

*Lake Lizzie  
Community Development District*

*Agenda*

*November 1, 2023*

# AGENDA

*Lake Lizzie*  
*Community Development District*

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

October 25, 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, November 1, 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 July 5, 2023, Board of Supervisors Meeting
4. Consideration of Resolution 2024-01 Ratifying Series 2023 Bonds
5. Consideration of Resolution 2024-02 Recognizing Developer Contribution of Infrastructure
6. Consideration of Disclosure of Public Finance
7. Consideration of Arbitrage Rebate Proposal with AMTEC
8. Staff Reports
  - a. Attorney
  - b. Engineer
  - c. District Manager's Report
    - i. Balance Sheet & Income Statement
    - ii. Ratification of Requisitions No. 8-15
9. Other Business
10. Supervisors Requests
11. 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, **July 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
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Michelle Rigoni <i>by Zoom</i>	District Counsel, Kutak Rock
Shawn Hindle	District Engineer
Cynthia Wilhelm	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Iorio 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 and there were no members of the public on the Zoom line.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 7, 2023,  
Board of Supervisors Meeting**

Ms. Adams presented the minutes from June 7, 2023 Board of Supervisors meeting. She noted the minutes have been reviewed by District counsel and District management.

On MOTION by Ms. Iorio, seconded by Mr. Franklin, with all in favor, the Minutes of the June 7, 2023 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS** **Consideration of Financing Related Items**

**A. Bond Agreements, each by and between the District and Hanover Tyson, LLC (“Developer”)**

**i. Amended and Restated Acquisition Agreement (Master Project)**

Ms. Rigoni stated this was previously approved. This has been amended and restated to incorporate the amended Master’s Engineer’s report. This was approved at the May meeting. She added the terms have stayed the same.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Amended and Restated Acquisition Agreement (Master Project), was approved.

**ii. Completion Agreement**

Ms. Rigoni stated this obligates the Developer to complete any remaining portions of the Series 2023 project as identified in the Master’s Engineer report, or to provide funds for the District to complete. This acknowledges the Developer’s required contribution amount of the infrastructure in order to meet the targeted assessment levels.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, the Completion Agreement, was approved.

**iii. True-Up Agreement**

Ms. Rigoni stated this obligates the Developer to make true-up payments to the District in the event there are fewer units within the Series 2023 assessment area. Series 2023 Assessment Area equates to Phase 1 and is fully platted at this point. This agreement is only triggered if there is a replat.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, the True-Up Agreement, was approved.

**iv. Collateral Assignment and Assumption of Development and Contract Rights**

Ms. Rigoni stated this would obligate the Developer to sign over any development rights to the District if there is a default in payment of the Series 2023 assessments by the Developer, including if the District has to foreclose on any of the property due to non-payment of the assessments securing the bonds. See added this would not be triggered unless there is a default.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Collateral Assignment and Assumption of Development and Contract Rights, was approved.

**B. Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessment (Series 2023 Assessments) by the Developer**

Ms. Rigoni stated this declaration is an acknowledgement by the Developer to the proper establishment of the District and that the District has authority to issue bonds and levy the assessments. It waives that certain prepayment rights and waives rights to challenge the bonds. It's recorded at closing and is binding.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, the Declaration of Consent to Jurisdiction of the District and the Imposition of Debt Special Assessment (Series 2023 Assessments) by the Developer, was approved.

**C. Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2023 Assessments) by HFB Trinity Place, LLC**

Ms. Rigoni presented the declaration and noted this provides for additional language regarding the true-up process in the event of a replat. This provides clarity and understanding.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2023 Assessments) by HFB Trinity Place, LLC, was approved.

**D. Presentation of the Final Supplemental Assessment Methodology Report for the Series 2023 Bonds**

Ms. Adams presented the final supplemental assessment methodology report. This has been updated from the previous versions to reflect the final terms of the bond issue. She noted the

narrative and the tables have been updated to include the par amount of \$3,535,000 and updated the table to include the 5.4% interest rate. She added the assessment level has not changed due to the Developer contribution.

Ms. Rigoni asked if the lands subject to the assessments received special benefits from the District's Series 2023 project. Ms. Adams replied, yes.

Ms. Rigoni asked if the special assessments were reasonably apportioned to the lands subject to the assessments. Ms. Adams replied, yes.

Ms. Rigoni asked if it was reasonable, proper, and just to assess the costs of the Series 2023 project against the lands of the District in accordance with the methodology. Ms. Adams replied, yes.

Ms. Rigoni asked if the special benefits the lands received will be equal to or in excess of the Series 2023 assessments. Ms. Adams replied, yes.

Ms. Rigoni asked if it was in the best interest of the District that the 2023 assessments be paid and collected in accordance with your methodology. Ms. Adams replied, yes.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Final Supplemental Assessment Methodology Report for the Series 2023 Bonds, was approved.
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**E. Consideration of Resolution 2023-42 Supplemental Assessment Resolution**

Ms. Rigoni presented the Supplemental Assessment Resolution and noted this supplements the previously approved Master Assessment Resolution 2023-34 and will finalize and confirm the terms of the Series 2023 bonds. She highlighted the key terms to include the bond purchase contract that was executed on June 29<sup>th</sup>. The final bond issuance amount will be \$3,535,000. It has an average interest rate of approximately 5.4% and generated a construction fund of \$3,100,000. Bonds were sold in four term bonds with final maturity in May of 2053. They are expected to close this Friday, July 7<sup>th</sup>.

She added this resolution provides for those key terms of the deal and adopts the amended and restated Engineer's Report, adopts the final form of the Supplemental Assessment Methodology. It confirms the lien of the 2023 bonds based on the par amount and of the final terms of the bonds. She noted it allocates the 2023 Special Assessments in accordance with the same and certifies the collection of the assessments which will start this fall and provides the calculation and



collection of the true-up payments. This further directs the secretary to perform some administrative functions including recording the supplemental notice of assessments and recording the same in the District’s lien book. She noted to Shawn Hindle the amended report has not been updated since the Board approved it.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Resolution 2023-42 Supplemental Assessment Resolution, was approved.

**F. Consideration of Supplemental Notice of Imposition of Series 2023 Assessments**

Ms. Rigoni presented the supplemental notice of assessments that will be recorded on the closing of the bonds. There is no action for the Board.

**FIFTH ORDER OF BUSINESS**

**Consideration of Direct Collection Agreement with Hanover Tyson, LLC**

Ms. Rigoni stated the budget adoption and the O&M Assessment Resolution will be considered by the Board after the public hearing and relates to the budget process. She added for the O&M assessments the District will have those on-roll and off-roll assessments due to some remaining lands related to Phase 2 yet to be platted. This agreement is with the Developer as the landowner for the unplatted lands receiving those off-roll assessments. It allows the landowner to receive off roll billing and placing assessments on roll in the event of non-payment of off-roll invoices. She added the Developer had reviewed the agreement.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Direct Collection Agreement with Hanover Tyson, LLC, was approved.

**SIXTH ORDER OF BUSINESS**

**Public Hearing**

Ms. Adams stated this process will review the budget items for Fiscal Year 2024 and there are two public hearings, one on adopting the budget and one on imposing special assessments and certifying the assessment roll. She asked for a motion to open both public hearings at the same time.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearings on the FY 2024 Budget and on Imposing Special Assessments, was approved.

**A. Consideration of Resolution 2023-43 Adopting Fiscal Year 2024 Budget and Relating to the Annual Appropriations**

Ms. Adams requested public comment. Ms. Adams stated there are no members of the public present or attending on Zoom and hearing no comments asked for a motion to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearings on the FY 2024 Budget and on Imposing Special Assessments, was approved.

Ms. Adams stated resolution 2023-43 will adopt the proposed budget for Fiscal Year 2024 and is included in the agenda package. She noted this fiscal year starts October 1, 2023 and ends September 30, 2024. She noted the Board had previously reviewed and approved a proposed budget and there were no substantive changes.

She presented the budget line items and noted the Administrative portion is proposed at \$142,566.000 and accounts for the Series 2023 project and administration of bond funds and the required reporting. She added that they expect the District to receive the Phase 1 improvements after the bond closing and will include field management, pond mowing, and pond maintenance. She added the assessment methodology for the operation and maintenance fees follow the debt assessment methodology.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2023-43 Adopting Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2023-44 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Adams stated resolution 2023-44 will fund the budget by imposing special assessments for collection on the tax roll and by direct collection. This will also certify the assessment roll to the county tax collector.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2023-44 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Aquatic Plant Management Agreement with Applied Aquatic**

Ms. Adams stated this agreement is for treatment for algae control that will start once the property is conveyed to the District. She noted the monthly cost for the two ponds will be \$552/month or annually \$6,624. She added there was an estimate for 15 months on this agreement. She added upon Board approval, District counsel will prepare a form of agreement with all the indemnifications and protections for the District. This agreement will not commence until the property has been conveyed.

A question was asked by the Board on the 15-month contract and the annual fee. Ms. Adams clarified that is why she stated the monthly amount. It was noted the correction should be made on the amount. This agreement will be effective through September 30, 2024 and when it's time for renewal the agreement will be presented to the Board.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic, was approved pending changes in wording.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Landscape Maintenance Proposal from Florida Landscape Service of Central Florida**

Ms. Adams stated this vendor has worked on the landscape install. She reviewed the proposal with an annual amount of \$29,245.05 for mowing of an area. She added the scope had been reviewed and she was looking for approval for the proposed terms.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Landscape Maintenance Proposal from Florida Landscape Service of Central Florida, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni provided a brief update on the approval of the Phase 1 acquisition and improvements. She added the scope of the acquisition and price was finalized in consultation with the project manager. She noted all form documents have been drafted and will finalized and circulated for signatures once the Engineer completes review and provides certificates, which Ms. Rigoni has previously sent. She added the plan is to submit the acquisition once completed. It was noted the Engineer had submitted his certificates this morning.

**B. Engineer**

Mr. Hindle had nothing further to report.

**C. District Manager’s Report**

**i. Balance Sheet & Income Statement**

Ms. Adams presented the balance sheet as included in the agenda packet. She noted this is for information only. She added it is developer funded until 2024.

**ii. Presentation of Registered Voters – 0**

Ms. Adams stated the number of registered voters currently residing in the District was zero.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023 (2023 ASSESSMENT AREA); RATIFYING, CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2023 (2023 ASSESSMENT AREA); AND DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lake Lizzie Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the District, on June 29, 2023, executed Bond Purchase Contract, agreeing to the sale of its \$3,535,000 Lake Lizzie Community Development District Capital Improvement Revenue Bonds, Series 2023 (2023 Assessment Area) (the “**Series 2023 Bonds**”), at the terms and conditions provided therein; and

**WHEREAS**, the District has previously considered and adopted a number of resolutions relating to the issuance of the Series 2023 Bonds and the imposition of special assessments securing the Series 2023 Bonds, including, but not limited to, Resolution Nos. 2023-26, 2023-41, 2023-24, 2023-25, 2023-30, 2023-34, and 2023-42; and

**WHEREAS**, the District, on July 7, 2023, closed on the sale of its Series 2023 Bonds; and

**WHEREAS**, as prerequisites to the issuance of the Series 2023 Bonds, the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff, including the District Manager, District Assessment Consultant, District Engineer, and District Counsel, were required to execute and deliver various documents including, but not limited to: a Master Trust Indenture; a First Supplemental Trust Indenture; a Bond Purchase Agreement; a Preliminary Limited Offering Memorandum; a Limited Offering Memorandum; a specimen of the Series 2023 Bonds; a Certificate of the District Engineer; a Certificate of the District Manager and Methodology Consultant to the District; an Order to Authenticate and Deliver the Series 2023 Bonds; an

Amended and Restated Master Engineer’s Report, dated November 2, 2022, as updated May 31, 2023; a First Supplemental Assessment Methodology for the Series 2023 Bonds, dated June 29, 2023; a Continuing Disclosure Agreement between the District, Hanover Tyson, LLC, a Florida limited liability company (the “**Developer**”), and a dissemination agent; an Amended and Restated Acquisition Agreement (Master Project) between the District and Developer; a Completion Agreement (Series 2023 Bonds – Phase 1) between the District and Developer; a True-Up Agreement (Series 2023 Assessments) between the District and Developer; a Collateral Assignment and Assumption Agreement (Series 2023 Bonds) between the District and Developer; a Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2023 Assessments) between the District and Developer; a Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2023 Assessments) between the District and HFB Trinity Place, LLC; Notice of Special Assessments / Government Lien of Record (Series 2023 Assessments); opinion of counsel to the District; and Internal Revenue Service Form 8038-G (collectively, the “**Closing Documents**”); and

**WHEREAS**, the District finds that the sale, closing, and issuance of the Series 2023 Bonds was in the best interests of the District, and the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff in closing the issuance of the Series 2023 Bonds; and

**WHEREAS**, the District has incurred certain expenses in finalizing the sale, closing, and issuance of the Series 2023 Bonds, the costs of which are not to exceed those reflected in **Exhibit A** attached hereto (the “**Costs of Issuance**”); and

**WHEREAS**, the District finds the expenses incurred in finalizing the closing and issuance of the Series 2023 Bonds to be reasonable and in the best interests of the District, and the District desires to ratify payments made in relation to the closing and issuance of the Series 2023 Bonds.

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

**SECTION 1.** The sale, issuance, and closing of the Series 2023 Bonds and the adoption of resolutions relating to the Series 2023 Bonds under the terms and conditions set forth therein serve a public purpose and are in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 2.** The resolutions levying and imposing the special assessments securing the Series 2023 Bonds remain in full force and effect and are hereby ratified and confirmed in all respects.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2023 Bonds, including the execution and delivery of the Closing Documents, and such other



certifications or other documents required for the closing on July 7, 2023, are hereby ratified, approved, and confirmed in all respects. Copies of the Closing Documents are included in the Series 2023 Bond transcript on file at the District Manager’s Office located at 219 East Livingston Street, Orlando, Florida 32801. Said documents are specifically ratified, confirmed, and approved in all respects.

**SECTION 4.** The Costs of Issuance listed in **Exhibit A** to this Resolution reflects reasonable, not to exceed costs incurred by the District in finalizing the sale, closing, and issuance of the Series 2023 Bonds necessary for financing the installation and construction of District infrastructure. Pursuant to the First Supplemental Trust Indenture for the Series 2023 Bonds, any remaining balance in the Series 2023 Costs of Issuance Account will be transferred to the Series 2023 Acquisition and Construction Account on or around 01/07/2024. The costs reflected in Exhibit A are hereby ratified, confirmed, and approved.

**SECTION 5.** 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 of this Resolution not held to be invalid or unenforceable.

**SECTION 6.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 1st day of November 2023.

ATTEST:

**LAKE LIZZIE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

## EXHIBIT A

### Costs of Issuance:

Fee Description	NTE Amount	Paid as of 10/26/2023	Difference
Bond Counsel	\$45,000.00	\$45,000.00	\$0.00
District Counsel	\$45,000.00	\$45,000.00	\$0.00
Underwriter's Counsel	\$35,000.00	\$35,000.00	\$0.00
District Manager	\$15,000.00	\$15,000.00	\$0.00
Assessment Consultant	\$15,000.00	\$15,000.00	\$0.00
District Engineer	\$1,500.00	\$0.00	\$1,500.00
Trustee	\$6,325.00	\$6,125.00	\$200.00
Trustee's Counsel	\$6,000.00	\$6,000.00	\$0.00
Electronic Distribution	\$2,250.00	\$2,000.00	\$250.00
Contingency	\$5,000.00	\$0.00	\$5,000.00
<b>Total Costs of Issuance</b>	<b>\$176,075</b>	<b>\$169,125</b>	<b>\$6,950</b>

*NOTE: The Trustee is directed to pay the professionals their fees upon receipt of invoices submitted in the amounts referenced above pursuant to the requisition process set forth in the trust indentures relating to the Series 2023 Bonds.*

# SECTION V

## RESOLUTION 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT ACCEPTING A CERTIFICATE OF DISTRICT ENGINEER; RATIFYING, CONFIRMING AND APPROVING ACQUISITION OF PHASE 1 IMPROVEMENTS AND REQUISITION OF FUNDS, RECOGNIZING THE INFRASTRUCTURE CONTRIBUTION OF SERIES 2023 PROJECT INFRASTRUCTURE; APPROVING UNFUNDED REQUISITION AMOUNT FOR FUTURE REQUISITION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lake Lizzie Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including, but not limited to, roadways, stormwater management systems, potable and reclaimed water and sewer systems, utilities and other infrastructure, and associated professional fees for permitting, engineering and designing of the improvements necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, Hanover Tyson, LLC (the “**Developer**”) is the owner and primary developer of the lands within the boundaries of the District (the “**Development**”); and

**WHEREAS**, the District has adopted an improvement plan to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services (“**Master Project**”) as detailed in the *Amended and Restated Master Engineer’s Report*, dated November 2, 2022, as updated May 31, 2023 (the “**Engineer’s Report**”); and

**WHEREAS**, the District previously issued its \$3,535,000 Lake Lizzie Community Development District Capital Improvement Revenue Bonds, Series 2023 (2023 Assessment Area) (the “**Series 2023 Bonds**”) pursuant to that certain Master Trust Indenture (“**Master Indenture**”), as supplemented by the First Supplemental Trust Indenture (“**Supplemental Indenture**,” and together with the Master Indenture, the “**Indenture**”), both dated June 1, 2023, and by and between the District and U.S. Bank Trust Company, National Association (“**Trustee**”), in order to fund a portion of the Master Project (the “**2023 Project**”) as further described in the Engineer’s Report, and levied special assessments for the repayment of the Series 2023 Bonds (the “**Assessments**”), as further detailed in that certain *Master Assessment Methodology*, dated November 2, 2022 (the “**Master Assessment Report**”), as supplemented by the *First Supplemental Assessment Methodology for the Series 2023 Bonds*, dated June 29, 2023 (the “**2023 Assessment Report**” and together with the Master Assessment Report, the “**Assessment Report**”); and

**WHEREAS**, in connection with the issuance of Series 2023 Bonds, the District and Developer entered into various financing agreements, including the Completion Agreement (Series 2023 Bonds – Phase 1) dated July 7, 2023 (“**Completion Agreement**”); and

**WHEREAS**, as reflected in the Completion Agreement and the Assessment Report, the Assessment levels were determined based on targeted annual assessment installments provided by the Developer to achieve certain market-level, end user assessments; and

**WHEREAS**, in order to achieve the targeted Assessment levels under the methodology provided in the Assessment Report, the Completion Agreement and 2023 Assessment Report requires that the Developer shall contribute Master Project infrastructure to satisfy the reduction of Assessments to certain targeted market-level assessments; and

**WHEREAS**, based on the product types and number of units anticipated to fully absorb the Assessments, the Developer’s required in-kind contribution of infrastructure totals \$620,000 (“**Infrastructure Contribution Requirement**”); and

**WHEREAS**, on or about August 29, 2023, the District accepted and acquired certain infrastructure improvements that comprise a portion of the 2023 Project, as further described in the District Engineer’s certificate attached hereto as **Exhibit A (“Infrastructure”)**, for which the costs to construct were advanced by the Developer in a total amount of \$8,995,016.10 (or \$9,940,816.95 once retainage is paid) (“**Phase 1 Acquisition Cost**”), as further set forth in **Exhibit B** attached hereto; and

**WHEREAS**, pursuant to Requisition #3, the District paid \$2,994,716.29 in Series 2023 Bond proceeds for the acquired Infrastructure (“**Requisition Payment**”); and

**WHEREAS**, as requested by the Developer, the District desire to (i) recognize and accept \$620,000 of the Phase 1 Acquisition Cost as a Contribution (as defined in the Completion Agreement) in full satisfaction of Developer’s Infrastructure Contribution Requirement; and (ii) recognize the remaining \$5,380,299.81<sup>1</sup> in Phase 1 Acquisition Cost as unfunded Costs of the 2023 Project (“**Unfunded Requisition Amount**”), as further set forth in **Exhibit B** attached hereto; and

**WHEREAS**, pursuant to Section 403 of the Supplemental Indenture, the District further desires to recognize that the Unfunded Requisition Amount is eligible to be paid as future funds, if any, are released and deposited into the Series 2023 Acquisition and Construction Account, including but not limited to as a result of satisfying Reserve Account Release Conditions (as defined in the Supplemental Indenture).

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<sup>1</sup> Note, the Unfunded Requisition Amount may increase to \$6,326,100.66 once its confirmed that the retainage associated with the Infrastructure has been paid.

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

**SECTION 1. Acceptance of Engineer's Certificate.** The District hereby accepts the District Engineer's certificate regarding the Infrastructure attached hereto as **Exhibit A** certifying, *inter alia*, the Infrastructure as complete, the Infrastructure as within the scope of the 2023 Project, and the total Phase 1 Acquisition Costs of the Infrastructure.

**SECTION 2. Ratifying Acquisition of Infrastructure and Requisition of Funds.** The District hereby ratifies, confirms and approves the acquisition of Infrastructure at the Phase 1 Acquisition Cost amount and requisition of Series 2023 Bond funds in the Requisition Payment amount to acquire such Infrastructure.

**SECTION 3. Contribution Recognized.** The District hereby recognizes, accepts, and acknowledges \$620,000 of the Phase 1 Acquisition Costs as an infrastructure Contribution in the amount of \$620,000. The District hereby acknowledge that such Contribution satisfies the Developer's Infrastructure Contribution Requirement in full as provided in the Completion Agreement and the Assessment Report.

**SECTION 4. Approving Unfunded Requisition Amount; Authorizing Future Requisition.** Pursuant to Section 4.01 of the Supplemental Indenture, the District acknowledges and approves \$5,380,299.81<sup>2</sup> as the Unfunded Requisition Amount, as further set forth in **Exhibit B**, and authorizes and directs the District's Consulting Engineer and Responsible Officer, as such terms are defined in the Supplemental Indenture, to submit a requisition to pay for the Unfunded Requisition Amount as future funds are released and deposited in the Series 2023 Acquisition and Construction Account.

**SECTION 5. Severability.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6. Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

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<sup>2</sup> Note, the Unfunded Requisition Amount may increase to \$6,326,100.66 once its confirmed that the retainage associated with the Infrastructure has been paid.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2023.

ATTEST:

**LAKE LIZZIE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
 Chairman  Vice Chairman  
Board of Supervisors

**Exhibit A:** Engineer's Certificate Regarding Infrastructure

**Exhibit B:** Summary Chart of Phase 1 Acquisition Costs

**Exhibit A:**  
Engineer's Certificates Regarding Costs of Infrastructure

**CERTIFICATE OF DISTRICT ENGINEER TO  
LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT  
REGARDING TRINITY PLACE – PHASE 1 IMPROVEMENTS**

August 1, 2023

Board of Supervisors  
Lake Lizzie Community Development District

Re: Lake Lizzie Community Development District  
Trinity Place – Phase 1 Improvements

Ladies and Gentlemen:

The undersigned, a representative of Hanson, Walter & Associates, Inc. ("**District Engineer**"), as District Engineer for the Lake Lizzie Community Development District ("**District**"), hereby makes the following certifications in connection with an acquisition of certain Trinity Place - Phase 1 improvements (collectively, the "**Improvements**"), as described in **Exhibit A** attached hereto. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Improvements, including but not limited to, the forms of agreement, plans, as-builts, applicable permits, and other documents. I, or my authorized agent, have conducted on-site observations of the Improvements, including but not limited to on-going observation of the construction of such improvements.
2. The Improvements are within the scope of the public infrastructure improvements for Phase 1 of the District's Capital Improvement Program as set forth in the *Amended and Restated Master Engineer's Report* dated November 2, 2022, as updated May 31, 2023 (the "Engineer's Report"), as may be amended, for the Lake Lizzie Community Development District, and specially benefits property within the District as further described in the Engineer's Report.
3. The Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications, are free from obstruction, and are functional for their intended purpose.
4. The total Acquisition Costs associated with the Improvements are stated in **Exhibit A** attached here ("**Acquisition Costs**"). Such Acquisition Costs are equal to or less than each of the following: (i) actual costs paid or caused to be paid by or on behalf of Hanover Tyson, LLC to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements as installed.
5. Copies of plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.



6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

HANSON, WALTER & ASSOCIATES, INC.

By: 

Name: Shawn Hindle, P.E.

STATE OF FLORIDA  
COUNTY OF Osceola

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 1<sup>st</sup> day of August, 2023, by Shawn Hindle, P.E., an authorized representative of Hanson, Walter & Associates, Inc., who  is personally known to me or  produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



  
Notary Public Signature

Melissa A. Wilken  
(Name typed, printed or stamped)  
Notary Public, State of Florida  
Commission No. HH 348242  
My Commission Expires: 5/3/2027

## Exhibit A

### **Description of Improvements to be Acquired:**

**Phase 1 Stormwater:** All ponds/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, publicly-owned pipes providing drainage, curb and gutter providing drainage for streets and right-of-ways, dry stormwater retention basins, if any, and related stormwater facilities in and for the development Trinity Place Phase 1, all located on portions of the real property described in the following legal description:

TRACTS E, F, G AND N AS SHOWN ON THE PLAT KNOWN AS TRINITY PLACE PHASE 1, RECORDED IN THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA AT PLAT BOOK 33, PAGES 175 THROUGH 181, INCLUSIVE.

### **ALSO INCLUDING**

**Phase 1 Roadway Improvements:** Roadway improvements including paving, curb, gutter, storm piping, and sidewalks constructed in and for the development of Trinity Place Phase 1, located in public right-of-ways known as Crooked Creek Street, Sophieann Street, Iorio Street, Ali Grace Drive, Vision Road, Education Street and Success Way as described in the following legal description:

ALL STREETS AS SHOWN ON THE PLAT KNOWN AS TRINITY PLACE PHASE 1, RECORDED IN THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA AT PLAT BOOK 33, PAGES 175 THROUGH 181, INCLUSIVE.

### **ALSO INCLUDING**

**Phase 1 Water and Electrical Utilities:** All water, reclaimed water, wastewater facilities and electrical conduit from the points of delivery or connection, including the potable water system, fire protection lines and hydrants, wastewater manholes, sewer lines, publicly owned reclaimed water mains and lines, publicly owned pipes, road crossings for undergrounded electrical service and lighting conduit in and for the development of Trinity Place Phase 1, located in the utility easements and public right-of-ways known as Crooked Creek Street, Sophieann Street, Iorio Street, Ali Grace Drive, Vision Road, Education Street and Success Way as described in the following legal description:

ALL STREETS, AND THAT CERTAIN 10' DRAINAGE AND UTILITY EASEMENT (ABBREVIATED "D.U.E.") ADJACENT TO RIGHT-OF-WAYS AS SHOWN ON THE PLAT KNOWN AS TRINITY PLACE PHASE 1, RECORDED IN THE OFFICIAL RECORDS OF OSCEOLA COUNTY, FLORIDA AT PLAT BOOK 33, PAGES 175 THROUGH 181, INCLUSIVE.

### **ALSO INCLUDING**

**Lift Station and improvements:** Lift station improvements including pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, pump, and related equipment comprising the lift station constructed in and for neighboring development and development of Trinity Place Phase 1, located in the neighboring property owned by American Homes 4 Rent or its affiliated entity as described in the following legal description:

## SKETCH OF DESCRIPTION

SEE SHEET 2 OF 2 FOR SKETCH

### LEGAL DESCRIPTION:

A parcel of land being a portion of Section 3, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 8, PINE GROVE ESTATES UNIT ONE, according to the plat thereof, as recorded in Plat Book 7, Page 81 of the Public Records of Osceola County, Florida; thence S89°44'26"W, a distance of 342.18 feet; thence N00°05'28"W, a distance of 24.48 feet to the Point of Beginning; thence continue N00°05'28"W, a distance of 62.00 feet; thence S89°54'32"W, a distance of 105.00 feet; thence S00°05'28"E, a distance of 62.00 feet; thence N89°44'32"E, a distance of 105.00 feet to the Point of Beginning.


Containing 6,510 square feet or 0.15 acres, more or less.

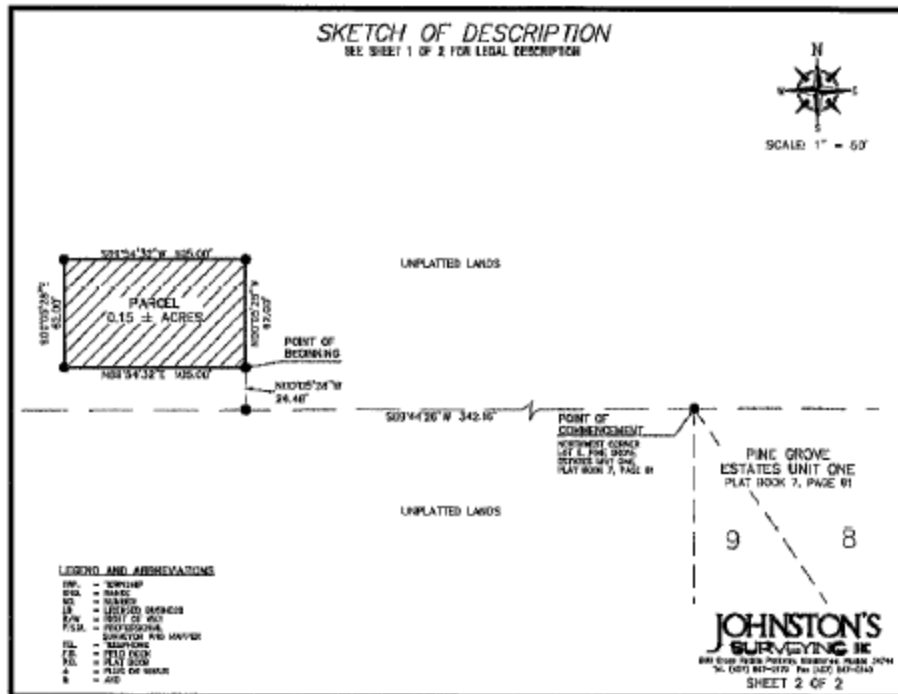
#### SURVEYOR'S NOTES:

- 1.) BEARINGS AND SLOPE HORIZON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD83 1983 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).
- 2.) THIS DRAWING REPRESENTS A SKETCH OF DESCRIPTION AND IS NOT A BOUNDARY SURVEY.
- 3.) NO CORNERS WERE SET AS A PART OF THIS SECTION.

PREPARED BY: AMH DEVELOPMENT, LLC

SHEET 1 OF 2

DATE OF SURVEY	3/27/2023	HOMERID	 <p style="font-size: small;">850 Ocean Pkwy in Palm Bay, Florida 32909-2474 Tel. (888) 345-3379 Fax (888) 640-4140</p> <p style="font-size: x-small;"><i>R.D.B.</i> 4-12-23</p> <p style="font-size: x-small;">RICHARD D. BROWN, P.S.M. #5700 (DATE) FORM 507 UNO-12/04/2005 SURVEYOR'S SEAL</p>	
SCALE	1" = 50'	REVISION		1/18/2023
P.L.	PAGE			
SECTION	3			
TWP.	26 S. RANG.	31 E.		
ACC. NO.	18-2628			



**Description of Work Product to be Acquired:**

Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the Series 2023 Project of the Lake Lizzie Community Development District also known as Trinity Place Phase 1, Site Development Plan permit SDP 21-0091.

**Acquisition Costs:**

Improvement	Contract / Invoices	Total Contract Costs	Eligible Costs*	Retainage	Acquisition Cost
Stormwater, Potable Water, Reclaimed Water, and Sanitary Sewer, Lift Station, Roadway Improvements	Swell Construction Group	\$12,269,659.38	\$9,469,286.95	\$945,800.85	<b>\$8,523,486.10</b>
Electrical Conduit	Kissimmee Construction Management (with Hanover Homes)	\$471,530	\$471,530	\$0	<b>\$471,530.00</b>
	<b>Total:</b>	<b>\$12,741,189.38</b>	<b>\$9,940,816.95</b>	<b>\$945,800.85</b>	<b>\$8,995,016.10</b>

**\*CDD-eligible costs paid up to date**

**Note:** Acquisition NTE \$12,742,491.07 authorized based on total Eligible Costs (including portions of the CDD-eligible contract costs not yet paid to date)

**Exhibit B:**  
Summary Chart of Phase 1 Acquisition Costs

Trinity Place – Phase 1 Improvements	Eligible Costs	Retainage <sup>1</sup> (10%)	Phase 1 Acquisition Cost
Master Stormwater, Potable Water, Reclaimed Water, Sanitary Sewer, Lift Station and Roadway Improvements	\$9,469,286.95	\$945,800.85	\$8,523,486.10
Electrical Conduit	\$471,530	\$0	\$471,530.00
<b>Sub-TOTAL</b>	<b>\$9,940,816.95</b>	<b>\$945,800.85</b>	<b>\$8,995,016.10</b>
(Less) Infrastructure Contribution Requirements <sup>2</sup>	(\$620,000.00)	--	(\$620,000.00)
<b>TOTAL</b>	<b>\$9,320,816.95</b>		<b>\$8,375,016.10</b>
<b>TOTAL ELIGIBLE PHASE 1 ACQUISITION COST<sup>3</sup></b>	<b>\$9,320,816.95</b>		<b>\$8,375,016.10</b>
(Less) Requisition Payment	(\$2,994,716.29)		(\$2,994,716.29)
Unfunded Requisition Amount <sup>4</sup>	\$6,326,100.66		\$5,380,299.81

Footnotes:

<sup>1</sup> Any Retainage related to the Phase 1 Acquisition Cost shall be requisitioned by the District only upon notice from the District Engineer that the Retainage has been released to the contractor(s).

<sup>2</sup> Required Developer Contribution as required and as set forth in that certain Completion Agreement (Series 2023 Bonds – Phase 1) dated July 7, 2023, and the First Supplemental Assessment Methodology Report for the Series 2023 Bonds, dated June 29, 2023.

<sup>3</sup> Note, the Phase 1 Acquisition Costs eligible for payment out of the Series 2023 Acquisition and Construction Account total \$8,375,016.10 (or \$9,320,816.95 once retainage is paid), which exceeds the amount available for payment in the Series 2023 Acquisition and Construction Account as of the date of the Requisition Payment.

<sup>4</sup> Represents the remaining Phase 1 Acquisition Cost not paid pursuant to the Requisition Payment or recognized in satisfaction of the Infrastructure Contribution Requirement and eligible to be paid as future funds may be released and deposited in the Series 2023 Acquisition and Construction Account, under Section 403 of the First Supplemental Trust Indenture, dated as of July 1, 2023, all in accordance therewith.

# SECTION VI

This instrument was prepared by:

Michelle K. Rigoni  
Kutak Rock LLP  
107 W College Ave  
Tallahassee, Florida 32301

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## **LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT DISCLOSURE OF PUBLIC FINANCE**

The Lake Lizzie Community Development District (“**District**”) is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts.

### **WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance No. 2022-108, which was enacted by the Board of County Commissioners of Osceola County, Florida (“**County**”), which became effective on October 25, 2022. The District currently encompasses approximately 72.18 acres of land located entirely within the unincorporated portions of the County. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**”), the members of which are initially elected by landowners within the District and must be a resident of the State and a citizen of the United States. Upon the later of six (6) years after the District’s establishment and the year when the District next attains at least two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A qualified elector is a registered voter of the County who is at least eighteen (18) years of age, a resident of the District and the State, and a citizen of the United States. At the first qualified elector election, two of the Supervisor seats up for election must be filled by qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor up for election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

For more information about the District, please visit: <http://www.lakelizziecdd.com>. Alternatively, please contact the District’s Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (407) 841- 5524 (“**District Office**”).



## DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS

The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, stormwater management facilities, utilities (water, sewer, and reuse), offsite improvements, landscape/irrigation/hardscape improvements, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District. To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects.

### ***2023 Bonds & Assessments***

On July 7, 2023, the District issued its \$3,535,000 Capital Improvement Revenue Bonds, Series 2023 (2023 Assessment Area) ("**Bonds**") to finance a portion of its capital improvement plan known as the "Series 2023 Project" ("**Project**"). The Project includes, among other things, stormwater management infrastructure, water, sewer, and reclaim utilities, roadways, landscape, irrigation, hardscape and trails, undergrounding of conduit, environmental conservation / mitigation, and related professional services. The Project is estimated to cost approximately \$18,372,400, and is described in more detail in the *Amended and Restated Master Engineer's Report*, dated November 2, 2022, as updated May 31, 2023 ("**Engineer's Report**").

The Bonds are secured by debt service special assessments ("**Assessments**") levied and imposed on the benefitted lands within the District. The Assessments are further described in the *Master Assessment Methodology*, dated November 2, 2022, and as supplemented by the *First Supplemental Assessment Methodology for the Series 2023 Bonds*, dated June 29, 2023 (together, the "**Assessment Report**"). Please contact the District Office for more information regarding the allocation of the Assessments.

The District may issue additional bonds to fund portions of the Project not funded by the Bonds or may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*.

### ***Operation and Maintenance Assessments***

In addition to the Assessments, the District may also impose on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against benefitted lands in the District, and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing such O&M Assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

### ***Collection Methods***

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Osceola County Tax Collector in the same manner as County ad valorem taxes. Alternatively, the

District may elect to collect any special assessment by sending a direct bill to a given landowner. The District reserves the right to change collection methods from year to year.

A detailed description of all of the District's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District Office. Please note that changes to the District's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice, amendment, or supplementation hereunder.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the foregoing Disclosure of Public Finance has been executed to be effective as of the \_\_\_ day of \_\_\_\_\_ 2023.

**WITNESS**

**LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

**EXHIBIT A:** Legal Description of Boundaries of District

**EXHIBIT A**

**Legal Description of Boundaries of District**

*LEGAL DESCRIPTION:*

PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT  
FILE No. 20200389, DATED JULY 29, 2020 AT 5:00PM

**PARCEL:**

From the Northwest corner of the Southwest 1/4 of Section 3, Township 26 South, Range 31 East, Osceola County, Florida, run N89°68'40"E, along the North line of said Southwest 1/4, 1740.00 feet; run thence South, parallel to the West line of said Southwest 1/4, 1048.61 feet to the Point of Beginning; continue South, 550.00 feet; run thence N89°38'40"E, 1660.00 feet; run thence North, parallel to the West line of said Southwest 1/4, 550.00 feet; run thence S89°38'40"W, 1660.00 feet to the Point of Beginning.

**TOGETHER WITH:**

From the Northwest corner of the Southwest 1/4 of Section 3, Township 26 South, Range 31 East, Osceola County, Florida, run N89°38'40"E, along the North line of said Southwest 1/4, 1740.0 feet; run thence South, parallel to the West line of said Southwest 1/4, 1598.61 feet to the Point of Beginning; continue South, 330.0 feet, run thence N89°38'40"E, 660.0 feet; run thence South 822.26 feet to a point 25.0 feet off the centerline of Old Kissimmee-Melbourne Road; run thence S68°38'10"E, parallel to the centerline of said road, 878.57 feet, run thence S71°25'51"E, parallel to said centerline, 255.21 feet; run thence N28°16'35"E along the Westerly Right of Way line of State Road 534-A, 1778.4 feet; run thence S89°38'40"W, 2563.40 feet to the Point of Beginning, being in Sections 3 and 10, Township 26 South, Range 31 East, Osceola County, Florida; **LESS AND EXCEPT:** from the Northwest corner of the Southwest 1/4 of Section 3, run N89°38'40"E, along the North line of said Southwest 1/4, 170.0 feet; run thence South, parallel to the West line of said Southwest 1/4, 1928.61 feet; run thence N89°38'40"E, 660.0 feet to the Point of Beginning; continue N89°38'40"E, 100.0 feet; run thence South, 862.0 feet to the North Right of Way line of the Old Kissimmee-Melbourne Road; run thence N68°38'10"W, 107.38 feet along said Right of Way; run thence North, 822.26 feet to the Point of Beginning.

Total Area is 72.18 AC.



8 BROADWAY AVENUE, SUITE 104, FLORIDA 34741-5481  
PHONE: (407) 847-9433 FAX: (407) 847-2499  
ENG. CERT. OF AUTHOR. No. 3265/SUR. CERT. OF AUTHOR. No. 3270  
ENGINEERING, SURVEYING AND PLANNING



**HANSON, WALTER & ASSOCIATES, INC.**

**LAKE LIZZIE CDD**

**LEGAL DESCRIPTION**

DATE 03/24/2022

SHEET 1 OF 2

# SECTION VII

**Arbitrage Rebate Computation  
Proposal For  
Lake Lizzie  
Community Development District  
(Osceola County, Florida)  
\$3,535,000 Capital Improvement Revenue Bonds,  
Series 2023 (2023 Assessment Area)**





# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

September 12, 2023

Lake Lizzie Community Development District  
c/o Ms. Katie Costa  
Director of Accounting Services  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard  
Suite 300  
Orlando, FL 32822

Re: \$3,535,000 Lake Lizzie Community Development District (Osceola County, Florida),  
Capital Improvement Revenue Bonds, Series 2023 (2023 Assessment Area)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Lake Lizzie Community Development District (the “District”) Series 2023 (2023 Assessment Area) bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

### **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,000 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

### **Southeast Client Base**

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a "bond year end" of July 7<sup>th</sup>, based upon the anniversary of the closing date of the Bonds in July 2023.

## Proposal

We are proposing rebate computation services based on the following:

- \$3,535,000 Series 2023 (2023 Assessment Area) Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2023 (2023 Assessment Area) Bonds is \$450 per year and will encompass all activity from July 7, 2023, the date of the closing, through July 7, 2028, the end of the 5<sup>th</sup> Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

### AMTEC's Professional Fee – \$3,535,000 Series 2023 (2023 Assessment Area) Bonds

Report Date	Type of Report	Period Covered	Fee
June 30, 2024	Rebate and Opinion	Closing – June 30, 2024	\$ 450
June 30, 2025	Rebate and Opinion	Closing – June 30, 2025	\$ 450
June 30, 2026	Rebate and Opinion	Closing – June 30, 2026	\$ 450
June 30, 2027	Rebate and Opinion	Closing – June 30, 2027	\$ 450
July 7, 2028	Rebate and Opinion	Closing – July 7, 2028	\$ 450

**In order to begin, we are requesting copies of the following documentation:**

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from July 7, 2023, the date of the closing, through each report date

### AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;



- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2023.

Lake Lizzie  
Community Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation

By: \_\_\_\_\_

By: Michael J. Scarfo  
Senior Vice President

# SECTION VIII

# SECTION C

# SECTION 1

***Lake Lizzie***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2023***



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1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Debt Service</u>
4	<hr/>	<u>Capital Projects</u>
5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long-Term Debt</u>

**Lake Lizzie**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account	\$ 5,357	\$ -	\$ -	\$ 5,357
Due from Developer	\$ 536	\$ -	\$ 1,404	\$ 1,940
<b>Investments:</b>				
<u>Series 2022</u>				
Reserve	\$ -	\$ 120,013	\$ -	\$ 120,013
Capital Interest	\$ -	\$ 60,320	\$ -	\$ 60,320
Cost of Issuance	\$ -	\$ -	\$ 7,006	\$ 7,006
<b>Total Assets</b>	<b>\$ 5,892</b>	<b>\$ 180,333</b>	<b>\$ 8,410</b>	<b>\$ 194,635</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 536	\$ -	\$ 1,404	\$ 1,940
<b>Total Liabilities</b>	<b>\$ 536</b>	<b>\$ -</b>	<b>\$ 1,404</b>	<b>\$ 1,940</b>
<b>Fund Balance:</b>				
Restricted For:				
Debt Service - Series 2022	\$ -	\$ 180,333	\$ -	\$ 180,333
Capital Projects	\$ -	\$ -	\$ 7,006	\$ 7,006
Unassigned	\$ 5,357	\$ -	\$ -	\$ 5,357
<b>Total Fund Balances</b>	<b>\$ 5,357</b>	<b>\$ 180,333</b>	<b>\$ 7,006</b>	<b>\$ 192,696</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 5,892</b>	<b>\$ 180,333</b>	<b>\$ 8,410</b>	<b>\$ 194,635</b>

# Lake Lizzie

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 114,178	\$ 114,178	\$ 66,180	\$ (47,998)
<b>Total Revenues</b>	<b>\$ 114,178</b>	<b>\$ 114,178</b>	<b>\$ 66,180</b>	<b>\$ (47,998)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisors Fees	\$ 11,000	\$ 11,000	\$ 2,000	\$ 9,000
FICA Expense	\$ 842	\$ 842	\$ 153	\$ 689
Engineering	\$ 13,750	\$ 13,750	\$ -	\$ 13,750
Attorney	\$ 22,917	\$ 22,917	\$ 17,763	\$ 5,154
Dissemination	\$ -	\$ -	\$ 833	\$ (833)
Management Fees	\$ 34,375	\$ 34,375	\$ 20,313	\$ 14,063
Information Technology	\$ 1,650	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 2,850	\$ 2,850	\$ 2,850	\$ (0)
Telephone	\$ 275	\$ 275	\$ -	\$ 275
Postage & Delivery	\$ 917	\$ 917	\$ 41	\$ 876
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing	\$ 917	\$ 917	\$ 23	\$ 894
Legal Advertising	\$ 13,750	\$ 13,750	\$ 11,307	\$ 2,443
Contingency	\$ 4,583	\$ 4,583	\$ -	\$ 4,583
Office Supplies	\$ 573	\$ 573	\$ 1	\$ 572
Travel Per Diem	\$ 605	\$ 605	\$ -	\$ 605
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 150	\$ 25
<b>Total Expenditures</b>	<b>\$ 114,178</b>	<b>\$ 114,178</b>	<b>\$ 60,823</b>	<b>\$ 53,355</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,357</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,357</b>	



# Lake Lizzie

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<b>Revenues:</b>				
Assessments - Direct	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,355	\$ 1,355
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,355</b>	<b>\$ 1,355</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -
Principal Expense 11/1	\$ -	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Bond Proceeds	\$ -	\$ -	\$ 178,977	\$ 178,977
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 178,977</b>	<b>\$ 178,977</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 180,333</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 180,333</b>	

**Lake Lizzie**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2023**

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<b>Revenues:</b>				
Developer Advance	\$ -	\$ -	\$ 17,590	\$ 17,590
Interest	\$ -	\$ -	\$ 22,229	\$ 22,229
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,819</b>	<b>\$ 39,819</b>
<b>Expenditures:</b>				
Capital Outlay-Construction	\$ -	\$ -	\$ 3,132,348	\$ (3,132,348)
Capital Outlay-COI	\$ -	\$ -	\$ 256,487	\$ (256,487)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,388,835</b>	<b>\$ (3,388,835)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,349,016)</b>	
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 3,356,023	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 7,006</b>	

**Lake Lizzie**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ -	\$ -	\$ -	\$ -	29,963	1,337	13,448	2,248	4,801	5,703	4,329	4,351	66,180
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>29,963</b>	<b>1,337</b>	<b>13,448</b>	<b>2,248</b>	<b>4,801</b>	<b>5,703</b>	<b>4,329</b>	<b>4,351</b>	<b>66,180</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000	600	400	-	-	-	2,000
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77	46	31	-	-	-	153
Disemination Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-	417	417	833
Attorney	\$ 2,694	\$ 3,994	\$ 552	\$ 3,363	\$ 964	\$ 500	\$ 518	\$ 2,030	\$ 2,056	\$ 559	\$ 536	\$ -	17,763
Management Fees	\$ -	\$ 1,563	\$ 1,563	\$ 1,563	\$ 1,563	\$ 1,563	\$ 1,563	\$ 1,563	\$ 1,563	\$ 1,563	\$ 3,125	\$ 3,125	20,313
Information Technology	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	1,650
Website Maintenance **	\$ -	\$ 100	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	2,850
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31	2	3	2	2	-	41
Insurance	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,740
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1	3	7	12	-	-	23
Legal Advertising	\$ -	\$ 540	\$ 1,416	\$ 6,571	\$ -	\$ -	\$ -	\$ -	2,780	\$ -	\$ -	\$ -	11,307
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0	0	0	0	0	-	1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
<b>Total Expenditures</b>	<b>\$ 2,694</b>	<b>\$ 6,496</b>	<b>\$ 3,780</b>	<b>\$ 17,236</b>	<b>\$ 2,777</b>	<b>\$ 2,313</b>	<b>\$ 3,439</b>	<b>\$ 4,493</b>	<b>\$ 7,089</b>	<b>\$ 2,386</b>	<b>\$ 4,329</b>	<b>\$ 3,792</b>	<b>\$ 60,823</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (2,694)</b>	<b>\$ (6,496)</b>	<b>\$ (3,780)</b>	<b>\$ (17,236)</b>	<b>\$ 27,186</b>	<b>\$ (976)</b>	<b>\$ 10,009</b>	<b>\$ (2,245)</b>	<b>\$ (2,289)</b>	<b>\$ 3,318</b>	<b>\$ (0)</b>	<b>\$ 559</b>	<b>\$ 5,357</b>

# Lake Lizzie

## Community Development District

### Long Term Debt Report

<b>Series 2019, Special Assessment Revenue Bonds</b>	
Interest Rate:	4.500%, 4.600%, 5.300%, 5.500%
Maturity Date:	5/1/2053
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$120,013
Reserve Fund Balance	\$120,013
Bonds Outstanding - 07/07/2023	\$3,535,000
<b>Current Bonds Outstanding</b>	<b>\$3,535,000</b>

# SECTION 2

**Lake Lizzie**  
Community Development District

Funding Request #8  
June 13, 2023

Bill to: Hanover Tyson, LLC

Payee	CAPITAL PROJECTS <sup>(1)</sup> FY2023	General Fund FY2023
<b>1 Governmental Management Services</b> Invoice #8 - June 2023		\$ 1,822.70
<b>2 Kutak Rock LLP</b> Invoice # 3225776 - General Counsel - April 2023 Invoice # 3225777 - Bond Validation - April 2023	\$ 254.75	\$ 518.00
<b>3 Supervisor Fees - 06/07/23 meeting</b> Duane "Rocky" Owen Thomas Franklin		\$ 215.30 \$ 215.30
	\$ 254.75	\$ 2,771.30
<b>Total:</b>		<b>\$ 3,026.05</b>

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 #:** 8**Invoice Date:** 6/1/23**Due Date:** 6/1/23**Case:****P.O. Number:****Bill To:**Lake Lizzie CDD  
219 E Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2023		1,562.50	1,562.50
Website Administration - June 2023		100.00	100.00
Information Technology - June 2023		150.00	150.00
Office Supplies		0.15	0.15
Postage		3.00	3.00
Copies		7.05	7.05
<b>Total</b>			<b>\$1,822.70</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,822.70</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 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. 3225776

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. 3225776

29423-1

Re: General Counsel

For Professional Legal Services Rendered

04/05/23	S. Sandy	0.60	192.00	Prepare for and attend board meeting; conduct follow-up regarding same
04/20/23	S. Sandy	0.20	64.00	Prepare for and attend project status call
04/24/23	S. Sandy	0.30	96.00	Review draft agenda; confer with Adams regarding District infrastructure ownership and maintenance
04/24/23	D. Wilbourn	0.40	68.00	Prepare and transmit budget approval resolution
04/25/23	S. Sandy	0.20	64.00	Review acquisition agreement
04/25/23	D. Wilbourn	0.20	34.00	Finalize acquisition agreement
TOTAL HOURS		1.90		



**KUTAK ROCK LLP**

Lake Lizzie CDD

May 31, 2023

Client Matter No. 29423-1

Invoice No. 3225776

Page 2

TOTAL FOR SERVICES RENDERED \$518.00

TOTAL CURRENT AMOUNT DUE \$518.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 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. 3225777

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. 3225777

29423-4

---

Re: Validation

For Professional Legal Services Rendered

04/04/23	S. Sandy	0.10	32.00	Review executed final judgment
04/18/23	D. Wilbourn	0.30	51.00	Prepare Certificate of No Appeal
04/19/23	D. Wilbourn	0.70	119.00	Prepare and coordinate mailing of Certificate of No Appeal for filing
TOTAL HOURS		1.10		

**KUTAK ROCK LLP**

Lake Lizzie CDD

May 31, 2023

Client Matter No. 29423-4

Invoice No. 3225777

Page 2

TOTAL FOR SERVICES RENDERED \$202.00

DISBURSEMENTS

Freight and Postage 45.15

Reproduction Costs 0.60

Miscellaneous 7.00

VENDOR: OSCEOLA  
COUNTY COURT CLERK;  
INVOICE#: 041923; DATE:  
4/19/2023 - Certificate of No  
Appeal

TOTAL DISBURSEMENTS 52.75

TOTAL CURRENT AMOUNT DUE \$254.75

Ad

# Attendance Confirmation for BOARD OF SUPERVISORS

RECEIVED

JUN 09 2023

District Name: Lake Lizzie CDD

Board Meeting Date: June 7, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Jason Lonas		No (\$0)
2	Anthony Iorio 0	✓	No (\$0)
3	Doug Beasley 0	✓	No (\$0)
4	Duane "Rocky" Owen 0	✓	Yes (\$200)
5	Thomas Franklin 0	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:

  
District Manager Signature

06/07/2023  
Date

**\*\*RETURN SIGNED DOCUMENT TO DISTRICT ACCOUNTANT\*\***

**Lake Lizzie**  
Community Development District

Funding Request #9  
June 30, 2023

Bill to: Hanover Tyson, LLC

Payee	CAPITAL PROJECTS <sup>(1)</sup> FY2023	General Fund FY2023
<b>1 Kutak Rock LLP</b>		
Invoice # 3238060 - General Counsel - May 2023		\$ 2,029.50
Invoice # 3238062 - Project Construction - April 2023	\$ 1,035.50	
	\$ 1,035.50	\$ 2,029.50
	<b>Total:</b>	<b>\$ 3,065.00</b>

Please make check payable to:

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

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 21, 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. 3238060

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. 3238060

29423-1

Re: General Counsel

For Professional Legal Services Rendered

05/02/23	M. Rigoni	0.20	55.00	Confer with Flint regarding Osceola County final assessment roll submittal requirements
05/02/23	S. Sandy	0.30	96.00	Review minutes; prepare for meeting
05/03/23	M. Rigoni	2.50	687.50	Confer with Sandy and Adams regarding anticipated field maintenance and proposed budget for FY 2024; prepare for and attend board meeting; finalize proposed direct collect agreement for FY 2024 O&M and confer with Orosz regarding same
05/03/23	S. Sandy	0.40	128.00	Prepare for board meeting; confer with Rigoni regarding budget documents and landscape services agreement
05/03/23	D. Wilbourn	0.40	68.00	Prepare direct collect agreement
05/04/23	S. Sandy	0.30	96.00	Review budget documents
05/05/23	M. Rigoni	0.30	82.50	Revise FY 2024 budget forms

**KUTAK ROCK LLP**

Lake Lizzie CDD

June 21, 2023

Client Matter No. 29423-1

Invoice No. 3238060

Page 2

05/09/23	S. Sandy	0.30	96.00	Prepare master notice of assessment
05/16/23	D. Wilbourn	0.30	51.00	Record and disseminate master notice of special assessments
05/24/23	D. Wilbourn	0.70	119.00	Prepare fiscal year budget documents
05/28/23	M. Rigoni	0.80	220.00	Review recorded Phase 1 plat; review proposed mailed notice and provide comments; confer with Mossing Jr., Flint and Brookes
05/30/23	M. Rigoni	0.60	165.00	Confer with Mossing Jr. and Adams regarding mailed notice for O&M assessments; confer with Brookes regarding agenda items; confer with Arvelo regarding district legal description
05/30/23	S. Sandy	0.20	64.00	Review draft agenda
05/31/23	M. Rigoni	0.20	55.00	Confer with Brookes regarding agenda

TOTAL HOURS 7.50

TOTAL FOR SERVICES RENDERED \$1,983.00

DISBURSEMENTS

Filing and Court Fees 46.50

TOTAL DISBURSEMENTS 46.50

TOTAL CURRENT AMOUNT DUE \$2,029.50

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 21, 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. 3238062

Client Matter No. 29423-3

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. 3238062

29423-3

Re: Series 2023 Project Construction

For Professional Legal Services Rendered

04/20/23	S. Sandy	0.30	96.00	Prepare for and attend project status call
04/24/23	D. Wilbourn	1.00	170.00	Prepare acquisition checklist for Phase 1 improvements
05/01/23	S. Sandy	0.20	64.00	Confer regarding status of Phase 1 acquisition
05/03/23	M. Rigoni	1.10	302.50	Confer with Adams regarding anticipated acquisition scope and research same; prepare acquisition checklist
05/03/23	S. Sandy	0.20	64.00	Review Phase 1 plat; confer regarding same
05/04/23	M. Rigoni	0.20	55.00	Research development status
05/04/23	S. Sandy	0.20	64.00	Confer regarding status of Phase 1 acquisition; provide project status update
05/31/23	M. Rigoni	0.80	220.00	Confer with Arvelo; revise acquisition checklist



**KUTAK ROCK LLP**

Lake Lizzie CDD

June 21, 2023

Client Matter No. 29423-3

Invoice No. 3238062

Page 2

TOTAL HOURS 4.00

TOTAL FOR SERVICES RENDERED \$1,035.50

TOTAL CURRENT AMOUNT DUE \$1,035.50

**Lake Lizzie**  
**Community Development District**

**Funding Request #10**  
**July 17, 2023**

Bill to: Hanover Tyson, LLC

<b>Payee</b>	<b>General Fund</b>	<b>FY2023</b>
<b>1 Governmental Management Services</b>		
Invoice # 10 - Management Fees - July 2023	\$	1,826.69
<b>2 Orlando Sentinel</b>		
Invoice # 075199853000 - Legal Advertising	\$	1,390.00
<b>3 Supervisor Fees - 07/05/23 meeting</b>		
Duane "Rocky" Owen	\$	215.30
Thomas Franklin	\$	215.30
	\$	3,647.29
<b>Total:</b>		<b>\$ 3,647.29</b>

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 #:** 10  
**Invoice Date:** 7/1/23  
**Due Date:** 7/1/23  
**Case:**  
**P.O. Number:****Bill To:**Lake Lizzie CDD  
219 E Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - July 2023		1,562.50	1,562.50
Website Administration - July 2023		100.00	100.00
Information Technology - July 2023		150.00	150.00
Office Supplies		0.09	0.09
Postage		1.80	1.80
Copies		12.30	12.30
<b>Total</b>			<b>\$1,826.69</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,826.69</b>

**Invoice Details**

Billed Account Name: Lake Lizzie Cdd  
 Billed Account Number: CU80151963  
 Invoice Number: 075199853000  
 Invoice Amount: \$1,390.00  
 Billing Period: 06/19/23 - 06/25/23  
 Due Date: 07/25/23

**INVOICE**

Page 1 of 2

**Invoice Details**

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
06/19/23	OSC75199853	Classified Listings, Display, Online Advertising 7447129				1,390.00

RECEIVED  
JUL 07 2023

Invoice Total: \$1,390.00

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
2,780.00	0.00	0.00	0.00	0.00	0.00


Please detach and return this portion with your payment.

**Remittance Section**

Billed Period: 06/19/23 - 06/25/23  
 Billed Account Name: Lake Lizzie Cdd  
 Billed Account Number: CU80151963  
 Invoice Number: 075199853000

Return Service Requested

9836000160 PRESORT 160 1 SP 0.600 P3C1 <B>  


 LAKE LIZZIE CDD  
 BRITTANY BROOKES  
 219 E LIVINGSTON ST  
 ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel  
 PO Box 8023  
 Willoughby, OH 44096





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#### **FINANCIAL RELATED TERMS**

##### **Payments and Disputes**

**Payment:** All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

**Agency Liability:** Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

**Credit:** Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of \$2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

**Pricing:** For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

**Invoice Disputes:** Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

**Late Payment and Collections:** Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

##### **No Set-Off**

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

##### **Taxes**

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

##### **Other Services**

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

##### **Rate Changes & Postal Changes**

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication. If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

**Sold To:**

Lake Lizzie CDD - CU80151963  
219 E Livingston St  
Orlando, FL, 32801

**Bill To:**

Lake Lizzie CDD - CU80151963  
219 E Livingston St  
Orlando, FL, 32801

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized  
representative of the ORLANDO SENTINEL, a DAILY newspaper  
published in ORANGE County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Jun 19, 2023.

Affiant further says that the newspaper complies with all legal requirements  
for publication in Chapter 50, Florida Statutes.



Rose Williams

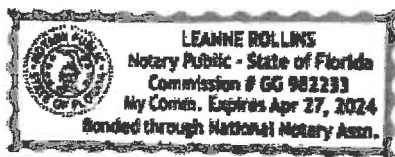
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 22 day of June, 2023,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7447129

## A mobile home park closed. What happened to its residents?

By Hannah Cretchenfeld and Marsha Asensio, Rhine Tampa Bay Times

The news that would upend Griselda Cano's life came casually. The same letter was tacked to every homeowner's door that balmy September day. Its message, packed with legal jargon, spread quickly. The owner of their Clearwater mobile home park had new plans for the land.

In six months, they would be evicted. "One never imagines such things," said Cano, 54, in Spanish. "It's such a big place, with so many families."

But what was unfolding at Capri Mobile Home Park has become a familiar story. When land for development is scarce and a housing market is hot, mobile home parks are particularly vulnerable to closures, housing experts say. Over the last decade, dozens have shuttered in Tampa Bay and across Florida — displacing hundreds of people as affordable housing has become harder and harder to find, a Tampa Bay Times analysis of state records shows.

Housing advocates say there's no end in sight, and at least one additional park is slated to close in Tampa Bay this fall.

Florida has a larger share of mobile homes at risk than the national average. Mobile homes make up roughly 8% of the state's housing, according to U.S. Census Bureau data.

Residents often own their houses but not the land underneath, making them ill susceptible to the whims of landlords. Park owners can sell the land to developers for hefty sums, while residents, who tend to be older or make lower wages, often have little recourse.

Their houses may be mobile only in name. Structural vulnerabilities or prohibitive relocation costs often make it impossible to move a manufactured home. Few residents can afford to buy a new home after losing one, and landlord wait lists for area low-income apartments heighten the challenge of securing new housing.

Homelessness advocates say it's part of a "bad new trend" as real estate becomes increasingly desirable — and increasingly scarce — throughout the region.

Capri Mobile Home Park provides a window into how hard it can be to find new housing — even with advocates there to help.

Nearly 200 people, the majority of them Latino families, were evicted from the park when the community closed in March.

Some scattered to stay with loved ones or wound up in emergency shelter. Others left the state.

Some remained in hotels for months, struggling to find affordable long-term housing in Tampa Bay.

"Everything is expensive and everything is occupied," Cano said.

Future plans for the land where the mobile home park once stood remain unclear. The president of Capri Mobile Home Park Inc., James C. Goss, did not respond to multiple requests for comment about the closure.

But former residents believe history — and context — could offer some clues about what could happen to the park. They had watched as a neighboring mobile home community, which records show was also run by Goss, shut down four years ago and a developer later bought the land.

They knew from conversations with advocates and former neighbors, others also hadn't found housing.

More than two decades ago, the state Legislature founded the Florida Mobile Home Relocation Corp. to address this very problem. The public corporation, which is working with several Capri families, provides compensation to mobile home residents who are displaced when parks close.

Homeowners can receive up to \$5,000, depending on the size of their mobile home, to help with the cost of relocation.

But often, former residents abandon their homes — signing the title over to the park's owner — because the structures are too costly or old to move. All of the Capri families the organization is aiding gave up their houses. They're eligible for up to \$1,375 in compensation for the lots of a single-wide, or \$4,750 for a larger home, the organization said.

"That amount has not kept up with inflation, rent costs and food prices," said Christopher Sauer, assistant executive director of the Florida Mobile Home Relocation Corp.

At least 132 manufactured home communities in Florida have shuttered over the last dozen years, according to the Times' analysis of records from the relocation organization and the Florida Department of Business and Professional Regulation.

Tampa Bay has seen 38 park closures since 2011, including 10 over the past four years. All but one of the recent shutoffs were in Pinellas, the state's densest county, where development has stretched available land thin.

Housing experts say the numbers are almost certainly an understatement. "All the time, parks are closing and we aren't told," Sauer said.

Park owners are legally required to notify the Department of Business and Professional Regulation about closures. But that doesn't always happen, Sauer said.

The state agency, for example, learned of Capri Mobile Home Park's shutdown after a resident sued the relocation organization to stop an eviction letter.

As news of the park's impending closure spread, the city of Clearwater eventually stepped in.

Through a local foundation, Clearwater gave the Homeless Leadership Alliance of Pinellas \$250,000 to help Capri families who would be displaced.

"This is happening all over the country," said Monika Alsensio, chief executive officer for the Homeless Alliance. Florida's particularly scary for residents in Tampa Bay — our housing market is terrifying."

**'Not enough places'**

After residents got word that Capri Mobile Home Park would close, Cano and her husband, Edgar Figueroa, scrambled to find a new place to live.

The couple had until March 14 to leave their home of two years. They entered a housing market that had dramatically changed.

In the last two years, Tampa Bay rent prices rose faster than any other metropolitan area in the nation.

Rents have increased by nearly 40% in cities like Tampa and St. Petersburg since 2018, the Times recently reported. Yet more than half of the large, multifamily housing projects exist in or completed during that time period were luxury apartments.

Days flew by as Cano and Figueroa searched for someplace to go. Wait lists for affordable housing were long. Rent was often double, or even triple, the \$650 a month they paid for their lot.

One resident Cano spoke to was considering moving back to the Dominican Republic, she said, because he couldn't find a place in Tampa Bay.

As recently as mid-March, more than a dozen former residents remained in hotels and without stable housing, according to the Homeless Alliance.

"We did everything that we possibly could," Alsensio said. "But the reality of it is, there are not enough places for these families to go."

A few 10 nights at a Howard Johnson hotel in Clearwater, Cano's family moved into a temporary rental in Wimauca. But the clock was still ticking. They needed to be out within two months.

Before their deadline, Cano and Figueroa were able to move their trailer to a rare lot — into Gulf Breeze, another manufactured home community in Clearwater, using aid from the Homeless Alliance and the park itself.

Within a few weeks, all of the Capri families the Homeless Alliance aided will have stable housing, the organization said.

But Cano and Figueroa worry that their new park will also close someday. "After living through this, I have these thoughts sometimes," Cano said.

He paused. "But I hope not." It's hardly an unfounded concern.

Across the bay, another Tampa Bay mobile home community, Skyline Trailer Park in Tampa, is slated to close this fall, records show. Residents will be evicted in September.

Times Staff Editor Langston Taylor contributed reporting to this story.

6/20/23 Tampa Bay Times. Visit [tampabay.com](http://tampabay.com). Distributed by Tribune Content Agency, LLC.

## NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 190.021, FLORIDA STATUTES, BY CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER ADDITION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

The Cascades at Groveland Community Development District ("District") Board of Supervisors ("Board") will hold a public hearing on July 19, 2023 at 6:30 p.m. at Magellan House Events Pavilion, located at 170 Reddy Access Avenue, Groveland, FL 34746, to consider the adoption of the budgets of the District for Fiscal Year 2023/2024, which include an assessment roll, the imposition of 2023-2024 Operations and Maintenance Assessments ("Assessments") on the lands within the District, a resolution of the District to provide for the levy collection and enforcement of the Assessments.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2023/2024 proposed budget; the proposed levy of its annual recurring general assessment roll; and to provide for the levy collection and enforcement of the Assessments.

The table below presents the proposed schedule of the OAM Assessments. Any other assessment subject to change at the meeting and in any future years:

	ANNUAL ASSESSMENTS PER UNIT		
	FY 2023	FY 2024	VARIANCE
OPERATIONS & MAINTENANCE	\$63.70	\$185.31	\$72.58
DEBT SERVICE	\$196.37	\$49.37	\$0.00
TOTAL OAM ASSESSMENT	\$260.07	\$234.68	\$25.39

The OAM Assessments (in addition to debt assessments, if any) will appear on November 2023 Lake County property tax bill. Assessed parcel stickers of applicable collection areas. Property owner is eligible for a discount of up to 4% if paid early. The Lake County Tax Collector will collect the assessments for all lots and parcels within the District. The Board may also pay the District's assessments and issue a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearing and file written objections with the District within 20 days of publication of this notice.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should assure that a verbatim record of the proceedings is made accordingly, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued by a call and time certain that will be announced at the hearing.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at 321-253-0132 ext. 734 at least one calendar day prior to the meeting.

David McInnes  
District Manager  
Cascades at Groveland Community Development District

## LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE ASSESSMENTS, ADDITION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Lake Lizzie Community Development District ("District") will hold the following five public hearings and a regular meeting:

DATE: July 5, 2023  
TIME: 12:30 p.m.  
LOCATION: West Ocala Branch 1 Bay 205 Century Square Celebration, Florida 34747

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing or hearing held pursuant to Chapter 170, §§ 169 and 167, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("OAM Assessments") from the Board created within the District, is held for Proposed Budget for Fiscal Year 2023/2024, to consider the adoption of an assessment roll, and to provide for the levy collection, and enforcement of the Assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and any OAM Assessments as finally approved by the Board's Board meeting of the District will be held where the Board may consider any other business.

Descriptions of Assessments:  
The District's proposed OAM Assessments on the affected property within the District for the proposed fiscal year include the general administrative, operations and maintenance budget. Pursuant to Section 170.07, Florida Statutes, the amounts and other terms to be imposed, the description of the services to be provided by the OAM Assessments, and the proceeds derived from the OAM Assessments, are set forth in the Proposed Budget roll can be accessed at the Office of the District Manager, located at 218 East Livingston Street, Ocala, Florida 34701. P.O. #073 941-2534 (District Manager's Office). A proposed decision of the Board to impose the proposed OAM Assessments is identified in the map attached herein. The table below shows the schedule of all proposed OAM Assessments, which are subject to change at the hearing:

Land Use	Table of Units / Acre	ESD Factor	Proposed OAM Assessment / Building collection costs / Early payment discounts
Planned-Single Family 54'	52 units	75	\$535.15 Per Unit
Planned-Single Family 55'	141 units	1.0	\$645.25 Per Unit
Unplanned	110 planned units / 20.89 acres	83'	\$352.30 Per Unit or \$2,933.88 Per Acre

The proposed OAM Assessments as stated include collection costs and/or early payment discounts, which Districts County ("County") may impose on assessments that are collected on the County tax bill. However, pursuant to Section 197.3632(4)(b), Florida Statutes, the first amount shall serve as the "maximum rate" authorized by law for OAM Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assesser can be more or another criterion within Section 197.3632(1), Florida Statutes, is met.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a lien to be placed on the property which may result in a loss of title, or other adverse legal consequences, which may result in a loss of title. The District's decision to collect assessments on the affected property will be subject to a public hearing and a public hearing will be held on the date and time specified on the notice of the hearing or meeting. There may be occasions when staff or board members may participate by speaker teleconference.

**Additional Information:**  
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearing and meeting may be obtained at the District Manager's Office, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the notice of the hearing or meeting. There may be occasions when staff or board members may participate by speaker teleconference.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least 72 hours prior to the meeting. If you are hearing or speech impaired, please contact the District Manager's Office at 321-253-0132, ext. 734 at 1-800-465-6771 (TDD) / 1-800-253-0770 (Voice), for assistance contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearing and meeting and may also file written objections with the District Manager's Office within ninety days of publication of this notice. Each person who wishes to appear at a public hearing or meeting to be held at the public hearing and meeting may need a record of the proceedings and that accordingly, it is important to assure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George Pugh  
District Manager

Client Name: Lake Lizzie CDD  
Advertiser: Section/Page/Zone: Main News/A005/FLA  
Description: 7447129-1  
Ad Number: 7447129-1  
Insertion Number: 4 x 10.5000  
Size: B&W  
Color Type: B&W  
Publication Date: 06/19/2023

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

Orlando Sentinel

Act

**Attendance Confirmation** RECEIVED  
for  
**BOARD OF SUPERVISORS**  
JUL 07 2023

**District Name:** Lake Lizzie CDD

**Board Meeting Date:** July 5, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Jason Lonas		No (\$0)
2	Anthony Iorio	✓	No (\$0)
3	Doug Beasley		No (\$0)
4	Duane "Rocky" Owen	✓	Yes (\$200)
5	Thomas Franklin	✓	Yes (\$200)

**The supervisors present at the above referenced meeting should be compensated accordingly.**

**Approved for Payment:**  
D Adams  
**District Manager Signature**

07/05/2023  
**Date**

**\*\*RETURN SIGNED DOCUMENT TO DISTRICT ACCOUNTANT\*\***



**Lake Lizzie**  
**Community Development District**

**Funding Request #11**  
**July 28, 2023**

Bill to: Hanover Tyson, LLC

Payee	CAPITAL PROJECTS <sup>(1)</sup> FY2023	General Fund FY2023
<b>1 Kutak Rock LLP</b>		
Invoice # 3252928 - General Counsel - June 2023		\$ 2,056.00
Invoice # 3252946 - Project Construction - June 2023	\$ 3,079.00	
	\$ 3,079.00	\$ 2,056.00
		<b>\$ 5,135.00</b>

Please make check payable to:

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

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 24, 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. 3252928

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. 3252928  
29423-1

Re: General Counsel

For Professional Legal Services Rendered

06/05/23	M. Rigoni	0.40	110.00	Finalize published notice and affidavit of mailing
06/06/23	M. Rigoni	0.60	165.00	Review revised agenda packet; confer with Brookes
06/06/23	D. Wilbourn	0.10	17.00	Communications regarding fiscal year budget documents
06/07/23	M. Rigoni	1.20	330.00	Prepare for and attend Board meeting; perform meeting follow-up
06/15/23	M. Rigoni	0.40	110.00	Finalize budget documents
06/19/23	S. Sandy	0.30	96.00	Prepare FY 2023-2024 budget documents
06/20/23	M. Rigoni	0.70	192.50	Confer with Adams regarding direct collect bill schedule; revise assessment resolution and direct collect agreement; confer with Orosz regarding same
06/20/23	S. Sandy	0.10	32.00	Confer regarding O&M assessments
06/21/23	M. Rigoni	0.10	27.50	Review executed mailing affidavit
06/23/23	M. Rigoni	0.60	165.00	Conduct reserach regarding direct collect agreement
06/26/23	M. Rigoni	0.40	110.00	Review draft agenda

**KUTAK ROCK LLP**

Lake Lizzie CDD

July 24, 2023

Client Matter No. 29423-1

Invoice No. 3252928

Page 2

06/26/23	S. Sandy	0.20	64.00	Prepare for board meeting
06/27/23	M. Rigoni	0.30	82.50	Confer with Brookes regarding agenda items
06/28/23	M. Rigoni	1.30	357.50	Confer with Adams; review draft June minutes and provide comments
06/29/23	M. Rigoni	0.20	55.00	Attend development status call; update status chart and distribute same
06/29/23	S. Sandy	0.10	32.00	Attend project status call
06/30/23	M. Rigoni	0.40	110.00	Review final agenda; confer with McKee

TOTAL HOURS 7.40

TOTAL FOR SERVICES RENDERED \$2,056.00

TOTAL CURRENT AMOUNT DUE \$2,056.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 24, 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. 3252946

Client Matter No. 29423-3

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. 3252946  
29423-3

Re: Series 2023 Project Construction

For Professional Legal Services Rendered

06/01/23	D. Wilbourn	1.70	289.00	Prepare acquisition documents for Phase 1 improvements
06/02/23	M. Rigoni	0.60	165.00	Review Phase 1 acquisition back-up documents; confer with Arvelo
06/02/23	S. Sandy	0.40	128.00	Confer regarding Phase 1 acquisition
06/07/23	D. Wilbourn	0.70	119.00	Prepare acquisition documents for Phase 1 improvements
06/09/23	M. Rigoni	0.80	220.00	Update acquisition documents; confer with Arvelo
06/15/23	M. Rigoni	0.20	55.00	Update development and financing status chart; attend financing status call
06/21/23	M. Rigoni	0.40	110.00	Update acquisition documents
06/22/23	M. Rigoni	0.50	137.50	Work session with Wilbourn regarding acquisition documents; revise acquisition checklist; confer with Arvelo
06/22/23	D. Wilbourn	1.40	238.00	Prepare Phase 1 acquisition documents
06/26/23	M. Rigoni	0.40	110.00	Facilitate Phase 1 acquisition
06/26/23	S. Sandy	0.10	32.00	Review Phase 1 acquisition amount

**KUTAK ROCK LLP**

Lake Lizzie CDD

July 24, 2023

Client Matter No. 29423-3

Invoice No. 3252946

Page 2

06/27/23	M. Rigoni	4.40	1,210.00	Confer with Arvelo, Sandy and Tran; finalize Phase 1 acquisition documents; confer with Hindle
06/27/23	S. Sandy	0.40	128.00	Confer regarding Phase 1 acquisition
06/29/23	M. Rigoni	0.20	55.00	Confer with Arvelo
06/30/23	M. Rigoni	0.30	82.50	Revise acquisition documents; follow up with Hindle

TOTAL HOURS 12.50

TOTAL FOR SERVICES RENDERED \$3,079.00

TOTAL CURRENT AMOUNT DUE \$3,079.00

**Lake Lizzie**  
Community Development District

**Funding Request #12**  
**August 11, 2023**

Bill to: Hanover Tyson, LLC

<b>Payee</b>	<b>General Fund</b>	<b>FY2023</b>
<b>1 Governmental Management Services</b>		
Invoice # 11 - Management Fees - August 2023	\$	3,793.65
	\$	3,793.65
	<b>\$</b>	<b>3,793.65</b>

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 #:** 11**Invoice Date:** 8/1/23**Due Date:** 8/1/23**Case:****P.O. Number:****Bill To:**Lake Lizzie CDD  
219 E Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023		3,125.00	3,125.00
Website Administration - August 2023		100.00	100.00
Information Technology - August 2023		150.00	150.00
Dissemination Agent Services - August 2023		416.67	416.67
Office Supplies		0.09	0.09
Postage		1.89	1.89
<b>Total</b>			<b>\$3,793.65</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,793.65</b>

**Lake Lizzie**  
Community Development District

**Funding Request #13**  
**September 15, 2023**

Bill to: Hanover Tyson, LLC

<b>Payee</b>	<b>General Fund</b>
	<b>FY2023</b>
<b>1 Governmental Management Services</b>	
Invoice # 12 - Management Fees - September 2023	\$ 3,791.67
<b>2 Kutak Rock LLP</b>	
Invoice # 3265513 - General Counsel - July 2023	\$ 559.00
	\$ 4,350.67
	<b>\$ 4,350.67</b>

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 #:** 12  
**Invoice Date:** 9/1/23  
**Due Date:** 9/1/23  
**Case:**  
**P.O. Number:****Bill To:**Lake Lizzie CDD  
219 E Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023		3,125.00	3,125.00
Website Administration - September 2023		100.00	100.00
Information Technology - September 2023		150.00	150.00
Dissemination Agent Services - September 2023		416.67	416.67

**Total** \$3,791.67**Payments/Credits** \$0.00**Balance Due** \$3,791.67

Received 9/8/23

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 15, 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. 3265513

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. 3265513

29423-1

Re: General Counsel

For Professional Legal Services Rendered

07/05/23	M. Rigoni	1.40	385.00	Agenda call with Adams; prepare for Board meeting
07/24/23	M. Rigoni	0.20	55.00	Conference with Brookes and Adams
07/25/23	D. Wilbourn	0.70	119.00	Prepare aquatic maintenance agreement

TOTAL HOURS 2.30

TOTAL FOR SERVICES RENDERED \$559.00

TOTAL CURRENT AMOUNT DUE \$559.00

**Lake Lizzie**  
Community Development District

Funding Request #14  
September 25, 2023

Bill to: Hanover Tyson, LLC

<b>Payee</b>	<b>General Fund</b>
	<b>FY2024</b>

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<b>1</b>	<b>Egis Insurance &amp; Risk Advisors, LLC</b>		
	Invoice # 19216 - FY24 Insurance Policy	\$	5,000.00

\$ 5,000.00

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**\$ 5,000.00**

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Please make check payable to:

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



# INVOICE

<b>Customer</b>	Lake Lizzie Community Development District
<b>Acct #</b>	1328
<b>Date</b>	08/29/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Lake Lizzie Community Development District  
 c/o Government Management Services, LLC  
 219 E Livingston St  
 Orlando, FL 32801

Payment Information	
<b>Invoice Summary</b>	\$ 5,000.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#19216
	1001231011

Thank You

Please detach and return with payment



Customer: Lake Lizzie Community Development District

Invoice	Effective	Transaction	Description	Amount
19216	10/01/2023	Renew policy	Policy #1001231011 10/01/2023-07/01/2024 Florida Insurance Alliance  General Liability - Renew policy Due Date: 8/29/2023	5,000.00

**Total**

Received 9/15/23

\$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555	sclimer@egisadvisors.com	08/29/2023
Atlanta, GA 30374-8555		



**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 13  
**Invoice Date:** 10/1/23  
**Due Date:** 10/1/23  
**Case:**  
**P.O. Number:****Bill To:**Lake Lizzie CDD  
219 E Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - October 2023		3,125.00	3,125.00
Website Administration - October 2023		100.00	100.00
Information Technology - October 2023		150.00	150.00
Dissemination Agent Services - October 2023		416.67	416.67
Office Supplies		0.06	0.06
Postage		1.27	1.27
Copies		2.10	2.10

**Total** \$3,795.10**Payments/Credits** \$0.00**Balance Due** \$3,795.10

Received 10/11/23

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 27, 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. 3282425

Client Matter No. 29423-1

Notification Email: [eftgroup@kutakrock.com](mailto: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. 3282425  
29423-1

Re: General Counsel

For Professional Legal Services Rendered

08/04/23	M. Rigoni	0.10	27.50	Work session with Sandy
08/10/23	M. Rigoni	0.20	55.00	Confer with Araujo regarding construction requisition
08/15/23	S. Sandy	0.50	160.00	Prepare resolution regarding infrastructure contribution
08/24/23	M. Rigoni	0.10	27.50	Update development status chart
08/25/23	M. Rigoni	0.10	27.50	Confer with Brookes regarding agenda items
08/28/23	D. Wilbourn	0.20	34.00	Disseminate recorded special warranty deed
08/31/23	M. Rigoni	0.70	192.50	Finalize aquatics maintenance agreement; confer with Adams regarding same

TOTAL HOURS 1.90

Received 9/27/23

**KUTAK ROCK LLP**

Lake Lizzie CDD

September 27, 2023

Client Matter No. 29423-1

Invoice No. 3282425

Page 2

TOTAL FOR SERVICES RENDERED \$524.00

DISBURSEMENTS

Freight and Postage 11.69

TOTAL DISBURSEMENTS 11.69

TOTAL CURRENT AMOUNT DUE \$535.69



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 27, 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. 3282426

Client Matter No. 29423-3

Notification Email: [eftgroup@kutakrock.com](mailto: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. 3282426

29423-3

Re: Series 2023 Project Construction

For Professional Legal Services Rendered

08/07/23	M. Rigoni	1.30	357.50	Review request for revisions to Swell releases; confer with Tran and Arvelo regarding same; research status of outstanding acquisition items; revise requisition
08/07/23	S. Sandy	0.60	192.00	Review Swell lien release request; confer regarding same; prepare requisition
08/07/23	D. Wilbourn	1.00	170.00	Compile executed acquisition notebook
08/09/23	M. Rigoni	1.10	302.50	Confer with Tran and Sandy regarding outstanding acquisition items; conduct research regarding indenture requisition process; prepare requisition form
08/10/23	M. Rigoni	0.80	220.00	Revise GAI warranty and release incorporating various comments; research District's right to enforce developer agreements acquired by the District
08/11/23	M. Rigoni	0.10	27.50	Confer with Sandy

**KUTAK ROCK LLP**

Lake Lizzie CDD

September 27, 2023

Client Matter No. 29423-3

Invoice No. 3282426

Page 2

08/15/23	S. Sandy	1.50	480.00	Prepare requisition for Phase 1 improvements; review indenture regarding same
08/23/23	M. Rigoni	0.60	165.00	Review status of outstanding Phase 1 acquisition items; correspondence with Arvelo, Tran and Iorio
08/24/23	M. Rigoni	0.10	27.50	Review executed Kissimmee documents
08/24/23	D. Wilbourn	1.50	255.00	Compile and organize supporting document acquisition package
08/25/23	M. Rigoni	1.70	467.50	Review acquisition packet; revise developer request letter per indenture requirement; prepare form of requisition; confer with Tran and Flint regarding same
08/25/23	D. Wilbourn	1.00	170.00	Update and revise requisition and supporting documents; record special warranty deed for Phase 1

TOTAL HOURS 11.30

TOTAL FOR SERVICES RENDERED \$2,834.50

DISBURSEMENTS

Filing and Court Fees 38.70

TOTAL DISBURSEMENTS 38.70

TOTAL CURRENT AMOUNT DUE \$2,873.20