, 2023** at 12:30 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
George Flint	GMS
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Shawn Hindle	District Engineer, Hanson Walter & Ass.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting nor were there any members calling in so we will close the public comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2023-39 Appointing Local Bank Signatories

Ms. Adams presented Resolution 2023-39 appointing local bank signatories. She stated the Board members have a public depository account with Truist and previously signed a resolution designating the Secretary and Treasurer as signatories. She noted this resolution adds the Assistant

Treasurer so by approval of this resolution, the Board will have the Secretary, the Treasurer and the Assistant Treasurer for the District as signatories for your public depository.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2023-39 Appointing Secretary, Treasurer and Assistant Treasurer as Local Bank Signatories, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 1, 2023, Board of Supervisors Meeting

Ms. Adams presented the minutes from February 1, 2023 Board of Supervisors meeting from page 8 of the agenda packet. These meetings minutes have been reviewed by District Counsel. She asked for any comments or corrections. Hearing none.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, the Minutes of the February 1, 2023 Board of Supervisors Meeting, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement for Engineering Services with Hanson Walter

Ms. Adams presented the agreement for Engineering Services with Hanson Walter included in the agenda packet. She noted previously the Board did solicit a request for qualifications for engineering services and as a result of the responses, Hanson Walter had been selected by the Board of Supervisors and they directed staff to put together the agreement and negotiate for services.

Ms. Sandy noted it is the standard agreement that they prepare for Districts. She stated no specific comments were received from Hanson Walter or anything different from what they typically prepare. Mr. Iorio asked if these will be ready to sign today or will they be forwarded to DocuSign. Ms. Adams stated some documents provided today are ready for signature but others ones will be electronic signature.

On MOTION by Iorio, seconded by Mr. Beasley, with all in favor, the Agreement for Engineering Services with Hanson Walter, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

Ms. Adams presented the consideration of the Acquisition Agreement on page 33 of the agenda packet. She noted this item deals with the acquisition of the District improvements. She stated the District previously approved a capital improvement program as part of the Engineer's Report and this describes the conveyance of this property as well as how taxes will be handled. This has been prepared by District Counsel.

Ms. Adams asked Ms. Sandy if she wanted to walk the Board through any provisions in this resolution before they consider approving. Ms. Sandy noted often times an acquisition is done at the time of financing however they are moving pretty quickly with construction here and she understands that they are looking at potentially having improvements finished in the pretty near future so they wanted to make sure there was an acquisition agreement that outlines the process and procedure between the developer and the District for acquiring any improvements. She stated because they only have a Master Engineer's report currently, this is an acquisition agreement that would apply to all of the improvements within the District Engineer's report rather than on a phase or bond series basis. Ms. Sandy noted that this is the same type of agreement that they have entered into as the attorney of other Districts that they have worked on with Hanover so the same form and same process and procedure were followed. Ms. Sandy noted that they just wanted to make sure to go ahead and have an agreement in place should any improvement be ready for acquisition.

Mr. Iorio stated Ms. Sandy's statements were correct with them being about 80% done with the project with utilities in place and getting ready for roads and so forth and starting to run electrical conduit. He noted they are starting to prepare the necessary documents from a developer's perspective to provide those to the District Engineer so they can review them and get them appropriately turned over to the respective agencies. Ms. Adams asked for any questions regarding the resolution. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, the Acquisition Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement with Osceola County Tax Collector

Ms. Adams presented the next item, ratification of the Collection Agreement with Osceola County Tax Collector. She noted as a special District, Lake Lizzie Community Development

District has the opportunity to utilize the uniform tax collection method through the annual property tax bill. This is the agreement between the District and Osceola County that they will collect and enforce collection of the non-ad valorem assessments from Lake Lizzie Community Development District. She stated that this agreement was signed by the Chair because it was time sensitive, and that they were seeking a motion to ratify that action.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Agreement with Osceola County Tax Collector, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Data Sharing Agreement with Osceola Property Appraiser – Added

Ms. Adams presented the Data Sharing Agreement with Osceola County Property Appraiser. She noted that Board members who serve on other Boards may have seen these agreements that are required to be approved annually. She explained that Florida has very broad public records laws and records are subject to public requests, however there are classifications of citizens that can be exempt from public records requests such as judges and law enforcement personnel. She noted this agreement is saying that the data that Osceola County holds exempt, the District will hold that same data exempt from public disclosure. This is an agreement that will be presented annually as it is just a 12-month agreement and staff does recommend approval.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, that Data Sharing Agreement with Osceola Property Appraiser, was approved.

NINTH ORDER OF BUSINESS

Consideration of Uniform Method of Collection Agreement with Osceola County Property Appraiser – Added

Ms. Adams presented the agreement for Uniform Method of Collection as this is to get the non-ad valorem assessment on the property tax bill. The previous agreement was with the tax collector and this is actually with the property appraiser to identify and get that assessment on the tax roll. She noted this is like the other agreement with Osceola County, this will automatically renew year after year. This is also an agreement that staff recommends approval.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Uniform Method of Collection Agreement with Osceola County Property Appraiser, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy reported that they did have their validation hearing and that it went well, the bonds were validated and they received the final executed judgement.

B. Engineer

Mr. Hindle stated he wanted to bring to the Board’s attention that the City of St. Cloud has been trying to force CDD’s just recently into taking over maintenance of all local streets and all infrastructures, sidewalks, trees, everything within the public right of ways. He noted the county has not done that in the past however there is a pending CDD at the county right now that is within the JPA and the county has made that comment from the city and recommendations for approval of the CDD and that was Edgewater West. He stated in Edgewater West, they are recommending all the streets while not gated or anything, all would have to be maintained by the CDD and they are trying to do the same thing to the existing CDD of Edgewater East that is already annexed into the city so the city is trying to push that as well. He stated he wanted to bring this to the Board’s attention as they are within the JPA boundaries so they are subject to annexation by the city. He noted there may be some attorneys that will fight that but right now he is doing an analysis for the cost implications of that request to see what it would cost.

Mr. Iorio wondered if the property taxes would be reduced from the city? Mr. Iorio noted it is not affecting the CDD but is affecting the residents so they are putting more and more on the residents. Mr. Iorio noted that was insightful and hopefully they will continue to distance themselves from annexation until their hand is forced upon.

C. District Manager’s Report

i. Balance Sheet & Income Statement

Ms. Adams stated on page 75 of the agenda was the balance sheet and income statement and they are keeping an eye on page 77 with the unassigned balance. She noted the funding is developer contribution at this point. No action was required on the financials and they are just provided for informational purposes.

ii. Ratification of Funding Requests No. 2 and 3

Ms. Adams stated there are two funding requisitions on page 81 and page 105 respectively. Funding request No. 2 is \$20,283.80 with a detailed summary behind it and then funding request No. 3 is \$1,336.76 with the detail immediately behind the funding request. She asked for a motion to ratify the developer funding requests. These have been signed by the Chair in order to be processed.

On MOTION by Mr. Beasley, seconded by Mr. Owen with all in favor, Funding Requests No. 2 and 3, were ratified.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Adams stated there were no members of the audience to provide comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



April 25, 2023

Alan Scheere
GMS Central Florida
219 E. Livingston Street
Orlando, FL 32801

RE: Trinity Place CDD Scope Areas - Landscape Maintenance Proposal

Description of Property and Services

Florida Landscape Service of Central Florida is pleased to present this proposal for the landscape maintenance service of the CDD Scope areas at Trinity Place in Osceola County, FL. The proposed pricing is to include general maintenance services for the CDD Pond and Tract Areas as shown in the included area exhibit. No irrigation, tree or shrub maintenance is included in this proposal. An itemized cost sheet and payment summary have been included on the second page of this proposal, additional services not included in this base proposal will be available upon request.

Scope 1 (Mowing)

36 Cycles, all turf grass shall be mowed no less than once per week during heavy growing season May 15th – Oct. 15th and every other week, Oct. 15th – May 15th.

Scope 2 (Edging, Weed Eating & Blowing)

36 Cycles, edging and trimming of all walks and other paved areas included in contract shall be performed on a weekly basis May 15th – Oct. 15th and every other week, Oct. 15th – May 15th.

Scope 4 (Weed Control)

Shrub & ground cover beds shall be kept reasonably weed free, with respect to site conditions and time of year. This will be obtained through the use of pre-emergent herbicides, selective herbicides and manual weeding.

Scope 5 (Fertilization & Horticulture Program)

A custom horticultural program shall be implemented to include no less than (1) turf fertilizer applications and (1) turf pesticide applications per year. Specific pest or disease issues will be addressed if they appear and may require treatments at an additional charge.

Scope 8 (Additional Service)

Additional Services can be provided upon request, these services include irrigation and landscape enhancements, mulching, tree trimming, drainage and more. These services can be provided for an additional charge.



RE: Trinity Place CDD Scope Areas - Landscape Maintenance Proposal

Trinity Place CDD Scope Areas - Itemized Maintenance Cost Breakdown

Description of Service	Annual Cost
General Maintenance Services	\$28,350.00
Horticulture and Fertilization	\$895.00
Total Annual Maintenance Cost	\$29,245.05

Trinity Place CDD Scope Areas - Monthly Payment Fee Summary

Month	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
GENERAL SERVICES	\$1,575.00	\$1,575.00	\$1,575.00	\$2,362.50	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$3,150.00	\$2,362.50	\$1,575.00	\$1,575.00	\$28,350.00
TURF CARE	\$0.00	\$0.00	\$0.00	\$298.35	\$0.00	\$0.00	\$0.00	\$298.35	\$0.00	\$0.00	\$298.35	\$0.00	\$895.05
TOTAL FEE PER MONTH:	\$1,575.00	\$1,575.00	\$1,575.00	\$2,660.85	\$3,150.00	\$3,150.00	\$3,150.00	\$3,448.35	\$3,150.00	\$2,362.50	\$1,873.35	\$1,575.00	\$29,245.05

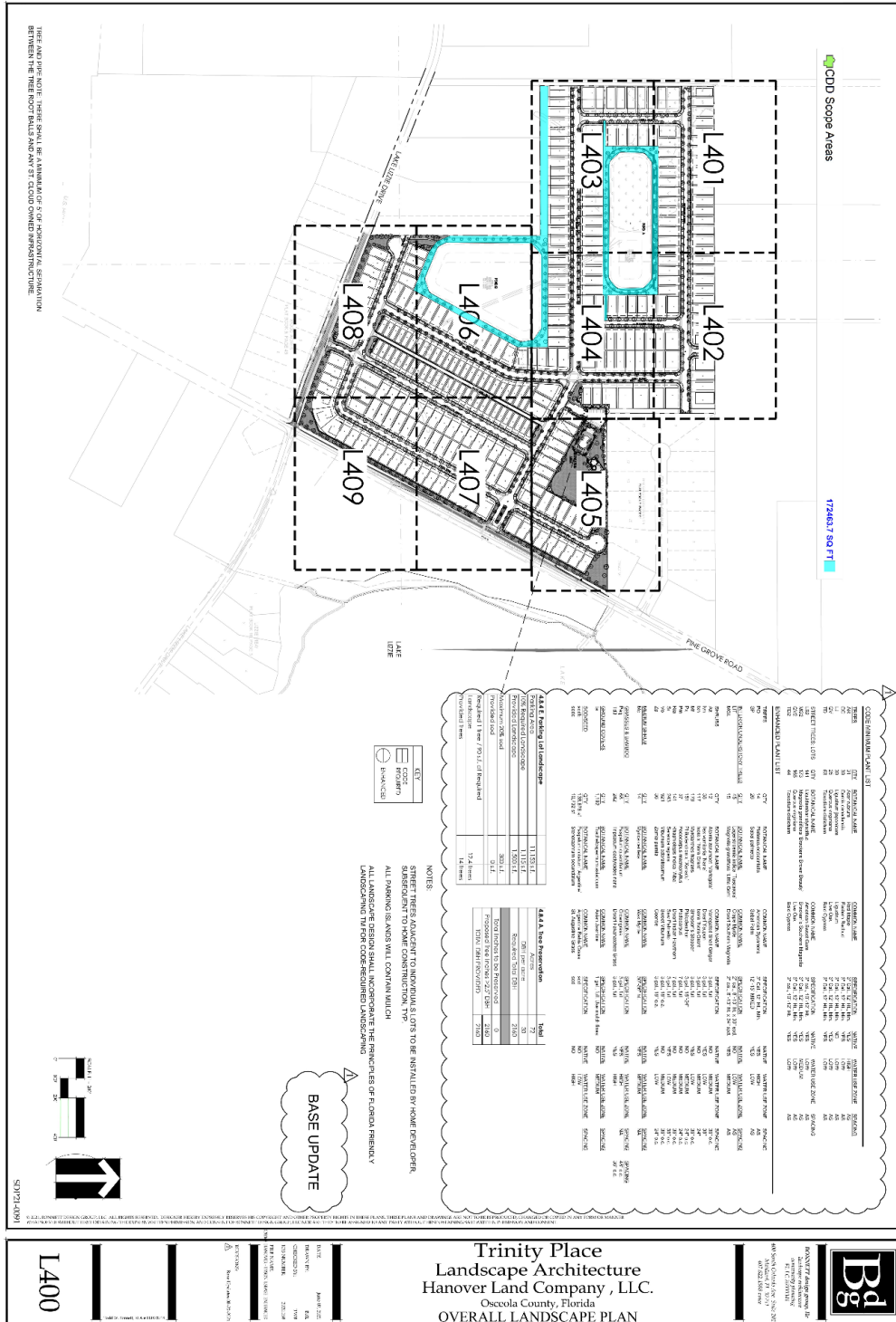
Please reach out with any questions or if you need additional information.

Thank You,

Ryan O'Hara
 President
Ryan@FLS-CFL.com
 407.885.7470



RE: Trinity Place CDD Scope Areas - Landscape Maintenance Proposal



SECTION V

RESOLUTION 2023-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Lake Lizzie Community Development District ("**District**") prior to June 15, 2023, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 5, 2023
HOUR:	12:30 p.m.
LOCATION:	West Osceola Branch Library 305 Campus Street Celebration, Florida 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this

Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF MAY 2023.

ATTEST:

**LAKE LIZZIE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Lake Lizzie
Community Development District

Proposed Budget
FY2024



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1 General Fund

2-4 General Fund Narrative

Lake Lizzie
Community Development District
General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
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Revenues

Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 143,523
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 59,042
Developer Contributions	\$ 114,178	\$ 31,299	\$ 40,929	\$ 72,228	\$ -
Total Revenues	\$ 114,178	\$ 31,299	\$ 40,929	\$ 72,228	\$ 202,566

Expenditures

General & Administrative

Supervisor Fees	\$ 11,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
FICA Expense	\$ 842	\$ -	\$ 459	\$ 459	\$ 918
Engineering	\$ 13,750	\$ -	\$ 6,875	\$ 6,875	\$ 15,000
Attorney	\$ 22,917	\$ 11,565	\$ 11,565	\$ 23,130	\$ 25,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 34,375	\$ 7,813	\$ 9,375	\$ 17,188	\$ 36,438
Information Technology	\$ 1,650	\$ 750	\$ 900	\$ 1,650	\$ 1,800
Website Maintenance	\$ 2,850	\$ 2,250	\$ 600	\$ 2,850	\$ 1,200
Telephone	\$ 275	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 917	\$ -	\$ 250	\$ 250	\$ 1,000
Insurance	\$ 5,000	\$ 3,740	\$ -	\$ 3,740	\$ 6,000
Printing & Binding	\$ 917	\$ -	\$ 150	\$ 150	\$ 1,000
Legal Advertising	\$ 13,750	\$ 8,527	\$ 760	\$ 9,287	\$ 15,000
Contingency	\$ 4,583	\$ -	\$ 250	\$ 250	\$ 5,000
Office Supplies	\$ 573	\$ -	\$ 150	\$ 150	\$ 625
Travel Per Diem	\$ 605	\$ -	\$ 50	\$ 50	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 150	\$ -	\$ 150	\$ 175
Total Administrative	\$ 114,178	\$ 34,795	\$ 37,434	\$ 72,228	\$ 142,566

Operation and Maintenance

Field Expenditures

Field Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pond Mowing	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000

Total O&M Expenditures:	\$ -	\$ -	\$ -	\$ -	\$ 60,000
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Total Expenditures	\$ 114,178	\$ 34,795	\$ 37,434	\$ 72,228	\$ 202,566
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Excess Revenues/(Expenditures)	\$ -	\$ (3,495)	\$ 3,495	\$ -	\$ -
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Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted Lots - 34	39.00	52	0.75	\$31,097	\$598.01	\$636.18
Platted Lots - 50	141.00	141	1.00	\$112,426	\$797.35	\$848.25
Unplatted	74.05	118	0.63	\$59,042	\$500.36	\$532.30
Total ERU's	254	311		\$202,566		

Lake Lizzie

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the future Bonds and any additional bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Lake Lizzie

Community Development District

General Fund Narrative

Trustee Fees

The District will pay annual trustee fees for Revenue Bonds that are deposited with a Trustee. This will also include an additional bond issued.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Lake Lizzie

Community Development District

General Fund Narrative

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations and Maintenance:

Field Expenditures

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Pond Mowing

This represents the mowing, weed control, and fertilization of the Ponds. This includes tree care, irrigation, and landscape.

Pond Maintenance

Represents Pond maintenance for the District.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

SECTION VI

SECTION C

SECTION 1

Lake Lizzie
Community Development District

Unaudited Financial Reporting
March 31, 2023



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1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

Lake Lizzie
Community Development District
Combined Balance Sheet
March 31, 2023

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 5,195	\$ -	\$ 5,195
Due from Developer	\$ 1,337	\$ -	\$ 1,337
Total Assets	\$ 6,531	\$ -	\$ 6,531
Liabilities:			
Accounts Payable	\$ 10,027	\$ -	\$ 10,027
Due to Developer	\$ -	\$ 7,071	\$ 7,071
Total Liabilities	\$ 10,027	\$ 7,071	\$ 17,098
Fund Balance:			
Restricted For:			
Capital Projects	\$ -	\$ (7,071)	\$ (7,071)
Unassigned	\$ (3,495)	\$ -	\$ (3,495)
Total Fund Balances	\$ (3,495)	\$ (7,071)	\$ (10,566)
Total Liabilities & Fund Balance	\$ 6,531	\$ -	\$ 6,531

Lake Lizzie

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Developer Contributions	\$ 114,178	\$ 31,299	\$ 31,299	\$ -
Total Revenues	\$ 114,178	\$ 31,299	\$ 31,299	\$ -
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 11,000	\$ 5,000	\$ -	\$ 5,000
FICA Expense	\$ 842	\$ 383	\$ -	\$ 383
Engineering	\$ 13,750	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 22,917	\$ 10,417	\$ 11,565	\$ (1,148)
Management Fees	\$ 34,375	\$ 15,625	\$ 7,813	\$ 7,813
Information Technology	\$ 1,650	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 2,850	\$ 1,295	\$ 2,250	\$ (955)
Telephone	\$ 275	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 917	\$ 417	\$ -	\$ 417
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing	\$ 917	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 13,750	\$ 6,250	\$ 8,527	\$ (2,277)
Contingency	\$ 4,583	\$ 2,083	\$ -	\$ 2,083
Office Supplies	\$ 573	\$ 260	\$ -	\$ 260
Travel Per Diem	\$ 605	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 150	\$ 25
Total General & Administrative:	\$ 114,178	\$ 54,722	\$ 34,795	\$ 19,927
Total Expenditures	\$ 114,178	\$ 54,722	\$ 34,795	\$ 19,927
Excess Revenues (Expenditures)	\$ -		\$ (3,495)	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ (3,495)	

Lake Lizzie
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay-COI	\$ -	\$ -	\$ 7,071	\$ (7,071)
Total Expenditures	\$ -	\$ -	\$ 7,071	\$ (7,071)
Excess Revenues (Expenditures)	\$ -		\$ (7,071)	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ (7,071)	

Lake Lizzie
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	29,963	1,337	-	-	-	-	-	-	31,299
Total Revenues	\$ -	\$ -	\$ -	\$ -	29,963	1,337	-	-	-	-	-	-	31,299
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 2,694	\$ 3,994	\$ 552	\$ 3,363	\$ 964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,565
Management Fees	\$ -	\$ 1,563	\$ 1,563	\$ 1,563	\$ 1,563	\$ 1,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,813
Information Technology	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Maintenance **	\$ -	\$ 100	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,250
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,740
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ 540	\$ 1,416	\$ 6,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,527
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Total General & Administrative:	\$ 2,694	\$ 6,496	\$ 3,780	\$ 17,236	\$ 2,777	\$ 1,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,795
Total Expenditures	\$ 2,694	\$ 6,496	\$ 3,780	\$ 17,236	\$ 2,777	\$ 1,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,795
Excess Revenues (Expenditures)	\$ (2,694)	\$ (6,496)	\$ (3,780)	\$ (17,236)	\$ 27,186	\$ (476)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(3,495)

SECTION 2

Lake Lizzie
Community Development District

Funding Request #4
April 3, 2023

Bill to: Hanover Tyson, LLC

Payee	CAPITAL PROJECTS ⁽¹⁾ FY2023	General Fund FY2023
1 Governmental Management Services		
Invoice # 1 - November 2022		\$ 1,812.50
Invoice # 2 - December 2022		\$ 1,812.50
Invoice # 3 - January 2023		\$ 1,812.50
Invoice # 4 - February 2023		\$ 1,812.50
Invoice # 5 - March 2023		\$ 1,812.50
2 Kutak Rock LLP		
Invoice # 3196658 - General Counsel		\$ 964.00
Invoice # 3196660 - Bond Validation	\$ 4,746.00	
3 Rocky Owne		
Board Meeting - 11/02/2022		\$ 215.30
Board Meeting - 02/01/2023		\$ 215.30
4 Thomas Franklin		
Board Meeting - 11/02/2022		\$ 215.30
Board Meeting - 02/01/2023		\$ 215.30
	\$ 4,746.00	\$ 10,887.70
Total:		\$ 15,633.70

Please make check payable to:

Lake Lizzie Community Development District
 6200 Lee Vista Blvd, Suite 300

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

RECEIVED MAR 30 2023

Invoice

Invoice #: 1
Invoice Date: 11/2/22
Due Date: 11/2/23
Case:
P.O. Number:

Bill To:
Lake Lizzie CDD

1. 310.513.

Description	Hours/Qty	Rate	Amount
Management Fees - November 2022 340		1,562.50	1,562.50
Website Administration - November 2022 352		100.00	100.00
Information Technology - November 2022 351		150.00	150.00

Total \$1,812.50

Payments/Credits \$0.00

Balance Due \$1,812.50

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

RECEIVED MAR 30 2023

Invoice #: 2

Invoice Date: 12/1/22

Due Date: 12/1/22

Case:

P.O. Number:

Bill To:

Lake Lizzie CDD

1 1. 310.513

Description	Hours/Qty	Rate	Amount
Management Fees - December 2022 340		1,562.50	1,562.50
Website Administration - December 2022 352		100.00	100.00
Information Technology - December 2022 351		150.00	150.00

Total \$1,812.50

Payments/Credits \$0.00

Balance Due \$1,812.50

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

RECEIVED MAR 30 2023

Invoice

Invoice #: 3

Invoice Date: 1/1/23

Due Date: 1/1/23

Case:

P.O. Number:

Bill To:

Lake Lizzie CDD

1 1. 310.513

Description	Hours/Qty	Rate	Amount
Management Fees - January 2023 340		1,562.50	1,562.50
Website Administration - January 2023 352		100.00	100.00
Information Technology - January 2023 351		150.00	150.00

Total \$1,812.50

Payments/Credits \$0.00

Balance Due \$1,812.50

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

RECEIVED MAR 30 2023

Invoice

Invoice #: 4

Invoice Date: 2/1/23

Due Date: 2/2/23

Case:

P.O. Number:

Bill To:

Lake Lizzie CDD

1 1.310.513.

Description	Hours/Qty	Rate	Amount
Management Fees - February 2023 340		1,562.50	1,562.50
Website Administration - February 2023 352		100.00	100.00
Information Technology - February 2023 351		150.00	150.00

Total	\$1,812.50
Payments/Credits	\$0.00
Balance Due	\$1,812.50

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

RECEIVED MAR 30 2023

Invoice

Invoice #: 5
Invoice Date: 3/1/23
Due Date: 3/1/23
Case:
P.O. Number:

Bill To:
Lake Lizzie CDD

1. 1.310.513.

Description	Hours/Qty	Rate	Amount
Management Fees - March 2023 340		1,562.50	1,562.50
Website Administration - March 2023 352		100.00	100.00
Information Technology - March 2023 351		150.00	150.00

Total \$1,812.50

Payments/Credits \$0.00

Balance Due \$1,812.50

RECEIVED MAR 28 2023

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 28, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3196658

Client Matter No. 29423-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Lake Lizzie CDD

c/o Governmental Management Services-Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3196658

29423-1

Re: General Counsel

For Professional Legal Services Rendered

02/01/23	S. Sandy	2.00	640.00	Prepare for and attend board meeting; conduct follow-up regarding same
02/09/23	S. Sandy	0.20	64.00	Attend project status call
02/20/23	S. Sandy	0.50	160.00	Review draft minutes
02/21/23	S. Sandy	0.10	32.00	Prepare DEO FY 2022/2023 special district fee invoice and update form for submittal
02/27/23	D. Wilbourn	0.40	68.00	Prepare master notice of imposition of assessments

TOTAL HOURS 3.20

TOTAL FOR SERVICES RENDERED \$964.00

TOTAL CURRENT AMOUNT DUE \$964.00

RECEIVED MAR 28 2023

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 28, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3196660

Client Matter No. 29423-4

Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Lake Lizzie CDD
c/o Governmental Management Services-Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3196660

29423-4

Re: Validation

For Professional Legal Services Rendered

02/02/23	D. Wilbourn	1.80	306.00	Update and revise joint stipulation and exhibits thereto
02/06/23	D. Wilbourn	1.10	187.00	Communications in connection with affidavit of publication of show cause notice; update joint stipulation
02/07/23	D. Wilbourn	0.80	136.00	Update and revise joint stipulation
02/08/23	S. Sandy	0.10	32.00	Review status of validation pleadings
02/09/23	S. Sandy	0.60	192.00	Prepare joint stipulation
02/10/23	D. Wilbourn	0.80	136.00	Communications with district manager regarding joint stipulation exhibits; update joint stipulation
02/13/23	D. Wilbourn	0.80	136.00	Coordinate court reporter; update and revise joint stipulation; coordinate payment of publication invoice
02/14/23	S. Sandy	0.10	32.00	Review status of joint stipulation
02/14/23	D. Wilbourn	2.00	340.00	Update and revise joint stipulation and exhibits thereto; prepare certificates for exhibits

KUTAK ROCK LLP

Lake Lizzie CDD

March 28, 2023

Client Matter No. 29423-4

Invoice No. 3196660

Page 2

02/15/23	S. Sandy	0.20	64.00	Confer with Flint and Adams regarding District records for joint stipulation
02/15/23	D. Wilbourn	1.60	272.00	Update and revise joint stipulation; communications with district manager
02/16/23	S. Sandy	1.80	576.00	Prepare Joint Stipulation
02/16/23	D. Wilbourn	1.60	272.00	Update and revise joint stipulation; communications with district manager
02/17/23	D. Wilbourn	1.00	170.00	Finalize joint stipulation for dissemination
02/20/23	S. Sandy	0.50	160.00	Prepare joint stipulation
02/20/23	D. Wilbourn	1.60	272.00	Prepare proposed final judgment; update and revise joint stipulation
02/21/23	D. Wilbourn	0.50	85.00	Prepare and transmit joint stipulation to state attorney for review
02/22/23	D. Wilbourn	0.70	119.00	Update and revise joint stipulation
02/24/23	S. Sandy	2.50	800.00	Prepare Prehearing Memorandum of Law and proposed Final Judgment; confer with Perry regarding same; prepare same for filing
02/24/23	D. Wilbourn	2.70	459.00	Communications with judicial assistant; prepare memorandum of law and joint stipulation for filing; file same; prepare cover letter to judge; prepare hearing outline

TOTAL HOURS 22.80

TOTAL FOR SERVICES RENDERED \$4,746.00

TOTAL CURRENT AMOUNT DUE \$4,746.00

Lake Lizzie
Community Development District

Funding Request #5
April 14, 2023

Bill to: Hanover Tyson, LLC

	Payee		General Fund FY2023
1	Governmental Management Services Invoice # 6 - April 2023	\$	1,844.83
2	Rocky Owne Board Meeting - 04/05/2023	\$	215.30
		\$	2,060.13
		Total:	\$ 2,060.13

Please make check payable to:

Lake Lizzie Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 6
Invoice Date: 4/1/23
Due Date: 4/1/23
Case:
P.O. Number:

Bill To:
Lake Lizzie CDD

RECEIVED
APR 10 2023

Description	Hours/Qty	Rate	Amount
Management Fees - April 2023		1,562.50	1,562.50
Website Administration - April 2023		100.00	100.00
Information Technology - April 2023		150.00	150.00
Office Supplies		0.24	0.24
Postage		31.49	31.49
Copies		0.60	0.60

Total \$1,844.83

Payments/Credits \$0.00

Balance Due \$1,844.83