

Lake Lizzie
Community Development District

Agenda

May 1, 2024

AGENDA

Lake Lizzie
Community Development District

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

April 24, 2024

Board of Supervisors
Lake Lizzie Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lake Lizzie Community Development District will be held **Wednesday, May 1, 2024, 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 February 7, 2024, Audit Committee and Board of Supervisors Meetings
4. Consideration of Resolution 2024-03 Approving the Fiscal Year 2025 Proposed Budget and Setting a Public Hearing to Adopt Budget
5. Consideration of Assignment of Drainage Easement in Phase 2 Plat
6. Ratification Items
 - A. Bills of Sale to TOHO Water Authority (Lift Station & Potable/ Reclaim/Wastewater Improvements)
 - B. Bill of Sale to Osceola County (Roadway Improvements)
 - C. Bill of Sale to Orlando Utility Commission (Electrical Improvements)
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Registered Voters- 0
8. Other Business
9. Supervisors Requests
10. Adjournment

MINUTES

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

The Audit Committee meeting of the Board of Supervisors of the Lake Lizzie Community Development District was held Wednesday, **February 7, 2024** at 12:30 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley <i>by phone</i>	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Michelle Rigoni <i>by phone</i>	District Counsel, Kutak Rock
Shawn Hindle <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Three Board members were present in person and one via Zoom 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 on the Zoom line.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 6
2023, Audit Committee Meeting**

Ms. Adams presented the minutes from December 6, 2023 Board of Supervisors meeting. She noted the minutes have been reviewed by District counsel and District management staff and

asked for any comments, questions, or corrections. There being none she asked for a motion of approval.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes of the December 6, 2023 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review of Proposals and Tally of Audit Committee Members Rankings

A. Grau & Associates

B. DiBartolomeo, McBee, Hartley & Barnes

Ms. Adams stated that two proposals were received from Grau & Associates and DiBartolomeo, McBee, Hartley & Barnes and both were included in the agenda packet. Once the Audit Committee selects an auditor, that auditor will be presented to the Board, and they will then authorize a five-year agreement for audit services. The Board decided to tally the rankings as a group and Ms. Adams led them in that discussion. After ranking the firms together DiBartolomeo earned a total of 98 points and Grau & Associates earned a total of 99 points ranking them the #1.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Review of Proposals and Tally of Audit Committee Members Rankings and Ranking Grau & Associates #1, was approved.

FIFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

**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, **February 7, 2024** at 12:38 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley <i>by phone</i>	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Michelle Rigoni <i>by phone</i>	District Counsel, Kutak Rock
Shawn Hindle <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Three Board members were present in person 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 on the Zoom line.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 6
2023, Board of Supervisors Meeting**

Ms. Adams presented the minutes from December 6, 2023 Board of Supervisors meeting. She noted the minutes have been reviewed by District counsel and District management staff. She

asked the Board for any questions, corrections, or comments. Hearing none there was a motion of approval.

On MOTION by Mr. Owen, seconded by Mr. Franklin, with all in favor, the Minutes of the December 6, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award

Ms. Adams stated that the Audit Committee that met just before the Board of Supervisor’s meeting ranked Grau & Associates as the #1 audit proposer and asked for a motion to accept the ranking and authorize staff to send a notice of intent to award for the five-year agreement.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award to Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing further for the Board and offered to answer any questions.

B. Engineer

Mr. Hindle noted that the city of St. Cloud has exercised their right to annex the property into the city limits. It does not affect the CDD, the District is still approved through Osceola County, but it will be under the City of St. Cloud once annexation does happen. Mr. Hindle described in detail what this annexation will mean for the District and offered to answer any questions. The Board discussed traffic impact study fees and surrounding areas affected by the annexation further before moving onto the next item.

C. Field Manager’s Report

Mr. Scheerer noted that they have come up with a punch list of items they are working on. They will meet again next week to stay on the same page and invoicing will begin to come in. He offered to answer any questions for the Board. Hearing none, the next item followed.

D. District Manager’s Report

i. Balance Sheet & Income Statement

Ms. Adams presented the balance sheet that is included in the agenda packet. No action was required at this time.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Adams asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-03

[FY 2025 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Lizzie Community Development District (“**District**”) prior to June 15, 2024, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 7, 2024
TIME: 12:30 p.m.
LOCATION: West Osceola Branch Library
305 Campus St.
Celebration, FL 34747

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1st DAY OF MAY 2024.

ATTEST:

**LAKE LIZZIE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Lake Lizzie
Community Development District

Proposed Budget
FY2025



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Lake Lizzie
Community Development District
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - On Roll	\$ 143,523	\$ 143,835	\$ -	\$ 143,835	\$ 237,611
Assessments - Direct	\$ 59,042	\$ 44,282	\$ 14,760	\$ 59,042	\$ -
Developer Contributions	\$ -	\$ 8,795	\$ -	\$ 8,795	\$ -
Total Revenues	\$ 202,566	\$ 196,913	\$ 14,760	\$ 211,673	\$ 237,611

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 1,600	\$ 3,000	\$ 4,600	\$ 12,000
FICA Expense	\$ 918	\$ 122	\$ 230	\$ 352	\$ 918
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 4,645	\$ 7,000	\$ 11,645	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,900
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 6,000
Trustee Fees	\$ 5,000	\$ -	\$ 4,041	\$ 4,041	\$ 8,081
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ 37,500	\$ 40,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 22	\$ 78	\$ 100	\$ 1,000
Insurance	\$ 6,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,000
Printing & Binding	\$ 1,000	\$ 21	\$ 49	\$ 70	\$ 1,000
Legal Advertising	\$ 15,000	\$ 733	\$ 4,267	\$ 5,000	\$ 15,000
Contingency	\$ 3,938	\$ 467	\$ 330	\$ 797	\$ 5,000
Office Supplies	\$ 625	\$ 1	\$ 19	\$ 20	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 50	\$ 50	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 142,566	\$ 40,537	\$ 52,813	\$ 93,350	\$ 149,559

Operation and Maintenance

Field Expenditures

Field Management	\$ 10,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 10,500
Pond Mowing	\$ 30,000	\$ 10,238	\$ 9,763	\$ 20,000	\$ 30,000
Pond Maintenance	\$ 10,000	\$ 3,312	\$ 3,312	\$ 6,624	\$ 12,000
Contingency	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 35,552
Total Field Expenditures	\$ 60,000	\$ 18,549	\$ 23,074	\$ 41,624	\$ 88,052

Total Expenditures	\$ 202,566	\$ 59,087	\$ 75,887	\$ 134,974	\$ 237,611
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Excess Revenues/(Expenditures)	\$ -	\$ 137,826	\$ (61,127)	\$ 76,699	\$ -
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Product	Total ERU	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 34'	39	52	0.75	\$31,097	\$598.01	\$636.18
Single Family 50'	259	259	1.00	\$206,514	\$797.35	\$848.25
Total ERU's	298	311		\$237,611		

Lake Lizzie

Community Development District

General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenditures

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2023 Bonds and any additional bond issuance.

Dissemination

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

Lake Lizzie

Community Development District

General Fund Narrative

Trustee Fees

The District will pay annual trustee fees for Revenue Bonds that are deposited with a Trustee.

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Contingency

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

Lake Lizzie

Community Development District

General Fund Narrative

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Operations and Maintenance:

Field Expenditures

Field Management

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

Pond Mowing

This represents the mowing, and weed control on the turf in Pond tracts.

Pond Maintenance

Represents Pond maintenance for the District.

Contingency

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

Lake Lizzie

Community Development District

Debt Service Fund

Series 2023

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ -	\$ 240,547	\$ -	\$ 240,547	\$ 240,025
Interest Income	\$ -	\$ 3,747	\$ 3,747	\$ 7,493	\$ 3,747
Carry Forward Surplus *	\$ -	\$ 60,320	\$ -	\$ 60,320	\$ 104,398
Total Revenues	\$ -	\$ 304,614	\$ 3,747	\$ 308,361	\$ 348,170
Expenses					
Interest- 11/01	\$ -	\$ 58,965	\$ -	\$ 58,965	\$ 91,978
Principal - 05/01	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 55,000
Interest - 05/01	\$ -	\$ -	\$ 93,103	\$ 93,103	\$ 91,978
Total Expenditures	\$ -	\$ 58,965	\$ 143,103	\$ 202,068	\$ 238,955
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (1,895)	\$ -	\$ (1,895)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (1,895)	\$ -	\$ (1,895)	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 243,754	\$ (139,356)	\$ 104,398	\$ 109,215

*Carry forward less amount in Reserve funds.

Series 2023	
Interest - 11/01/25	\$90,740
Net Assessments	\$ 240,025
Add: Discounts & Collection	\$15,321
Gross Assessments	<u>\$255,346</u>

Product *	Assessable Units	Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family 34'	52	\$61,098.98	\$1,174.98	\$1,249.98
Single Family 50'	141	\$178,926.02	\$1,268.98	\$1,349.98
Total ERU's	193	\$240,025		

Lake Lizzie
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/24	\$ 3,485,000.00	\$ -	\$ 91,977.50	\$ 235,080.00
05/01/25	\$ 3,485,000.00	\$ 55,000.00	\$ 91,977.50	
11/01/25	\$ 3,315,000.00	\$ -	\$ 90,740.00	\$ 237,717.50
05/01/26	\$ 3,250,000.00	\$ 55,000.00	\$ 90,740.00	
11/01/26	\$ 3,250,000.00	\$ -	\$ 89,502.50	\$ 235,242.50
05/01/27	\$ 3,250,000.00	\$ 60,000.00	\$ 89,502.50	
11/01/27	\$ 3,250,000.00	\$ -	\$ 88,152.50	\$ 237,655.00
05/01/28	\$ 3,250,000.00	\$ 65,000.00	\$ 88,152.50	
11/01/28	\$ 3,250,000.00	\$ -	\$ 86,690.00	\$ 239,842.50
05/01/29	\$ 3,250,000.00	\$ 65,000.00	\$ 86,690.00	
11/01/29	\$ 3,185,000.00	\$ -	\$ 85,195.00	\$ 236,885.00
05/01/30	\$ 3,185,000.00	\$ 70,000.00	\$ 85,195.00	
11/01/30	\$ 3,115,000.00	\$ -	\$ 83,585.00	\$ 238,780.00
05/01/31	\$ 3,115,000.00	\$ 70,000.00	\$ 83,585.00	
11/01/31	\$ 2,890,000.00	\$ -	\$ 81,975.00	\$ 235,560.00
05/01/32	\$ 2,890,000.00	\$ 75,000.00	\$ 81,975.00	
11/01/32	\$ 2,890,000.00	\$ -	\$ 80,250.00	\$ 237,225.00
05/01/33	\$ 2,890,000.00	\$ 80,000.00	\$ 80,250.00	
11/01/33	\$ 2,890,000.00	\$ -	\$ 78,410.00	\$ 238,660.00
05/01/34	\$ 2,890,000.00	\$ 85,000.00	\$ 78,410.00	
11/01/34	\$ 2,805,000.00	\$ -	\$ 76,157.50	\$ 239,567.50
05/01/35	\$ 2,805,000.00	\$ 90,000.00	\$ 76,157.50	
11/01/35	\$ 2,715,000.00	\$ -	\$ 73,772.50	\$ 239,930.00
05/01/36	\$ 2,715,000.00	\$ 90,000.00	\$ 73,772.50	
11/01/36	\$ 2,625,000.00	\$ -	\$ 71,387.50	\$ 235,160.00
05/01/37	\$ 2,625,000.00	\$ 95,000.00	\$ 71,387.50	
11/01/37	\$ 2,530,000.00	\$ -	\$ 68,870.00	\$ 235,257.50
05/01/38	\$ 2,530,000.00	\$ 100,000.00	\$ 68,870.00	
11/01/38	\$ 2,430,000.00	\$ -	\$ 66,220.00	\$ 235,090.00
05/01/39	\$ 2,430,000.00	\$ 110,000.00	\$ 66,220.00	
11/01/39	\$ 2,320,000.00	\$ -	\$ 63,305.00	\$ 239,525.00
05/01/40	\$ 2,320,000.00	\$ 115,000.00	\$ 63,305.00	
11/01/40	\$ 2,205,000.00	\$ -	\$ 60,257.50	\$ 238,562.50
05/01/41	\$ 2,205,000.00	\$ 120,000.00	\$ 60,257.50	
11/01/41	\$ 1,960,000.00	\$ -	\$ 57,077.50	\$ 237,335.00
05/01/42	\$ 1,825,000.00	\$ 125,000.00	\$ 57,077.50	
11/01/42	\$ 1,825,000.00	\$ -	\$ 53,765.00	\$ 235,842.50
05/01/43	\$ 1,825,000.00	\$ 135,000.00	\$ 53,765.00	
11/01/43	\$ 1,825,000.00	\$ -	\$ 50,187.50	\$ 238,952.50
05/01/44	\$ 1,825,000.00	\$ 140,000.00	\$ 50,187.50	
11/01/44	\$ 1,685,000.00	\$ -	\$ 46,337.50	\$ 236,525.00
05/01/45	\$ 1,685,000.00	\$ 150,000.00	\$ 46,337.50	
11/01/45	\$ 1,535,000.00	\$ -	\$ 42,212.50	\$ 238,550.00
05/01/46	\$ 1,535,000.00	\$ 160,000.00	\$ 42,212.50	
11/01/46	\$ 1,375,000.00	\$ -	\$ 37,812.50	\$ 240,025.00
05/01/47	\$ 1,375,000.00	\$ 165,000.00	\$ 37,812.50	
11/01/47	\$ 1,210,000.00	\$ -	\$ 33,275.00	\$ 236,087.50
05/01/48	\$ 1,210,000.00	\$ 175,000.00	\$ 33,275.00	
11/01/48	\$ 1,035,000.00	\$ -	\$ 28,462.50	\$ 236,737.50
05/01/49	\$ 1,035,000.00	\$ 185,000.00	\$ 28,462.50	
11/01/49	\$ 850,000.00	\$ -	\$ 23,375.00	\$ 236,837.50
05/01/50	\$ 850,000.00	\$ 195,000.00	\$ 23,375.00	
11/01/50	\$ 655,000.00	\$ -	\$ 18,012.50	\$ 236,387.50
05/01/51	\$ 655,000.00	\$ 205,000.00	\$ 18,012.50	
11/01/51	\$ 450,000.00	\$ -	\$ 12,375.00	\$ 235,387.50
05/01/52	\$ 450,000.00	\$ 220,000.00	\$ 12,375.00	
11/01/52	\$ 230,000.00	\$ -	\$ 6,325.00	\$ 238,700.00
05/01/53	\$ 230,000.00	\$ 230,000.00	\$ 6,325.00	\$ 236,325.00
		\$ 3,535,000.00	\$ 3,643,397.42	\$ 7,178,397.42

SECTION V

PREPARED BY AND RETURN TO:

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

ASSIGNMENT OF DRAINAGE EASEMENTS

THIS ASSIGNMENT OF DRAINAGE EASEMENTS is executed as of this ____ day of _____ 2024, by **HANOVER TYSON, LLC**, a Florida limited liability company, whose address 605 Commonwealth Avenue, Orlando, Florida 32814 (hereinafter called “Assignor”), in favor of **LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (hereinafter called “Assignee”).

W I T N E S S E T H:

That Assignor, for an in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, transfers, and assigns to Assignee the easements described on **Exhibit A** attached hereto.

This Assignment of Drainage Easements shall be for the use and benefit of both Assignee and its successors and assigns.

The easement rights granted and assigned herein are not exclusive to Assignee, and Assignor shall be permitted to continue its use of said easements, so long as such use does not unduly interfere with Assignee’s use of said easements.

IN WITNESS WHEREOF, Assignor has hereunto set its hand and seal the day and year first above written.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

Signed, sealed and delivered in the presence of:

WITNESSES:

HANOVER TYSON, LLC, a Florida
limited liability company

By: _____

Name: _____

Address: _____

Name: Andrew J. Orosz

Its: Vice President

By: _____

Name: _____

Address: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2024, by Andrew J. Orosz as Vice President of Hanover Tyson, LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

Those certain variable foot Drainage Easements and Drainage and Utility Easements established on the Plat of TRINITY PLACE PHASE 1, as recorded at Plat Book 33, Pages 175-181, inclusive, and together with those certain variable foot Drainage Easements and Drainage and Utility Easements established on the Plat of TRINITY PLACE PHASE 2, as recorded at Plat Book 35, Pages 15-16, inclusive, all as recorded in the Official Records of Osceola County, Florida.

SECTION VI

SECTION A

**BILL OF SALE AND ASSIGNMENT OF GUARANTIES AND WARRANTIES
REGARDING LIFT STATION**

Lake Lizzie Community Development District, a local unit of special-purpose government of State of Florida, whose address is 219 East Livingston Street, Orlando, Florida 32801 (hereafter "Seller"), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid to Seller by TOHOPEKALIGA WATER AUTHORITY, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose post office address is 951 Martin Luther King Boulevard, Kissimmee, Florida 34741 ("Buyer"), receipt of which is hereby acknowledged, does grant, sell, transfer, convey, and deliver to Buyer all of Seller's interest in all ***pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, pump, equipment, and other goods which comprise the lift station installed on the site (the "Improvements") located on the property more particularly described in Exhibit "A"*** attached hereto and incorporated herein.

Seller releases all interest in the Improvements, and the Improvements are free and clear from all liens and encumbrances from the Seller.

Seller hereby assigns any and all warranties and guaranties it possesses from any third parties relating to the construction and/or installation of the Improvements, to the extent such warranties and guaranties are assignable.

IN WITNESS WHEREOF, Seller has executed this Bill of Sale on Feb 27, 2024, effective as of August 3, 2023.

SELLER:

**LAKE LIZZIE COMMUNITY
DEVELOPMENT DISTRICT**, a special-purpose local government created and existing pursuant to Chapter 190, Florida Statutes


By: 
Name: Anthony Ford
Title: Chairman

EXHIBIT "A"
Legal Description of Lift Station

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 91 of the Public Records of Osceola County, Florida; thence S89°44'26"W, a distance of 342.16 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:

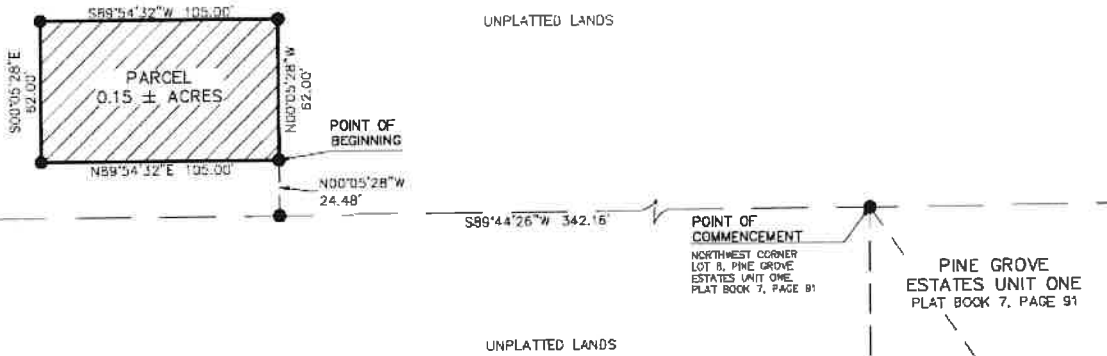
- 1.) BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (MAD63, 1000 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).
- 2.) THIS DRAWING REPRESENTS A SKETCH OF DESCRIPTION AND IS NOT A BOUNDARY SURVEY.
- 3.) NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: AMH DEVELOPMENT, LLC

SHEET 1 OF 2

DATE OF SURVEY	3/27/2023	REVISIONS	 <p>900 Grass Prairie Parkway, Kissimmee, Florida 34744 Tel. (407) 847-2179 Fax (407) 847-6140</p> <p><i>R.D.B.</i> 4-12-23</p> <p>RICHARD D. BROWN, P.S.M. #5700 (DATE)</p> <p><small>NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.</small></p>	
SCALE	1" = 50'	REVISED		4/12/2023
P.L.	PAGE			
SECTION	3			
TWP.	26 S. RANG. 31 E.			
JOB NO.	18-2828			

SKETCH OF DESCRIPTION
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION



LEGEND AND ABBREVIATIONS

- TWP. = TOWNSHIP
- RNG. = RANGE
- NO. = NUMBER
- LD = LICENSED BUSINESS
- R/W = RIGHT OF WAY
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- TEL. = TELEPHONE
- F.B. = FIELD BOOK
- P.B. = PLAT BOOK
- ± = PLUS OR MINUS
- & = AND

JOHNSTON'S
SURVEYING INC.
100 Cross Creek Parkway, Kissimmee, Florida 34759
Tel. (407) 847-2179 Fax (407) 847-8140
SHEET 2 OF 2

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS:

That Lake Lizzie Community Development District, a local unit of special-purpose government of State of Florida (the "Seller"), for and in consideration of the sum of Ten Dollars (\$10.00) in lawful money (and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged) to it paid by the Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature ("Toho"), has granted, bargained, sold, transferred, set over and delivered, and by these presents does hereby grant, bargain, sell, transfer, set over and deliver unto Toho, its successors and assigns, all the goods, rights, title, interests, chattels and properties owned by Seller which are used or held for use by Seller exclusively in connection with those water and/or wastewater systems of Seller located on the property described on **Exhibit "A"** attached hereto and incorporated herein by this reference, consisting of all water, wastewater, and reclaimed water lines and other related utility facilities (collectively the "Utility System") constructed and used in connection with the provision of water, wastewater, and reclaimed water utility services. The assets being conveyed hereunder shall hereinafter be referred to as the "Utility Assets."

TO HAVE AND TO HOLD the same unto Toho, its successors and assigns to its and their own use and benefit forever, from and after the date hereof.

Seller represents and warrants to Toho that (i) Seller is the sole owner of and has good and marketable title to the Utility Assets, free and clear of all liens, encumbrances, claims and demands; (ii) Seller has not previously sold or assigned the Utility Assets to any other party; and (iii) Seller will freely and fully warrant and defend the Utility Assets against the lawful claims of any person claiming by, through, or under the Seller.

Seller hereby assigns any and all warranties and guaranties it possesses from any third parties relating to the construction and/or installation of the Utility Assets, to the extent such warranties and guaranties are assignable.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

Seller has caused this instrument to be executed as of the date and year written below.

SELLER:

LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT, a special-purpose local government created and existing pursuant to Chapter 190, Florida Statutes

By: *Anthony Iorio*
Anthony Iorio, its Chairman, Board of Supervisors

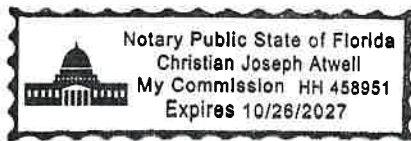
Address: 605 Commonwealth Ave
Orlando, FL 32803

Date: 4/2/2024

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of April, 2024, Anthony Iorio, as Chairman of the Board of Supervisors for the Lake Lizzie Community Development District, a special-purpose local government, who is personally known to me or has produced _____ as identification.

(Stamp below)



Christian Joseph Atwell
Notary Public

Printed Name: Joseph Atwell

My Commission No. HH 458951

My Commission Expires: 10/26/2027

Exhibit "A"

LEGAL DESCRIPTION OF THE REAL PROPERTY

A portion of the South 1/2 of Section 3, Township 26 South, Range 31 East and a portion of the North 1/2 of Section 10, Township 26 South, Range 31 East, Osceola County, Florida being more particularly described as follows:

BEGIN at the Northwest corner of Lot 8, PINE GROVE ESTATES UNIT 1, as recorded in Plat Book 7, Page 91 of the Public Records of Osceola County, Florida; thence along the West and South lines of said PINE GROVE ESTATES UNIT 1, the following two (2) courses: run S00°08'14"W, a distance of 550.05 feet; thence run N89°44'29"E, a distance of 904.40 feet to a point on the West Right of Way line of Pine Grove Road (State Road 534-A); thence run S28°23'52"W, along said West Right of Way line, a distance of 1,777.68 feet to a point on the North Right of Way line of Lake Lizzie Drive; thence along said North Right of Way line the following two (2) courses: run N71°30'36"W, a distance of 255.21 feet; thence run N68°31'28"W, a distance of 772.28 feet; thence run N00°05'25"E, a distance of 861.83 feet; thence run S89°48'48"W, a distance of 269.92 feet; thence run S89°41'12"W, a distance of 226.29 feet; thence run S89°45'21"W, a distance of 263.47 feet; thence run N00°06'01"E, a distance of 880.45 feet; thence run N89°45'22"E, a distance of 599.83 feet; thence run N89°46'57"E, a distance of 599.90 feet; thence run N89°43'39"E, a distance of 460.13 feet to the POINT OF BEGINNING.

Containing 72.29 acres, more or less.

SECTION B

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Lake Lizzie Community Development District**, a local unit of special purpose government organized under Chapter 190, Florida Statutes, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 ("**Grantor**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by **Osceola County**, a political subdivision of the State of Florida ("**County**"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the County, its successors and assigns, the following described property, assets and rights, to-wit:

See Exhibit A.

TO HAVE AND TO HOLD all of the foregoing unto the County, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Grantor does hereby covenant to and with the County, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Grantor has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Grantor will warrant and defend the sale of its said personal property and assets hereby made, unto the County, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name this 22nd day of February 2024, effective as of August 3, 2023.

Signed, sealed and delivered by:

WITNESSES

By: _____
Name: Jessie Lewis
Title: Asst Manager

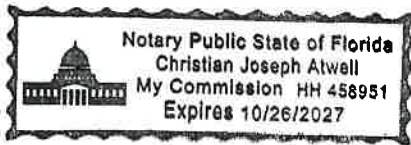
LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT

Anthony J. Lorio
Name: Anthony Lorio
Title: CHAIRMAN

By: _____
Name: TAN TRAN
Title: Land Analyst

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22nd day of February 2024, by Anthony Lorio, as Chairman 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 SEAL)

Christian J. Atwell
NOTARY PUBLIC, STATE OF FLORIDA

Name: Christian J Atwell
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A: DESCRIPTION OF IMPROVEMENTS

Exhibit A

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.

SECTION C

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Lake Lizzie Community Development District**, a local unit of special purpose government organized under Chapter 190, Florida Statutes, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 ("**Grantor**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by **Orlando Utility Commission ("OUC")**, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the County, its successors and assigns, the following described property, assets and rights, to-wit:

See Exhibit A.

TO HAVE AND TO HOLD all of the foregoing unto the County, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Grantor does hereby covenant to and with the County, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Grantor has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Grantor will warrant and defend the sale of its said personal property and assets hereby made, unto the County, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name this 22nd day of February 2024, effective as of August 3, 2023.

WITNESSES
By: _____
Name: JASON LEWIS
Title: Real Manager

Signed, sealed and delivered by:

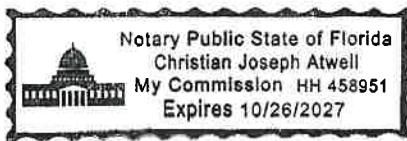
LAKE LIZZIE COMMUNITY DEVELOPMENT DISTRICT

Anthony Iorio
Name: Anthony Iorio
Title: CHAIRMAN

By: _____
Name: TAN TRAN
Title: Land Analyst

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22nd day of February 2024, by Anthony Iorio, as Chairman 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 SEAL)

Christian J Atwell
NOTARY PUBLIC, STATE OF FLORIDA

Name: Christian J Atwell
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A: DESCRIPTION OF IMPROVEMENTS

EXHIBIT A

Description of Improvements:

Phase 1 Electrical Utilities: All electrical conduit from the points of delivery or connection, including the 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.

SECTION VII

SECTION C

SECTION 1

Lake Lizzie Community Development District

Summary of Checks

October 1, 2023 to March 31, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	10/26/23	26	\$ 2,873.20
	10/27/23	27	\$ 4,114.50
	11/9/23	28-30	\$ 9,330.79
	11/20/23	31-34	\$ 9,819.05
	12/1/23	35	\$ 1,766.50
	12/15/23	36-37	\$ 4,331.77
	12/27/23	38	\$ 226.93
	1/16/24	39-40	\$ 4,073.34
	1/22/24	41	\$ 1,104.00
	2/2/24	42-43	\$ 240,819.47
	2/16/24	44-45	\$ 8,285.12
	2/23/24	46-49	\$ 6,913.18
	3/8/24	50	\$ 552.00
	3/15/24	51-52	\$ 6,218.97
	3/21/24	53	\$ 175.00
	3/22/24	54-55	\$ 1,892.60
	3/29/24	56	\$ 1,134.50
			\$ 303,630.92

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/26/23	00004	9/27/23 3282426	202310 300-20700-10200		FR#031-1 KUTAK ROCK LLP	*	2,873.20	2,873.20 000026
10/27/23	00009	10/26/23 10262023	202310 300-20700-10000		DUP REIMBURS PD BY USBANK HLC EDGE HOLDINGS, LLC	*	4,114.50	4,114.50 000027
11/09/23	00007	8/29/23 19216	202310 310-51300-45000		FY24 INSURANCE POLICY EGIS INSURANCE & RISK ADVISORS	*	5,000.00	5,000.00 000028
11/09/23	00001	10/01/23 13	202310 310-51300-34000		MANAGEMENT FEES OCT23	*	3,125.00	
		10/01/23 13	202310 310-51300-35200		WEBSITE ADMIN OCT23	*	100.00	
		10/01/23 13	202310 310-51300-35100		INFORMATION TECH OCT23	*	150.00	
		10/01/23 13	202310 310-51300-31300		DISSEMINATION SVCS OCT23	*	416.67	
		10/01/23 13	202310 310-51300-51000		OFFICE SUPPLIES OCT23	*	.06	
		10/01/23 13	202310 310-51300-42000		POSTAGE OCT23	*	1.27	
		10/01/23 13	202310 310-51300-42500		COPIES OCT23	*	2.10	
					GOVERNMENTAL MANAGEMENT SERVICES			3,795.10 000029
11/09/23	00004	9/27/23 3282425	202308 310-51300-31500		GENERAL COUNSEL AUG23 KUTAK ROCK LLP	*	535.69	535.69 000030
11/20/23	00010	10/31/23 215082	202310 320-53800-47000		LAKE MAINTENANCE OCT23 APPLIED AQUATIC MANAGEMENT, INC.	*	552.00	552.00 000031
11/20/23	00002	10/02/23 89567	202310 310-51300-54000		SPECIAL DISTRICT FEE FY24	*	175.00	
		10/02/23 89567	202310 310-51300-54000		SPECIAL DISTRICT FEE FY24	V	175.00-	
					FLORIDA DEPARTMENT OF ECONOMIC OPP			.00 000032
11/20/23	00001	9/30/23 14	202310 310-51300-31700		ASSESSMENT ROLL FY24	*	5,000.00	
		11/01/23 15	202311 310-51300-34000		MANAGEMENT FEES NOV23	*	3,125.00	

LLIZ LAKE LIZZI AGUZMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/23		15	202311 310-51300-35200		*	100.00	
		WEBSITE ADMIN NOV23					
11/01/23		15	202311 310-51300-35100		*	150.00	
		INFORMATION TECH NOV23					
11/01/23		15	202311 310-51300-31300		*	416.67	
		DISSEMINATION SVCS NOV23					
11/01/23		15	202311 310-51300-51000		*	.06	
		OFFICE SUPPLIES NOV23					
11/01/23		15	202311 310-51300-42000		*	1.27	
		POSTAGE NOV23					
11/01/23		15	202311 310-51300-42500		*	4.05	
		COPIES NOV23					
GOVERNMENTAL MANAGEMENT SERVICES							8,797.05 000033
11/20/23	00004	10/16/23	3295683 202309 310-51300-31500		*	470.00	
		GENERAL COUNSEL SEP23					
KUTAK ROCK LLP							470.00 000034
12/01/23	00004	11/22/23	3311994 202310 310-51300-31500		*	1,766.50	
		GENERAL COUNSEL OCT23					
KUTAK ROCK LLP							1,766.50 000035
12/15/23	00001	12/01/23	16 202312 310-51300-34000		*	3,125.00	
		MANAGEMENT FEES DEC23					
12/01/23		16	202312 310-51300-35200		*	100.00	
		WEBSITE ADMIN DEC23					
12/01/23		16	202312 310-51300-35100		*	150.00	
		INFORMATION TECH DEC23					
12/01/23		16	202312 310-51300-31300		*	416.67	
		DISSEMINATION SVCS DEC23					
12/01/23		16	202312 310-51300-51000		*	.12	
		OFFICE SUPPLIES DEC23					
12/01/23		16	202312 310-51300-42000		*	2.53	
		POSTAGE DEC23					
12/01/23		16	202312 310-51300-42500		*	1.95	
		COPIES DEC23					
GOVERNMENTAL MANAGEMENT SERVICES							3,796.27 000036
12/15/23	00004	12/13/23	3326127 202311 310-51300-31500		*	535.50	
		GENERAL COUNSEL NOV23					
KUTAK ROCK LLP							535.50 000037
12/27/23	00003	11/30/23	08360719 202311 310-51300-48000		*	226.93	
		AUDIT COMMITTEE MEETING					
TRIBUNE PUBLISHING COMPANY LLC DBA							226.93 000038

LLIZ LAKE LIZZI AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/24	00001	1/01/24	18	202401	310	51300	34000		MANAGEMENT FEES JAN24	*	3,125.00		
		1/01/24	18	202401	310	51300	35200		WEBSITE ADMIN JAN24	*	100.00		
		1/01/24	18	202401	310	51300	35100		INFORMATION TECH JAN24	*	150.00		
		1/01/24	18	202401	310	51300	31300		DISSEMINATION SVCS JAN24	*	416.67		
		1/01/24	18	202401	310	51300	51000		OFFICE SUPPLIES JAN24	*	.21		
		1/01/24	18	202401	310	51300	42000		POSTAGE JAN24	*	4.43		
		1/01/24	18	202401	310	51300	42500		COPIES JAN24	*	1.35		
GOVERNMENTAL MANAGEMENT SERVICES												3,797.66	000039
1/16/24	00003	12/31/23	08552320	202312	310	51300	48000		PROPS FOR ANNUAL AUDIT	*	275.68		
TRIBUNE PUBLISHING COMPANY LLC DBA												275.68	000040
1/22/24	00010	11/30/23	215907	202311	320	53800	47000		LAKE MAINTENANCE NOV23	*	552.00		
		12/31/23	216673	202312	320	53800	47000		LAKE MAINTENANCE DEC23	*	552.00		
APPLIED AQUATIC MANAGEMENT, INC.												1,104.00	000041
2/02/24	00004	1/30/24	3342222	202312	310	51300	31500		GENERAL COUNSEL DEC23	*	590.00		
KUTAK ROCK LLP												590.00	000042
2/02/24	00011	2/02/24	02022024	202402	300	20700	10000		TRANSFER TAX RCPTS S2023	*	240,229.47		
LAKE LIZZIE CDD C/O US BANK												240,229.47	000043
2/16/24	00001	1/01/24	21DEC	202312	320	53800	34000		FIELD MANAGEMENT DEC23	*	833.33		
		1/01/24	21JAN	202401	320	53800	34000		FIELD MANAGEMENT JAN24	*	833.33		
		1/01/24	21NOV	202311	320	53800	34000		FIELD MANAGEMENT NOV23	*	833.33		
		1/01/24	21OCT	202310	320	53800	34000		FIELD MANAGEMENT OCT23	*	833.33		
		2/01/24	19	202402	310	51300	34000		MANAGEMENT FEES FEB24	*	3,125.00		
		2/01/24	19	202402	310	51300	35200		WEBSITE ADMIN FEB24	*	100.00		

LLIZ LAKE LIZZI AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	19	202402	310-51300-35100	INFORMATION TECH FEB24		*	150.00		
2/01/24	19	202402	310-51300-31300	DISSEMINATION SVCS FEB24		*	416.67		
2/01/24	19	202402	310-51300-51000	OFFICE SUPPLIES FEB24		*	.27		
2/01/24	19	202402	310-51300-42000	POSTAGE FEB24		*	6.11		
2/01/24	20	202402	320-53800-34000	FIELD MANAGEMENT FEB24		*	833.33		
								7,964.70	000044
2/16/24	00012	2/01/24	2018841	202402 310-51300-49100	2023 TAX ROLL	*	320.42		
								320.42	000045
2/23/24	00010	1/31/24	217281	202401 320-53800-47000	LAKE MAINTENANCE JAN24	*	552.00		
								552.00	000046
2/23/24	00013	1/31/24	1185	202312 320-53800-46200	QTRLY LANDSCAPING DEC23	*	5,512.50		
								5,512.50	000047
2/23/24	00004	2/23/24	3354306	202401 310-51300-31500	GENERAL COUNSEL JAN24	*	618.00		
								618.00	000048
2/23/24	00003	1/31/24	08707371	202401 310-51300-48000	NOTICE OF AUDITOR SELECTN	*	230.68		
								230.68	000049
3/08/24	00010	2/29/24	218032	202402 320-53800-47000	LAKE MAINTENANCE FEB24	*	552.00		
								552.00	000050
3/15/24	00013	3/11/24	1207	202401 320-53800-46200	LANDSCAPE MAINT JAN24	*	1,575.00		
								1,575.00	000051
3/15/24	00001	3/01/24	22	202403 310-51300-34000	MANAGEMENT FEES MAR24	*	3,125.00		
3/01/24	22	202403	310-51300-35200	WEBSITE ADMIN MAR24		*	100.00		
3/01/24	22	202403	310-51300-35100	INFORMATION TECH MAR24		*	150.00		

LLIZ LAKE LIZZI AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #			
3/01/24	22		202403	310-51300-31300					DISSEMINATION SVCS MAR24	*	416.67					
3/01/24	22		202403	310-51300-51000					OFFICE SUPPLIES MAR24	*	.36					
3/01/24	22		202403	310-51300-42000					POSTAGE MAR24	*	6.61					
3/01/24	22		202403	310-51300-42500					COPIES MAR24	*	12.00					
3/01/24	23		202403	320-53800-34000					FIELD MANAGEMENT MAR24	*	833.33					
-----												GOVERNMENTAL MANAGEMENT SERVICES		4,643.97	000052	
3/21/24	00002	10/02/23	89567	202310	310-51300-54000				SPECIAL DISTRICT FEE FY24	*	175.00					
-----												FLORIDA DEPARTMENT OF ECONOMIC OPP		175.00	000053	
3/22/24	00013	3/18/24	1208	202402	320-53800-46200				LANDSCAPE MAINT FEB24	*	1,575.00					
-----												FLORIDA LANDSCAPE SERVICE OF		1,575.00	000054	
3/22/24	00014	3/22/24	03222024	202403	300-20700-10000				TRANSFER OF TAX RECEIPTS	*	317.60					
-----												LAKE LIZZIE CDD		317.60	000055	
3/29/24	00004	3/26/24	3368017	202402	310-51300-31500				GENERAL COUNSEL FEB24	*	1,134.50					
-----												KUTAK ROCK LLP		1,134.50	000056	
-----												TOTAL FOR BANK A		303,630.92		
-----												TOTAL FOR REGISTER		303,630.92		

LLIZ LAKE LIZZI AGUZMAN

SECTION 2

Lake Lizzie
Community Development District

Unaudited Financial Reporting
March 31, 2024



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Lake Lizzie
Community Development District
Combined Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 144,840	\$ -	\$ -	\$ 144,840
Investments:				
<u>Series 2023</u>				
Reserve	\$ -	\$ 120,013	\$ -	\$ 120,013
Revenue	\$ -	\$ 243,754	\$ -	\$ 243,754
Construction	\$ -	\$ -	\$ 9,643	\$ 9,643
Cost of Issuance	\$ -	\$ -	\$ 22	\$ 22
Total Assets	\$ 144,840	\$ 363,767	\$ 9,664	\$ 518,270
Liabilities:				
Accounts Payable	\$ 2,127	\$ -	\$ -	\$ 2,127
Total Liabilities	\$ 2,127	\$ -	\$ -	\$ 2,127
Fund Balance:				
Restricted For:				
Debt Service - Series 2022	\$ -	\$ 363,767	\$ -	\$ 363,767
Capital Projects	\$ -	\$ -	\$ 9,664	\$ 9,664
Unassigned	\$ 142,713	\$ -	\$ -	\$ 142,713
Total Fund Balances	\$ 142,713	\$ 363,767	\$ 9,664	\$ 516,143
Total Liabilities & Fund Balance	\$ 144,840	\$ 363,767	\$ 9,664	\$ 518,270

Lake Lizzie

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Assessments - On Roll	\$ 143,523	\$ 143,523	\$ 143,835	\$ 312
Assessments - Direct	\$ 59,042	\$ 44,282	\$ 44,282	\$ -
Developer Contributions	\$ -	\$ -	\$ 8,795	\$ 8,795
Total Revenues	\$ 202,566	\$ 187,805	\$ 196,913	\$ 9,108
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ 1,600	\$ 4,400
FICA Expense	\$ 918	\$ 459	\$ 122	\$ 337
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 4,645	\$ 7,856
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 22	\$ 478
Insurance	\$ 6,000	\$ 6,000	\$ 5,000	\$ 1,000
Printing	\$ 1,000	\$ 500	\$ 21	\$ 479
Legal Advertising	\$ 15,000	\$ 7,500	\$ 733	\$ 6,767
Contingency	\$ 3,938	\$ 1,969	\$ 467	\$ 1,502
Office Supplies	\$ 625	\$ 313	\$ 1	\$ 311
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 142,566	\$ 71,646	\$ 40,537	\$ 31,108
Operation and Maintenance				
Field Expenditures				
Field Management	\$ 10,000	\$ 5,000	\$ 5,000	\$ -
Pond Mowing	\$ 30,000	\$ 15,000	\$ 10,238	\$ 4,763
Pond Maintenance	\$ 10,000	\$ 5,000	\$ 3,312	\$ 1,688
Contingency	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Subtotal	\$ 60,000	\$ 30,000	\$ 18,549	\$ 11,451
Total O&M Expenditures:	\$ 60,000	\$ 30,000	\$ 18,549	\$ 11,451
Total Expenditures	\$ 202,566	\$ 101,646	\$ 59,087	\$ 42,559
Excess Revenues (Expenditures)	\$ -		\$ 137,826	
Fund Balance - Beginning	\$ -		\$ 4,887	
Fund Balance - Ending	\$ -		\$ 142,713	

Lake Lizzie

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Assessments	\$ -	\$ -	\$ 240,547	\$ 240,547
Interest	\$ -	\$ -	\$ 3,747	\$ 3,747
Total Revenues	\$ -	\$ -	\$ 244,294	\$ 244,294
Expenditures:				
Interest Expense 11/1	\$ -	\$ -	\$ 58,965	\$ (58,965)
Total Expenditures	\$ -	\$ -	\$ 58,965	\$ (58,965)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (1,895)	\$ 1,895
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,895)	\$ 1,895
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 183,434	
Fund Balance - Beginning	\$ -	\$ -	\$ 180,333	
Fund Balance - Ending	\$ -	\$ -	\$ 363,767	

Lake Lizzie
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 217	\$ 217
Total Revenues	\$ -	\$ -	\$ 217	\$ 217
Expenditures:				
Capital Outlay-Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ 2,440	\$ (2,440)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,440	\$ (2,440)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 2,658	
Fund Balance - Beginning	\$ -		\$ 7,006	
Fund Balance - Ending	\$ -		\$ 9,664	

Lake Lizzie
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessment - On Roll	\$ -	\$ -	\$ 143,646	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143,835
Assessment - Direct	\$ 29,521	\$ -	\$ -	\$ -	\$ 14,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,282
Developer Contributions	\$ 8,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,795
Total Revenues	\$ 38,316	\$ -	\$ 143,646	\$ 190	\$ 14,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196,913
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 1,200	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expenditures	\$ -	\$ -	\$ 92	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 4,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,645
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disemination Fees	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance **	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1	\$ 1	\$ 3	\$ 4	\$ 6	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing	\$ 2	\$ 4	\$ 2	\$ 1	\$ -	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21
Legal Advertising	\$ -	\$ 227	\$ 276	\$ 231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 733
Contingency	\$ 8	\$ 8	\$ 8	\$ 46	\$ 359	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 18,623	\$ 4,032	\$ 5,372	\$ 4,074	\$ 4,588	\$ 3,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,537
Operation and Maintenance													
Field Expenses													
Field Management	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Pond Mowing	\$ -	\$ -	\$ 5,513	\$ 1,575	\$ 1,575	\$ 1,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,238
Pond Maintenance	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ 552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,312
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 1,385	\$ 1,385	\$ 6,898	\$ 2,960	\$ 2,960	\$ 2,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,549
Total Expenditures	\$ 20,008	\$ 5,417	\$ 12,270	\$ 7,035	\$ 7,548	\$ 6,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,087
Excess Revenues (Expenditures)	\$ 18,309	\$ (5,417)	\$ 131,376	\$ (6,845)	\$ 7,213	\$ (6,809)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,826

Lake Lizzie
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments	\$	152,684.61	\$	255,346.14	\$	408,030.75
Net Assessments	\$	143,523.53	\$	240,025.37	\$	383,548.91

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>Debt Service</i>	<i>Total</i>	<i>37%</i>	<i>63%</i>	<i>100%</i>
12/8/23	ACH	\$ 65,946.90	\$ (2,637.90)	\$ (1,266.18)	\$ -	\$ 62,042.82	\$ 23,216.35	\$ 38,826.47	\$ 62,042.82			
12/21/23	ACH	\$ 342,083.85	\$ (13,683.63)	\$ (6,568.00)	\$ -	\$ 321,832.22	\$ 120,429.22	\$ 201,403.00	\$ 321,832.22			
1/31/24	ACH	\$ -	\$ -	\$ -	\$ 507.51	\$ 507.51	\$ 189.91	\$ 317.60	\$ 507.51			
Total		\$ 408,030.75	\$ (16,321.53)	\$ (7,834.18)	\$ 507.51	\$ 384,382.55	\$ 143,835.48	\$ 240,547.07	\$ 384,382.55			

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Hanover Tyson LLC								
2024-01				Net Assessments	\$	59,042.72	\$	59,042.72
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund			
10/20/23	10/1/23	3185	\$ 29,521.36	\$ 29,521.36	\$ 29,521.36			
2/21/24	2/1/24	3354	\$ 14,760.68	\$ 14,760.68	\$ 14,760.68			
	5/1/24		\$ 14,760.68					
			\$ 59,042.72	\$ 44,282.04	\$ 44,282.04			

Lake Lizzie

Community Development District

Long Term Debt Report

Series 2023, Special Assessment Revenue Bonds	
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
Current Bonds Outstanding	\$3,535,000